

# CIRCLE A SUBDIVISION FILING NO. 1

14820

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

**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 14.87 ACRES MORE OR LESS.

**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 "CIRCLE A SUBDIVISION FILING NO. 1", EL PASO COUNTY, COLORADO. 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.

*David B. Andres*  
DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST

**BUFFY SANDBY**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID: 2010407054  
MY COMMISSION EXPIRES DEC. 23, 2021

NOTARIAL

STATE OF COLORADO } 55  
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS 26 DAY OF August, 2021, A.D. BY DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES December 20, 2021

NOTARY PUBLIC: *Buffy Sandby*

**NOTES:**

- 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, CI 1/4, T11S, R65W, W.C., LS 22955". 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.
- THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO PANEL NO. 080403010 G WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE PROPERTY TO BE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- A TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NO. H0662780-710-C70-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 UNDETERMINED. (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. (NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES AS SHOWN HEREON.)
- 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.
- 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.
- ALL STRUCTURAL FOUNDATIONS AND SEPTIC SYSTEMS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO. REFER TO NOTE B.
- ACCESS AND MAINTENANCE TO HODGEN ROAD, A PUBLIC RIGHT-OF-WAY, IS VIA GOSHAWK ROAD A 40 FOOT (40') WIDE PRIVATE ROADWAY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 2356 AT PAGE 170.
  - THE ACCESS AND MAINTENANCE FOR LOT 3 TO GOSHAWK ROAD, A 40 FOOT PRIVATE ROADWAY, IS VIA A 24 FOOT INGRESS/EGRESS EASEMENT ALONG THE SOUTH LINE OF LOT 1. AN ADDITIONAL MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 22112861.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGY AND WASTEWATER TREATMENT SYSTEM EVALUATION, THREATENED AND ENDANGERED SPECIES ANALYSIS REPORT, WATER RESOURCE, WILDLAND FIRE AND MITIGATION PLAN, FIRE PROTECTION, AND DRAINAGE REPORT.
- 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. CONTRIBUTIONS, STRUCTURES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS. MAILBOXES SHALL BE PLACED AT THE CENTRAL MAILBOX LOCATION AT THE SOUTH END OF GOSHAWK ROAD.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-47), OR ANY AMENDMENTS HERETO, 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.
- THE BOARD OF ADJUSTMENT HAS MADE AN ALLOWANCE FOR LESS THAN 5 ACRE LOTS REFER TO PCD FILE NO. B2A-20-002, APPROVED PER BDA HEARING DATE 6-10-2020, FOR INFORMATION RELATING TO THIS ALLOWANCE.

**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.

A 60 FOOT DRAINAGE EASEMENT ACROSS LOTS 1 AND 2 FOR THE PURPOSE OF PRESERVING THE NATURAL DRAINAGE PATTERNS; NO ALTERATIONS TO THE NATURAL DRAINAGE PATTERNS OF THE EXISTING SWALE SHALL OCCUR WITHIN THE 60 FOOT EASEMENT DELINEATION; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOWN WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. 221128694, OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.**

**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 24th DAY OF August, 2021, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

*Alan T. VanderWorff*  
CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

**COUNTY APPROVAL:**

THIS PLAT FOR "CIRCLE A SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 9th DAY OF SEPTEMBER, 2021, A.D. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

*Andy*  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

**RECORDING:**

STATE OF COLORADO } 55  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 10:58 O'CLOCK A.M. THIS 20th DAY OF September, 2021, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER 22114820 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE \$20-  
S.C. \$3-

BY *Chuck Broerman*  
RECORDER

**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 1:100,000; 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 EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 26th DAY OF AUGUST

*Vernon P. Taylor*  
VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.



**NOTICE:** ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. 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:**

3 LOTS	14.87 ACRES	100%
TOTAL	14.87 ACRES	100.00%

**FEES:**

DRAINAGE FEE:	0
BRIDGE FEE:	0
SCHOOL FEE:	\$720.00
PARK FEE:	\$1,401.00

FINAL PLAT  
CIRCLE A SUBDIVISION FILING NO. 1  
JOB NO. 70-072  
DATE PREPARED: 07/15/2019  
DATE REVISION: 01/27/2021  
DATE REVISION: 05/12/2021  
DATE REVISION: 06/02/2021  
DATE REVISION: 07/06/2021  
FILE NO. AR FP MS-20-007



CIVIL CONSULTANTS, INC.

