

Please include the following notes:

Note Regarding Stormwater Drainage:

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.

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).

Addresses:

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Access:

No driveway shall be established unless an access permit has been granted by El Paso County.

Mailboxes:

Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

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 traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. 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.

Please revise this to simply say something to the effect of "Said lands contain 14.87 acres, MOL"

KNOW ALL MEN BY THESE PRESENTS:

THAT THE DANIEL B. ANDRES TRUST BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23.

ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO CONTAINING 15 ACRES MORE OR LESS (14.87 ACRES ACTUAL)

Owners Certificate

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 lands into lots and easements as shown hereon under the name and subdivision of ... 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 for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature)

By: Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO

) ss. COUNTY OF

Acknowledged before me this day of 200 by as

My commission expires

Witness my hand and official seal

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

NOTES:

1. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) OF SECTION 23, T11S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO. THE EAST 1/16TH CORNER OF SAID SECTION IS MONUMENTED WITH A 3.25" ALUMINUM CAP STAMPED "CE 1/16TH, SEC 23, T11S, R65W, LS 28658", THE CENTER OF SAID SECTION IS MONUMENTED WITH A 0.75" IRON PIPE AND A 2.5" ALUMINUM CAP WITNESS CORNER STAMPED "LWA, C1/4, T11S, R65W, W.C., LS 25955", 1.00' WEST OF SAID PIPE, SAID LINE IS ASSUMED TO BEAR S89°10'29"W, 1315.00 US SURVEY FEET (GROUND) BASED ON STATIC GPS OBSERVATIONS.

2. THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO PANEL NO. 08041C0310 G WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE PROPERTY TO BE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

3. A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NO. H0562780-710-CTO-SSC, WITH AN EFFECTIVE DATE OF JULY 22, 2019 HAS BEEN REVIEWED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS IN SCHEDULE B ARE NOTED AND SHOWN IF APPLICABLE HEREON.

• NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES OVER THE EASTERLY 20 FEET AS CONTAINED IN INSTRUMENTS RECORDED IN BOOK 2422 AT PAGE 44 AND IN BOOK 2356 AT PAGE 170. (GOSHAWK ROAD)

• RIGHT OF WAY AND EASEMENT 20 FEET IN WIDTH FOR UTILITY PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED IN BOOK 3150 AT PAGE 546, IN WHICH THE SPECIFIC LOCATION IS UNDEFINED. (ASSUMED TO BE CENTERED ON THE OVERHEAD LINES ALONG GOSHAWK ROAD, AS SHOWN)

• TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN GOSHAWK ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 5145 AT PAGE 866. (NOTHING TO SHOW)

• TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT RECORDED IN BOOK 6062 AT PAGE 535.

4. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE A SPECIALLY DESIGNED SYSTEM PRIOR TO APPROVAL.

5. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE WATER ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

6. ALL STRUCTURAL FOUNDATIONS AND SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

7. ACCESS TO HODGEN ROAD, A PUBLIC RIGHT-OF-WAY, IS VIA GOSHAWK ROAD, A 40 FOOT (40) WIDE PRIVATE ROADWAY. THE 40 FOOT (40) EASEMENT SHOWN HEREON FOR ACCESS TO GOSHAWK ROAD SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF THE THREE LOTS EQUALLY. MAINTENANCE SHALL BE PROVIDED EQUALLY BETWEEN THE THREE LOTS.

8. Note Regarding Reports on File: The following reports have been submitted in association with this minor 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; (other, modify based upon specific reports)

Add a note explaining the Board of Adjustment allowance for less than 5 acre lots. Include the PCD File No. and resolution no. for approval of the lot size variance.

EASEMENTS:

Easements: 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.

May want to include a brief description of said terms, provisions and agreements

This note may be subject to revision per County Attorney comments

Reference that this is the result of soils & geology conditions on the site.

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CIRCLE A SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2019, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND 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.

No dedication of land to the public.

