

The Northeast Quarter of the Northwest Quarter of Section 23,  
Township 11 South, Range 65 West of the 6th Principal  
Meridian, County of El Paso, State of Colorado  
Sheet 1 of 3

The Northeast Quarter of the Northwest Quarter of Section 23,  
Township 11 South, Range 65 West of the 6th Principal Meridian.  
County of El Paso, State of Colorado.

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said land into lots and easements as shown hereon under the name and style of Warner Subdivision. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties within this subdivision for installation, maintenance and replacement of utility lines and related facilities.

State of Colorado )  
 ) ss  
County of El Paso )

Notary Public

\_\_\_\_\_, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility Easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Park Fee:

VICINITY MAP 1" = 2000

I, Lester J. Ludeman, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of the survey shown herein, by me or under my direct supervision and responsible charge, and that all monuments exist as shown herein; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all other applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

MONUMENTATION TABLE - LOCAL COORDINATE SYSTEM (See Sheets 2 and 3)

Point ID	Northing	Easting	Description
G1	40000.00	20000.00	North 1/4 Corner. Found 3.25" Aluminum Cap on #6 Rebar stamped PS INC PLS 12103 1994 as shown on monument record filed 1/06/95 and per Land Survey Plat at Reception No. 203900109
G8	38666.54	18682.27	Found 1" old, weathered Pink Plastic Cap on #4 Rebar stamped LDC INC PLS 20681 beside steel post. Fits east line of Abert Ridge Subdivision, set by the same surveyor. Accepted as 1/16 corner
G8			Note: The monument found at G8 fits the Quarter Section, the road and the fence fairly well. Upgraded the found monument with a Set 2.5" Aluminum Cap on #6 Rebar stamped PLS 25636
G9	37356.35	18709.42	West 1/16 Corner. Found 2" Aluminum Cap on #6 Rebar 0.2' below ground stamped Mariotti PLS 22573 2005 (20' Witness Corner) as shown on Land Survey Plat at Reception No. 205900071
G9			Note: The monument found at G9 agrees with Land Survey Plat at Reception No. 215900222 by PLS #30130, but the monument shown on record filed 10/31/16 by PLS #30130 was not found
G10	39973.81	18679.58	West 1/16 Corner, Sections 14 & 23. Found 2" Aluminum Cap on #4 Rebar driven inside a 3/4" Pipe stamped LDC INC PLS 18465 1997 as shown on monument record filed 2/06/98
G11	38703.82	20008.69	Found 13/16" O.D. Galvanized Smooth Iron Pipe flush with ground beside metal T-post on north-south fence line extended southerly
G12	39313.65	18680.95	Southeast Corner, Abert Ridge Subdivision. Found 1" Yellow Plastic Cap on #4 Rebar stamped LDC INC PLS 20681
G13	39706.88	18680.11	Corner of Lots 4 and 4, Abert Ridge Subdivision. Found 1" Yellow Plastic Cap on #4 Rebar. Stamping is illegible
G14	40029.33	18679.46	Corner of Lots 2 and 3, Abert Ridge Subdivision. Found 1" Red Plastic Cap on #4 Rebar stamped LDC INC PLS 20681
G16	38644.68	19344.26	Found 1.5" Aluminum Cap on #5 Rebar stamped LWA PLS 28658 shown as a 20' Witness Corner on Land Survey Plat at Reception No. 98900212
G18	38663.80	20009.14	Found 1" Yellow Plastic Cap on #4 Rebar stamped 24314 as shown on Land Survey Plats at Reception Nos. 203900109 and 96901864 (20' Witness Corner)
G24	38014.51	18658.87	Found 1" Yellow Plastic Cap on #3 Rebar stamped LDC INC PLS 18465 flush with ground as shown on Land Survey Plat at Reception No. 97902298 (Shown as 20' Offset)
R1	38644.93	18659.20	Found 3/4" O.D. Threaded Iron Pipe with mushroomed top 0.4' below ground shown on Land Survey Plots at Reception Nos. 97902298 and 98900212 (Shown as a 1" Iron Pipe 20' Witness Corner)
R1			Note: This Iron Pipe is shown as being 20' west of the 1/16 corner by PLS 24314 in Book 5590, Page 226 (1988). That survey was relied upon by PLS 25955 in 1996 and PLS 28658 in 1998
R1			The easement deed for Goshawk Road (1970) predates the 1988 survey by PLS 24314. The 1988 survey is not tied to the west line of the NW 1/4 of Section 23 and does not fit the road
R2	37355.68	18659.41	Found 1.25" Yellow Plastic Cap on #4 Rebar flush with ground stamped Alessi PLS 30130 as shown on Land Survey Plat at Reception No. 215900222 (30' offset)
R3	37361.56	18660.45	Found 1" Yellow Plastic Cap on #3 Rebar 0.4' below ground bent northeast stamped LDC INC PLS 18465 as shown on Land Survey Plat at Reception No. 97902298 (Shown as 20' Offset)
S1	38683.81	20008.92	Set 2.5" Aluminum Cap on #6 Rebar stamped PLS 25636, 0.5' below gravel road surface

