

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: Chris Berisford, Phone: 719-331-3414

OWNER'S CERTIFICATION AND DEDICATION

The undersigned, 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 _____

Chris Berisford, Owner Date _____

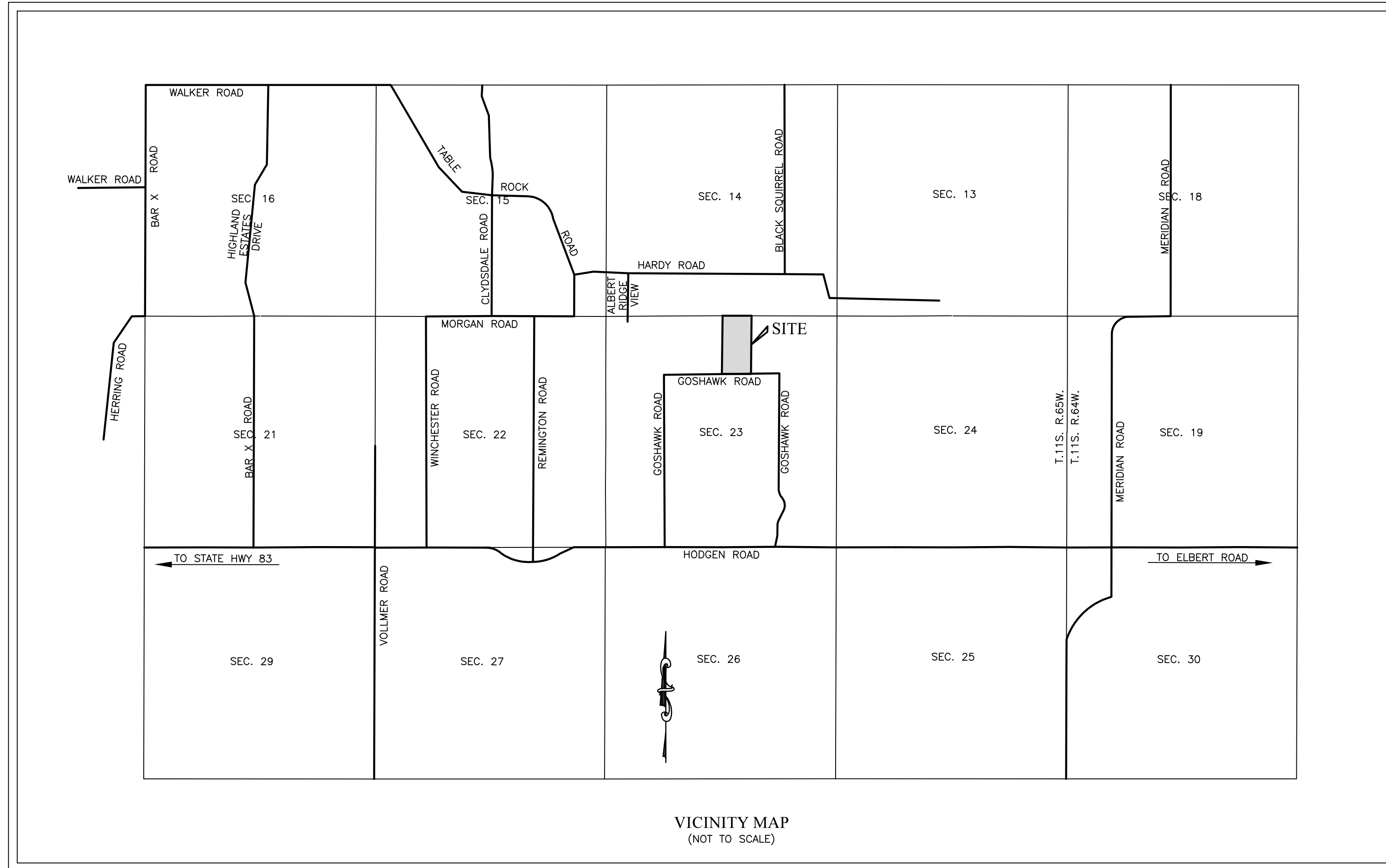
State of Colorado)
County of El Paso) ss

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. 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 Commissioners Date _____

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.

Planning and Community Development Director

FEES:

Drainage Fee: _____
School Fee: _____
Road and Bridge Fee: _____
Park Fee: _____

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.

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 18-4-506.
- 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 103-2306532-5, 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. 223715060, 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 STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.

Danny Rodic
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) ss

I certify that this instrument was filed for record in my office at _____ O'Clock _____M., 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

