

SUMMARY

98 LOTS	6.877 ACRES	58.50 %
4 TRACTS	4.789 ACRES	40.73 %
DEDICATED R-O-W	0.095 ACRES	0.77 %
TOTAL	11.761 ACRES	100.00 %

NOTES

1. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: WATER DEMAND AND WASTEWATER DISPOSAL REPORT PREPARED BY CORE ENGINEERING GROUP, DATED JANUARY 17, 2007; GEOLOGIC REPORT PREPARED BY COLORADO ENGINEERING & GEOTECHNICAL GROUP, DATED FEBRUARY 14, 2005; SOIL INVESTIGATION REPORT PREPARED BY COLORADO ENGINEERING & GEOTECHNICAL GROUP, DATED NOVEMBER 15, 2004; TRAFFIC IMPACT REPORT PREPARED BY PENTACOR ENGINEERING, LLC, DATED JULY 7, 2006; PRELIMINARY AND FINAL DRAINAGE REPORT PREPARED BY CORE ENGINEERING GROUP, DATED FEBRUARY 6, 2007; WATER AVAILABILITY STUDY, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND EROSION CONTROL REPORT.

2. ADDRESSES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

3. NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO CABLE LANE.

4. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP.

5. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE SECURITY WATER DISTRICT AND SECURITY SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

6. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION # _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATION.

8. THE AREA IN EACH LOT THAT IS OUTSIDE THE BUILDING FOOTPRINT IS COMMON AREA, MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9. SUBJECT PROPERTY IS IS THE FOUNTAIN MUTUAL METROPOLITAN DISTRICT AND IS SUBJECT TO TAXES, FEES AND REQUIREMENTS OF THAT DISTRICT.

10. THIS PLAT IS REGULATED BY COVENANTS, CONDITIONS AND REQUIREMENTS AS RECORDED UNDER RECEPTION # _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

11. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT WAS RECORDED UNDER RECEPTION # _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

12. A PRIVATE ACCESS AGREEMENT WAS RECORDED UNDER RECEPTION # _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

13. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION # _____ IN THE RECORDS OF EL PASO COUNTY, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS IS SUFFICIENT TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

14. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO DEVELOPMENT SERVICES DEPARTMENT.

15. LOTS AFFECTED BY SHALLOW GROUNDWATER INCLUDE LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 BASED ON THE COLORADO ENGINEERING AND GEOTECHNICAL GROUP, INC. SOILS INVESTIGATION PROJECT NO. 042-0673, DATED NOVEMBER 15, 2004. MITIGATION MEASURES INCLUDE, AND ARE NOT LIMITED TO, REMOVAL OF ORGANICS, A THREE FOOT OVER-EXCAVATION AND REPLACEMENT WITH STRUCTURAL FILL WITH ISOLATED COLUMNS WITH 1-2 FEET OF 6" TO 12" OF HARD ANGULAR ROCK OR BROKEN CONCRETE PUSHED IN TO STABILIZE THE SOIL, AND THE REMAINDER TO BE EQUIVALENT TO STRUCTURAL ROAD BASE PER THE RECOMMENDATIONS IN THE SOILS INVESTIGATION. THE BASE OF THE FOUNDATION SHOULD BE LOCATED AT LEAST THREE FEET ABOVE THE MAXIMUM LEVEL OF GROUNDWATER, AND THIS LEVEL SHOULD BE DETERMINED AT THE OPEN HOLE EXCAVATION WITH POT HOLES AS NEEDED TO VERIFY THE SEPARATION. A PERIMETER DRAIN IS REQUIRED AROUND ANY BELOW-GRADE USABLE SPACE, INCLUDING CRAWL SPACES. AN ADDITIONAL UNDERSLAB DRAIN MAY BE REQUIRED DEPENDING ON THE RESULTS OF THE OPEN HOLE INSPECTION.

16. STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED FOR THIS PLAT IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, ASSUMED TO BEAR S89°44'11"E.