1. Statute of limitations disclosure required per 13-80-105, C.R.S.:  
 Notice: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Statement of lineal units required per 38-51-106(1)(I), C.R.S.: Lineal unit of measure used in this survey is U.S. Survey Foot.

3. The boundary lines shown on this survey represent a professional opinion by this surveyor as to where the boundary lines hereby retraced were originally laid out on the ground and relied upon by subsequent land owners. The discovery of additional evidence may result in a different opinion.

4. Preservation of Boundary Monumentation: Any person who knowingly removes, alters or defaces ANY public land survey monument (defined by 38-53-103(18) C.R.S. as any land boundary monument established on the ground by a cadastral survey of the United States government and any mineral survey monument established by a United States mineral surveyor and made a part of the United States public land records) or ANY land survey corner (defined by 38-53-103(6) C.R.S. as any land survey corner the position of which controls the location of the boundaries of a tract or parcel of land), or a restoration of any such monument, even if said person has title to the land on which said monument is located, commits a class 2 misdemeanor punishable by a fine of up to \$1,000 and/or 1 year in jail unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument removed and has filed or caused to be filed a monument record pursuant to article 53 of title 38, C.R.S. (18-4-508, C.R.S.)

5. Title Policy Reference: For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, this survey relied upon title commitment issued by \_\_\_\_\_ commitment number \_\_\_\_\_, with an effective date of \_\_\_\_\_. All users of this survey are hereby notified that this survey in no way constitutes a title search by Foresight West Surveying Inc. for determination of (a)right to title, (b)chain of title/abstract, (c)the historical compatibility of all descriptions of this property with all descriptions of adjoining properties, and (d)easements, rights-of-way and other instruments of record that may impact title to this property. Additionally, unwritten rights to this property may exist which are unknown to this firm. A reasonable effort was made to research the records for this property and the adjoining properties in accordance with the usual and customary standard of care for land surveyors practicing in Colorado.

6. Basis of bearings statement required per 38-51-106(1)(e), C.R.S.:  
Bearings are based upon the north line of the Northeast Quarter of the Northwest Quarter of Section 23, said line bearing North 88°51'50" East relative to the Colorado Coordinate System of 1983, Central Zone (Grid Bearings), as determined by post-processed GNSS observations. The monuments are described hereon.

7. State Plane coordinates shown hereon were determined with a post-processed GNSS control network based on an NGS OPUS solution on point G10 and checked against OPUS solutions on points G1 and G9.

8. Standard of Accuracy Statement required per 38-52-106, C.R.S.:  
Standard of accuracy maintained in developing the State Plane coordinates shown hereon: Order C 2-I (1:50,000), as specified in "Geometric Geodetic Accuracy Standards and Specifications for Using GPS Relative Positioning Techniques", printed by the Federal Geodetic Control Committee Aug. 1, 1989.

