

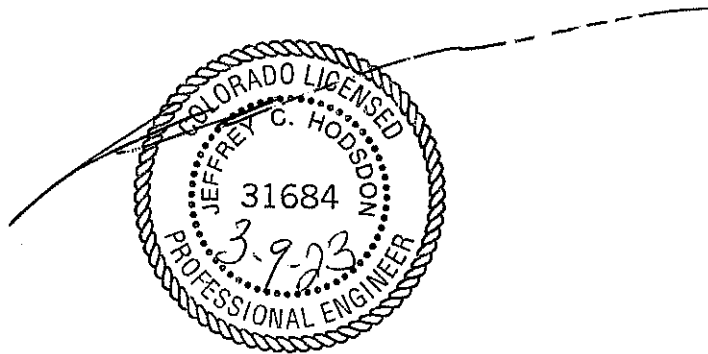


LSC TRANSPORTATION CONSULTANTS, INC.  
2504 East Pikes Peak Avenue, Suite 304  
Colorado Springs, CO 80909  
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## Homestead at Sterling Ranch Fil 3 Traffic Technical Memorandum (LSC #S234080) February 28, 2023

### Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



### Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

James J. Gray

3/10/23  
Date

### Accepted for File

By: Gilbert LaForce, P.E.  
Engineering Manager

Date: 09/12/2023 7:44:58 AM

El Paso County Department of Public Works





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February 28, 2023

Mr. Jim Morley  
Morley-Bentley Investments, LLC  
20 Boulder Crescent, 1st Floor  
Colorado Springs, CO 80903

RE: Homestead at Sterling Ranch Filing No. 3  
El Paso County, Colorado  
Transportation Memorandum  
LSC #S234080

Dear Mr. Morley:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Homestead at Sterling Ranch Filing No. 3 submittal. The currently proposed filing is a vacation and replat of Lots 24, 25, 26, 27 and Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No. 1. Sterling Ranch is located east of Vollmer Road near Lochwinnoch Lane between the future extensions of Marksheffel Road and Stapleton Drive in El Paso County, Colorado. See the attached Homestead at Sterling Ranch Filing 3 Plat for the location of the currently proposed filing. This memorandum contains the following:

- A summary of the proposed changes to the land uses;
- The projected change (decrease) in the average weekday and peak-hour vehicle trips to be generated by the Homestead at Sterling Ranch Filing Nos. 2 and 3 land uses from what was assumed in previous traffic technical memorandum and studies;

## PREVIOUS TRAFFIC REPORTS

LSC prepared a traffic technical memorandum for Homestead at Sterling Ranch Filing No. 2 dated March 3, 2020. Since completion of that report, LSC has completed many other studies in the area including an updated master traffic study (MTIS) for the entire Sterling Ranch development dated February 10, 2023. A list of other traffic studies within Sterling Ranch and in the vicinity of area of study completed within the past five years (that LSC is aware of) is attached for reference (Appendix Table 1).

## SITE DEVELOPMENT AND LAND USE

The *Homestead North at Sterling Ranch Filing 2 Traffic Technical Memorandum* dated March 3, 2020 assumed that the Filing 2 area would be developed with 104 lots for single-family homes. This area was also included in the recently updated master traffic study (MTIS) for the entire

Sterling Ranch development dated February 10, 2023 as Traffic Analysis Zone 3. The MTIS also assumed 104 lots for single-family homes would be developed in this area.

Since completion of March 3, 2020 memorandum, homes have been constructed on most of the lots within Homestead at Sterling Ranch Filing 2. A temporary detention basin was constructed on the area shown as lots 24-27 and identified on an attached approved Homestead North Filing 2 Plat with the intention that homes would be constructed once the pond was vacated. However, it has since been determined that the detention pond will need to be made permanent. The currently proposed Homestead at Sterling Ranch Filing 3 includes a replat of the area formerly shown as Lots 24-27 to show the permanence of the pond and one lot for a single-family home (Lot 1).

Sterling Ranch Filing 1 Tract D was previously used for natural drainage. This area has since been improved and all drainage has been piped. A small area of Tract D identified on both the attached Homestead North Filing 2 Plat and the attached Sterling Ranch Filing 1 Plat is now planned to be included as part of the currently proposed Homestead at Sterling Ranch Filing 3. This area will include one lot for a single-family home (Lot 2) and a smaller tract (Tract B) which connects to Sand Creek.

The proposed vacation and replat of Lots 24,25,26,27 and Tract B of Homestead at Sterling Ranch Filing No. 2 and Tract D of Sterling Ranch Filing No. 1 will result in a total of 102 single-family homes in this area, which is two less than were assumed in the traffic technical memorandum for Homestead at Sterling Ranch Filing No. 2 dated March 3, 2020 and the 2023 Sterling Ranch MTIS.

## **SITE ACCESS**

No changes to access are proposed as part of the currently proposed Homestead at Sterling Ranch Filing 3.

## **TRIP GENERATION**

Estimates of the traffic volumes expected to be generated by the currently proposed Homestead at Sterling Ranch Filing No. 3 have been made using the nationally-published trip-generation rates found in *Trip Generation, 11<sup>th</sup> Edition, 2022* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates. Table 1 also shows the estimated trip generation for Homestead at Sterling Ranch Filing 2 and a comparison to the trip-generation estimate for both Filing 2 and 3 to the trip-generation estimate for the same area assumed in the *Homestead at Sterling Ranch Filing No. 2 Traffic Technical Memorandum* dated March 3, 2020 and the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated February 10, 2023. Note that the estimates from the 2020 memorandum were based on the trip-generation rates from the 10<sup>th</sup> edition of *Trip Generation*.

As shown in Table 1, Sterling Ranch Filing Nos. 2 and 3 are projected to generate about 962 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. This is about 20 fewer trips than were assumed for the same area in the *Homestead at Sterling Ranch Filing No. 2 Traffic Technical Memorandum* dated March 3, 2020 and 19 fewer trips than were assumed in the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated February 10, 2023.

During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 18 vehicles would enter and 53 vehicles would exit the Filing 2 and Filing 3 area. This is one fewer entering vehicle and five fewer exiting vehicles than were assumed for the same area in the *Homestead at Sterling Ranch Filing No. 2 Traffic Technical Memorandum* dated March 3, 2020. This is also one fewer entering vehicle and one fewer exiting vehicle than were assumed in the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated February 10, 2023.

During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 60 vehicles would enter and 36 vehicles would exit the site. This is five fewer entering vehicles and two fewer exiting vehicles than were assumed for the same area in the *Homestead at Sterling Ranch Filing No. 2 Traffic Technical Memorandum* dated March 3, 2020. This is also two fewer entering vehicle and the same number of exiting vehicles as was assumed in the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated February 10, 2023.

## **ROADWAY CLASSIFICATIONS AND RECOMMENDED IMPROVEMENTS**

As the total number of single-family homes in the area is proposed to be reduced by two dwelling units, no changes are anticipated to the recommended street classifications and improvements shown in the *Homestead at Sterling Ranch Filing No. 2 Traffic Technical Memorandum* dated March 3, 2020 and the *Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study* dated February 10, 2023.

## **ROADWAY IMPROVEMENT FEE PROGRAM**

This project will be required to participate in the El Paso County Road Improvement Fee Program. Sterling Ranch Filing No. 3 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on two lots, the total building permit fee would be \$2,442.

\* \* \* \* \*

Please contact me if you have any questions regarding this memo.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.  
Principal

JCH/KDF:jas

Enclosures: Table 1  
Homestead at Sterling Ranch Filing 3 Plat (currently proposed)  
Appendix Table 1  
Sterling Ranch Filing 1 Plat (approved)  
Homestead at Sterling Ranch Filing 2 Plat (approved)

## Table 1

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<p style="text-align: center;">Table 1</p> <p style="text-align: center;">Trip Generation Estimate</p> <p style="text-align: center;">Homestead at Sterling Ranch Filing No. 3</p>
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Land Use Code		Land Use Description	Trip Generation Units	Trip Generation Rates <sup>(1)</sup>				Total External Trips Generated					
				Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour		Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour	
					In	Out	In	Out		In	Out	In	Out
Trip Generation Estimate For the Currently Proposed Homestead at Sterling Ranch Filing 3													
210	Single-Family Detached Housing	2 DU	9.43	0.18	0.52	0.59	0.35	19	0	1	1	1	
Trip Generation Estimate For Homestead at Sterling Ranch Filing 2 (Approved)													
*Note that four lots (Lots 24-27) are proposed to be replatted and included as part of the currently proposed Filing 3													
210	Single-Family Detached Housing	100 DU	9.43	0.18	0.52	0.59	0.35	943	18	52	59	35	
	Total Filings 2 & 3	102 DU						962	18	53	60	36	
Trip Generation Estimate From the Homestead <i>Sterling Ranch Filing 2 Traffic Technical Memorandum</i> , March 3, 2020													
210	Single-Family Detached Housing	104 DU	9.44	0.19	0.56	0.62	0.37	982	19	58	65	38	
	Change (Decrease)	-2 DU						-20	-1	-5	-5	-2	
Trip Generation Estimate For Traffic Analysis Zone 3 From the <i>Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study</i> , February 10, 2023													
210	Single-Family Detached Housing	104 DU	9.43	0.18	0.52	0.59	0.35	981	19	54	62	36	
	Change (Decrease)	-2 DU						-19	-1	-1	-2	0	

Notes:

(1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)

(2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.

# Homestead at Sterling Ranch Filing 3 Plat (currently proposed)

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**HOMESTEAD AT STERLING RANCH FILING NO. 3**  
**A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2**  
**LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,**  
**COUNTY OF EL PASO, STATE OF COLORADO**

**BE IT KNOWN BY THESE PRESENTS:**

THAT SR LAND, LLC, VANTAGE HOMES CORP., STERLING RANCH METROPOLITAN DISTRICT, AND ELITE PROPERTIES OF AMERICA INC. BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

**LEGAL DESCRIPTION:**

TRACT D, STERLING RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

LOTS 24–27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

**OWNERS CERTIFICATE/ DEDICATION STATEMENT:**

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS AND LOTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS HOMESTEAD AT STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE AFOREMENTIONED, VANTAGE HOMES CORP. HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF VANTAGE HOMES CORP.

