

Chuck Broerman  
03/25/2021 09:11:16 AM  
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Rec \$23.00  
El Paso County, CO  
  
Pages 221714715

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

Reception Fee \_\_\_\_\_ Number of Pages 2 File Number \_\_\_\_\_

Patriot Place Subdivision - A  
Name of Plat

Jessie S. Shaffer Robert Foster  
Owner's Name

Subdivision  Condominium

# PATRIOT PLACE SUBDIVISION - A

14715

A REPLAT OF LOTS 1 & 2, PATRIOT PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 2

## LEGAL DESCRIPTION

THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND, TO WIT: LOTS 1 AND 2, PATRIOT PLACE SUBDIVISION, RECORDED ON MAY 27, 1993 AT RECEPTION NO. 2301134, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING AN ASSUMED BEARING OF SOUTH 28°40'00" WEST ALONG THE WESTERLY LINE OF WOODMOOR DRIVE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**LOT 1A**  
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1 OF SAID PATRIOT PLACE SUBDIVISION, THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 00°22'45" EAST, A DISTANCE OF 284.94 FEET TO A POINT OF CURVATURE; THENCE 212.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.65 FEET, AN INCLUDED ANGLE OF 22°50'11" AND SUBTENDED BY A CHORD BEARING SOUTH 11°02'20" WEST, A DISTANCE OF 210.90 FEET; THENCE SOUTH 22°29'10" WEST, A DISTANCE OF 165.00 FEET TO A POINT OF CURVATURE; THENCE 107.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, AN INCLUDED ANGLE OF 06°10'00" AND SUBTENDED BY A CHORD BEARING SOUTH 25°34'10" WEST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 28°40'00" WEST, A DISTANCE OF 777.38 FEET TO A POINT OF CURVATURE; THENCE 129.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1080.00 FEET, AN INCLUDED ANGLE OF 06°52'45" AND SUBTENDED BY A CHORD BEARING SOUTH 25°13'37" WEST, A DISTANCE OF 129.59 FEET; THENCE SOUTH 21°44'53" WEST, A DISTANCE OF 40.77 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, 221.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 838.47 FEET, AN INCLUDED ANGLE OF 15°09'43" AND SUBTENDED BY A CHORD BEARING NORTH 75°52'22" WEST, A DISTANCE OF 221.23 FEET TO A POINT OF CURVATURE; THENCE 167.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET, AN INCLUDED ANGLE OF 50°30'11" AND SUBTENDED BY A CHORD BEARING NORTH 58°12'07" WEST, A DISTANCE OF 162.11 FEET; THENCE NORTH 32°57'02" WEST, A DISTANCE OF 67.97 FEET TO A POINT OF CURVATURE; THENCE 134.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 128°21'00" AND SUBTENDED BY A CHORD BEARING NORTH 36°53'47" WEST, A DISTANCE OF 108.02 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTH 03°21'44" WEST, A DISTANCE OF 464.57 FEET; THENCE NORTH 84°13'39" EAST, A DISTANCE OF 355.67 FEET; THENCE NORTH 23°09'01" WEST, A DISTANCE OF 240.50 FEET; THENCE NORTH 47°13'45" EAST, A DISTANCE OF 230.06 FEET; THENCE NORTH 00°53'59" WEST, A DISTANCE OF 130.60 FEET; THENCE NORTH 89°38'13" EAST, A DISTANCE OF 196.21 FEET; THENCE NORTH 04°49'16" EAST, A DISTANCE OF 298.17 FEET; THENCE NORTH 71°54'02" EAST, A DISTANCE OF 186.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, 217.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 37°48'07" AND SUBTENDED BY A CHORD BEARING SOUTH 71°23'30" EAST, A DISTANCE OF 213.80 FEET; THENCE NORTH 89°32'51" EAST, A DISTANCE OF 45.81 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 942,059 SQ.FT. OR 21.63 ACRES, MORE OR LESS.

**LOT 2A**  
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 OF SAID PATRIOT PLACE SUBDIVISION, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, SOUTH 50°18'36" EAST, A DISTANCE OF 230.44 FEET TO A POINT OF CURVATURE; THENCE 12.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 02°10'51" AND SUBTENDED BY A CHORD BEARING SOUTH 51°24'01" EAST, A DISTANCE OF 12.56 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2; THENCE DEPARTING SAID NORTHERLY LINE OF SAID LOT 2, SOUTH 71°54'02" WEST, A DISTANCE OF 186.04 FEET; THENCE SOUTH 04°49'16" WEST, A DISTANCE OF 298.17 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 89°38'13" WEST, A DISTANCE OF 196.21 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 00°53'59" WEST, A DISTANCE OF 252.37 FEET; THENCE NORTH 39°42'22" EAST, A DISTANCE OF 336.42 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100,927 SQ.FT. OR 2.32 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, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PATRIOT PLACE SUBDIVISION - A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY 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.