NOTICE

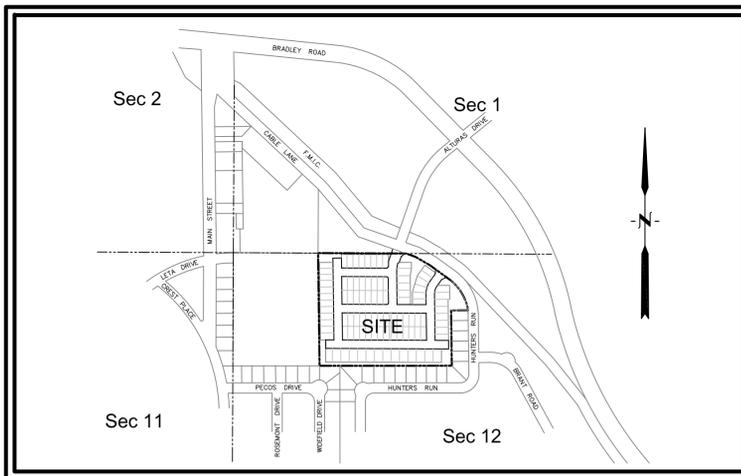
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

_____, COLORADO PLS # _____
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

**FINAL PLAT
PATRIOT VILLAGE**
A PORTION OF
THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO



VICINITY MAP
NO SCALE

PREPARED FOR
ST. ANDREWS HOMES LTD
1529 PAONIA ST.
COLORADO SPRINGS, CO 80915
CONTACT: JAMES HOWERY
719-635-3776

PREPARED BY
CORE ENGINEERING GROUP
212 N. WAHSATCH AVE., SUITE 206
COLORADO SPRINGS, CO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
719-570-1100

EASEMENTS

DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN. STREETS ARE PLATTED AS PUBLIC UTILITY, DRAINAGE AND PRIVATE ACCESS EASEMENTS. FRONT LOT LINES ARE PLATTED WITH A 5 FOOT PUBLIC UTILITY EASEMENT. REAR LOT LINES ARE PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WHERE SHOWN. NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE HOMEOWNERS ASSOCIATION

IN WITNESS WHEREOF

THE AFOREMENTIONED JAMES HOWERY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2007.

JAMES HOWERY
ST. ANDREWS HOMES LTD

NOTARIAL

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2007 BY JAMES HOWERY.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

IN WITNESS WHEREOF

THE AFOREMENTIONED _____ HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2007.

FOUNTAIN MUTUAL METROPOLITAN DISTRICT

NOTARIAL

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2007 BY _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

BE IT KNOWN BY THESE PRESENTS

THAT ST. ANDREWS HOMES LTD., BY JAMES HOWERY, AND FOUNTAIN MUTUAL METROPOLITAN DISTRICT, BY _____, ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CABLE LANE AS IT NOW EXISTS, FROM WHICH POINT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 BEARS S89°44'11"E A DISTANCE OF 263.55 FEET; THENCE S70°43'08"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CABLE LANE, A DISTANCE OF 58.64 FEET; THENCE S60°02'39"E, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID CABLE LANE, A DISTANCE OF 241.04 FEET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF CABLE LANE AS RECORDED AT RECEPTION NO. 202228876 IN THE CLERK AND RECORDER'S OFFICE, EL PASO COUNTY, COLORADO, ON A TANGENTIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 203.92 FEET AND A DELTA OF 59°21'44", AN ARC LENGTH OF 211.27 FEET; THENCE S00°40'55"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CABLE LANE, A DISTANCE OF 18.98 FEET TO THE NORTHEAST CORNER OF LOT 43, BLOCK 2, PHEASANT RUN RANCH FILING NO. 1, A PLATTED SUBDIVISION OF LAND RECORDED IN PLAT BOOK X-3 AT PAGE 18 IN THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO; THENCE ALONG THE NORTH PLAT LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 FOR THE FOLLOWING 3 COURSES; THENCE S89°13'45"W (MEASURED) (S89°19'30"W PLAT), A DISTANCE OF 100.00 FEET (MEASURED AND PLAT) TO AN ANGLE POINT ON SAID PHEASANT RUN RANCH FILING NO. 1; THENCE S00°40'55"E (MEASURED) (S00°40'30"E PLAT), A DISTANCE OF 324.84 FEET (MEASURED) (325.00 FEET PLAT) TO AN ANGLE POINT ON SAID PHEASANT RUN RANCH FILING NO. 1; THENCE S89°57'51"W (MEASURED) (S89°58'21"W PLAT) ALONG THE NORTH PLAT LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH PLAT LINE OF SUBDIVISION OF TRACT NO. 1 OF THE REILING OF SECURITY, COLORADO ADDITION NO. 4, A PLATTED SUBDIVISION OF LAND RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO, A DISTANCE OF 779.83 FEET; THENCE N00°44'31"W, A DISTANCE OF 662.04 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE S89°44'11"E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 518.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.761 ACRES, MORE OR LESS.