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF VANTAGE HOMES CORP.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE AFOREMENTIONED, STERLING RANCH METROPOLITAN DISTRICT HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT

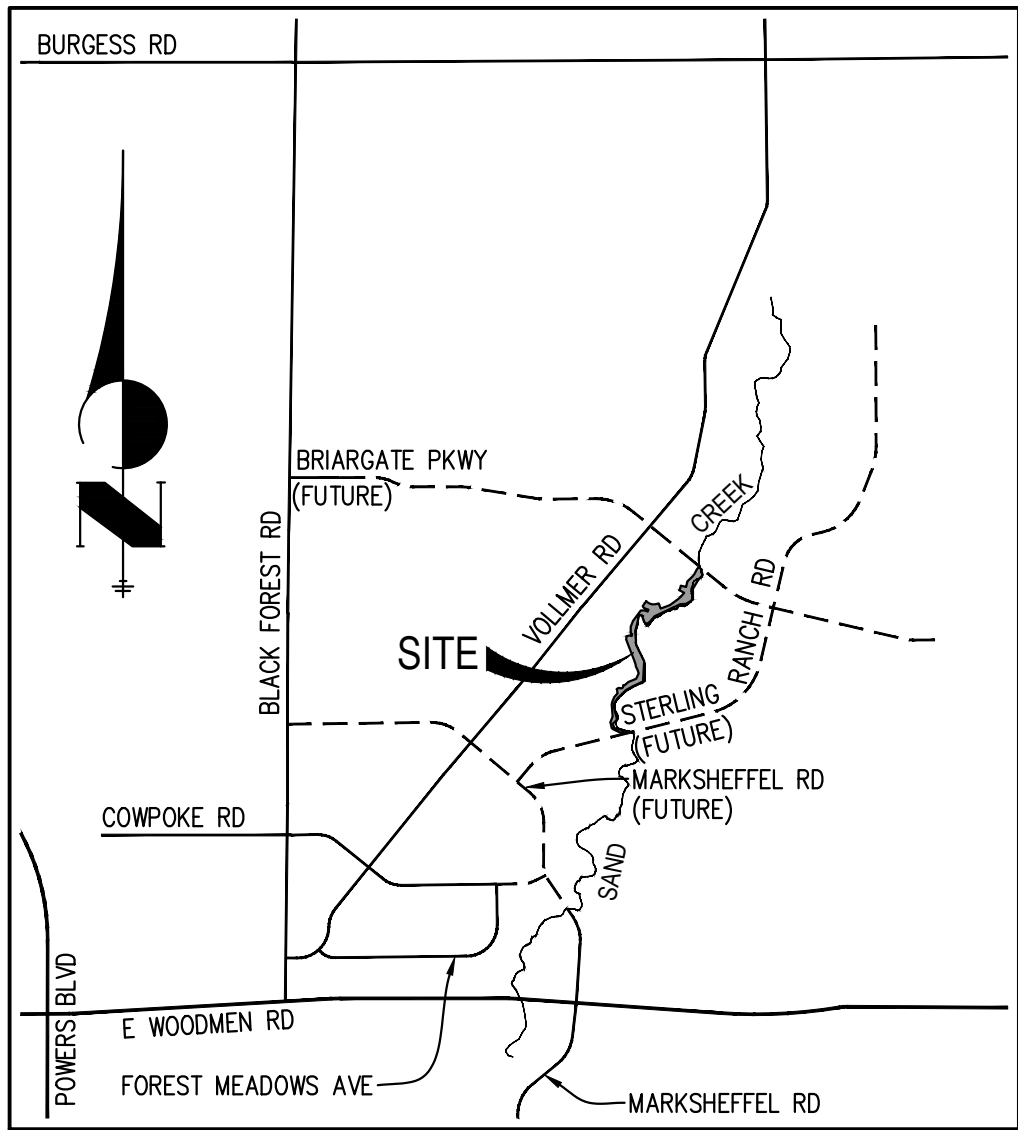
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



**VICINITY MAP**

N.T.S.

THE AFOREMENTIONED, ELITE PROPERTIES OF AMERICA INC. HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA INC.

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF ELITE PROPERTIES OF AMERICA INC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

THE DEDICATION OF TRACTS A, B, & C ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

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

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC: \_\_\_\_\_

**FEES:**

SAND CREEK DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
ACADEMY SCHOOL DISTRICT #20 FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
REGIONAL PARK FEE: \_\_\_\_\_  
URBAN PARK FEE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

**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.

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

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

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

THE TRACT D SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 218714151 ARE HEREBY VACATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THE LOTS 24–27 AND TRACT B SHOWN ON THE PLAT OF HOMESTEAD AT STERLING RANCH FILING NO. 2, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 220714621 ARE HEREBY VACATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

**SUMMARY:**

2 LOTS	0.3831 ACRES	2.41%
3 TRACTS	15.4897 ACRES	97.59%
TOTAL	15.8728 ACRES	100.00%



JOB NO. 25188.29  
JANUARY 25, 2023  
SHEET 1 OF 4

Centennial 303-740-9993 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# HOMESTEAD AT STERLING RANCH FILING NO. 3

## A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2

### LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

2. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).

3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON ARES WATER AND WASTEWATER AUTHORITY (FAWWA).

4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN \_\_\_\_\_ OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.

9. 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.

10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

11. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD.

14. 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT. WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 77.

16. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NO. \_\_\_\_\_.

PLAT NOTES:

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS 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, AT 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
- PURSUANT TO RESOLUTION \_\_\_\_\_ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS : MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT \_\_\_\_\_ BY \_\_\_\_\_ IN FILE \_\_\_\_\_ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
26. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED IMPROVEMENTS RELATED TO MARKSHEFFEL ROAD SEGMENT M2, INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL SUCH IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

TRACT SUMMARY CHART

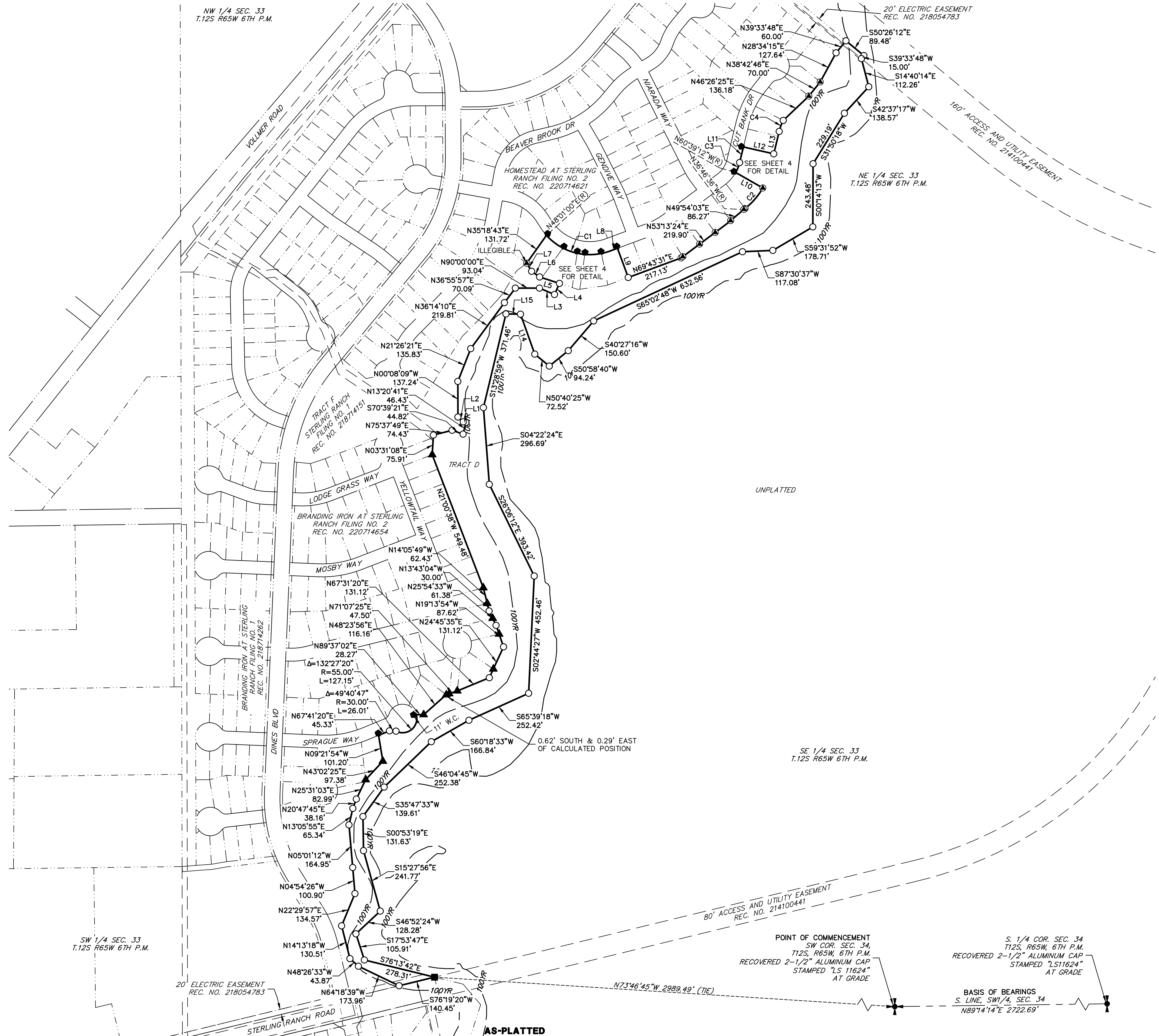
PARCEL #	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
TRACT A	38,840	0.8916	DRAINAGE, UTILITIES	METRO DIST.	METRO DIST.
TRACT B	6,198	0.1423	DRAINAGE, UTILITIES	METRO DIST.	METRO DIST.
TRACT C	629,692	14.4557	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	METRO DIST.	METRO DIST.
TOTAL TRACT AREA	674,730	15.4897			
TOTAL LOT AREA	16,689	0.3831			
TOTAL AREA	691,419	15.8728			

JOB NO. 25188.29  
JANUARY 25, 2023  
SHEET 2 OF 4



# HOMESTEAD AT STERLING RANCH FILING NO. 3

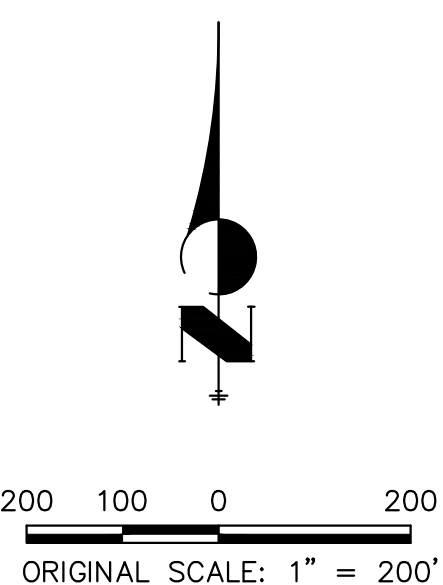
A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°54'49"W	10.23'
L2	N48°08'43"W	27.81'
L3	S66°46'15"E	62.91'
L4	N24°02'35"E	46.93'
L5	N71°56'55"W	80.38'
L6	N54°41'05"W	37.80'
L7	N31°24'46"W	36.61'
L8	N69°43'31"E	30.37'
L9	S20°16'29"E	120.00'
L10	N60°14'44"W	120.41'
L11	N13°36'16"E	61.99'
L12	S77°12'06"E	120.01'
L13	N13°36'16"E	88.81'
L14	N19°39'33"W	163.51'
L15	N88°53'18"W	56.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	68°17'28"	225.00'	268.18'
C2	23°28'10"	270.61'	110.85'
C3	15°44'32"	150.00'	41.21'
C4	13°15'35"	196.56'	45.49'

LEGEND	
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
●	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "CCES LS 38120"
■	RECOVERED 1-1/2" ALUMINUM CAP "ILLEGIBLE"
▲	RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "A.L.C. PLS 38087"
◆	RECOVERED 1-1/2" NAIL & DISC STAMPED M&S CIVIL PLS 25966 8" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED
S.F.	SQUARE FEET
A.C.	ACREAGE
(####)	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
—	PROPOSED SUBDIVISION BOUNDARY
—	PROPOSED LOT LINE
- - -	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY LINE



