



Ellston Park Metropolitan District

C/O WSDM
614 N. Tejon Street
Colorado Springs, CO 80903
(719) 447-1777

December 22, 2023

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

DLG Portal

El Paso County Assessor's
Office Attn: Roger Clark
Citizens Service Center
1675 West Garden of the Gods Road, Suite 2300
Colorado Springs, Colorado 80907

rogerclark@elpasoco.com

El Paso County Clerk and
Recorder
Attn: Clerk to the Board
1675 West Garden of the Gods
Colorado Springs, CO 80907

specialdistrictsnotice@elpasoco.com

**Re: Ellston Park Metropolitan District (LGID#:67533)
Map Filing Pursuant to §32-1-306, C.R.S. – Change in Boundaries**

To Whom It May Concern:

Section 32-1-306, C.R.S., requires special districts to provide a current, accurate map of their boundaries to the Division of Local Government, County Clerk and Recorder and County Assessor by January 1 of each year. This letter is to inform you that the map that is currently on file with your office for the above-referenced District is **not** the most current and accurate map. A copy of the **updated current map** is attached for your convenience.

Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'H. Smith', is written above the printed name.

Heather Smith
District Manager, WSDM

PARCEL A:

LOT 1, BLOCK 1, CELEBRITY GOLF AND FAMILY FUN CENTER FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK H-5, AT PAGE 198 OF THE EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 6.377 ACRES, MORE OR LESS.

PARCEL B:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE N00°10'01"E ON THE EAST LINE OF HOLLAND PARK WEST SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK G-3 AT PAGE 31 OF THE EL PASO COUNTY RECORDS A DISTANCE OF 367.93 FEET;

THENCE N39°27'34"E CONTINUING ON THE EAST LINE OF SAID SUBDIVISION AND ALONG THE EAST LINE OF HOLLAND PARK WEST SUBDIVISION FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK F-3 AT PAGE 89 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 220.57 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, CELEBRITY GOLF AND FAMILY FUN CENTER FILING NO. 1, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK H-5 AT PAGE 198 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1;

1. THENCE S50°32'52"E A DISTANCE OF 113.99 FEET;
2. THENCE S00°00'00"E A DISTANCE OF 218.93 FEET;
3. THENCE N90°00'00"E A DISTANCE OF 168.50 FEET;
4. THENCE S00°00'00"E A DISTANCE OF 50.50 FEET;
5. THENCE N90°00'00"E A DISTANCE OF 120.00 FEET;
6. THENCE N00°00'00"E A DISTANCE OF 50.50 FEET;
7. THENCE N90°00'00"E A DISTANCE OF 149.97 FEET;
8. THENCE S01°16'44"E A DISTANCE OF 254.94 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 1, CHESTNUT PARK FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 214713495 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 1;

1. THENCE S88°43'16"W A DISTANCE OF 33.91 FEET;
2. THENCE S01°16'44"E A DISTANCE OF 210.00 FEET;
3. THENCE S17°56'24"E A DISTANCE OF 156.57 FEET TO THE NORTHWEST CORNER OF BLOCK 1, SUMAN'S SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK J-2 AT PAGE 71 OF SAID EL PASO COUNTY RECORDS;

THENCE S04°51'28"E ON THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 385.07 FEET TO THE SOUTHWEST CORNER THEREOF AND A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 1569 AT PAGE 641 OF SAID EL PASO COUNTY RECORDS.

THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID TRACT;

1. THENCE S88°43'16"W A DISTANCE OF 330.34 FEET;
2. THENCE S04°18'44"E A DISTANCE OF 300.55 FEET;
3. THENCE N88°43'16"E A DISTANCE OF 174.25 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 1913 AT PAGE 809 OF SAID EL PASO COUNTY RECORDS;

THENCE S04°15'16"E ON THE WEST LINE OF SAID TRACT AND THE WEST LINE OF LOT 3, FILLMORE WEST RETAIL CENTER FILING NO. 3 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 216713857 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 252.03 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID LOT 3 AND A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36;