9. This parcel lies within Zone X, as shown on FEMA FIRM panel no. 08041C0310G, revised December 07, 2018. Zone X is described as "Areas determined to be outside the 0.2% annual chance floodplain".

10. This parcel is currently zoned RR-5.

11. Date of survey: August 06 through 20, 2019.

State of Colorado )  
 ) ss  
County of El Paso )

of the records of El Paso County, Colorado

By: \_\_\_\_\_  
Deputy

Surcharge: \_\_\_\_\_

Fee: \_\_\_\_\_

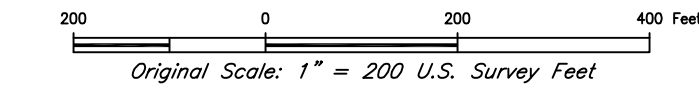
DSD File No. \_\_\_\_\_

Revisions			Warner Subdivision Cover Sheet Project No. 2019092 November 09, 2020 Sheet 1 of 3



# WARNER SUBDIVISION

The Northeast Quarter of the Northwest Quarter of Section 23,  
Township 11 South, Range 65 West of the 6th Principal  
Meridian, County of El Paso, State of Colorado  
Sheet 2 of 3



G8 ● = Survey Monument. See Table on Sheet 1

Bearings are based upon the north line of the Northeast Quarter of the Northwest Quarter of Section 23, said line bearing North 88°51'50" East relative to the Colorado Coordinate System of 1983, Central Zone (Grid Bearings), as determined by post-processed GNSS observations. The monuments are described hereon.

Northwest Corner Section 23  
Projected from evidence along  
East Line of Abert Ridge Subdivision  
(Not Tied for this Survey)

Northeast Corner Section 23  
(Not Tied for this Survey)

(N88°57'13"E Projected on Grid Bearings)  
N88°34'13"E 2635.99' per Leigh Whitehead & Assoc. Reception No. 203900109

North 1/4 Corner Section 23  
N: 1457262.83 NAD83  
E: 3245530.33

NE 1/4, NW 1/4 Section 23  
WARNER, J BRIAN  
17350 W Goshawk Road  
Reception No. 215093099

NW 1/4, NE 1/4 Section 23  
MATTOX, JOSEPHINE L  
E Goshawk Road  
Reception No. 206141642

NE 1/4, NE 1/4 Section 23  
2003 Land Survey Plat  
PLS #28658 O'Leary  
Leigh Whitehead & Assoc.  
Reception No. 203900109

2003 Land Survey Plat  
PLS #28658 O'Leary  
Leigh Whitehead & Assoc.  
Reception No. 203900109

500°42'14"E 2636.92'  
2003 Land Survey Plat  
PLS #28658 O'Leary  
Leigh Whitehead & Assoc.  
Reception No. 203900109  
(Based on Record Bearing from Old Plat)  
Bearing Difference from Grid = 00°23'00"  
(Both Surveys describe the same monuments)

N00°19'14"W 2636.96'  
2015 Right-of-Way Survey  
PLS #37971 Hoos  
American West Land Surveying  
Reception No. 215900127  
(State Plane Grid Bearing)  
Bearing Difference from Grid = 00°23'00"

## WARNER SUBDIVISION

(See Sheet 3)

1,736,251 S.F.  
39.86 Acres±

Goshawk Road (Private)

40' Reciprocal Easement  
Book 2356, Page 170 (1970)

S89°15'15"W 1326.76'

(N89°00'04"E  
N88°37'04"E 2634.41'

Projected on Grid Bearings)  
per Leigh Whitehead & Assoc.

1/16 Corner  
N: 1455947.19 NAD83  
E: 3245539.25

20.0' Meas.  
20' Witness Corner

SW 1/4, NE 1/4 Section 23  
GILCREASE, BRANDY  
17320 E Goshawk Road  
Reception No. 216102369

2003 Land Survey Plat  
PLS #28658 O'Leary  
Leigh Whitehead & Assoc.  
Reception No. 203900109

SE 1/4, NE 1/4 Section 23  
2003 Land Survey Plat  
PLS #28658 O'Leary  
Leigh Whitehead & Assoc.  
Reception No. 203900109

Projected on Grid Bearings)  
per Leigh Whitehead & Assoc.