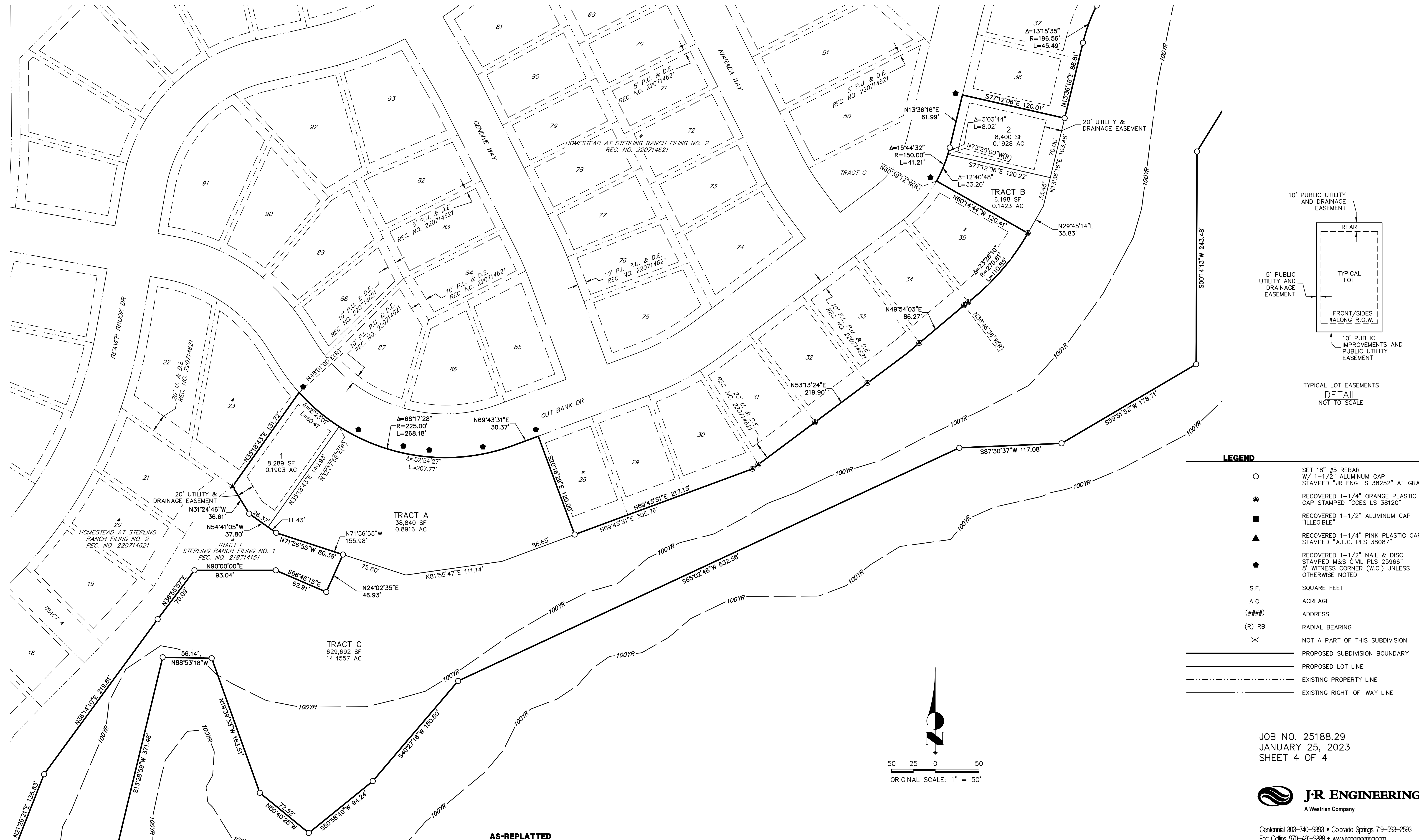
JOB NO. 25188.29  
JANUARY 25, 2023  
SHEET 3 OF 4



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# HOMESTEAD AT STERLING RANCH FILING NO. 3

A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



JOB NO. 25188.29  
JANUARY 25, 2023  
SHEET 4 OF 4

**J-R ENGINEERING**  
A Westrian Company

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

## Appendix Table 1 - Trip Generation

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**Appendix Table 1**  
**Area Traffic Impact Studies**  
**Homestead at Sterling Ranch Fil No. 3**

<b>Study</b>	<b>PCD File No<sup>(1)</sup></b>	<b>Consultant</b>	<b>Date</b>
<b>Sterling Ranch Reports</b>			
Sterling Ranch Updated Traffic Impact Analysis	<a href="#">SKP07007</a>	LSC Transportation Consultants, Inc	June 5, 2008
Sterling Ranch Phase 1 Traffic Impact Study	<a href="#">P151</a>	LSC Transportation Consultants, Inc	March 16, 2015
Sterling Ranch Phases 1-3 Transportation Memorandum	<a href="#">SP1415</a>	LSC Transportation Consultants, Inc	October 2, 2017
Branding Iron at Sterling Ranch Filing No. 1 and Homestead at Sterling Ranch Filing No. 1 Transportation	<a href="#">SF1724</a> <a href="#">SF1725</a>	LSC Transportation Consultants, Inc	December 19, 2017
Sterling Ranch Filing No. 2 Transportation Memorandum	<a href="#">SF1820</a>	LSC Transportation Consultants, Inc	April 3, 2018
Sterling Ranch Phase 2 Preliminary Plan Traffic Impact Study	<a href="#">SP203</a>	LSC Transportation Consultants, Inc	December 20, 2018
Homestead at Sterling Ranch Filing No. 2 Transportation Memorandum	<a href="#">SF194</a>	LSC Transportation Consultants, Inc	March 3, 2020
Branding Iron at Sterling Ranch Filing No. 2 Transportation Memorandum	<a href="#">SF1918</a>	LSC Transportation Consultants, Inc	May 6, 2020
Sterling Ranch Filing No. 2 and Phase 2 Traffic Impact Study	<a href="#">SF2015</a> <a href="#">SP191</a>	LSC Transportation Consultants, Inc	June 23, 2021
Sterling Ranch Filing No. 3 Transportation Memorandum	<a href="#">SF2132</a>	LSC Transportation Consultants, Inc	April 19, 2022
Copper Chase at Sterling Ranch Transportation Memorandum	<a href="#">PUDSP222</a>	LSC Transportation Consultants, Inc	December 14, 2021
Homestead North Phase 1 Updated Transportation Memorandum	<a href="#">SP208</a>	LSC Transportation Consultants, Inc	January 11, 2022
Homestead North Filing No. 1 Traffic Technical Memorandum	<a href="#">SF2213</a>	LSC Transportation Consultants, Inc	February 2, 2022
Homestead North Filing No. 2 Traffic Technical Memorandum	<a href="#">SF2218</a>	LSC Transportation Consultants, Inc	April 15, 2022
Homestead North Filing 3 Traffic Impact Study	<a href="#">SF2229</a>	LSC Transportation Consultants, Inc	June 17, 2022
The Villages at Sterling Ranch East Preliminary Plan/Traffic Generation Analysis	<a href="#">PUDSP226</a>	SM Rocha, LLC	July 1, 2022
Sterling Ranch Sketch Plan Amendment Master Traffic Impact Study	<a href="#">SKP224</a>	LSC Transportation Consultants, Inc	February 10, 2023
Sterling Ranch East - Rezoning & Preliminary Plan Traffic Impact Study	<a href="#">SP-22-004, P-22-012, P-22-013</a>	LSC Transportation Consultants, Inc	February 10, 2023
Sterling Ranch East Filing Nos 1 & 2 Traffic Technical Memorandum	<a href="#">SF2235</a> <a href="#">SF2237</a>	LSC Transportation Consultants, Inc	February 10, 2023
Sterling Ranch Filing No. 4 Transportation Memorandum	<a href="#">SF2230</a>	LSC Transportation Consultants, Inc	February 21, 2023
Foursquare at Sterling Ranch East Traffic Technical Memorandum	<a href="#">PUDSP227</a>	LSC Transportation Consultants, Inc	February 24, 2023
<b>Retreat at TimberRidge Reports</b>			
The Retreat at TimberRidge Traffic Impact Analysis	<a href="#">PUD173</a>	LSC Transportation Consultants, Inc	January 25, 2018
The Retreat at TimberRidge Preliminary Plan Traffic Technical Memorandum	<a href="#">SP182</a>	LSC Transportation Consultants, Inc	June 29, 2018
The Retreat at TimberRidge Filing No. 1 Traffic Technical Memorandum	<a href="#">SF199</a>	LSC Transportation Consultants, Inc	April 3, 2020
The Retreat at TimberRidge Filing No. 2 Updated Traffic Technical Memorandum	<a href="#">SF2121</a>	LSC Transportation Consultants, Inc	October 4, 2021
The Retreat at TimberRidge Filing No. 3 Traffic Technical Memorandum		LSC Transportation Consultants, Inc	July 1, 2022
<b>Other Area Reports</b>			
Wolf Ranch School Site Traffic Impact Study	<a href="#">OAR1720</a>	Matrix Design Group, Inc.	5-May-17
The Ranch Sketch Plan Traffic Impact Analysis	<a href="#">SKP186</a>	LSC Transportation Consultants, Inc	July 9, 2019
Lodge III Traffic Impact Study	<a href="#">OAR</a>	LSC Transportation Consultants, Inc	December 13, 2019
Continental 613 Traffic Impact Study	<a href="#">OAR2177</a>	LSC Transportation Consultants, Inc	July 16, 2021
Solace at Black Forest Traffic Impact and Access Analysis	<a href="#">OAR2134</a>	LSC Transportation Consultants, Inc	August 13, 2021
Traffic Impact Study Addendum for Percheron	<a href="#">OAR2173</a>	SM Rocha, LLC	October, 2021
Woodmen East Commercial Center Traffic Impact Analysis	<a href="#">OAR2191</a>	LSC Transportation Consultants, Inc	December 8, 2021
Traffic Impact Study for Jaynes Property	<a href="#">SKP225</a>	SM Rocha, LLC	May, 2022
Traffic Impact Study for Rhetoric Site	<a href="#">P2216</a>	SM Rocha, LLC	June, 2022
Briargate-Stapleton Corridor Study (DRAFT)	<a href="#">briargate-stapleton.com</a>	Wilson & Company	December 9, 2021
Notes:			
(1) Follow the links listed below to obtain the most recent version of each listed study. To obtain a copy of the version of each study used in preparing this report please contact LSC Transportation Consultants, Inc.			
Source: LSC Transportation Consultants, Inc.			

# Sterling Ranch Filing 1 Plat (approved)

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# STERLING RANCH FILING NO. 1

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

14151

## BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, AND SR COMMERCIAL, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 28 AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

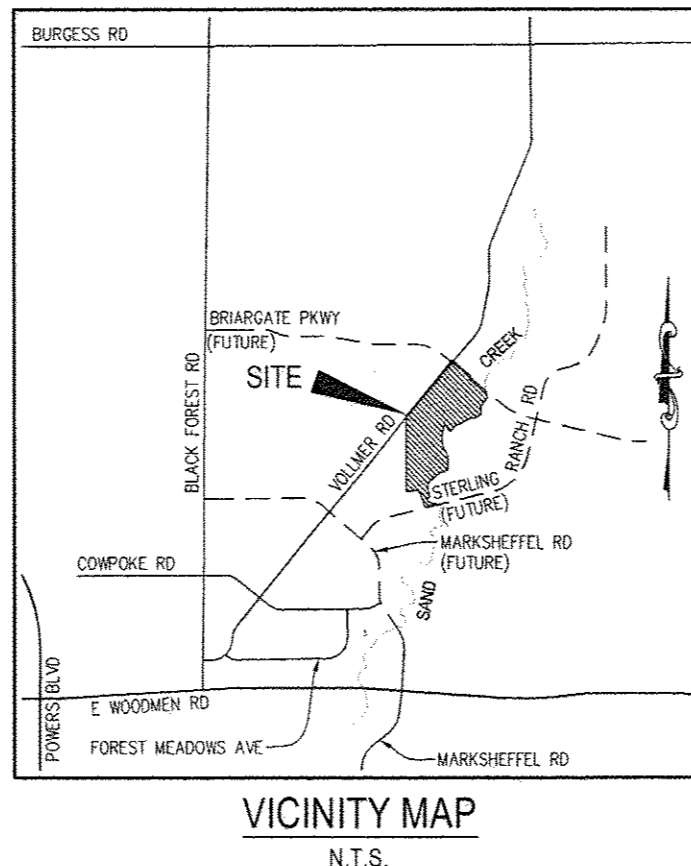
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N 46°19'08" W, A DISTANCE OF 5321.79 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33 SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N 39°33'48" E ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD, A DISTANCE OF 2355.81 FEET;