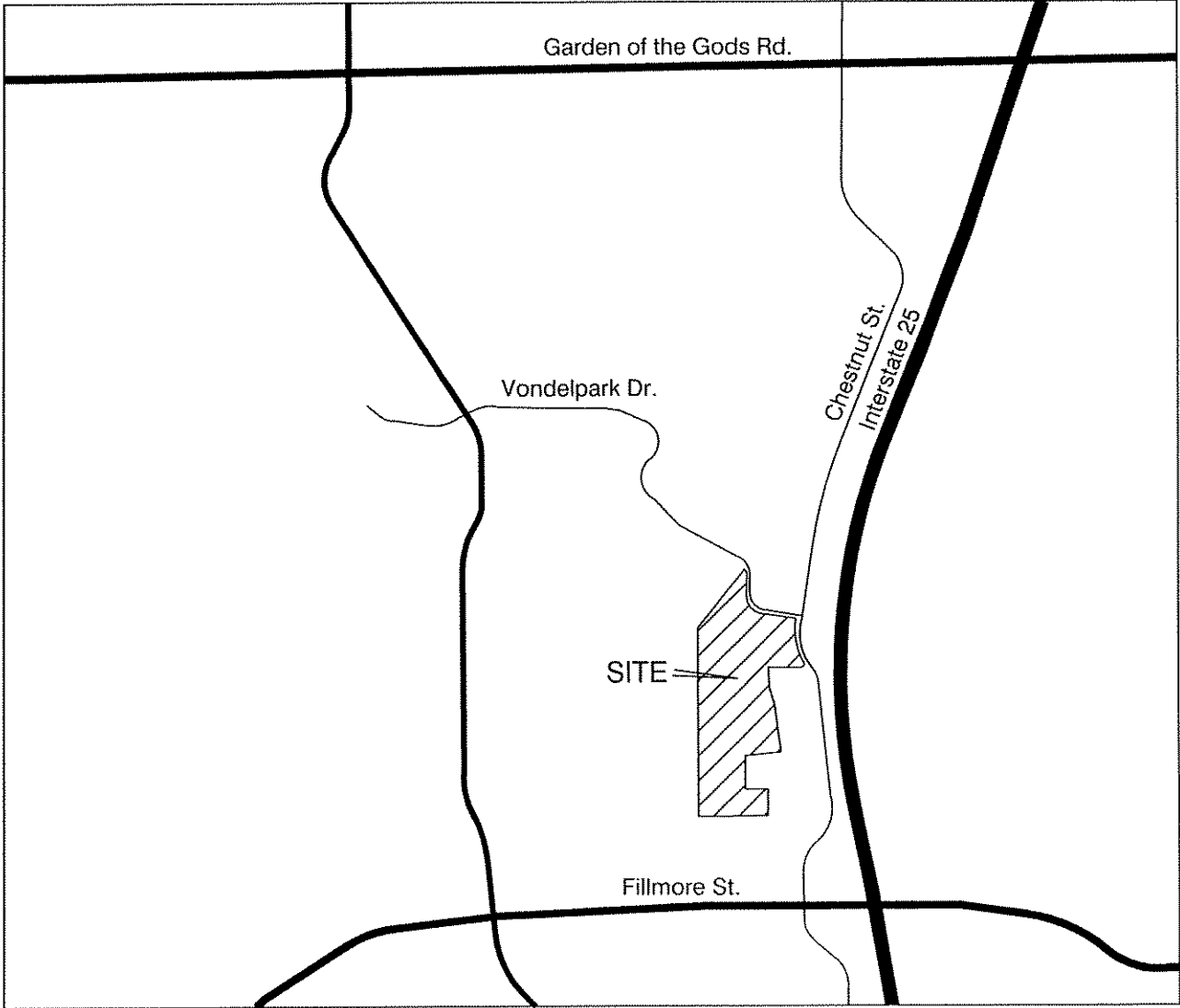
THENCE S88°45'37"W ON SAID SOUTH LINE A DISTANCE OF 611.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°02'24"E ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SAID LINE BEING COINCIDENTAL WITH THE EAST LINE OF FILLMORE HEIGHTS SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 98138750 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 1319.10 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 23.013 ACRES, MORE OR LESS