East 1/4 Corner Section 23  
(Not Tied for this Survey)

2003 Land Survey Plat Reception No. 203900109  
PLS #28658 O'Leary, Leigh Whitehead & Assoc.

2003 Land Survey Plat Reception No. 203900109  
PLS #28658 O'Leary, Leigh Whitehead & Assoc.

500°09'47"E 2621.19' per Leigh Whitehead & Assoc.  
(500°13'13"W Projected on Grid Bearings)  
Difference from Grid = 00°23'00"  
500°06'14"E 2620.91' per Law & Mariotti Consultants  
Difference from Grid = 00°19'27"  
Difference between surveys = 00°03'33"  
(Both Surveys call out the same monuments on this line)

500°13'27"E 1307.10' per Law & Mariotti Consultants  
(500°06'00"W Projected on Grid Bearings)  
Difference from Grid = 00°19'27" (Mariotti Survey)  
500°36'44"W 1307.76' per Alessi & Associates  
Difference from Grid = 00°30'44" (Alessi Survey)  
Difference between surveys = 00°50'11"

2005 Land Survey Plat Reception No. 205900071  
PLS #22573, Law & Mariotti Consultants, Inc.

S88°56'19"W 1331.30' Law & Mariotti Consultants  
(S89°15'46"W Projected on Grid Bearings)  
Difference from Grid = 00°19'27" (Mariotti Survey)  
Difference between surveys = 00°51'39"

(Alessi and Mariotti Surveys call out the same monument)

89°02'14" Alessi  
89°02'46" Mariotti

Called as 20' Offset

S 1/2, SW 1/4, NW 1/4 Section 23  
1997 Land Survey Plat  
PLS #18465 Kupferer, LDC Inc.  
Reception No. 97902298

West 1/4 Corner Section 23 (Projected)  
Called a Found 1/2" Pipe by PLS #18465  
Upgraded to 2" Alum. Cap in 1997 by PLS #18465, LDC Inc.  
(Alessi and Mariotti Surveys call out the LDC monument)  
(Not Tied for this Survey)

89°04'50" PLS #18465  
1320.56' PLS #18465, LDC Inc.  
N89°47'58"E 1331.23' Alessi & Associates  
S88°56'19"W 1331.30' Law & Mariotti Consultants  
(S89°15'46"W Projected on Grid Bearings)  
Difference from Grid = 00°19'27" (Mariotti Survey)  
Difference from Grid = 00°32'12" (Alessi Survey)  
Difference between surveys = 00°51'39"

2015 Land Survey Plat Reception No. 215900022  
PLS #30130, Alessi & Associates, Inc.

Lot 4  
OHMES FRANCIS JAY & JANE E  
17501 Abert Ridge View  
Reception No. 220026788

Abert Ridge Subdivision  
Reception No. 97147909  
PLS #20681 Hostettler, LDC Inc.

Lot 2  
LINDSEY, BRIAN & CONNIE  
17541 Abert Ridge View  
Reception No. 202072683

BALLARD, THOMAS M  
10155 Hardy Road  
Reception No. 94100573

HAUKOM-MEYER TRUST 2018  
10445 Hardy Road  
Reception No. 219057040

Lot 1

Lot 2

Lot 3

STONE, RICHARD I  
17521 Abert Ridge View  
Reception No. 211026086

Lot 6

Lot 5

1319.45' Plat

S 1/2, NW 1/4, NW 1/4 Section 23  
BERISFORD, CHRISTOPHER R  
W Goshawk Road  
Reception No. 218075366  
No Survey on Record

1/16 Corner (Projected)  
Called a 1" Pipe by PLS #18465  
Reception No. 97902298  
(Not Tied for this Survey)

1/16 Corner  
N: 1455929.92 NAD83  
E: 3244213.15

Called as 20' Witness Corner  
by PLS #18465 & PLS #28658  
(See Survey in Book 5590 Page 226)  
(21.6' South x 23.1' West, Meas.)