THENCE S 50°26'12" E, A DISTANCE OF 810.00 FEET;  
THENCE S 39°33'48" W, A DISTANCE OF 130.00 FEET;  
THENCE S 50°26'12" E, A DISTANCE OF 766.13 FEET;  
THENCE S 39°33'48" W, A DISTANCE OF 15.00 FEET;  
THENCE S 14°40'14" E, A DISTANCE OF 112.26 FEET;  
THENCE S 42°37'17" W, A DISTANCE OF 138.57 FEET;  
THENCE S 31°50'18" W, A DISTANCE OF 229.19 FEET;  
THENCE S 00°14'13" W, A DISTANCE OF 243.48 FEET;  
THENCE S 59°31'52" W, A DISTANCE OF 178.71 FEET;  
THENCE S 87°30'37" W, A DISTANCE OF 117.08 FEET;  
THENCE S 65°02'48" W, A DISTANCE OF 632.56 FEET;  
THENCE S 40°27'16" W, A DISTANCE OF 150.60 FEET;  
THENCE S 50°58'40" W, A DISTANCE OF 94.24 FEET;  
THENCE N 50°40'25" W, A DISTANCE OF 72.52 FEET;  
THENCE N 19°39'33" W, A DISTANCE OF 163.51 FEET;  
THENCE N 88°53'18" W, A DISTANCE OF 56.14 FEET;  
THENCE S 13°28'59" W, A DISTANCE OF 371.46 FEET;  
THENCE S 04°22'24" E, A DISTANCE OF 296.69 FEET;  
THENCE S 26°06'12" E, A DISTANCE OF 393.42 FEET;  
THENCE S 02°44'27" W, A DISTANCE OF 452.46 FEET;  
THENCE S 65°39'18" W, A DISTANCE OF 252.42 FEET;  
THENCE S 60°18'33" W, A DISTANCE OF 166.84 FEET;  
THENCE S 46°04'45" W, A DISTANCE OF 252.38 FEET;  
THENCE S 35°47'33" W, A DISTANCE OF 139.61 FEET;  
THENCE S 00°53'19" E, A DISTANCE OF 131.63 FEET;  
THENCE S 15°27'56" E, A DISTANCE OF 241.77 FEET;  
THENCE S 46°52'24" W, A DISTANCE OF 128.28 FEET;  
THENCE S 17°53'47" E, A DISTANCE OF 105.91 FEET;  
THENCE S 76°13'42" E, A DISTANCE OF 278.31 FEET;  
THENCE S 76°19'20" W, A DISTANCE OF 391.51 FEET;  
THENCE N 13°40'40" W, A DISTANCE OF 218.90 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°23'00", AN ARC LENGTH OF 134.76 FEET (THE LONG CHORD OF WHICH BEARS N 22°52'10" W, A LONG CHORD DISTANCE OF 134.18 FEET);  
THENCE N 32°03'40" W, 152.06 FEET TO A POINT OF CURVE;  
THENCE ALONG THE ARC OF A 595.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 8°11'54" (THE LONG CHORD OF WHICH BEARS N 27°57'43", A LONG CHORD DISTANCE OF 85.07 FEET);  
THENCE S 83°22'30" W, A DISTANCE OF 194.64 FEET;  
THENCE S 80°21'06" W, A DISTANCE OF 59.99 FEET;  
THENCE S 85°53'10" W, A DISTANCE OF 59.92 FEET;  
THENCE S 85°09'36" W, A DISTANCE OF 54.23 FEET;  
THENCE N 04°50'24" W, A DISTANCE OF 20.00 FEET TO A POINT ON SAID WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 33;  
THENCE N 00°07'25" W ALONG SAID WEST LINE, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 5,853,541 SQUARE FEET (134.379 ACRES) MORE OR LESS.



## OWNERS CERTIFICATE / DEDICATION STATEMENT:

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 1, EL PASO COUNTY, COLORADO.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D.

BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR LAND, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D. BY JAMES F. MORLEY AS Manager OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL: Eric S. Howard  
MY COMMISSION EXPIRES: 05-30-2022  
NOTARY PUBLIC

THE AFOREMENTIONED, SR COMMERCIAL, LLC HAS EXECUTED THIS INSTRUMENT THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D.

BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR COMMERCIAL, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D. BY JAMES F. MORLEY AS Manager OF SR COMMERCIAL, LLC.

WITNESS MY HAND AND OFFICIAL SEAL: Eric S. Howard  
MY COMMISSION EXPIRES: 05-30-2022  
NOTARY PUBLIC

## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, D, F, H, I, J, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AND CC ARE FOR LANDSCAPE PURPOSES, DRAINAGE, FLOODPLAIN, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D.

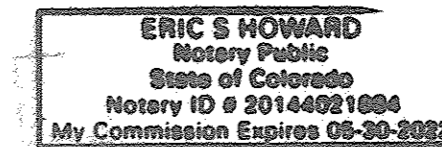
BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: MAY 30, 2022  
NOTARY PUBLIC Eric S. Howard



## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT C IS FOR FUTURE COMMERCIAL DEVELOPMENT PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR COMMERCIAL, LLC.

BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR COMMERCIAL, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D.

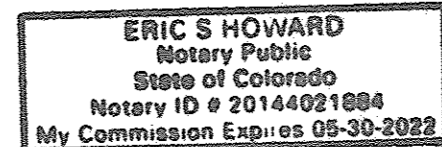
BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR COMMERCIAL, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: MAY 30, 2022  
NOTARY PUBLIC Eric S. Howard



## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS E, G, K, AND BB ARE FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR LAND, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF MAY, 2018, A.D.

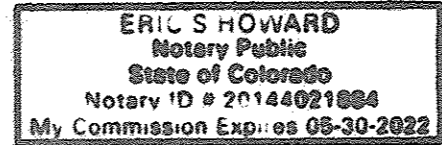
BY: James F. Morley

PRINTED NAME: JAMES F. MORLEY

AS: Manager OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: MAY 30, 2022  
NOTARY PUBLIC Eric S. Howard



## SURVEYOR'S CERTIFICATION:

I, VERNON P. TAYLOR, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THE 21<sup>st</sup> DAY OF MAY, 2018.

Vernon P. Taylor  
VERNON P. TAYLOR  
PLS NO. 25966  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903



## 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.

## PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 21 DAY OF MAY, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

C. J. Taylor  
DIRECTOR, PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

5/21/18  
DATE

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 13 DAY OF February, 2018. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

Dan R. Brown  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

## CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:51 O'CLOCK A.M., THIS 30<sup>th</sup> DAY OF May, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. 28714151 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

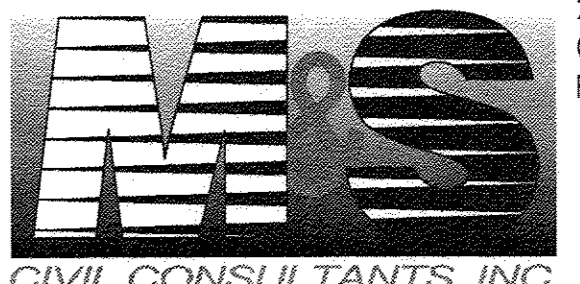
BY: Charles D. Broerman  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

## FEES:

Dr DRAINAGE FEE: \$232,075.77 Pre-Credit used prior to Drainage Bar  
BRIDGE FEE: \$70,301.83 Sand Creek  
SCHOOL FEE: NONE (No Lots)  
PARK FEE: NONE (No Lots)

SUMMARY:  
TRACTS 122.020 ACRES 90.80%  
RIGHTS-OF-WAY 12.359 ACRES 9.20%  
TOTAL 134.379 ACRES 100.00%

FINAL PLAT  
STERLING RANCH FILING NO. 1  
JOB NO. 09-002  
DATE PREPARED: 12/7/2016  
DATE REVISED: 05/17/2018



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: Q:\09002A\Sterling Ranch District\dwg\Survey\Rec\09002-PLAT-SR FILL.dwg Plotstamp: 5/18/2018 3:41 PM

# STERLING RANCH FILING NO. 1

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

14151

### PLAT NOTES:

1. BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
2. FLOODPLAIN STATEMENT:  
A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535F, EFFECTIVE DATE MARCH 17, 1997. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. 161851, PREPARED BY CAPSTONE TITLE, DATED MAY 17, 2018.
4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
9. 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.
10. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEETS 4 THROUGH 7 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
11. 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).
12. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. NO REPLATS OF TRACTS C, E, G, K OR BB SHALL BE RECORDED UNTIL AND UNLESS ALL DRAINAGE IMPROVEMENTS AND ALL ROAD IMPROVEMENTS NECESSARY TO SERVE THE DEVELOPMENT OF THE PARTICULAR TRACT, AS IDENTIFIED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT REC. NO. 218061175, HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY OR DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL. IN THE EVENT THAT A PORTION OF THE DRAINAGE AND ROAD IMPROVEMENTS ARE NOT COMPLETED PRIOR TO THE RECORDING OF THE PARTICULAR REPLATED TRACT, COLLATERAL SUFFICIENT IN THE OPINION OF THE COUNTY TO ASSURE COMPLETION OF THE IMPROVEMENTS MAY BE POSTED BY THE SUBDIVIDER AND A DEADLINE BY WHICH SUCH IMPROVEMENTS SHALL BE COMPLETED SHALL ESTABLISHED BY WRITTEN AGREEMENT.
15. 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 IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF. (USE WHEN RESIDENTIAL IS ADJACENT TO INDUSTRIAL)
17. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
18. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.

19. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-454), OR ANY AMENDMENTS THERETO, AT 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
22. THE FOLLOWING TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING TRACTS ARE IMPACTED:  
TRACTS A, B, C, D, E, F, G, I, J, K, L, N, AA, BB, & CC.
23. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE PARKWAY.
24. TRACT D IS A NO BUILD FLOODPLAIN TRACT.
25. A PUBLIC DRAINAGE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACT D IS HEREBY DEDICATED TO EL PASO COUNTY FOR THE PURPOSES OF STORMWATER CONVEYANCE, CONSTRUCTION OF DRAINAGE IMPROVEMENTS, AND RELATED MAINTENANCE. ALTHOUGH EL PASO IS GRANTED THE AUTHORITY TO CONSTRUCT AND MAINTAIN DRAINAGE IMPROVEMENTS WITHIN TRACT D, THAT GRANT SHALL IN NO WAY BE CONSTRUED TO REQUIRE EL PASO COUNTY TO PERFORM ANY CONSTRUCTION OR MAINTENANCE ON SUCH DRAINAGE IMPROVEMENTS.
26. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR PONDS, W9, 4 & 8 IS RECORDED UNDER REC. NO. 218061178, REC. NO. 218061179 & REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
27. A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
28. A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
29. A NON-EXCLUSIVE STORM BYPASS SYSTEM EASEMENT IS RECORDED UNDER REC. NO. 218054785, OF THE RECORDS OF EL PASO COUNTY.
30. A MOUNTAIN VIEW ELECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY EASEMENT IS RECORDED UNDER REC. NO. 218054783, OF THE RECORDS OF EL PASO COUNTY.
31. A GRANT OF TRAIL EASEMENT IS RECORDED UNDER REC. NO. 218054786, OF THE RECORDS OF EL PASO COUNTY.
32. A RIGHT OF WAY AGREEMENT IS RECORDED UNDER REC. NO. 205161563, OF THE RECORDS OF EL PASO COUNTY.
33. A PERMANENT EASEMENT AGREEMENT IS RECORDED UNDER REC. NO. 201034022, OF THE RECORDS OF EL PASO COUNTY.
34. A AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF THE RECORDS OF EL PASO COUNTY.
35. A AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY.
36. A AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442, AND AMENDED UNDER REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.
37. A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
38. NO FINDING OF SUFFICIENCY WITH RESPECT TO WATER QUALITY, QUALITY OR DEPENDABILITY HAS BEEN MADE FOR THIS SUBDIVISION FINAL PLAT BY THE BOARD OF COUNTY COMMISSIONERS. NO BUILDING PERMITS OR REPLATS OF ANY TRACTS SHALL BE APPROVED UNTIL STATE AND LOCAL REQUIREMENTS REGARDING WATER AND WASTEWATER SUPPLY HAVE BEEN MET.

