

# 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

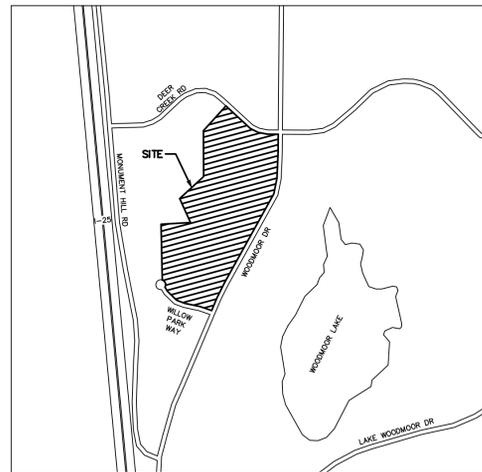
STATE OF COLORADO )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_\_, 20\_\_, 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 DEVELOPMENT 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 "FLATIRON 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

REVISION	DATE
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FINAL PLAT  
PATRIOT PLACE SUBDIVISION - REPLAT A

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
www.flatironsinc.com  
3825 IRLS AVE, STE. 395  
BOULDER, CO 80501  
PH: (303) 443-7001  
PH: (303) 443-1733  
FAX: (303) 443-9830  
FAX: (303) 776-4355

4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 636-6997  
FAX: (303) 923-3180



JOB NUMBER:  
20-74,782  
DATE:  
09-21-2024  
DRAWN BY:  
S. SILVA  
CHECKED BY:  
xxx/xxx/xxx