Chair PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the day of 20, subject to any notes or conditions specified hereon.

Planning and Community Development Director

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO) ss. COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT O'CLOCK M., THIS DAY OF 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: BY: DEPUTY

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 NOVEMBER 02, 2017 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 2019.

VERNON P. TAYLOR DATE COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

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.

SUMMARY:

Table with 3 columns: 3 LOTS, 15 ACRES, 100%. TOTAL 15 ACRES (14.87 ACTUAL) 100.00%

Please revise per comment on legal description

FEES:

- DRAINAGE FEE: BRIDGE FEE: SCHOOL FEE: PARK FEE:

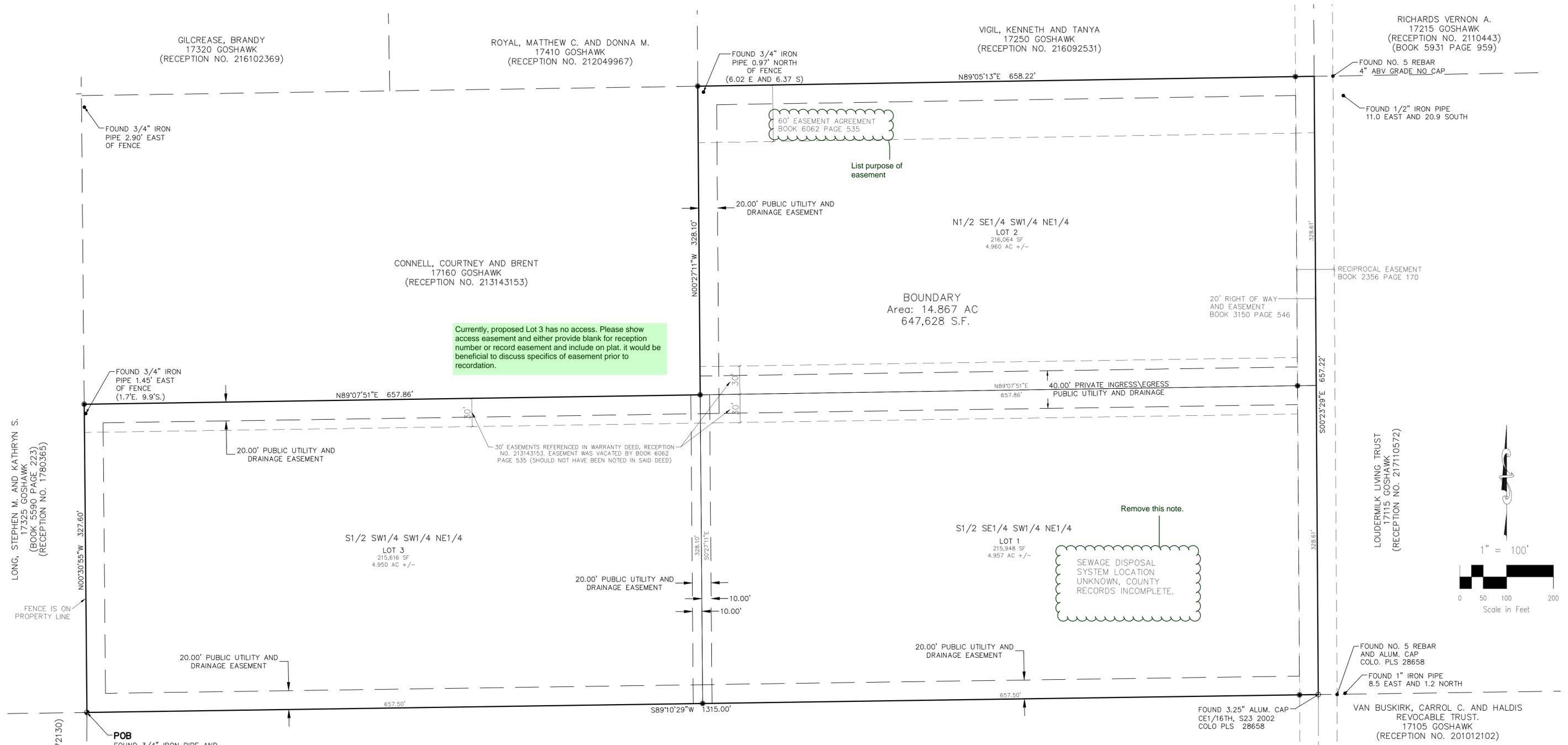
FINAL PLAT CIRCLE A SUBDIVISION FILING NO. 1 JOB NO. 70-072 DATE PREPARED: 07/15/2019 DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