TRACT TABLE					
TRACT	SIZE (ACRES)	USE	ADDRESS	MAINTENANCE	OWNERSHIP
A	0.122	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8469 WHEATLAND DRIVE	SRMD#1	SRMD#1
B	0.977	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	8491 WHEATLAND DRIVE	SRMD#1	SRMD#1
C	14.430	FUTURE COMMERCIAL PAD SITES/TIER IV TRAIL	N/A	SR LAND, LLC	SR LAND, LLC
D	14.791	OPEN SPACE/FLOODPLAIN/TIER 1 TRAIL	N/A	SRMD#1	SRMD#1
E	29.658	FUTURE SINGLE FAMILY LOTS	N/A	SR LAND, LLC	SR LAND, LLC
F	3.987	OPEN SPACE/DRAINAGE POND/FLOODPLAIN/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER 1 TRAIL	9155 DINES BOULEVARD	SRMD#1	SRMD#1
G	19.574	FUTURE SINGLE FAMILY LOTS	N/A	SR LAND, LLC	SR LAND, LLC
H	0.329	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8339 WHEATLAND DRIVE 9305 DINES BOULEVARD	SRMD#1	SRMD#1
I	0.063	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9304 DINES BOULEVARD	SRMD#1	SRMD#1
J	2.053	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9354 DINES BOULEVARD	SRMD#1	SRMD#1
K	18.881	FUTURE SINGLE FAMILY LOTS	N/A	SR LAND, LLC	SR LAND, LLC
L	2.734	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	9034 DINES BOULEVARD	SRMD#1	SRMD#1
M	0.168	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	8904 DINES BOULEVARD	SRMD#1	SRMD#1
N	0.075	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9244 DINES BOULEVARD	SRMD#1	SRMD#1
O	0.153	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9204 DINES BOULEVARD	SRMD#1	SRMD#1
P	0.057	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9138 DINES BOULEVARD	SRMD#1	SRMD#1
Q	0.051	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9088 DINES BOULEVARD	SRMD#1	SRMD#1
R	0.064	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9038 DINES BOULEVARD	SRMD#1	SRMD#1
S	0.064	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8988 DINES BOULEVARD	SRMD#1	SRMD#1
T	0.057	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8938 DINES BOULEVARD	SRMD#1	SRMD#1
U	0.031	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8914 DINES BOULEVARD	SRMD#1	SRMD#1
V	0.052	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8935 DINES BOULEVARD	SRMD#1	SRMD#1
W	0.064	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	8985 DINES BOULEVARD	SRMD#1	SRMD#1
X	0.064	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9035 DINES BOULEVARD	SRMD#1	SRMD#1
Y	0.051	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9085 DINES BOULEVARD	SRMD#1	SRMD#1
Z	0.027	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9135 DINES BOULEVARD	SRMD#1	SRMD#1
AA	0.181	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	9235 DINES BOULEVARD	SRMD#1	SRMD#1
BB	10.545	FUTURE SINGLE FAMILY LOTS	N/A	SR LAND, LLC	SR LAND, LLC
CC	2.717	OPEN SPACE/DRAINAGE POND/PARK/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER 1 TRAIL	8885 DINES BOULEVARD	SRMD#1	SRMD#1
*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1					



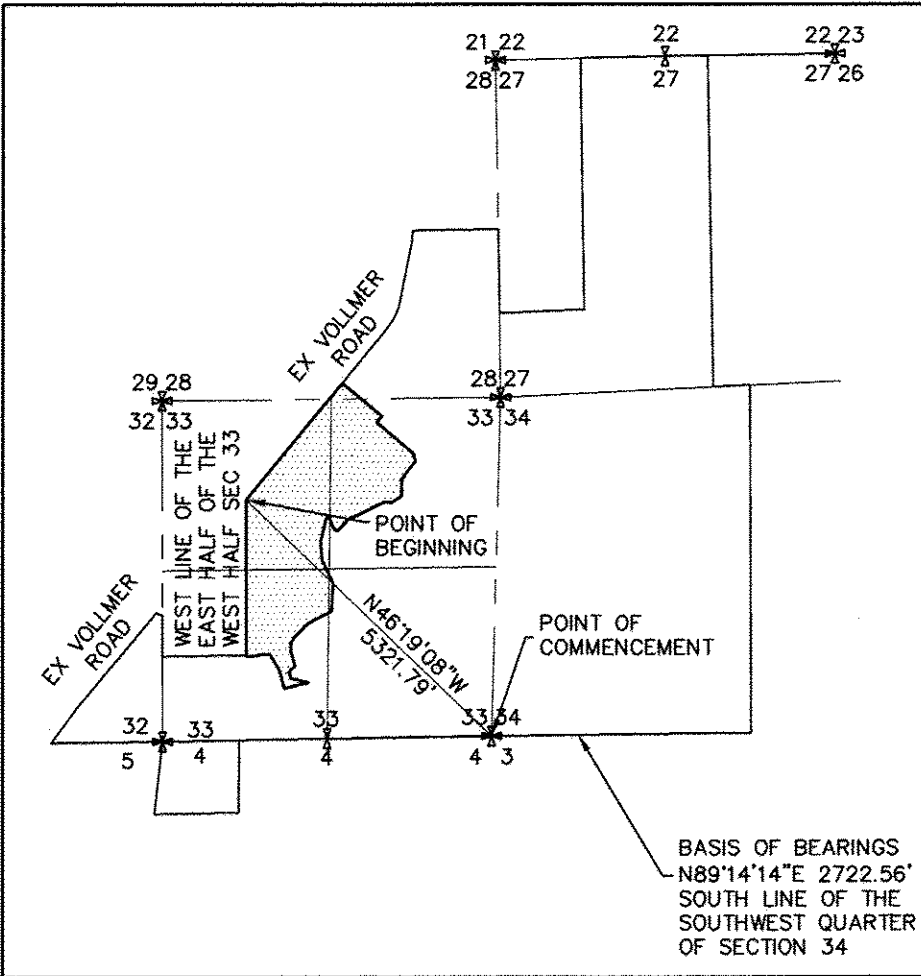
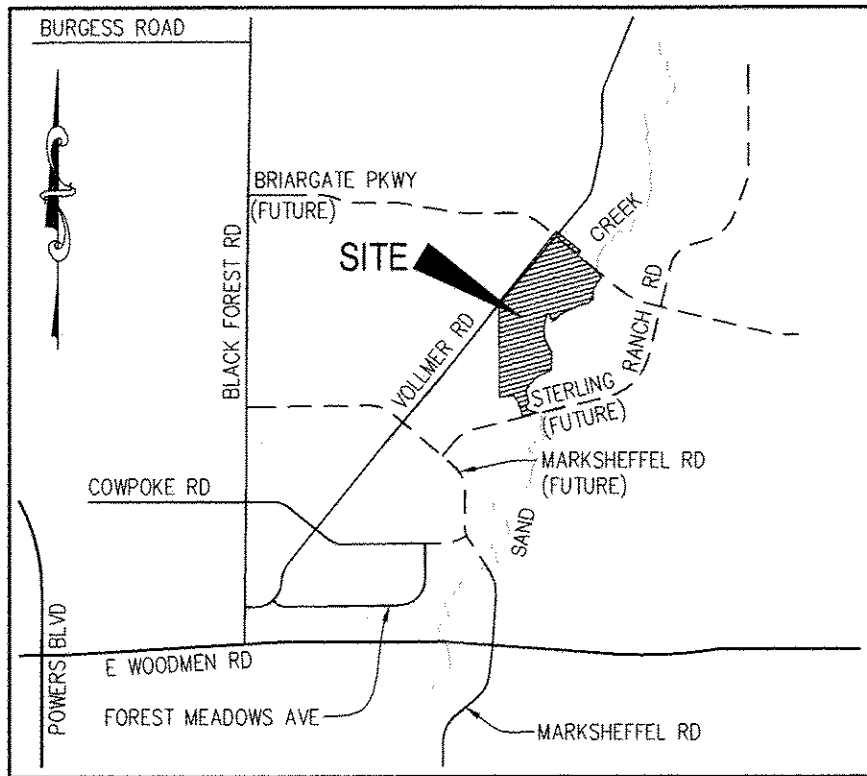
FINAL PLAT  
STERLING RANCH FILING NO. 1  
JOB NO. 09-002  
DATE PREPARED: 12/7/2016  
DATE REVISED: 05/17/2018



20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# 14151 STERLING RANCH FILING NO. 1

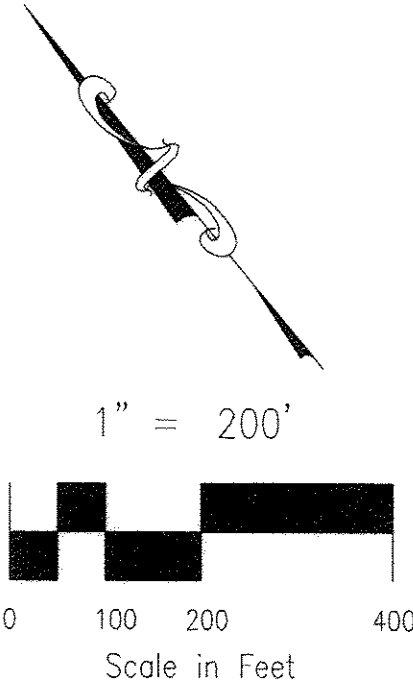
A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.76	420.00	18°23'00"	N22°52'10"W	134.18
C2	85.14	595.00	8°11'54"	N27°57'43"W	85.07

STERLING RANCH FIL. NO.1  
TOTAL AREA = (134.379 AC +/-)

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - CH CHORD
  - CH L CHORD LENGTH
  - SET BLUE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32826"
  - MONUMENTATION FOUND AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - EASEMENT LINE
  - ADJACENT SUBDIVISION LINE
  - EXISTING RIGHT OF WAY LINE
  - EXISTING CENTERLINE
  - EXISTING EASEMENT
  - SECTION/QUARTER SECTION LINE
  - MATCHLINE
  - PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION














FINAL PLAT  
STERLING RANCH FILING NO. 1  
JOB NO. 09-002  
DATE PREPARED: 12/7/2016  
DATE REVISED: 05/21/2018



KEYMAP  
N.T.S.

<u>LEGEND:</u>	
SF	SQUARE FEET
(R)	RADIAL
CH	CHORD
CH L	CHORD LENGTH
●	SET BLUE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
△	MONUMENTATION FOUND AS NOTED

 BOUNDARY LINE  
 PROPERTY LINE  
 RIGHT OF WAY LINE  
 CENTERLINE  
 EASEMENT LINE  
 ADJACENT SUBDIVISION LINE  
 EXISTING RIGHT OF WAY LINE  
 EXISTING CENTERLINE  
 EXISTING EASEMENT  
 SECTION/QUARTER SECTION LINE  
 MATCHLINE

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

SITE VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT (TYP.)  
N.T.S.

SITE VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT (TYP.)  
N.T.S.