By: Jessie G. Shaffer OWNERS/MORTGAGE (SIGNATURE)  
By: Robert F. Fazio OWNERS/MORTGAGE (SIGNATURE)

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_

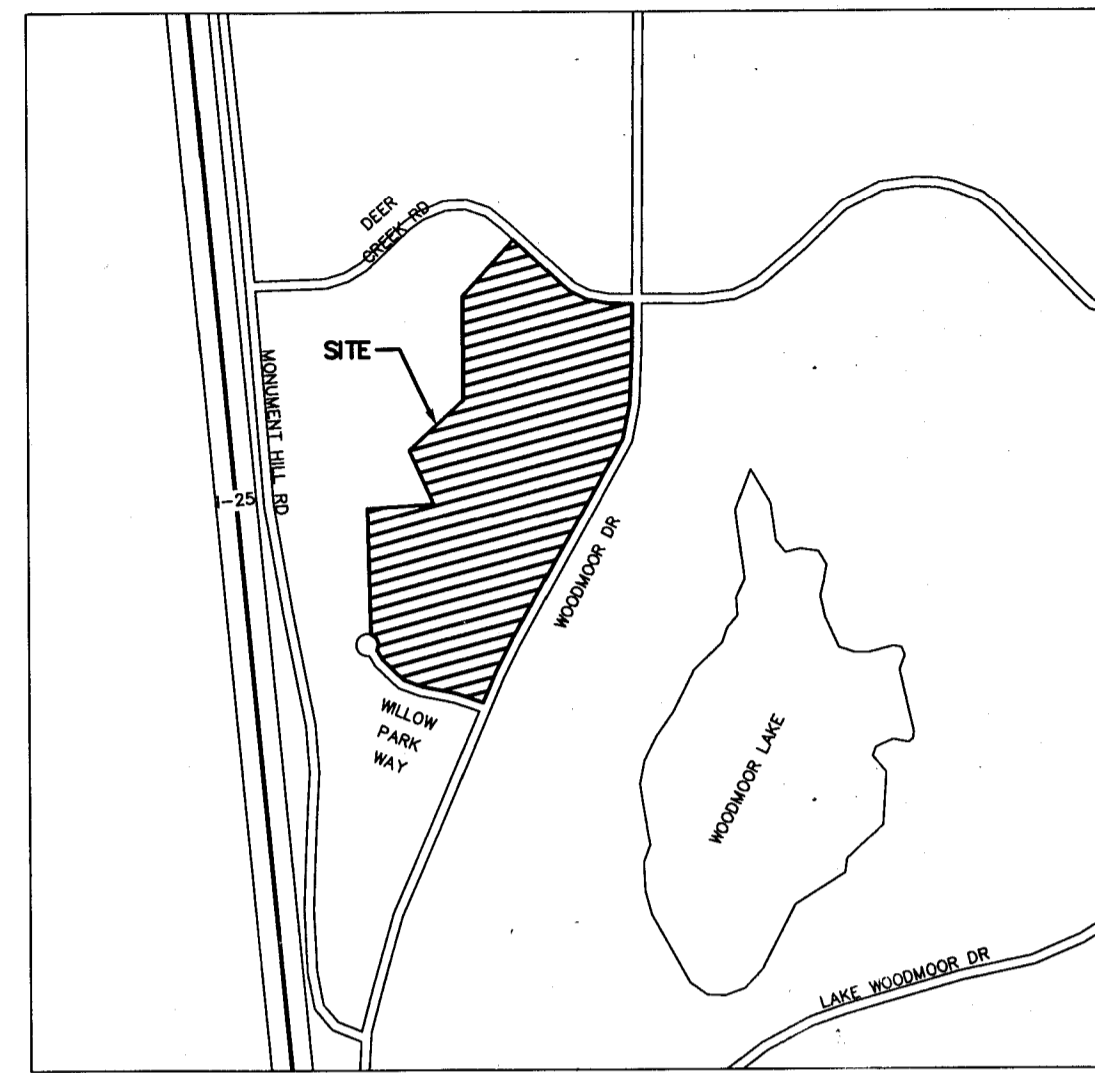
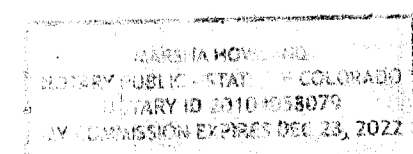
SECRETARY/TREASURER

STATE OF COLORADO }  
COUNTY OF El Paso } SS.

