

# 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

**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 AS SHOWN HEREON TO BE KNOWN AS "CIRCLE A SUBDIVISION FILING NO. 1", EL PASO COUNTY, COLORADO. SAID SUBDIVISION IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATIONS OF SAID LOTS.

BY: DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST

**NOTARIAL**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D. BY DANIEL B. ANDRES, TRUSTEE, DANIEL B. ANDRES TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**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, 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.
- 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).
- 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.
- 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.
- 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.
- THE FOLLOWING REPORTS ASSOCIATED WITH THIS SUBDIVISION HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT:
  - WATER AVAILABILITY STUDY
  - OWTS - ON-SITE WASTEWATER TREATMENT REPORT

**EASEMENTS:**

UNLESS OTHERWISE SHOWN, ALL INTERIOR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE PERIPHERY OF THE SUBDIVISION IS HEREBY PLATTED WITH A TWENTY FOOT (20) PUBLIC UTILITY AND DRAINAGE EASEMENT, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES BY PRIVATE AND PUBLIC COMPANIES, WITH THE SOLE RESPONSIBILITY OF MAINTENANCE BEING VESTED IN THE ADJACENT PROPERTY OWNERS.

**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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY APPROVAL:**

APPROVAL IS GRANTED FOR THIS PLAT OF "CIRCLE A SUBDIVISION FILING NO. 1" ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

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:**

3 LOTS	15 ACRES	100%
TOTAL	15 ACRES (14.87 ACTUAL)	100.00%

**FEES:**

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

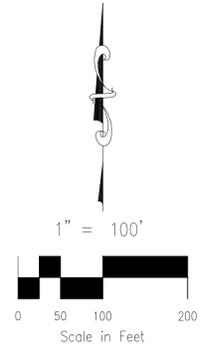
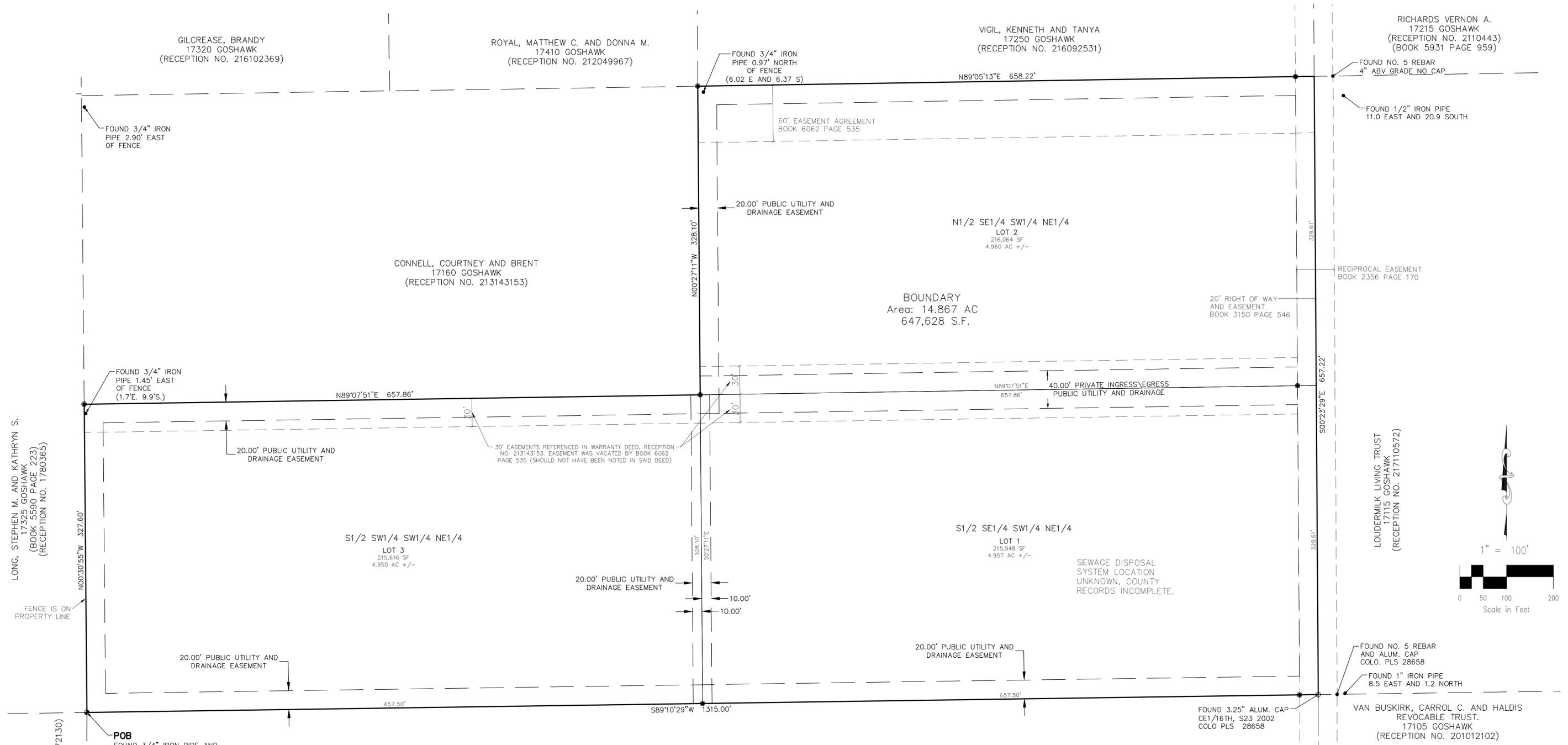
FINAL PLAT  
CIRCLE A SUBDIVISION FILING NO. 1  
JOB NO. 70-072  
DATE PREPARED: 07/15/2019  
DATE REVISED:



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



- 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

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

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