N 1/2, SW 1/4, NW 1/4 Section 23  
OSWALD LARRY G & JEANNE H  
17150 W Goshawk Road  
Reception No. 803337  
No Survey on Record

R1 held as 20' offset  
for the surveys of the  
Wells & Long Parcels  
by PLS #28658, #25955  
and #24314

Called out as a  
20' Witness Corner

W 1/2, SE 1/4, NW 1/4 Section 23  
RUSSELL, ERIC & SHANNON  
17050 W Goshawk Road  
Reception No. 202181137  
No Survey on Record

N 1/2, E 1/2, SE 1/4, NW 1/4 Section 23

LONG, STEPHEN M & KATHRYN S  
17325 W Goshawk Road  
Reception No. 1780365

(Also see 1988 Survey  
by PLS 24314 Jelinek  
Book 5590, Page 226)

1986 Land Survey Plat  
PLS #25955 McNally, Leigh Whitehead & Assoc.  
Reception No. 96901864

89°02'33" Mariotti

89°42'06" Leigh Whitehead

Center 1/4 Corner Section 23 (Projected from G18)  
Call: 2.5" Aluminum Cap stamped PLS #25955 1996  
1" Witness Corner west of 3/4" Iron Pipe at Fence Corner  
(Not Tied for this Survey)

(N89°10'33"E  
N88°47'33"E 2629.63'

DSD File No. \_\_\_\_\_

Revisions

Warner Subdivision  
Boundary Solution  
Project No. 2019092  
November 09, 2020  
Sheet 2 of 3

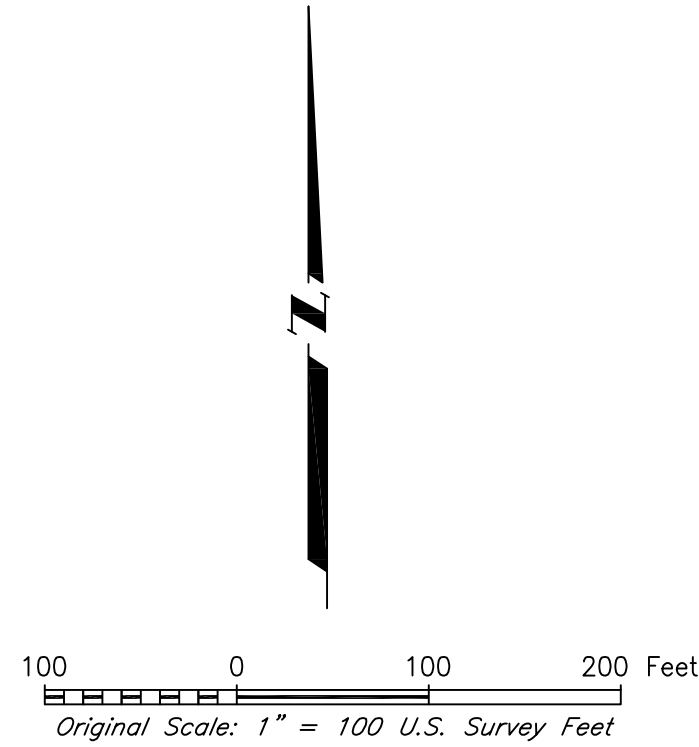
**FWS** FORESIGHT WEST  
SURVEYING INC.