ACKNOWLEDGED BEFORE ME THIS 17 DAY OF March, 2021 BY  
Jessie G. Shaffer + Robert Fazio AS Dist. Manager And Ext. Director of Operations  
MY COMMISSION EXPIRES 12-23-22

WITNESS MY HAND AND OFFICIAL SEAL

Marilyn DeLuca  
NOTARY PUBLIC



Vicinity Map  
NOT TO SCALE

## Clerk and Recorder

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 25 DAY OF March, 2021, AND WAS RECORDED AT RECEPTION NUMBER 22101115 OF THE RECORDS OF EL PASO COUNTY

Chuck Broerman  
EL PASO COUNTY CLERK AND RECORDER

Andy Linker, Deputy

## Planning and Community Development Directors Certificate

THIS PLAN FOR PATRIOT PLACE SUBDIVISION - A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 21 DAY OF March, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # \_\_\_\_\_

Digby  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

## Legend

- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH 1" RED PLASTIC CAP "RMLS 19625"
- FOUND #4 REBAR
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"
- (P) AS PER THE PLAN OF PATRIOT PLACE SUBDIVISION REC. NO. 2301134, 05/27/1993

--- BASE FLOOD ELEVATION LOCATION

## Notes

- LAND TITLE GUARANTEE COMPANY (AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) COMMITMENT NUMBER PIB55086801.2694077, DATED DECEMBER 04, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- 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.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- WATER AND SANITARY SERVICE WILL BE PROVIDED BY WOODMOOR WATER AND SANITATION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BASIS OF BEARINGS: AN ASSUMED BEARING OF S28°40'00"W ALONG THE WESTERLY LINE OF WOODMOOR DRIVE AS SHOWN HEREON. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ALL DATA SHOWN ON THE AS-PLATTED AND REPLATTED PORTION REFLECT DIMENSIONS OF RECORD.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- UNLESS OTHERWISE INDICATED, SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 (10.00) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C-0276 G, EFFECTIVE DATE DECEMBER 07, 2018.
- 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. 19-471), OR ANY AMENDMENTS THERETO, AND/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.
- 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.
- THE 50' ELECTRIC EASEMENT SHOWN ON THE PLAT OF PATRIOT PLACE SUBDIVISION HAS BEEN VACATED BY QUIT CLAIM DEEDS RECORDED ON APRIL 15, 1998 AT RECEPTION NUMBERS 098047889 AND 098047890.
- This plat is subject to a utility easement recorded at reception number 221030859
- The Pikes Peak Regional Building Enumerations approval is recorded at reception number 221059198.

## Surveyor's Statement

I EDGAR T. BRISTOW, 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 JULY 05, 2020, 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 16TH DAY OF FEBRUARY, 2021.

SURVEYOR'S NAME: Edgar T. Bristow DATE: 02-16-2021

COLORADO REGISTERED PLS #19588

DATE									
REVISION									
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6									
7									
8									
9									

FINAL PLAT  
PATRIOT PLACE SUBDIVISION - A

Flatirons, Inc.  
Surveying, Engineering & Geomatics  
www.flatironsinc.com  
4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 443-8800  
FAX: (303) 923-3180

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-6355

JOB NUMBER:  
20-74,782  
DATE:  
02-16-2021  
DRAWN BY:  
S. SILVA  
CHECKED BY:  
JZG  
SHEET 1 OF 2

NOTE:  
SEE SHEET 1 FOR LEGEND.

