BERISFORD SUBDIVISION

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDI. Engineer who by law has the authority to set conditions for the issuance of these permits. COUNTY OF EL PASO, STATE OF COLORADO.

Water Supply: (utilized when the water supply is individual wells) (Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office) PLAT NOTES

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State

All exterior subdivision boundaries permit requirements, and other agency requirements, if any, of applicable agencies drainage easement. The sole resistant permit requirements and other agency requirements, if any, of applicable agencies 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 aguifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. (Utilized when there is a joint well agreement for common use of

__ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots __ and __, Block _ _ will serve Lot 7. The Federal Emergency Management Agency, Flood Insurance Rate M No driveway shall be established unless an . Well permit No.

Aguifer at an interval Block __ and Lots __ through __, Block __ will limit production to the

provides access from the property to the County maintained road. Owner, its successors and assigns shall advise the Property Owners (4) Plat Notes Required. Notice of any wildfire mitigation issues Association (or Homeowners Association) and all future owners of or obligations may be required by the County through conditions of approval or notes placed on the face of the plat. _ (Division ___), and their costs of operating the SURVEYOR'S NOTES plan for augmentation and responsibility for metering and collecting

Aguifer water as decreed in Case No. and augmentation requirements and responsibilities as found within , of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water

4. The fieldwork for this survey was conducted between January 3, 2024 to January 18,

ten years from the date of the certification shown hereon.

3. The lineal units used in this drawing are U.S. Survey Feet.

5. The overall subject parcel contains a calculated area of 865,851 square feet (19.88) acres) of land, more or less.

Note Regarding Reports on File:

Mailboxes shall be installed in accordance with all El Paso County and United States

. 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

5. 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

Goshawk road per Private Easement Book 2356, Page 170 Reception No. 74410

NOTICE: According to Colorado law you must commence any legal action based upon

2. Any person who knowingly removes, alters or defaces any public land survey monument

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

or land boundary monument or accessory commits a class 2 misdemeanor pursuant to

cases the Department may require an engineer designed system prior to permit approval.

either side with a 10 foot publi Developer shall comply with federal and state laws, regulations, ordinances, review and

vested with the individual proper 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

2. The addresses exhibited on t regarding the Endangered Species Act, particularly as it relates to the listed species (e.g.,

upon specific reports)

1. Unless otherwise indicated, a Environmental:

conditions for the issuance of these permits.

8. The Parcel is currently Zoned RR-5.

the Colorado Revised Statute 18-4-508.

located in Zone X (Areas of minimal flood hazard).

Postal Service regulations.

the legal description and are st Preble's Meadow Jumping Mouse).

These systems may cost more to design, install, and maintain.

No build area designated for emergency vehicle turnaround.

The following reports have been submitted in association with the Preliminary Plan or

Final Plat for this subdivision and are on file at the County Planning and Community

Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based

19.88 % 4 = 4.97

review all

acres per lot. Please

measurements in the

application, LOI, etc.

Development Department: Transportation Impact Study; Drainage Report; Water

Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire

6. 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.

7. 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.

8. 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 STATEMENT

Surveyors Certificate	

I surveyor's name, 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 veyor date of survey, by me or under my direct supervision and that all monuments exist as shown s not 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) Colorado registered PLS #		Date

State of Colorado Professional Land Surveyor No. 38759 For and on behalf of Apex Land Surveying and Mapping LLC.

CLERK AND RECORDER:

State of Colorado) County of El Paso

I certify that this instrument was filed for record in my office at _____ O'Clock ,__M., this _____, 20____, A.D.

and is duly recorded in plat book _____, at page number ____, under reception no. ______, of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

PDC File No:

Œ:	February 26, 2024 REVISIONS			A
	Remarks	Date	Ву	/
	Revise per comments	07-15-2024	DDR	
				A P
				LAND SURVEYING
ld:	TJM Drawn: TJM/DDR Che	cked: DDR		PROJECT No.:

APEX Land Surveying and Mapping LLC G 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

SHEET 1 OF 2

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. Two (2) existing well permits Nos. subject to a joint Use Water Well Agreement as recorded under _, Block __ and Lot __, Block __, subject to a Joint Use Water Well 08041C0310G, effective date of December 07, 2018, indicates this parc access permit has been granted by El WALKER ROAD SEC. 13 Agreement as recorded under Reception No. SEC. 14 limits production to the between and feet below ground surface. Lot and Aguifer at an interval between ____ and ____ feet HARDY ROAD below ground surface. these lots of all applicable requirements of the decree entered in MORGAN ROAD **△**SITE data regarding water withdrawals from wells. Owner shall reserve in any deeds of the property _ Aguifer and acre feet total of acre-feet of GOSHAWK ROAD (Division ___) for use in this augmentation plan. Water withdrawal and wells are subject to limitations, restrictions SEC. 23 SEC. 22 the Covenants for this subdivision recorded in Reception No. TO ELBERT ROAD _ TO STATE HWY 83 SEC. 25 SEC. 26 SEC. 30 SEC. 29 SEC. 27 VICINITY MAP (NOT TO SCALE)

