

# BERISFORD SUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.

### LEGAL DESCRIPTION

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 23, in Township 11 South, Range 65 West of the 6th P.M. County of El Paso, State of Colorado.

(Per Warranty Deed by Reception No. 223058633)

### PARCEL DETAILS

Address: E Goshawk Road, Colorado Springs, CO 80908  
APN/Parcel ID: 5123000026  
Owner of Record: Christopher Berisford and Amy Berisford, Phone: 719-331-3414

### OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being being all the owners, mortgagees, beneficiaries of deeds of trust and holders of the land described herein, have laid out, subdivided, and platted said land into Lots and easements as shown hereon unto the name and style of BERISFORD SUBDIVISION.

\_\_\_\_\_  
Amy Berisford, Owner Date

\_\_\_\_\_  
Christopher Berisford, Owner Date

State of Colorado )  
County of El Paso ) ss

The foregoing plat was Acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, A.D. by Amy Berisford and Chris Berisford,  
owners.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

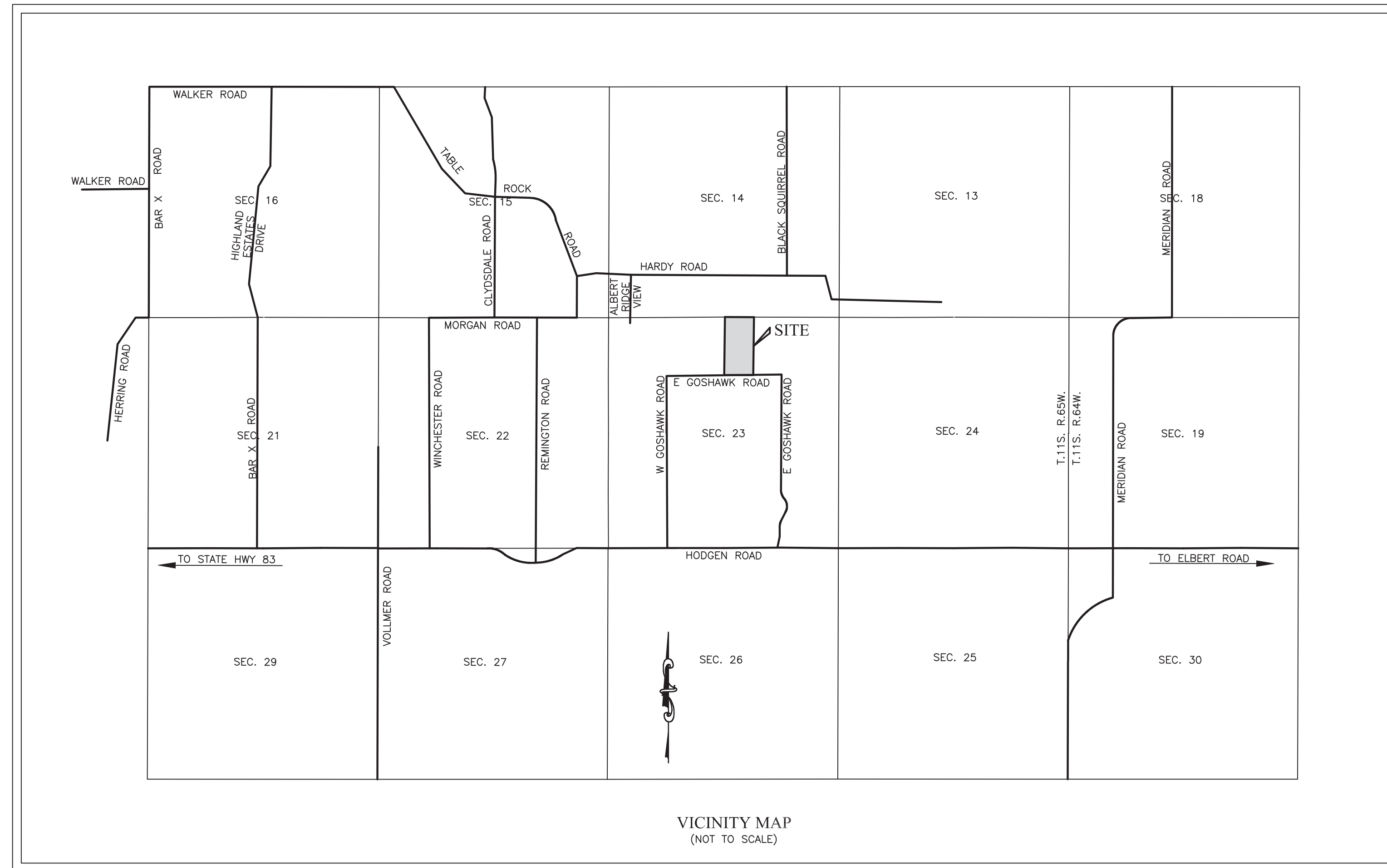
This plat of BERISFORD SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval.