PDC File No: _____

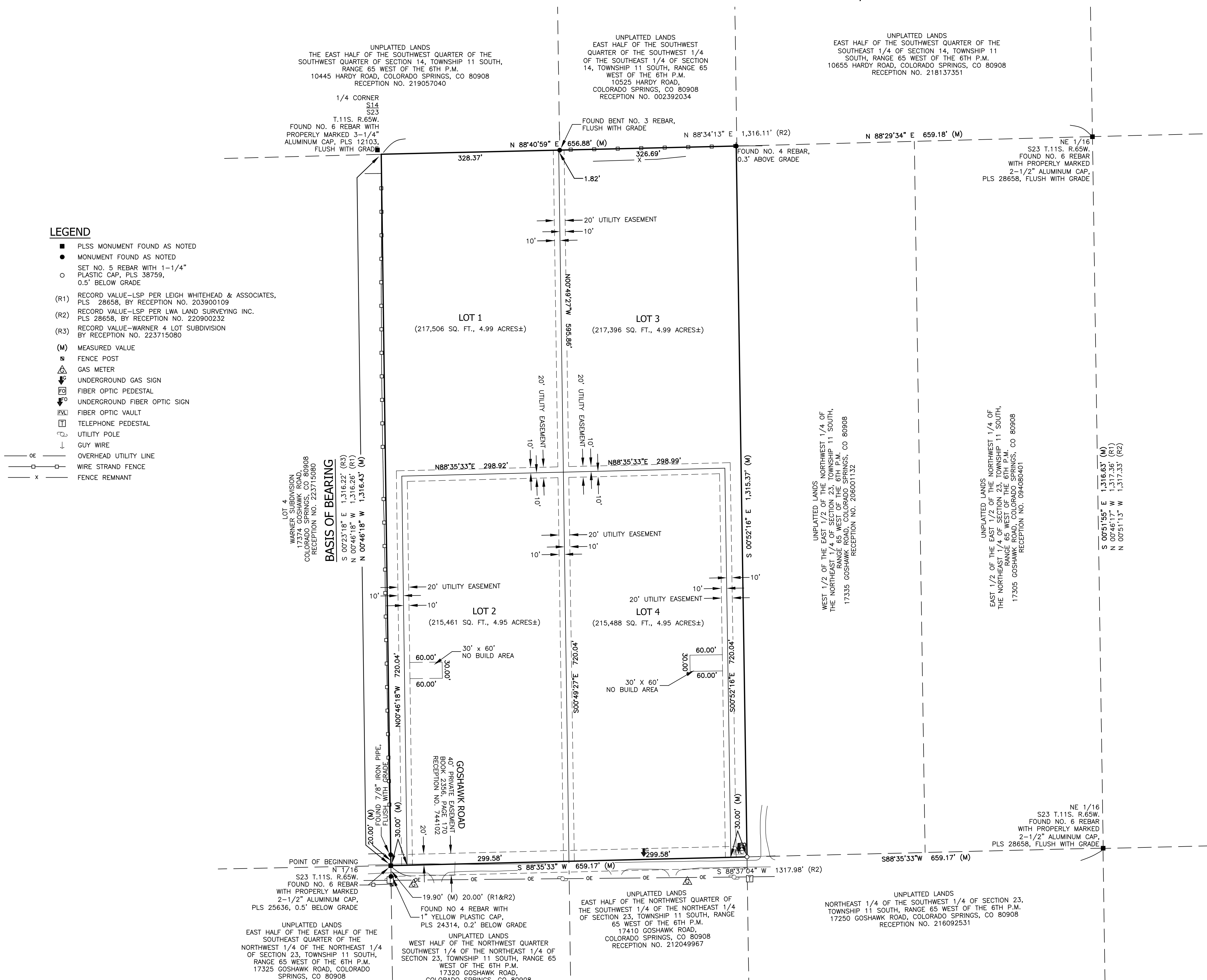
DATE: February 26, 2024 REVISIONS			
No.	Remarks	Date	By
1.	Revise per comments	07-15-2024	DDR

APEX
LAND SURVEYING AND MAPPING LLC

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

BERISFORD SUBDIVISION

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TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



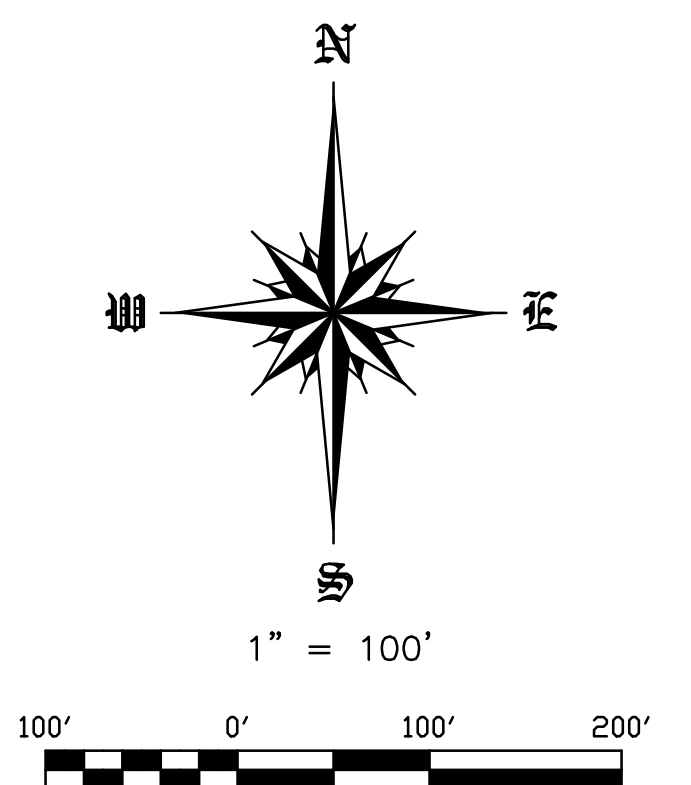
LEGEND

- 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

LOT 4
WARNER SUBDIVISION
17374 GOSHAWK ROAD,
COLORADO SPRINGS, CO 80908
RECEPTION NO. 223715080

BASIS OF BEARING
S 00°23'18" E 1,316.22' (R3)
N 00°46'18" W 1,316.26' (R1)
N 00°46'18" W 1,316.43' (M)

GOSHAWK ROAD
40' PRIVATE EASEMENT
BOOK 2356 PAGE 170
RECEPTION NO. 744102



DATE: February 26, 2024 REVISIONS			
No.	Remarks	Date	By
1.	Revise per comments	07-15-2024	DDR

APEX Land Surveying and Mapping LLC.

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