BOARD OF COUNTY COMMISIONERS CERTIFICATE:

The foregoind plat was Acknowledged before me on this _____day

_____, 20____, A.D. by Amy Berisford and Chris Berisford,

LEGAL DESCRIPTION

PARCEL DETAILS

Amy Berisford, Owner

Chris Berisford, Owner

State of Colorado

County of El Paso

Notary Public

Witness my hand and official seal

My Commision Expires: _____

South, Range 65 West of the 6th P.M.

(Per Warranty Deed by Reception No. 223058633)

Address: E Goshawk Road, Colorado Springs, CO 80908

Owner of Recordy Chris Berisford, Phone: 719-331-3414

OWNER'S CERTIFICATION AND DEDICATION

County of El Paso, State of Colorado.

APN/Parcel ID: 5/12/50/00/26/

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 23, in Township 11

The undersigned, being being all the owners, mortgagees, beneficiaries of deeds of trust and

easements as shown hereon unto the name and style of BERISFORD SUBDIVISION.

holders of the land described herein, have laid out, subdivided, and platted said land into Lots and

Please include all

property owners (Amy

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 anv notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

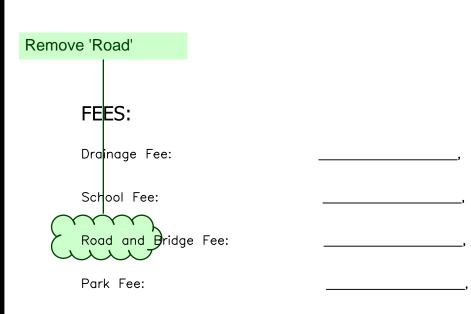
Chair, Board of County Commisioners

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL:

This Plat for BERISFORD SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on this _____, day of _____, 20____, A.D. subject to any notes or conditions specified hereon.

Please remove.

Planning and Community Development Director



- All property owners are responsible for maintaining proper storm water drainage in and rough their property. Public drainage easements as specifically noted on the plat shall be aintained by the individual lot owners unless otherwise indicated. Structures, fences, naterials or landscaping that could impede the flow of runoff shall not be placed in drainage

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay raffic impact fees in accordance with the El Paso County Road Impact Fee Program esolution (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 ocumented on all sales documents and on plat notes to ensure that a title search would find

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 private roads as shown on this plat will not be maintained by El Paso County until and inless the streets are constructed in conformance with El Paso County standards in effect at

- Mailboxes shall be installed in accordance with all El Paso County and United States

Please include the following plat notes:

the fee obligation before sale of the property.

the (name of Fire District).

he date of the request for dedication and maintenance.

Postal Service regulations.