DETAIL (A) NOT TO SCALE

LINE TABLE		
Line #	Length	Direction
L1	25.00	S50°15'20"E
L2	30.00	S89°44'40"W
L3	30.00	S89°44'40"W
L4	30.00	N00°15'20"W
L5	30.00	S50°26'12"E
L16	30.00	S79°51'30"E
L17	30.00	S79°51'30"E

1" = 60'

0 30 60 120

Scale in Feet



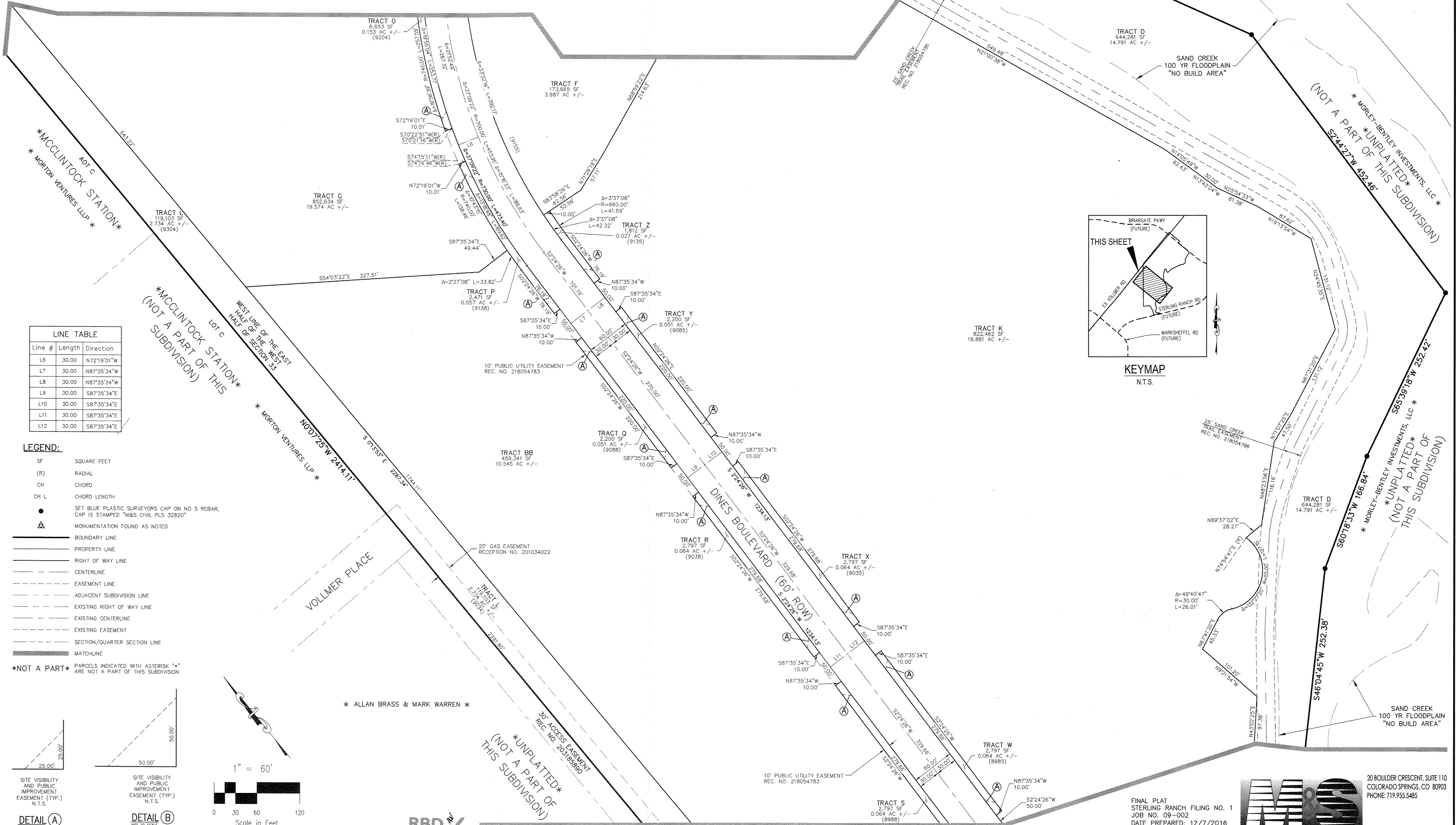
SHEET 5 OF 7

SHEET 5 OF 7

# STERLING RANCH FILING NO. 1

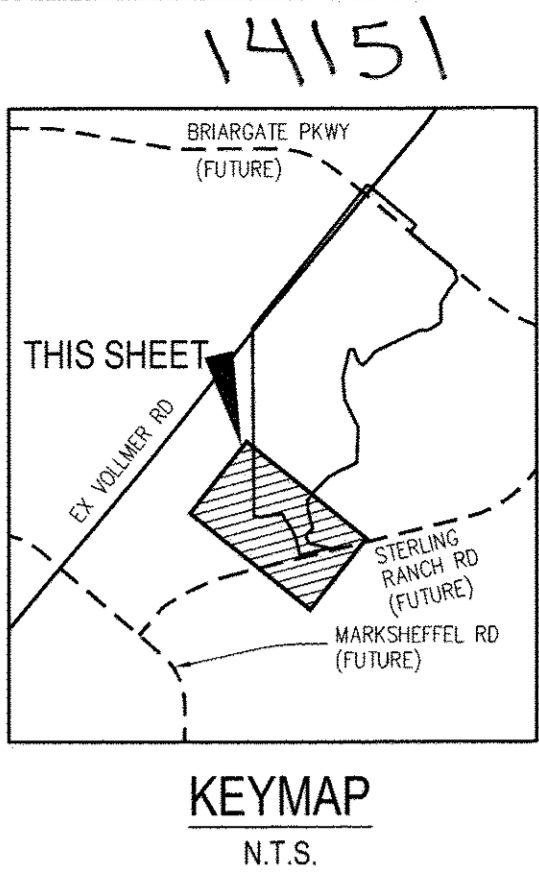
14151

MATCHLINE - SEE SHEET 5 OF 7



MATCHLINE - SEE SHEET 7 OF 7

STERLING RANCH FILING NO. 1



LINE TABLE		
Line #	Length	Direction
L13	30.00	S87°35'34"E
L14	30.00	S87°35'34"E
L15	30.00	N83°26'41"E

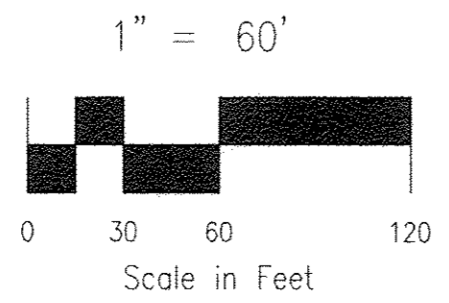
- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
  - CH CHORD
  - CH L CHORD LENGTH
  - SET BLUE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
  - ▲ MONUMENTATION FOUND AS NOTED
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - SECTION/QUARTER SECTION LINE
  - - - MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S.

DETAIL A NOT TO SCALE

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S.

DETAIL B NOT TO SCALE



RBD

FINAL PLAT  
STERLING RANCH FILING NO. 1  
JOB NO. 09-002  
DATE PREPARED: 12/7/2016  
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20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# Homestead at Sterling Ranch Filing 2 Plat (approved)

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# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ NW ¼ AND THE W ½ NE ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

## LEGAL DESCRIPTION:

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 218714151 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E ½ NW ¼ AND THE W ½ NE ¼ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 1,291,899 SQUARE FEET (29.658 ACRES) MORE OR LESS.

## OWNERS CERTIFICATE/DEDICATION STATEMENT:

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 2". 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.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_, OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

## OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE DEDICATION OF TRACTS A, B, AND C ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

\_\_\_\_\_  
BY \_\_\_\_\_  
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

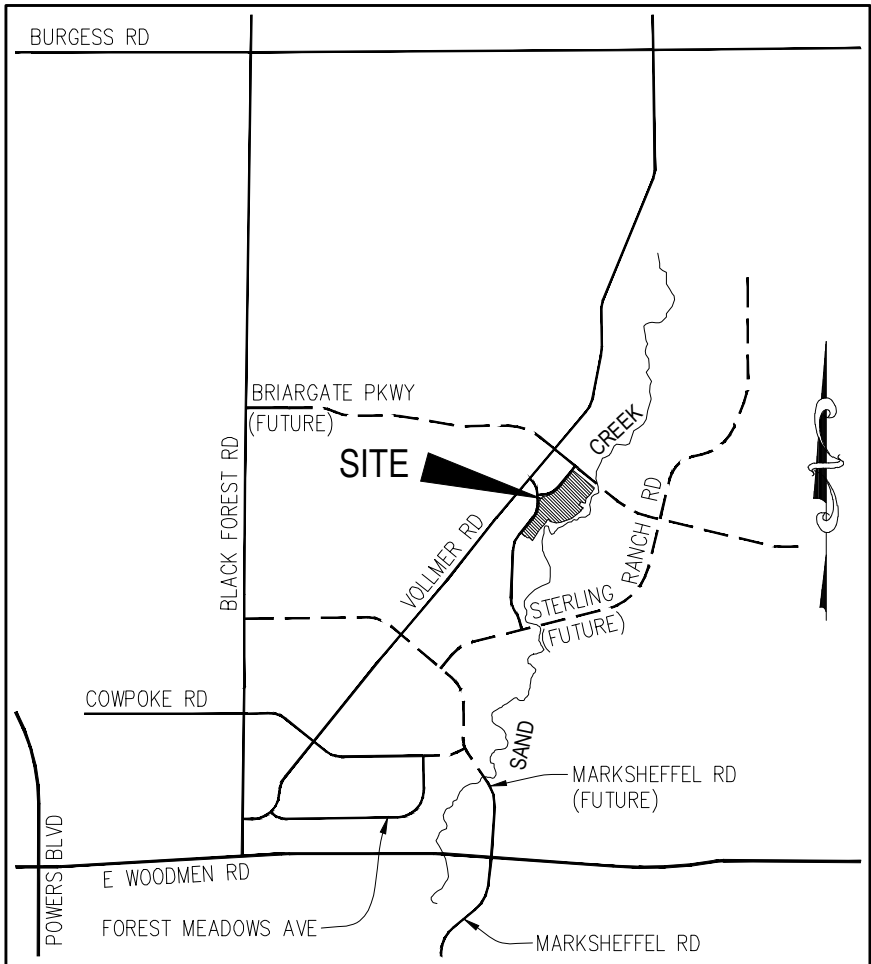
## PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
2. FLOODPLAIN STATEMENT: THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G, EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. TITLE COMMITMENT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. SC55074750-4, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE AUGUST 31, 2020 AT 5:00 P.M.
4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218134276 OF THE RECORDS OF EL PASO COUNTY.)
5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1, (RECORDED UNDER RECEPTION NO. 218134277 OF THE RECORDS OF EL PASO COUNTY.) AND COLORADO SPRINGS UTILITIES ON A TEMPORARY BASIS. (SEE SUBDIVISION IMPROVEMENTS AGREEMENT). MAINTENANCE OF THE UNDERDRAINS ASSOCIATED WITH THE SEWER SYSTEM SHALL BE THE RESPONSIBILITY OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.
6. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRICAL ASSOCIATION.
7. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
8. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - TRANSPORTATION IMPACT STUDY
  - DRAINAGE REPORT
  - WATER RESOURCES REPORT
  - WASTEWATER DISPOSAL REPORT
  - NATURAL HAZARDS REPORT
  - GEOLOGY AND SOILS REPORT
  - WETLAND STUDY/404 PERMIT
11. 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.
12. EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT SIDE YARD SHALL BE PLATTED AS A PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; LOTS 13 THROUGH 41 ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3, 4, AND 5 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
13. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED.
14. SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.086	DRAINAGE/LANDSCAPE/PUBLIC IMPROVEMENTS EASEMENT/PUBLIC UTILITIES EASEMENT	SRMD#1	SRMD#1
B	0.093	DRAINAGE/LANDSCAPE/PUBLIC IMPROVEMENTS EASEMENT/PUBLIC UTILITIES EASEMENT/TRAIL ACCESS	SRMD#1	SRMD#1
C	0.129	DRAINAGE/LANDSCAPE/PUBLIC IMPROVEMENTS EASEMENT/PUBLIC UTILITIES EASEMENT/MAIL KIOSK	SRMD#1	SRMD#1
*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1				

## PLAT NOTES: (CONT.)

15. 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.
16. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
17. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
18. 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
19. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 214050511 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
21. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
22. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NOS. 219003168 AND 219016251 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
23. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
25. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS OR ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF HOMESTEAD AT STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2, RESOLUTION NO. 20-162 AS RECORDED AT RECEPTION NO. 220059741.
26. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND ON THE 4TH PAGE OF THE PRELIMINARY PLAN, AND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC. DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED:
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 2-8 AND 13-16
  - POTENTIALLY UNSTABLE SLOPES: TRACT B, LOTS 21-35 AND 37-41
  - SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES: LOTS 35-38, 47-49, 51-58, AND 62-67
  - UNSTABLE SLOPES: TRACT A, LOTS 15-21
27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR WHEATLAND DRIVE.
28. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND 4 IS RECORDED UNDER REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
29. A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
30. A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
31. A MOUNTAIN VIEW ELECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY EASEMENT IS RECORDED UNDER REC. NO. 218054783, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.
32. AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF THE RECORDS OF EL PASO COUNTY.
33. AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.