DEDICATION, OWNERSHIP AND MAINTENANCE

THE UNDERSIGNED PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, DRAWN TO A FIXED SCALE AS INDICATED HEREON, AND ACCURATELY ILLUSTRATING THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS. THE PROPERTY AS PLATTED SHALL BE KNOWN AS "PATRIOT VILLAGE", EL PASO COUNTY, COLORADO.

ALL STREETS PLATTED ARE HEREBY DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND PRIVATE ACCESS EASEMENTS.

TRACTS A AND B ARE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, AND OPEN SPACE. TRACT C IS DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT, OPEN SPACE AND SIDEWALK TRACT. TRACT D IS DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT, AND PRIVATE ACCESS EASEMENT.

ADDITIONAL RIGHT OF WAY FOR CABLE LANE IS PLATTED AND HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT CABLE LANE WILL BE CONSTRUCTED, AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNER'S EXPENSE AND TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, CABLE LANE AS DEDICATED WILL BECOME A MATTER OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

TRACT TABLE			
TRACT	AREA	USE	OWNED AND MAINTAINED BY
A	0.330 AC	Utility/Drainage Esmt, Open Space Tract	Homeowners Association
B	1.304 AC	Utility/Drainage Esmt, Open Space Tract	Homeowners Association
C	0.034 AC	Utility/Drainage Esmt, Open Space, Sidewalk Tract	Homeowners Association
D	3.121 AC	Public Utility/Drainage, Private Access Esmt	Homeowners Association

FILING APPROVALS

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "PATRIOT VILLAGE"

BOARD OF COUNTY COMMISSIONERS DATE _____ DIRECTOR OF DEVELOPMENT SERVICES DATE _____

RECORDING

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____M. THIS ____ DAY OF _____, 2007, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ROBERT C. BALINK, RECORDER