\_\_\_\_\_  
Chair, Board of County Commissioners Date

\_\_\_\_\_  
Planning and Community Development Director Date

### FEES:

Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

### PLAT NOTES

- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- No build area designated for emergency vehicle turnaround.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0310C, effective date of December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flood hazard).
- The Parcel is currently Zoned RR-5.
- Goshawk road per Private Easement Book 2356, Page 170 Reception No. 74410 provides access from the property to the County maintained road.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Goshawk Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Falcon Fire District.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The recommendations included in the Wastewater Study and Soils and Geologic Hazards Study prepared by Rocky Mountain Group and on file with the subdivision application should be strictly adhered to.

### PLAT NOTES CONTINUED

- The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- Environmental: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Notice of any wildfire mitigation issues or obligations may be required by the County through conditions of approval or notes placed on the face of the plat.
- Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. 4653-BD, and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.
- Owner shall reserve in any deeds of the property 0.26 acre-feet of Dawson Aquifer water as decreed in Case No. 4653-BD for use in this augmentation plan. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.
- The 20' shared access easement shall be for the benefit of lots 1 and 3 and will be maintained by lots 1 and 3. Lots 2 and 4 may take direct access to Goshawk Road.

### SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was conducted between January 3, 2024 to January 18, 2024.
- The overall subject parcel contains a calculated area of 865,851 square feet (19.88 acres) of land, more or less.
- This survey does not constitute a title search by Apex Land Surveying and Mapping LLC to determine ownership, right to title, chain of title/abstract, the historical compatibility of all descriptions of this property with all descriptions of adjoining properties and easements, rights of way and other instruments of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping LLC relied upon Title Commitment 103-2306532-S, with an effective date of May 26, 2023 as provided by First Integrity Title Company as agent for Chicago Title Insurance Company.
- Bearings are based on the East line of LOT 4, WARNER SUBDIVISION, by Reception No. 223715080, monumented on the South end with a found No. 6 rebar with properly marked 2-1/2" aluminum cap, PLS 25636, 0.5' below grade, and on the North end with a found No. 6 rebar with properly marked 3-1/4" aluminum cap, PLS 12103, flush with grade, bearing N 00°46'18" W, a measured distance of 1,316.43 feet.
- Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping, LLC. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that additional private underground utility locates and or excavation may be necessary.

### SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; 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 applicable provisions of the El Paso County Land Development Code.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Surveyor's Name, (Signature) Date  
Colorado Registered PLS# 38759

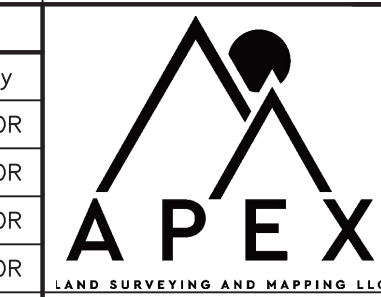
### CLERK AND RECORDER:

State of Colorado )  
County of El Paso ) ss  
I certify that this instrument was filed for record in my office at \_\_\_\_\_ O'Clock  
\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
and is duly recorded in plat book \_\_\_\_\_, at page number \_\_\_\_\_  
under reception no. \_\_\_\_\_, of the records of El Paso County,  
Colorado.  
  