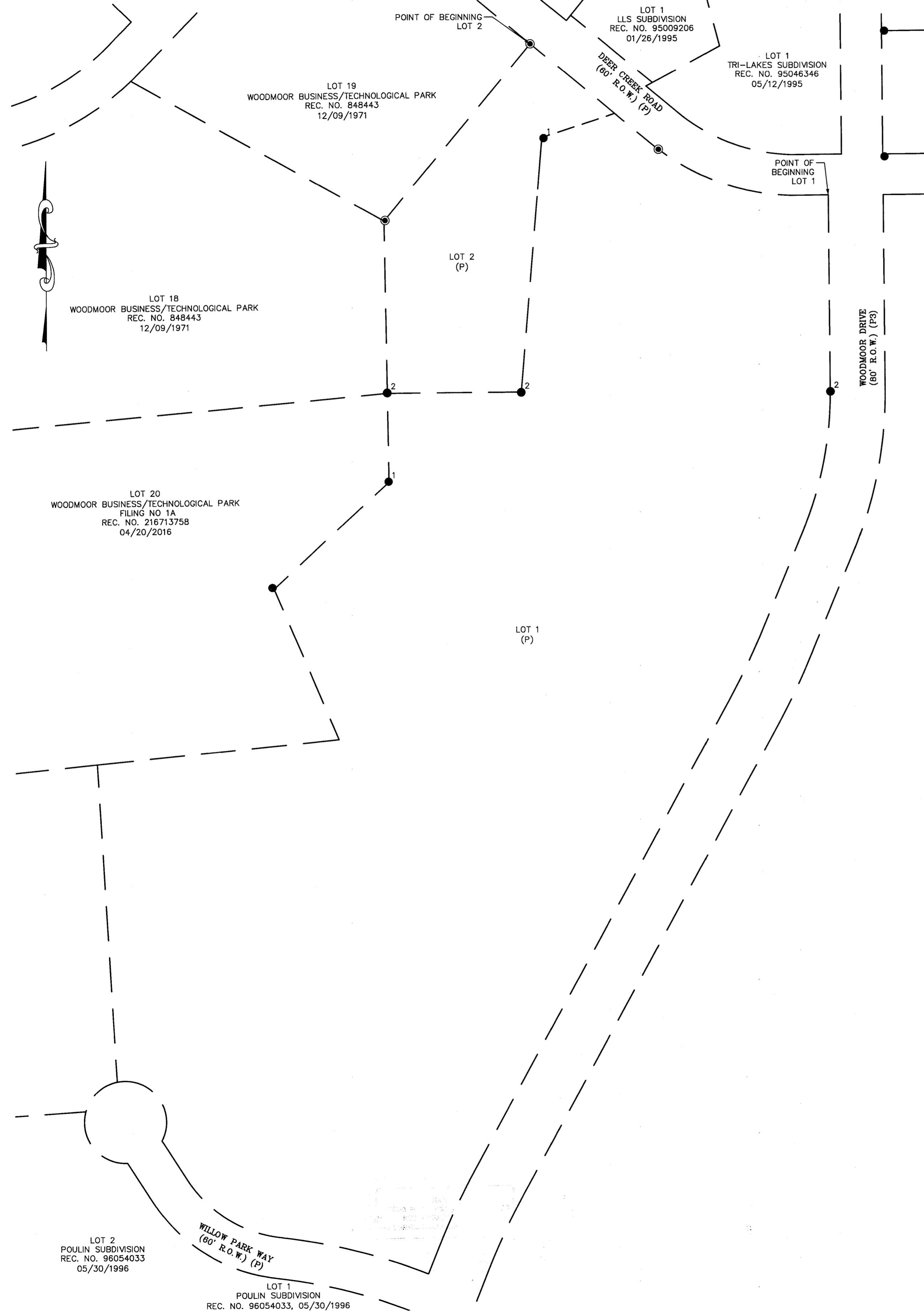
# PATRIOT PLACE SUBDIVISION - A

A REPLAT OF LOTS 1 & 2, PATRIOT PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