CIRCLE A SUBDIVISION FILING NO. 1

A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23. ALL IN TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Currently, proposed Lot 3 has no access. Please show access easement and either provide blank for reception number or record easement and include on plat. It would be beneficial to discuss specifics of easement prior to recordation.

Remove this note.
SEWAGE DISPOSAL SYSTEM LOCATION UNKNOWN, COUNTY RECORDS INCOMPLETE.

LONG, STEPHEN M. AND KATHRYN S.
17325 GOSHAWK
(BOOK 5590 PAGE 223)
(RECEPTION NO. 1780365)

NEFF, BRIAN J.
16955 GOSHAWK
(RECEPTION NO. 218072130)

RICHARDS VERNON A.
17215 GOSHAWK
(RECEPTION NO. 2110443)
(BOOK 5931 PAGE 959)

VIGIL, KENNETH AND TANYA
17250 GOSHAWK
(RECEPTION NO. 216092531)

ROYAL, MATTHEW C. AND DONNA M.
17410 GOSHAWK
(RECEPTION NO. 212049967)

GILCREASE, BRANDY
17320 GOSHAWK
(RECEPTION NO. 216102369)

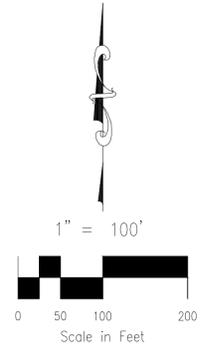
CONNELL, COURTNEY AND BRENT
17160 GOSHAWK
(RECEPTION NO. 213143153)

BOUNDARY
Area: 14.867 AC
647,628 S.F.

RECIPROCAL EASEMENT
BOOK 2356 PAGE 170

20' RIGHT OF WAY
AND EASEMENT
BOOK 3150 PAGE 546

LOUDERMILK LIVING TRUST
17115 GOSHAWK
(RECEPTION NO. 217110572)



- LEGEND**
- FOUND PROPERTY CORNER AS NOTED
 - ⊕ FOUND QUARTER SECTION CORNER AS NOTED
 - ⊕ FOUND SIXTEENTH CORNER AS NOTED
 - SET NO. 5 REBAR AND ORANGE CAP COLORADO PLS NO. 25966

COPE, GLEN A. AND LINDA R.
17104 GOSHAWK
(BOOK 5358 PAGE 38)
(RECEPTION NO. 001560609)

VAN BUSKIRK, CARROL C. AND HALDIS
REVOCABLE TRUST.
17105 GOSHAWK
(RECEPTION NO. 201012102)

FOUND NO. 5 REBAR
AND ALUM. CAP
COLO. PLS 28658

FOUND 1" IRON PIPE
8.5 EAST AND 1.2 NORTH

FOUND 3.25" ALUM. CAP
CE1/16TH, S23 2002
COLO PLS 28658

FINAL PLAT
ANDRES SUBDIVISION FILING NO. 1
JOB NO. 70-072
DATE PREPARED: 07/15/2019
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. AR FP _____

SHEET 2 OF 2

File: G:\200724-Goshawk\17110 Goshawk 60' West\Survey\Plot\1700724.dwg Plotstamp: 7/15/2019 12:21 PM