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. UNPLATTED LANDS UNPLATTED LANDS EAST HALF OF THE SOUTHWEST QUARTER OF THE EAST HALF OF THE SOUTHWEST UNPLATTED LANDS THE EAST HALF OF THE SOUTHWEST QUARTER OF THE THEAST 1/4 OF SECTION 14, TOWNSHIP 11 QUARTER OF THE SOUTHWEST 1/4 ndicate the drainage OTH, RANGE 65 WEST OF THE 6TH P.M. OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, asements per LDC HARDY ROAD, COLORADO SPRINGS, CO 80908 RANGE 65 WEST OF THE 6TH P.M. RECEPTION NO. 218137351 WEST OF THE 6TH P.M. 10445 HARDY ROAD, COLORADO SPRINGS, CO 80908 10525 HARDY ROAD, RECEPTION NO. 219057040 COLORADO SPRINGS, CO 80908 RECEPTION NO. 002392034 1/4 CORNER T.11S. R.65W. FOUND BENT NO. 3 REBAR, FOUND NO. 6 REBAR WITH FLUSH WITH GRADE N 88°34'13" E 1,316.11' (R2) N 88°29'34" E 659.18' (M) PROPERLY MARKED 3-1/4" N 88'40'59" E 656.88' (M) ALUMINUM CAP, PLS 12103, S23 T.11S. R.65W. FLUSH WITH GRAD FOUND NO. 🗚 REBAR. 326.69 FOUND NO. 6 REBAR 0.3' ABOVE/GRADE WITH PROPERLY MARKED 2-1/2" ALUMINUM CAP, PLS 28658, FLUSH WITH GRADE → | | ← 20' UTILITY FASEMENT LEGEND ■ PLSS MONUMENT FOUND AS NOTED Is this including the MONUMENT FOUND AS NOTED flag poles? SET NO. 5 REBAR WITH 1-1/4" O PLASTIC CAP, PLS 38759, g)Pole Not Included 0.5' BELOW GRADE n Lot Area. The area RECORD VALUE-LSP PER LEIGH WHITEHEAD & ASSOC (R1) RECURD VALUE—LSF TEIN ELIGIT MINISTER (R1) PLS 28658, BY RECEPTION NO. 203900109 of the pole of the flag RECORD VALUE-LSP PER LWA LAND SURVEYING INC. lot shall not be (R2) RECURD VALUE -LSF FEIN ENG 5 11.0 SOLLE PLS 28658, BY RECEPTION NO. 220900232 ncluded in the lot (R3) RECORD VALUE-WARNER 4 LOT SUBDIVISION BY RECEPTION NO. 223715080 (217,506 SQ) FT., 4.99 ACRES± area in meeting the minimum lot area (M) MEASURED VALUE requirements. Where Please include ■ FENCE POST the pole is irregular or ainage easements GAS METER wedge shaped the at the lot lines per UNDERGROUND GAS SIGN PCD Director shall LDC 8.4.5.G FO FIBER OPTIC PEDESTAL etermine where the ♣FO UNDERGROUND FIBER OPTIC SIGN flag pole is measured FVL FIBER OPTIC VAULT T TELEPHONE PEDESTAL UTILITY POLE ↓ GUY WIRE ----- OE ----- OVERHEAD UTILITY LINE EARING 1,316.22′ (R3) 1,316.26′ (R1) 1,316.43′ (M) – _N<u>88°3</u>5<u>'33"E</u> _2<u>98</u>.<u>99</u>'__ N88 35'33"E 298.92' ---- x ---- FENCE REMNANT Coordinate with the rainage enginee ш≥≥ and include any necessary drainage 20' UTILITY EASEMENT **─** 10' $\sigma z z$ 20' UTILITY EASEMENT What is the total 20' UTILITY EASEMENT size/length of the flag poles? (215,461 SQ. FT., 4.95 ACRES±) (215,488 SQ. FT., 4.95 ACRES±) (f)Maximum Pole Length. The length of the flag lot pole shall NO BUILD AREA not exceed the length of the longest side of the flag portion of the NO BUILD AREA What is the total size of the flag poles? (g)Pole Not Included in Lot Area. The area of the pole of the flag lot shall not be included in the lot area in meeting the minimum lot area requirements. Where the pole is irregular or wedge shaped the S23 T.11S. R.65W. PCD Director shall FOUND NO. 6 REBAR WITH PROPERLY MARKED determine where the 2-1/2" ALUMINUM CAP, flag pole is measured PLS 28658, FLUSH WITH GRADE **√**299.58' S88°35'33"W 659.17' (M) POINT OF BEGINNING _S 88'35'33" W 659.17' (M) S23 T.11S. R.65W. FOUND NO. 6 REBAR UNPLATTED LANDS EAST HALF OF THE NORTHWEST QUARTER OF WITH PROPERLY MARKED UNPLATTED LANDS ─19.90' (M) 20.00' (R1&R2) NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, 2-1/2" ALUMINUM CAP, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. 17250 GOSHAWK ROAD, COLORADO SPRINGS, CO 80908 PLS 25636, 0.5' BELOW GRADE FOUND NO 4 REBAR WITH OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE -1" YELLOW PLASTIC CAP, 65 WEST OF THE 6TH P.M. 17410 GOSHAWK ROAD, RECEPTION NO. 216092531 PLS 24314, 0.2' BELOW GRADE UNPLATTED LANDS EAST HALF OF THE EAST HALF OF THE UNPLATTED LANDS COLORADO SPRINGS, CO 80908 SOUTHEAST QUARTER OF THE WEST HALF OF THE NORTHWEST QUARTER RECEPTION NO. 212049967 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. 1" = 100'17325 GOSHAWK ROAD, COLORADO 17320 GOSHAWK ROAD, SPRINGS, CO 80908 (a)Only Allowed Where Other Options Impractical. Flag lots shall only be used where other lot layouts are impractical. The soils and geology report does not identify any geological hazards, no-build areas, or other physical constraints of this APEX Land Surveying and Mapping LLC. DATE: February 26, 2024 REVISIONS parcel. Please provide justification of flag lot layout in the LOI. 5855 Lehman Drive, Suite 102 Revise per comments |07-15-2024| DDR Colorado Springs, CO 80918 Phone: 719-318-0377 A P E X E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com E-mail: info@apexsurveyor.com Field: TJM PROJECT No.: 23087 Checked: DDR SHEET 2 OF 2 Drawn: TJM/DDR