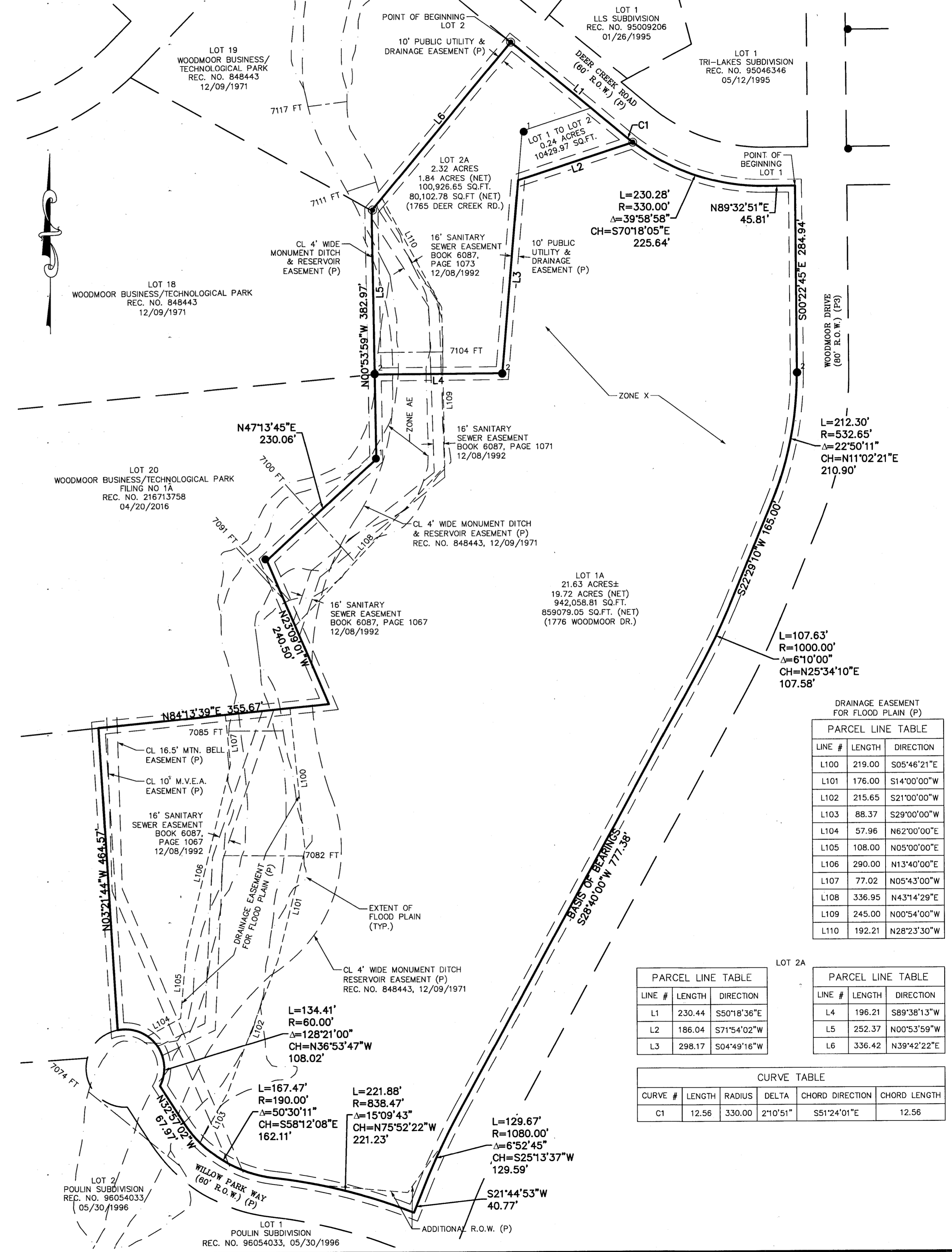
14715

SHEET 2 OF 2

AS CURENTLY PLATTED (SCALE 1"=100')



AS REPLATTED (SCALE 1"=100')



DRAINAGE EASEMENT FOR FLOOD PLAIN (P)

LINE #	LENGTH	DIRECTION
L100	219.00	S05°46'21"E
L101	176.00	S14°00'00"W
L102	215.65	S21°00'00"W
L103	88.37	S29°00'00"W
L104	57.96	N62°00'00"E
L105	108.00	N05°00'00"E
L106	290.00	N13°40'00"E
L107	77.02	N05°43'00"W
L108	336.95	N43°14'29"E
L109	245.00	N00°54'00"W
L110	192.21	N28°23'30"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	230.44	S50°18'36"E
L2	186.04	S71°54'02"W
L3	298.17	S04°49'18"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L4	196.21	S89°38'13"W
L5	252.37	N00°53'59"W
L6	336.42	N39°42'22"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	12.56	330.00	2°10'51"	S51°24'01"E	12.56

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	

FINAL PLAT  
PATRIOT PLACE SUBDIVISION - A

**Flatiron, Inc.**  
Surveying, Engineering & Geomatics  
www.flatironinc.com  
3925 IRLS AVE. SUITE 395  
LOUISVILLE, CO 80026  
PH: (303) 443-7001 PH: (303) 936-6997  
FAX: (303) 776-1233 FAX: (303) 443-9830  
FAX: (303) 776-4355



JOB NUMBER:  
20-74,782  
DATE:  
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S. SILVA  
CHECKED BY:  
JZG

SHEET 2 OF 2