Parcel A is EPC Parcel #7325415008
Parcel B is EPC Parcel #7336100046

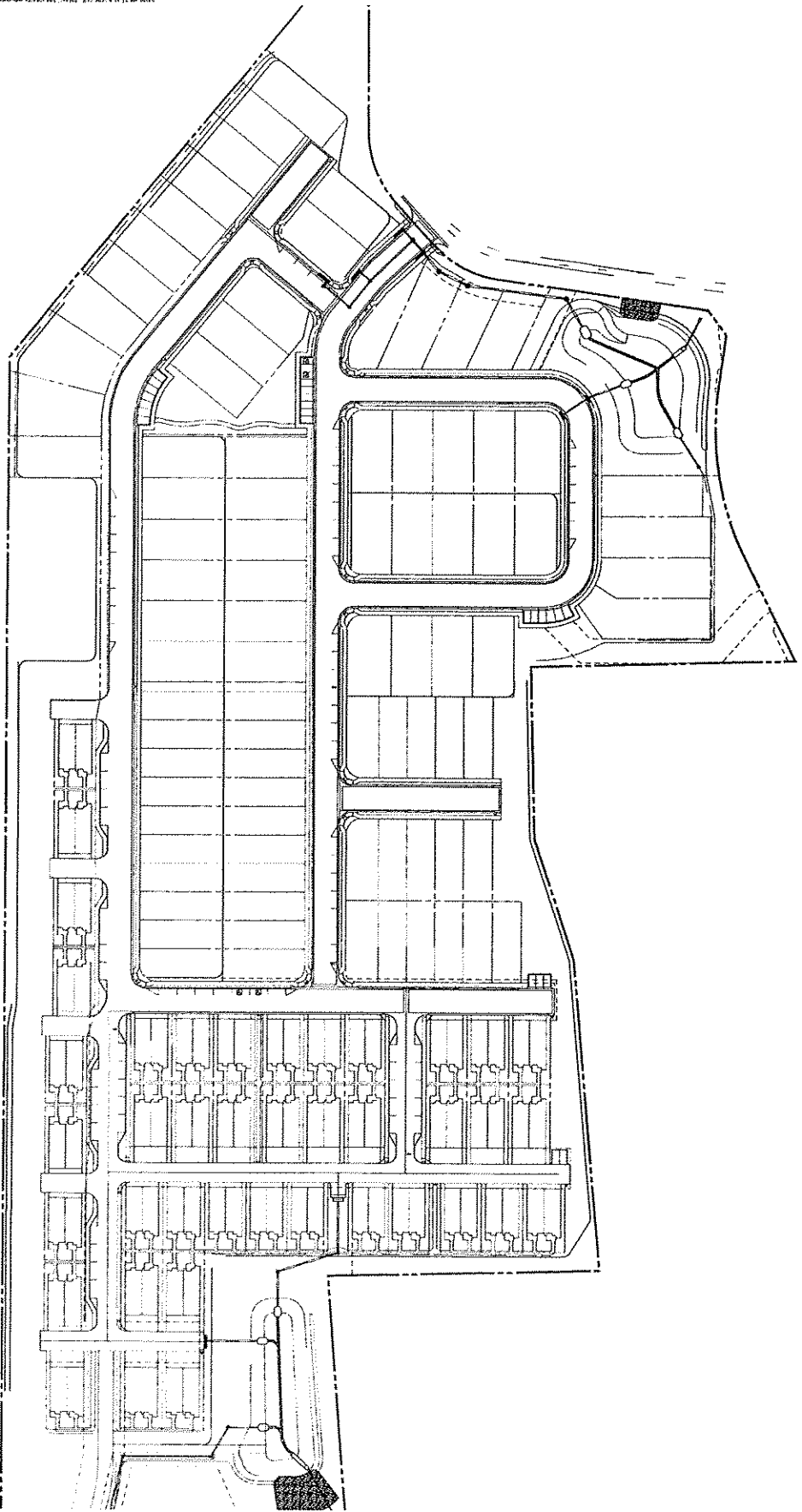
VICINITY MAP



N.T.S. 
NORTH

Previous Layout
 Total Residential - 177 Lots
 SFD - 97 Lots
 SFA - 80 Lots

Layout-1
 Total Residential - 167 Lots
 SFA - 82 Lots
 SFD 35' Width - 36 Lots
 SFD 50' Width - 49 Lots



NES Inc.
 2121 N. Olathe Avenue, Suite 200
 Olathe, MO 64151 (MO 913)
 TEL 781-211-0077
 FAX 781-211-0820
www.nesinc.com
 • P.O. Box 200 •