VICINITY MAP  
N.T.S.

## PLAT NOTES: (CONT.)

34. AN AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442, AND AMENDED UNDER REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.
35. A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
36. THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEEDS UNDER RECEPTION NO. 206045408 AND RECEPTION NO. 206187359, AND TRUSTEE'S QUIT CLAIM DEED UNDER RECEPTION NO. 206045409, OF THE RECORDS OF EL PASO COUNTY.
37. THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, AND NOTES ON THE PLAT OF "STERLING RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714151 AND RATIFICATION AND CONFIRMATION OF PLAT RECORDED UNDER RECEPTION NO. 219016127.
38. LOT 12 CONTAINS AN EMERGENCY ACCESS EASEMENT, RECEPTION NO. \_\_\_\_\_. THIS EASEMENT SHALL BE VACATED AFTER EL PASO COUNTY ACCEPTANCE OF THE FOLLOWING ROADWAYS: WHEATLAND DRIVE AND BRIARGATE PARKWAY TO VOLLMER ROAD. NO BUILDING PERMIT FOR LOT 12 SHALL BE ISSUED UNTIL THE EMERGENCY ACCESS EASEMENT IS VACATED.
39. REFER TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PROPERTY REGARDING THE CONDITIONS FOR WASTEWATER TREATMENT AND CONSTRUCTION OF ROADWAYS AND THE MERIDIAN WASTEWATER CONNECTION AGREEMENT.
40. STATE LAW REQUIRES THAT, UPON MEETING THE STATE DEFINITION OF A PUBLIC WATER SYSTEM, STERLING RANCH METROPOLITAN DISTRICT NO. 1 SHALL OBTAIN APPROVAL FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL OF ITS TECHNICAL, MANAGERIAL, AND FINANCIAL CAPACITY ASSESSMENT. SHOULD THE DISTRICT FAIL TO COMPLY WITH THIS REQUIREMENT, NO FURTHER BUILDING PERMITS SHALL BE ISSUED UNTIL COMPLIANCE IS ACHIEVED.
41. THIS PROPERTY IS SUBJECT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR "STERLING RANCH FILING NO. 1", RECORDED UNDER RECEPTION NO. 218061175 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
42. THE DEVELOPER IS REQUIRED TO INSTALL LANDSCAPING ALONG WHEATLAND DRIVE AND BRIARGATE PARKWAY WHICH IS IDENTIFIED IN THE LANDSCAPE PLAN AS RECORDED AT REC. NO. 218061176.
43. THE PROPERTY IS SUBJECT TO A PARK LAND AGREEMENT FOR TRACT CC STERLING RANCH FILING NO. 1, BOCC RESOLUTION NO. 20-50 AS RECORDED UNDER RECEPTION NO. 220016484 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
44. THIS PROPERTY IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, COLORADO.
45. LOTS 24 THROUGH 27 SHALL NOT BE SOLD, NOR SHALL BUILDING PERMITS BE APPLIED FOR OR ISSUED UNTIL THE DETENTION BASIN HAS BEEN RELOCATED OFFSITE AND THE LOTS RESTORED TO THE APPROPRIATE GRADE FOR RESIDENTIAL DWELLING USE. THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE LOTS UNTIL THE DETENTION BASIN HAS BEEN RELOCATED.
46. UNTIL SUCH TIME THAT A MAINTENANCE ACCESS TRAIL IS CONSTRUCTED BEHIND LOTS 13 THROUGH 41, THE OWNERS OF THESE LOTS SHALL PERMIT REASONABLE ACCESS FOR MAINTENANCE AND INSPECTIONS BY COUNTY STAFF AND STERLING RANCH METROPOLITAN DISTRICT STAFF THROUGH THESE LOTS. NO FENCING SHALL BE CONSTRUCTED WITHIN THE 20-FOOT REAR DRAINAGE EASEMENT NOR ALONG THE REAR LOT LINES OF THESE LOTS.
47. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ANY TAX, LEIN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE STERLING RANCH METROPOLITAN DISTRICT AS SET FORTH IN RESOLUTION OF INCLUSION AS RECORDED AT RECEPTION NOS. 219085543, 219085544, AND 219085545 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
48. A PERMANENT EASEMENT AGREEMENT IS RECORDED UNDER RECEPTION NO. 220113244 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

FINAL PLAT  
HOMESTEAD AT STERLING RANCH  
FILING NO. 2  
JOB NO. 09-007  
DATE PREPARED: 02/22/2019  
DATE REVISED: 09/09/2020

## SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 DATE OF SURVEY, 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 \_\_\_\_\_, 2020.

VERNON P. TAYLOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, COLORADO 80903

## 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.

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER \_\_\_\_\_

## CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

## FEES:

DRAINAGE FEES: SAND CREEK \$ \_\_\_\_\_  
BRIDGE FEES: \$ \_\_\_\_\_  
SCHOOL FEES: LAND DEDICATION IN LIEU OF FEES  
REGIONAL PARK FEES: \$ \_\_\_\_\_  
URBAN PARK FEES: \$ \_\_\_\_\_

## SUMMARY:

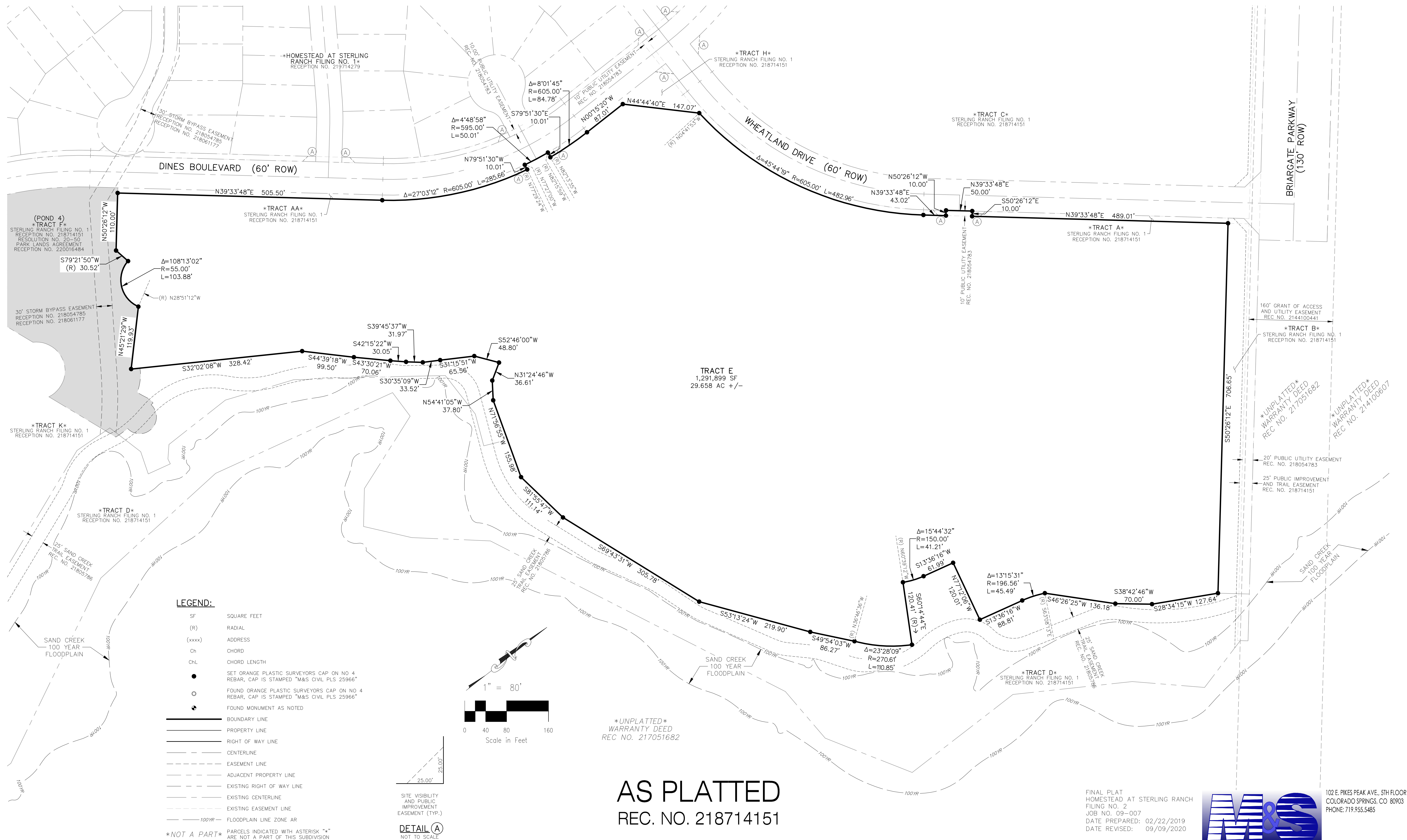
104 LOTS	23.543 ACRES	79.38%
3 TRACTS	0.308 ACRES	1.04%
RIGHTS-OF-WAY	5.807 ACRES	19.58%
TOTAL	29.658 ACRES	100.00%



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ NW ¼ OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