1285 W. Byers Place, Unit A, Denver, CO 80223 303-504-4440 720-519-1487 Fax  
Boundary Control Construction Oil and Mineral Global Positioning

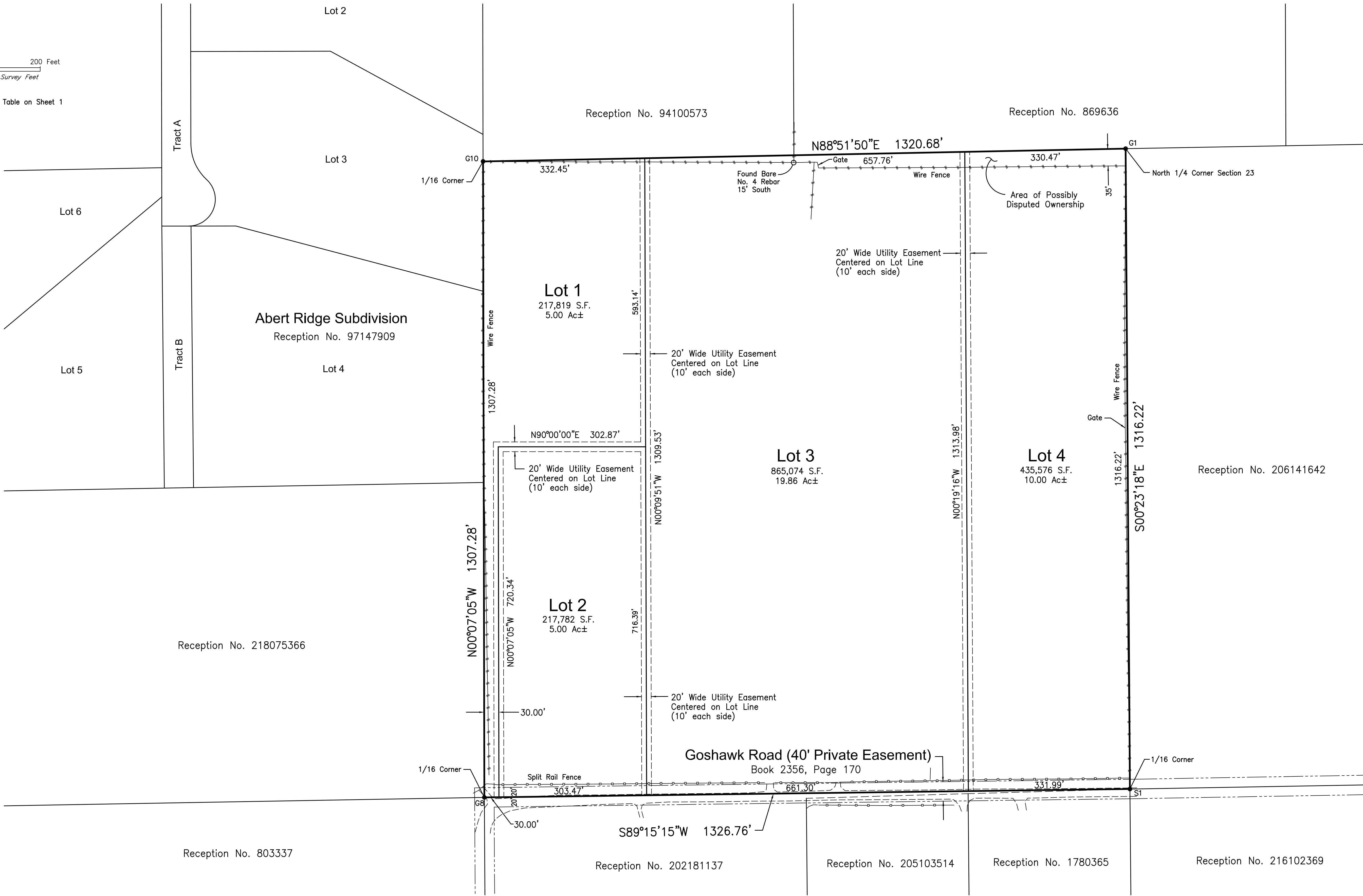


# WARNER SUBDIVISION

The Northeast Quarter of the Northwest Quarter of Section 23,  
Township 11 South, Range 65 West of the 6th Principal  
Meridian, County of El Paso, State of Colorado  
Sheet 3 of 3



G8 • = Survey Monument. See Table on Sheet 1



PRELIMINARY

Revisions			DSD File No.
			Warner Subdivision
			Lots and Easements
			Project No. 2019092
			November 09, 2020
			Sheet 3 of 3