Eliston Park

Schematic Layout

DATE: 10/27/2011
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

No.	Description	Date
1	Schematic Layout 1	

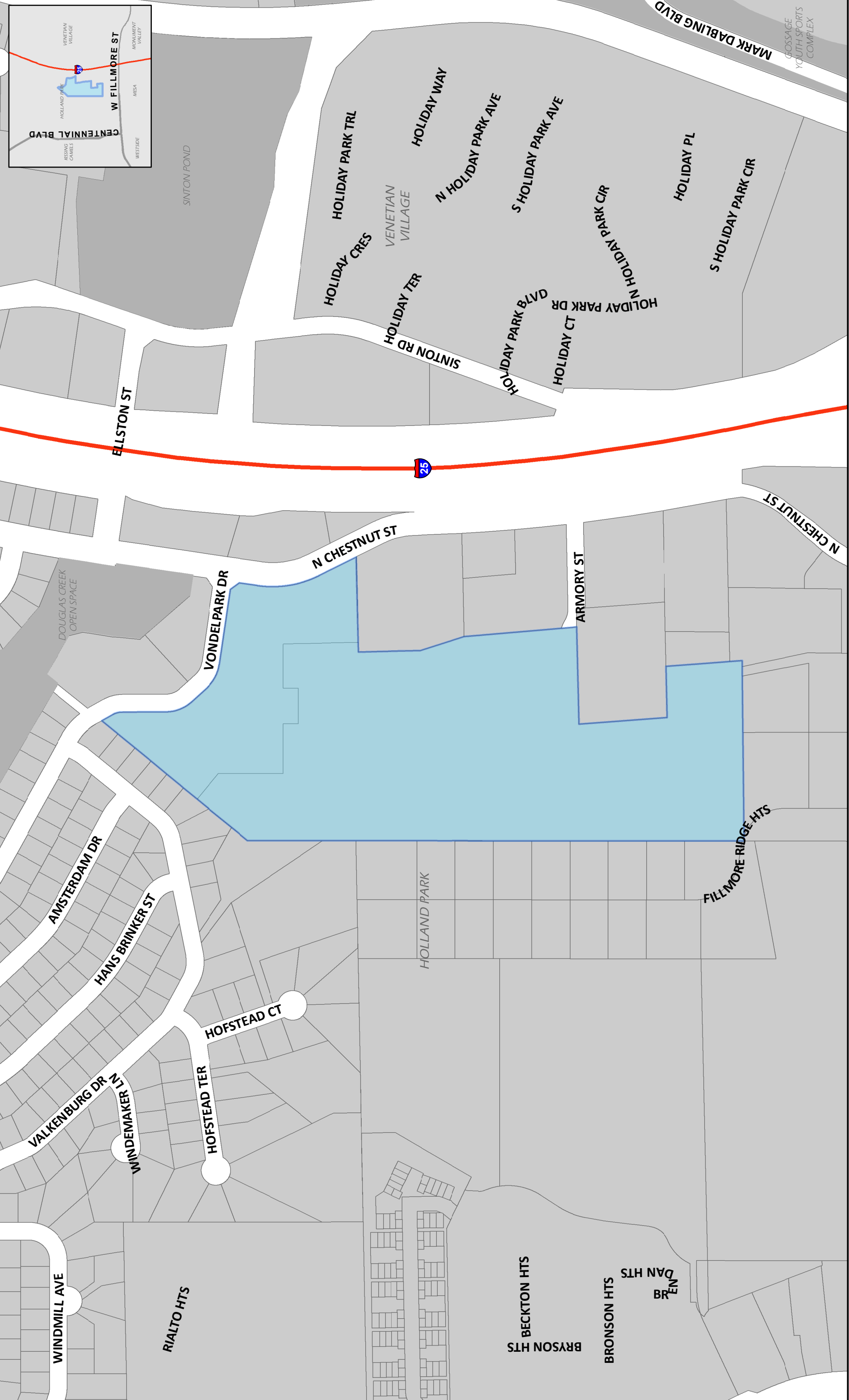
ELLSTON PARK MD



1 inch = 291.13 feet

08/19/2022 EPC Assessor's Office
NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
Projection: Lambert_Conformal_Conic

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GOSSAGE YOUTH SPORTS COMPLEX

MARK DABLING BLVD

FILLMORE RIDGE HTS

N CHESTNUT ST

ARMORY ST

HOLLAND PARK

N CHESTNUT ST

VONDEL PARK DR

AMSTERDAM DR

HANS BRINKER ST

VALKENBURG DR

WINDMAKER ST

HOFSTEAD CT

HOFSTEAD TER

WINDMILL AVE

RIALTO HTS

BECKTON HTS
BRYSON HTS

BRONSON HTS

DAN HTS
BEN HTS

HOLIDAY PARK TRL

HOLIDAY CRES

HOLIDAY TER

SINTON RD

HOLIDAY WAY

N HOLIDAY PARK AVE

S HOLIDAY PARK AVE

HOLIDAY PARK BLVD

HOLIDAY CT

N HOLIDAY PARK CIR

HOLIDAY PL

S HOLIDAY PARK CIR

SINTON POND

VENETIAN VILLAGE

DOUGLAS CREEK
OPEN SPACE