Fee: \_\_\_\_\_  
  
By: \_\_\_\_\_  
El Paso County Clerk and Recorder

7.	Revise per County comments	01-27-2025	DDR
6.	Revise per County comments	01-26-2025	DDR
5.	Revise per County comments	12-17-2024	DDR
DATE: February 26, 2024 REVISIONS			
No.	Remarks	Date	By
1.	Revise per comments	07-15-2024	DDR
2.	Revise per County comments	09-08-2024	DDR
3.	Add drainage easements per Engineering	09-26-2024	DDR
4.	Revise per County comments	10-29-2024	DDR
Field:	TJM	Drawn:	TJM/DDR
Checked:	DDR		

PDC File No: SF2415

APEX Land Surveying and Mapping LLC.



5855 Lehman Drive, Suite 102  
Colorado Springs, CO 80918  
Phone: 719-318-0377  
E-mail: info@apexsurveyor.com  
Website: www.apexsurveyor.com

PROJECT No.: 23087

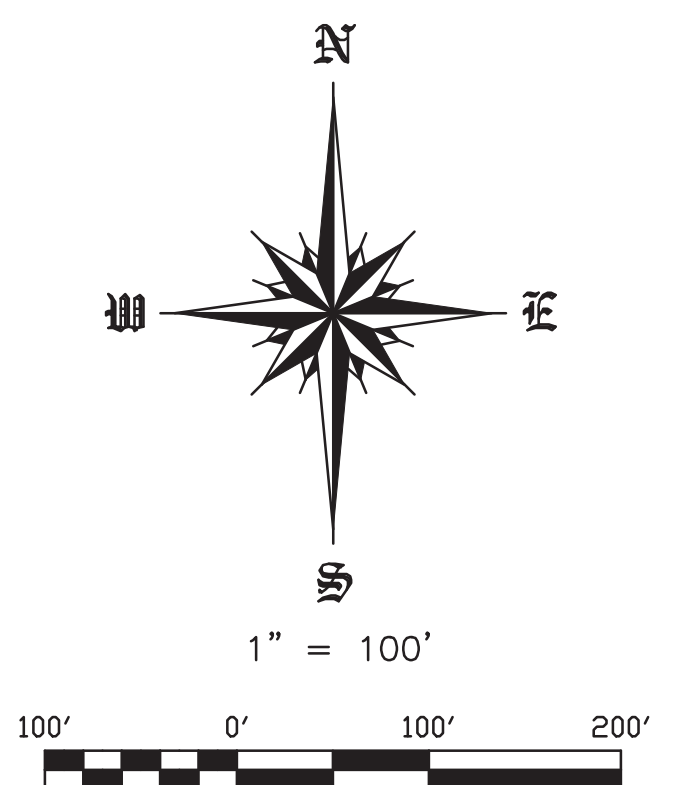
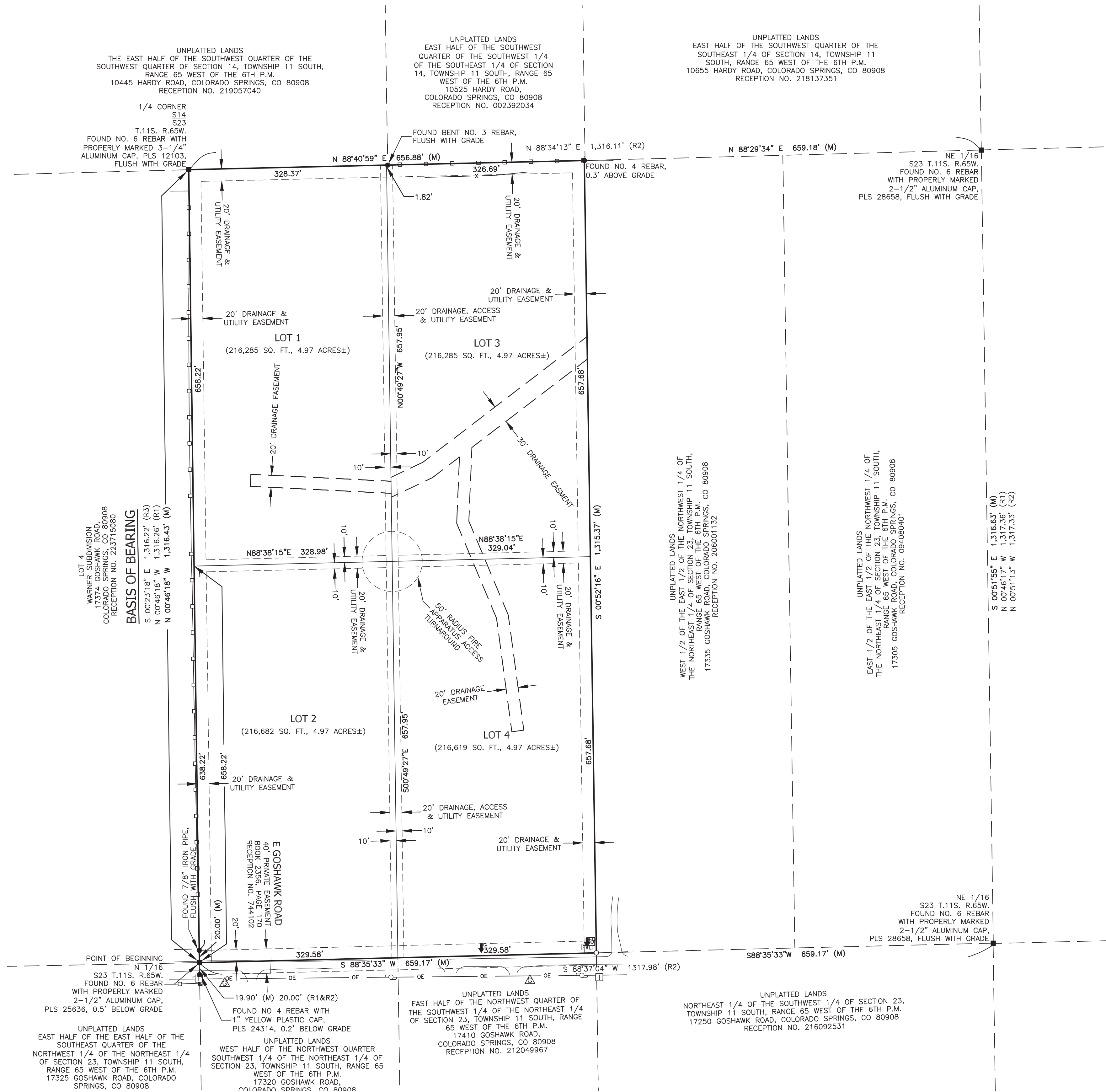
SHEET 1 OF 2



