

# PATRIOT PLACE SUBDIVISION - REPLAT 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

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 A LINE BETWEEN A FOUND #4 REBAR ALONG AN EASTERLY LINE OF SAID  
LOT 2 OF SAID SUBDIVISION AND A FOUND 3/4" PIPE AT THE NORTHEASTERLY CORNER  
OF LOT 39, WOODMOOR OAKS, AS DESCRIBED IN THE RECORDS OF EL PASO COUNTY,  
RECORDED ON OCTOBER 19, 1965, AT RECEPTION NO. 440762, WITH ALL BEARINGS  
CONTAINED HEREIN RELATIVE THERETO.

LOT 1  
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1 OF SAID PATRIOT PLACE  
SUBDIVISION, THENCE ALONG AN EASTERLY LINE OF SAID LOT 1, SOUTH 00°01'18" EAST,  
A DISTANCE OF 284.81 FEET TO A POINT OF CURVATURE; THENCE 212.57 FEET ALONG  
THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.65 FEET, AN INCLUDED  
ANGLE OF 22°51'57" AND SUBTENDED BY A CHORD BEARING SOUTH 11°28'20" WEST, A  
DISTANCE OF 211.16 FEET; THENCE SOUTH 22°50'37" 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°55'37" WEST, A DISTANCE OF 107.58 FEET;  
THENCE SOUTH 29°01'27" 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°35'04" WEST, A DISTANCE OF 129.59 FEET; THENCE SOUTH  
22°06'20" 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°30'55" 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 57°50'41" WEST, A  
DISTANCE OF 162.11 FEET; THENCE NORTH 32°35'35" WEST, A DISTANCE OF 67.97 FEET  
TO A POINT OF CURVATURE; THENCE 134.43 FEET ALONG THE ARC OF A CURVE TO THE  
LEFT HAVING A RADIUS OF 60.00 FEET, AN INCLUDED ANGLE OF 128°22'06" AND  
SUBTENDED BY A CHORD BEARING NORTH 36°32'22" WEST, A DISTANCE OF 108.02 FEET  
TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY LINE  
OF SAID LOT 1, NORTH 03°00'17" WEST, A DISTANCE OF 464.57 FEET; THENCE NORTH  
84°35'06" EAST, A DISTANCE OF 355.67 FEET; THENCE NORTH 22°47'34" WEST, A  
DISTANCE OF 240.50 FEET; THENCE NORTH 47°35'12" EAST, A DISTANCE OF 230.06  
FEET; THENCE NORTH 00°32'32" WEST, A DISTANCE OF 130.59 FEET; THENCE NORTH  
89°59'40" EAST, A DISTANCE OF 196.21 FEET; THENCE NORTH 05°10'43" EAST, A  
DISTANCE OF 298.17 FEET; THENCE NORTH 72°15'18" EAST, A DISTANCE OF 186.04 FEET  
TO THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, 218.05  
FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN  
INCLUDED ANGLE OF 37°51'32" AND SUBTENDED BY A CHORD BEARING SOUTH 71°03'46"  
EAST, A DISTANCE OF 214.11 FEET; THENCE NORTH 89°48'28" EAST, A DISTANCE OF  
45.81 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1 AND THE POINT OF  
BEGINNING.

SAID PARCEL CONTAINING 942,184 SQ.FT. OR 21.63 ACRES, MORE OR LESS.

LOT 2  
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 2 OF SAID PATRIOT PLACE  
SUBDIVISION, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2, SOUTH 49°57'09"  
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°02'34"  
EAST, A DISTANCE OF 12.56 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 2;  
THENCE DEPARTING THE NORTHERLY LINE OF SAID LOT 2, SOUTH 72°15'18" WEST, A  
DISTANCE OF 186.04 FEET; THENCE SOUTH 05°10'43" 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°59'40" WEST, A DISTANCE OF 196.21 FEET TO THE  
SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE WESTERLY LINE OF SAID  
LOT 2, NORTH 00°32'32" WEST, A DISTANCE OF 252.38 FEET; THENCE NORTH 40°03'49"  
EAST, A DISTANCE OF 336.42 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2  
AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 100,929 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 - REPLAT 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.

OWNERS/MORTGAGEE (SIGNATURE)

BY:  
TITLE:

ATTEST:

SECRETARY/TREASURER

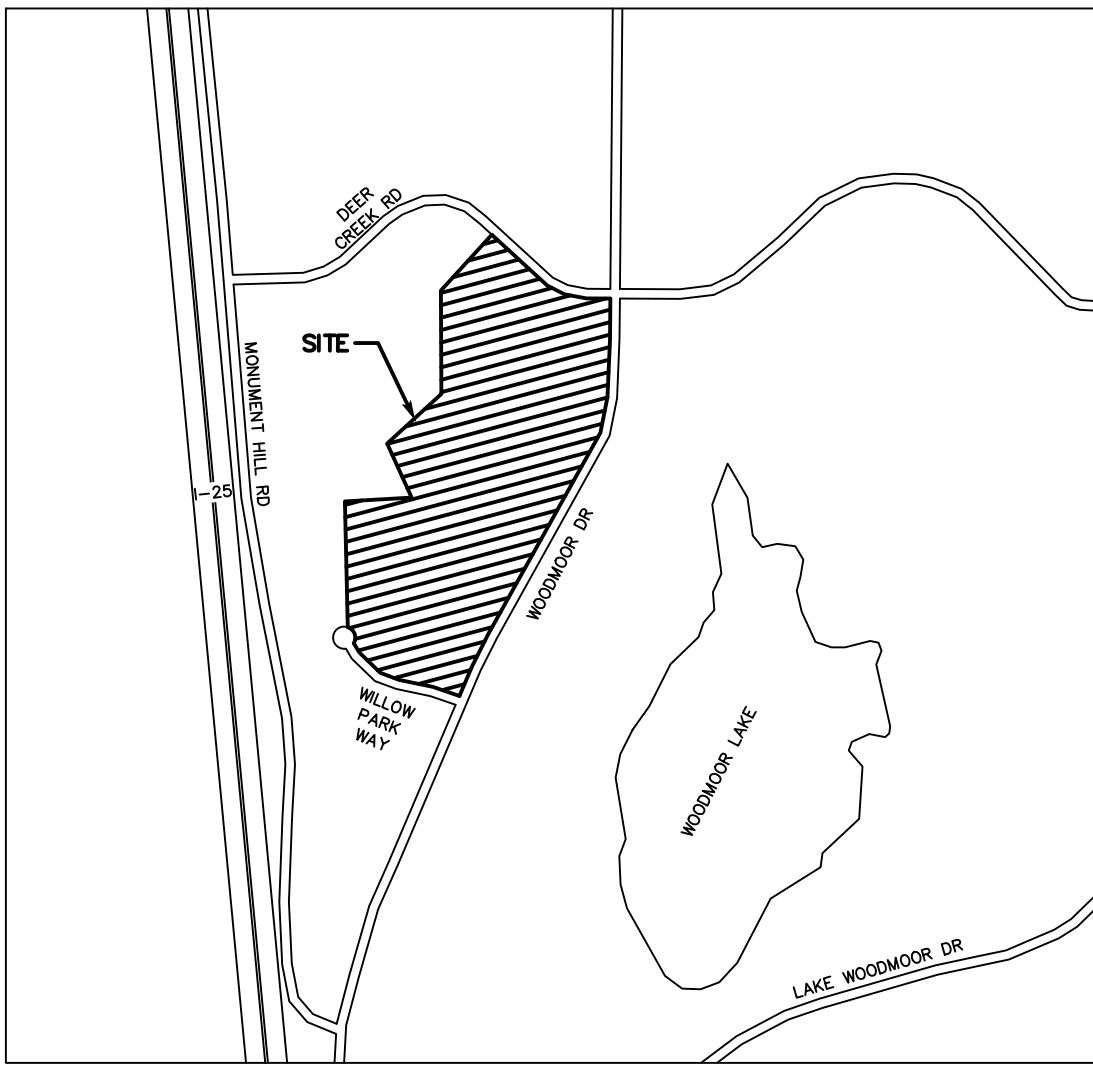
STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_ BY  
\_\_\_\_\_ AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC



Vicinity Map  
NOT TO SCALE

## Notes

1. LAND TITLE GUARANTEE COMPANY (AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY) COMMITMENT NUMBER PIB55086801.2402757, DATED JULY 17,  
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.
2. 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.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
4. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF S05°10'43"W  
ALONG AN EASTERLY LINE OF LOT 2 (P), BETWEEN A FOUND #4 REBAR WITH 1" RED  
PLASTIC CAP "RMLS 19625" AND A FOUND #4 REBAR AS SHOWN HEREON. COLORADO  
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (0502), NORTH AMERICAN DATUM  
1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED,  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR  
ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, THE  
MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD  
INFORMATION IS SUBJECT TO CHANGE AND ZONE AE, REGULATORY FLOODWAY  
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO.  
08041C-0276 G, DATED DECEMBER 07, 2018.

## Clerk and Recorder

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER  
\_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

## Board of County Commissioners Certificate

THIS PLAT FOR (NAME OF SUBDIVISION OR PLAT) WAS APPROVED FOR FILING BY THE EL  
PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 200\_\_\_, 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 DEVELOPMENTS CODE AND ENGINEERING CRITERIA  
MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY

## Depositing Certificate

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN  
BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE  
RECORDS OF EL PASO COUNTY, COLORADO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