BY _____
DEPUTY

FEE _____

SURCHARGE _____

FEES

DRAINAGE FEES _____

BRIDGE FEES _____

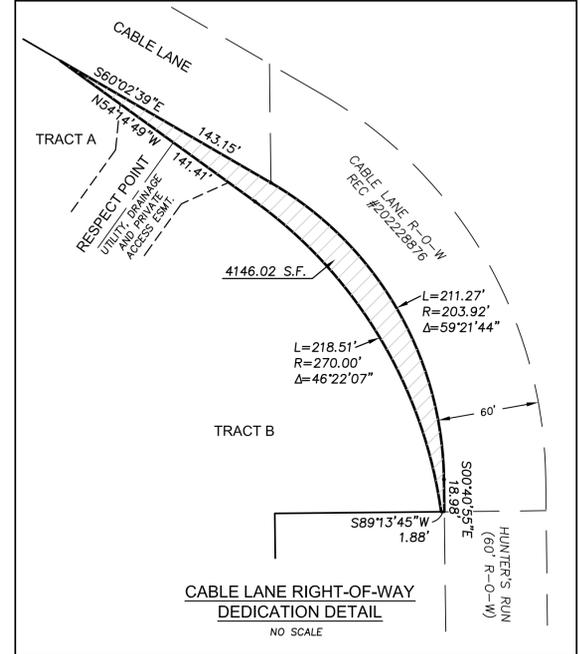
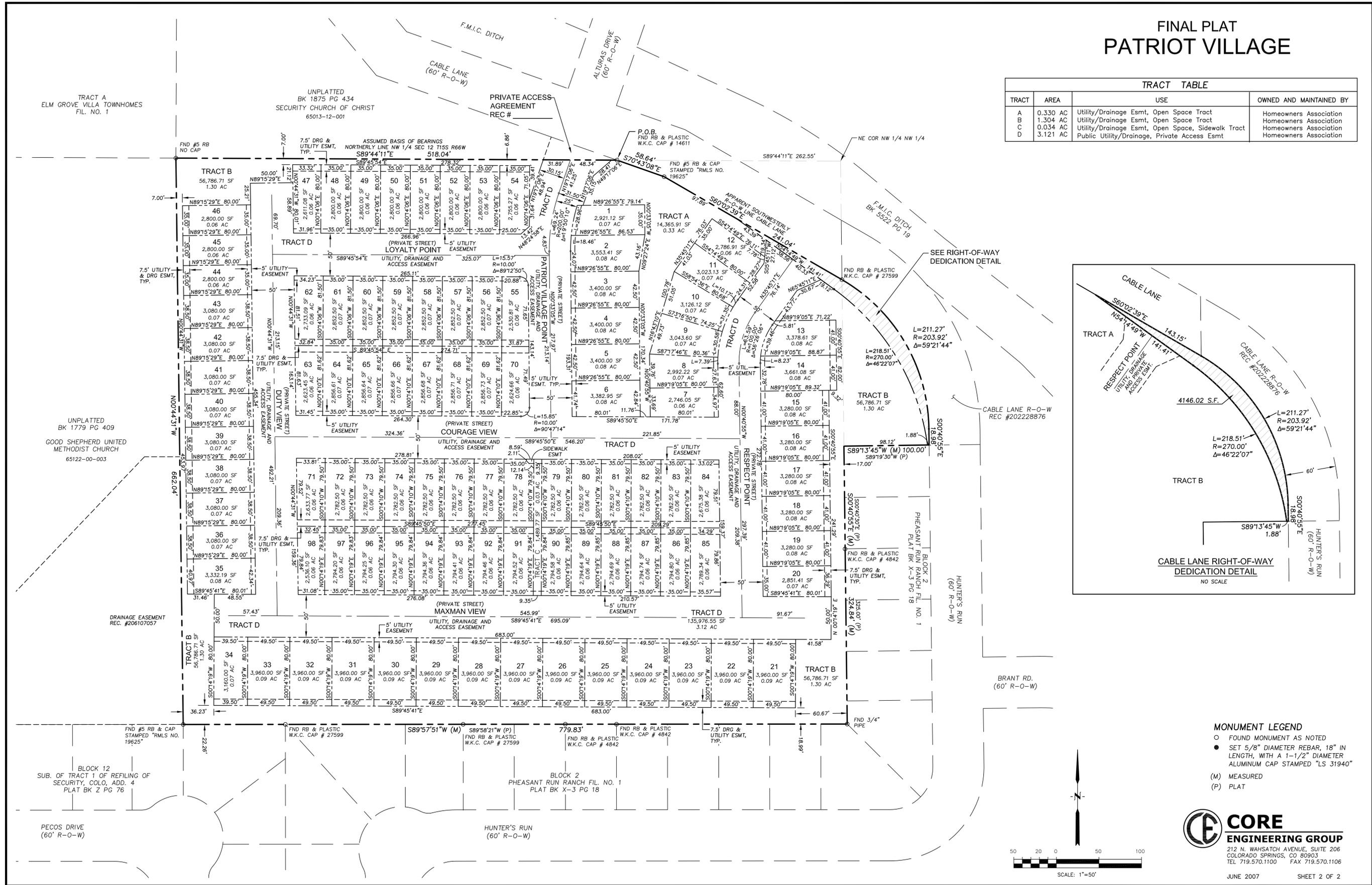
SCHOOL FEES _____

PARK FEES _____

CORE ENGINEERING GROUP
212 N. WAHSATCH AVENUE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL 719.570.1100 FAX 719.570.1106

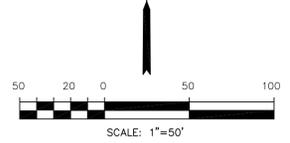
FINAL PLAT PATRIOT VILLAGE

TRACT TABLE			
TRACT	AREA	USE	OWNED AND MAINTAINED BY
A	0.330 AC	Utility/Drainage Esmt, Open Space Tract	Homeowners Association
B	1.304 AC	Utility/Drainage Esmt, Open Space Tract	Homeowners Association
C	0.034 AC	Utility/Drainage Esmt, Open Space, Sidewalk Tract	Homeowners Association
D	3.121 AC	Public Utility/Drainage, Private Access Esmt	Homeowners Association



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LS 31940"
- (M) MEASURED
- (P) PLAT



CORE ENGINEERING GROUP
 212 N. WAHSATCH AVENUE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL 719.570.1100 FAX 719.570.1106
 JUNE 2007 SHEET 2 OF 2