# BERISFORD SUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.

- LEGEND**
- PLSS MONUMENT FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - SET NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, PLS 38759, 0.5' BELOW GRADE
  - (R1) RECORD VALUE-LSP PER LEIGH WHITEHEAD & ASSOCIATES, PLS 28658, BY RECEPTION NO. 203900109
  - (R2) RECORD VALUE-LSP PER LWA LAND SURVEYING INC. PLS 28658, BY RECEPTION NO. 220900232
  - (R3) RECORD VALUE-WARNER 4 LOT SUBDIVISION BY RECEPTION NO. 223715080
  - (M) MEASURED VALUE
  - ⊕ FENCE POST
  - ⊕ GAS METER
  - ⊕ UNDERGROUND GAS SIGN
  - ⊕ FIBER OPTIC PEDESTAL
  - ⊕ UNDERGROUND FIBER OPTIC SIGN
  - ⊕ FIBER OPTIC VAULT
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ UTILITY POLE
  - ⊕ GUY WIRE
  - OE — OVERHEAD UTILITY LINE
  - W — WIRE STRAND FENCE
  - X — FENCE REMNANT



7.	Revise per County comments	01-27-2025	DDR
6.	Revise per County comments	01-26-2025	DDR
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Field: TJM Drawn: TJM/DDR Checked: DDR

**APEX** Land Surveying and Mapping LLC.

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Website: www.apexsurveyor.com

PROJECT No.: 23087 SHEET 2 OF 2