## Legend

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

## Surveyor's Statement


I JOHN B. GUYTON, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_

SURVEYOR'S NAME, \_\_\_\_\_ DATE \_\_\_\_\_

COLORADO REGISTERED PLS #16406

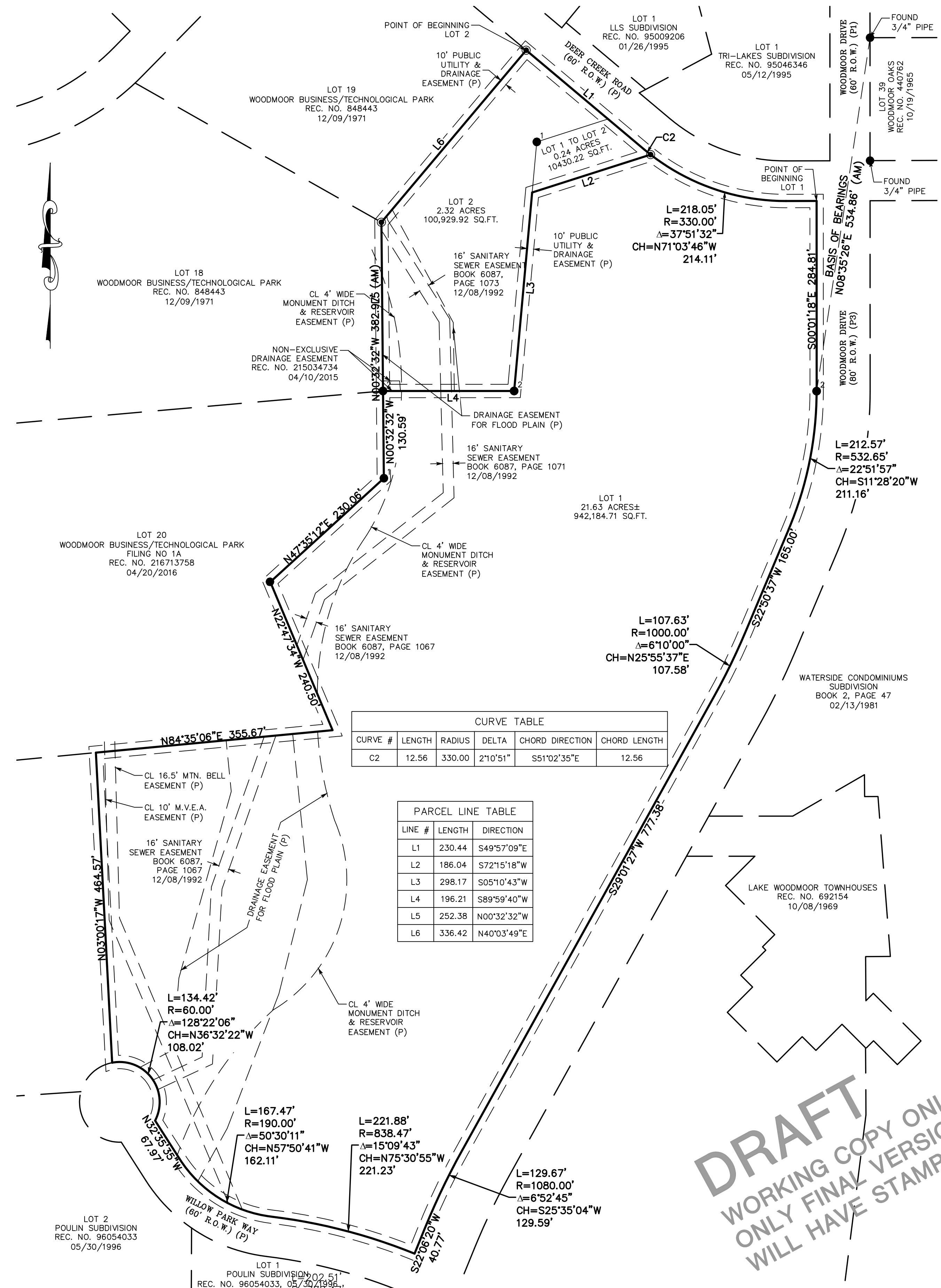
DATE	REVISION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12

FINAL PLAT	PATRIOT PLACE SUBDIVISION - REPLAT A
	
JOB NUMBER: 20-74,782	
DATE: 09-21-2024	
DRAWN BY: S. SILVA	
CHECKED BY: xxx/xxx/xxx	
SHEET 1 OF 2	

# PATRIOT PLACE SUBDIVISION - REPLAT A

SHEET 2 OF 2

**AS REPLATTED** (SCALE 1"=100')



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	230.44	S49°57'09"E
L2	186.04	S72°15'18"W
L3	298.17	S05°10'43"W
L4	196.21	S89°59'40"W
L5	252.38	N00°32'32"W
L6	336.42	N40°03'49"E

**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP AND

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

FINAL PLAT

PATRION PLACE SUBDIVISION – REPLAT A

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
[www.FlatironsInc.com](http://www.FlatironsInc.com)



GNATURE

JOB NUMBER:  
20-74,782

DATE:  
09-21-2024

DRAWN BY:  
S. SILVA

CHECKED BY:  
XXX/XXX/XXX

SHEET 2 OF 2