SHEET 1 OF 2

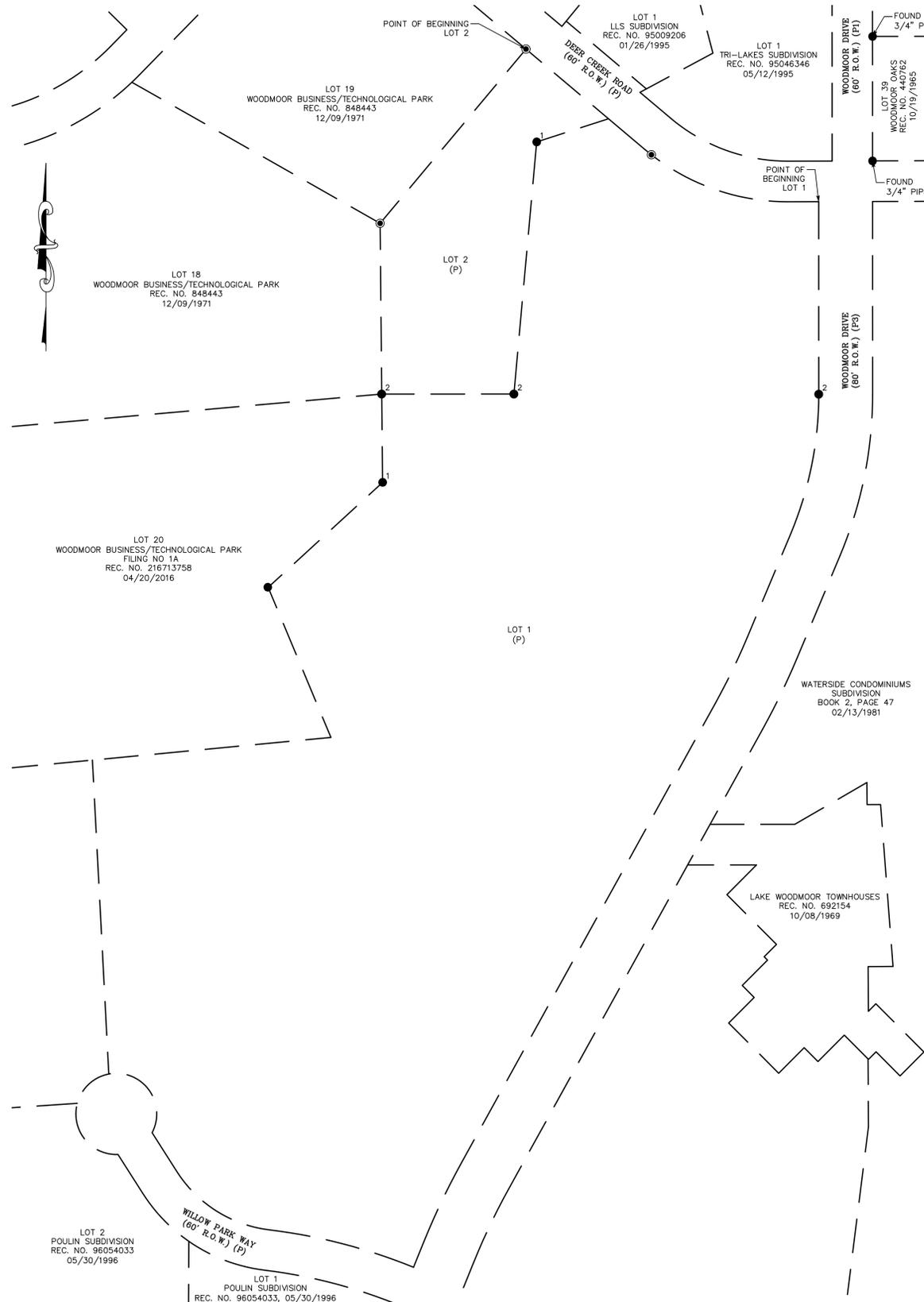
# PATRIOT PLACE SUBDIVISION - REPLAT A

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

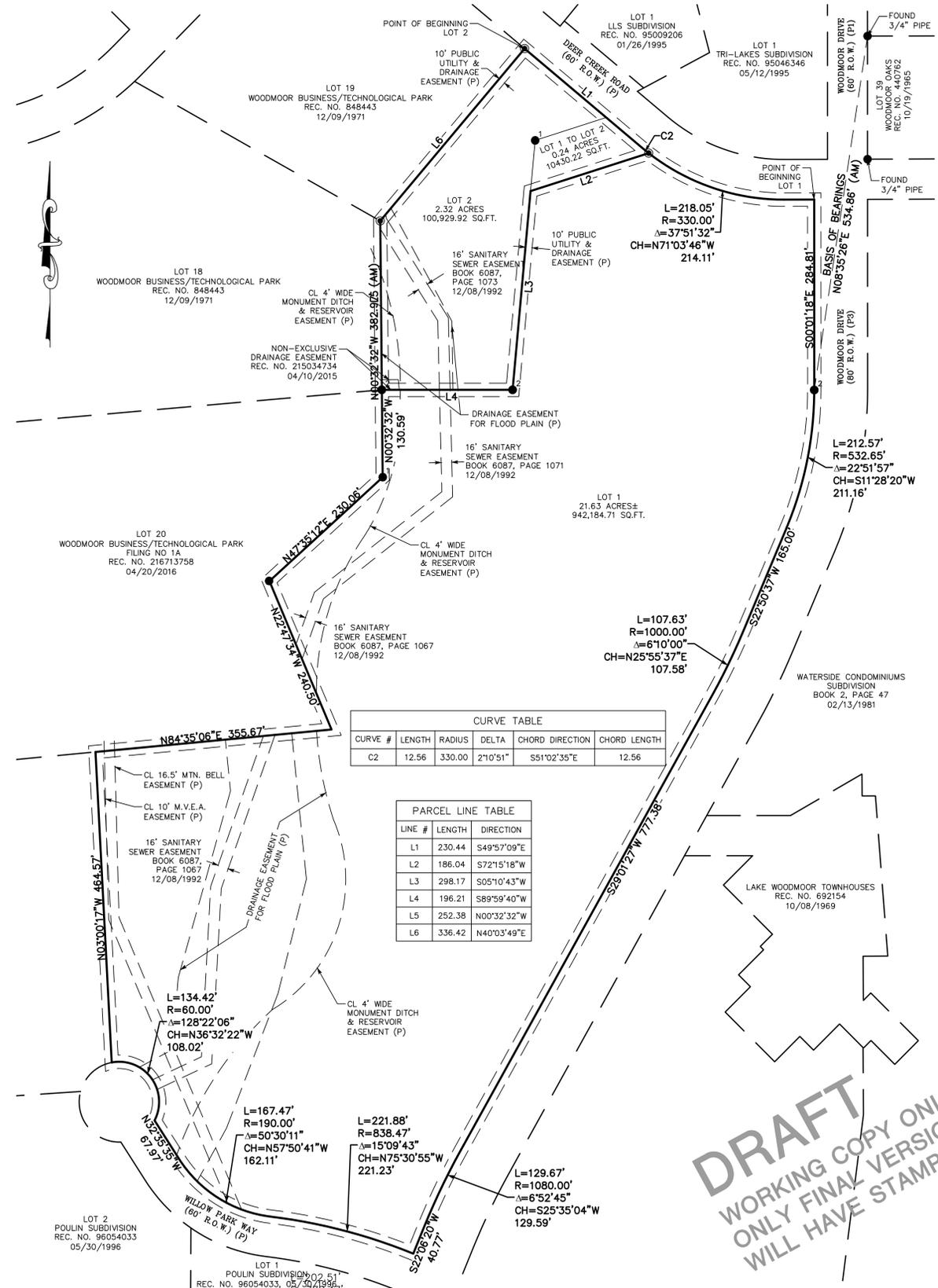
SHEET 2 OF 2

**NOTE:**  
SEE SHEET 1 FOR LEGEND.

AS CURENTLY PLATTED (SCALE 1"=100')



AS REPLATTED (SCALE 1"=100')



REVISION	DATE
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7	
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FINAL PLAT  
PATRIOT PLACE SUBDIVISION - REPLAT A

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4501 LOGAN ST.  
DENVER, CO 80216  
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FAX: (303) 923-3180



JOB NUMBER:  
20-74,782  
DATE:  
09-21-2024  
DRAWN BY:  
S. SILVA  
CHECKED BY:  
XXX/XXX/XXX  
SHEET 2 OF 2

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

BY:SSILVA FILE:74782-PLAT-C19.DWG DATE:09/24/2020 11:16 AM