AS PLATTED  
REC. NO. 218714151

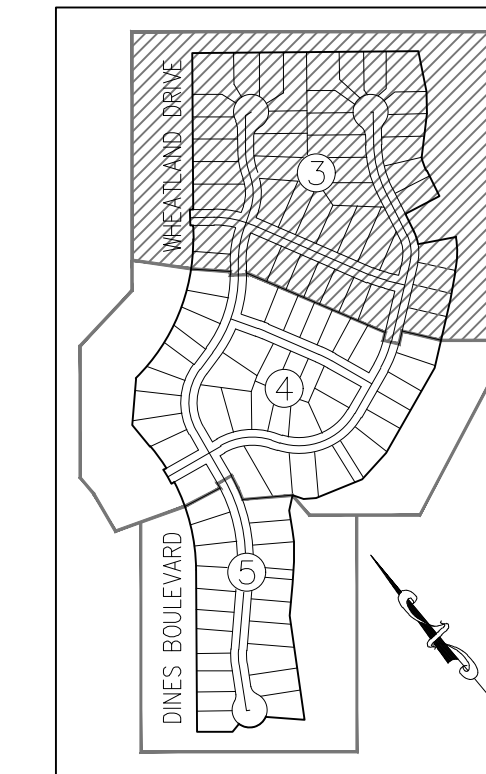
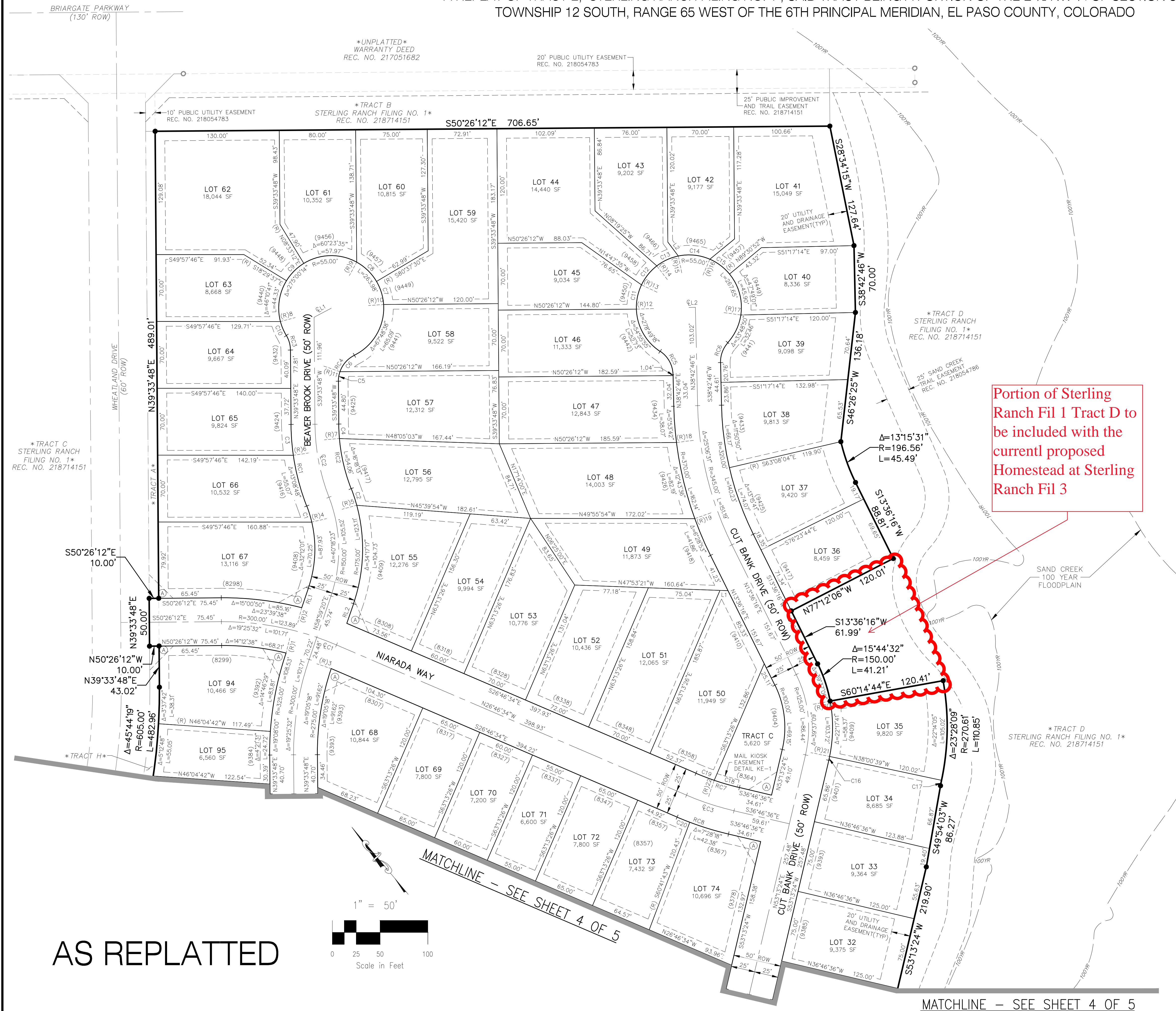
FINAL PLAT  
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DATE PREPARED: 02/22/2019  
DATE REVISED: 09/09/2020



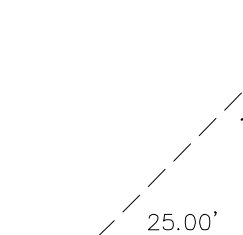
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX  
NOT TO SCALE



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL A  
NOT TO SCALE

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxx) ADDRESS
- Ch CHORD
- ChL CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- FLOODPLAIN LINE ZONE AR

\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

## RADIAL BEARING TABLE

LINE #	BEARING
(R)1	S53°46'26"W
(R)2	S54°34'37"W
(R)3	S31°12'18"E
(R)4	N63°12'42"W
(R)5	N65°17'57"W
(R)6	S58°10'15"E
(R)7	S55°00'50"E
(R)8	N64°40'17"W
(R)9	N68°56'48"E
(R)10	S54°02'30"E
(R)11	S30°58'22"E
(R)12	N51°46'23"W
(R)13	N24°30'13"W
(R)14	N02°13'16"E
(R)15	N28°16'07"E
(R)16	N63°27'00"E
(R)17	S41°41'51"E
(R)18	N57°11'15"W
(R)19	N69°54'51"W
(R)20	S60°39'12"E
(R)21	N38°21'31"W
(R)22	S58°57'04"W

## CENTERLINE LINE TABLE

LINE #	DISTANCE	BEARING
CL1	20.30	S77°55'04"E
CL2	6.76	N51°17'14"W

## CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
CL1	300.00	4°14'06"	22.17
CL2	215.00	20°52'51"	78.35
CL3	300.00	10°00'02"	52.36

## RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	21.71	N58°59'20"E
RL2	21.71	S58°59'20"W

## RIGHT-OF-WAY CURVE TABLE

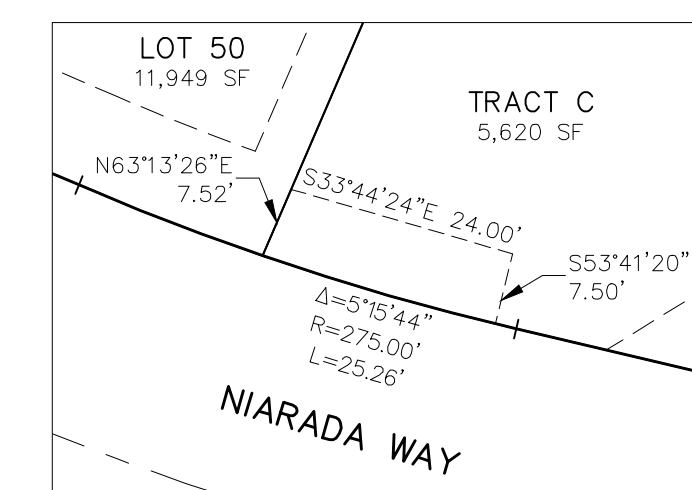
CURVE #	RADIUS	DELTA	LENGTH
RC1	240.00	20°52'51"	87.47
RC2	190.00	20°52'51"	69.24
RC3	30.00	30°47'54"	16.13
RC4	30.00	64°12'20"	33.62
RC5	30.00	55°25'04"	29.02
RC6	30.00	43°24'13"	22.73
RC7	275.00	10°00'02"	48.00
RC8	325.00	10°00'02"	56.73

## LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L1	8.42	S47°53'21"E
L2	18.36	N03°05'01"E
L3	33.55	N89°30'52"W

## LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	125.00	8°06'22"	17.68
C2	175.00	6°01'06"	18.38
C3	240.00	7°44'03"	32.40
C4	190.00	4°34'38"	15.18
C5	30.00	19°26'56"	10.18
C6	30.00	44°45'24"	23.43
C7	55.00	26°35'00"	25.52
C8	55.00	30°25'42"	29.21
C9	55.00	27°02'49"	25.96
C10	55.00	16°33'48"	15.90
C11	55.00	27°16'11"	26.18
C12	55.00	26°43'29"	25.65
C13	55.00	26°02'51"	25.00
C14	55.00	35°10'53"	33.77
C15	55.00	27°02'08"	25.95
C16	150.00	1°34'55"	4.14
C17	270.61	1°14'03"	5.83
C18	275.00	5°43'40"	27.49
C19	275.00	4°16'22"	20.51
C20	325.00	2°31'43"	14.34



MAIL KIOSK EASEMENT DETAIL KE-1  
LOT 168  
SCALE: 1" = 20'

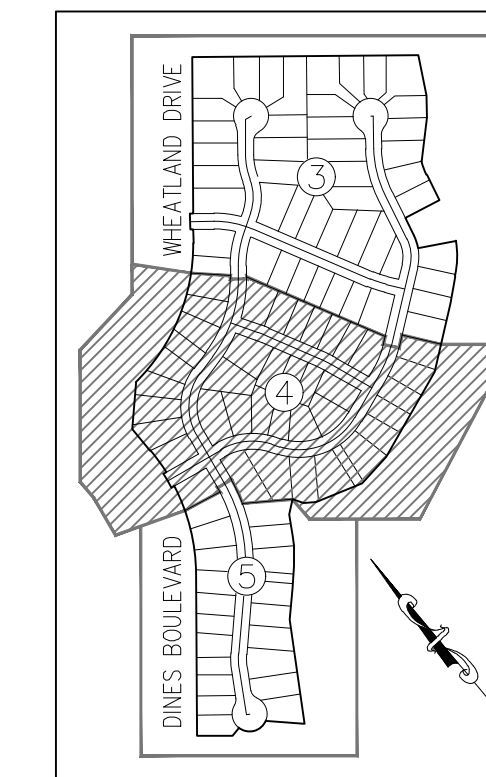
FINAL PLAT  
HOMESTEAD AT STERLING RANCH  
FILING NO. 2  
JOB NO. 09-007  
DATE PREPARED: 02/22/2019  
DATE REVISED: 09/09/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5465

# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ NW ¼ OF SECTION 33,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX  
NOT TO SCALE

## LEGEND:

- |  |   |
|--|---|
| SF   | SQUARE FEET   |
| (R)  | RADIAL  |
| (xxx)  | ADDRESS   |
| Ch   | CHORD   |
| ChL  | CHORD LENGTH  |
| ●  | SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"   |
| ○  | FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966" |
| ⊙  | FOUND MONUMENT AS NOTED   |
| —  | BOUNDARY LINE   |
| —  | PROPERTY LINE   |
| —  | RIGHT OF WAY LINE   |
| —  | CENTERLINE  |
| —  | EASEMENT LINE   |
| —  | ADJACENT PROPERTY LINE  |
| —  | EXISTING RIGHT OF WAY LINE  |
| —  | EXISTING CENTERLINE   |
| —  | EXISTING EASEMENT LINE  |
| —  | 100' FLOODPLAIN LINE ZONE AR  |
| *NOT A PART*   |   |
| PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION |   |

MATCHLINE — SEE SHEET 3 OF 5

MATCHLINE — SEE SHEET 5 OF 5

AS REPLATTED

Portion of Filing 2 to be included with the currently proposed Filing 3

RADIAL BEARING TABLE	
LINE #	BEARING
(R)23	S33°43'14"E
(R)24	N26°58'34"W
(R)25	N27°50'38"W
(R)26	N31°08'40"E
(R)27	S51°35'31"W
(R)28	N48°01'00"E
(R)29	N27°31'01"E
(R)30	N12°35'51"E
(R)31	N04°57'07"E
(R)32	N67°45'24"E

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL3	27.07	S32°39'15"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL4	400.00	3°34'20"	24.94
CL5	400.00	6°30'05"	45.39

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL3	27.07	N32°39'15"W
RL4	27.07	N32°39'15"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC9	425.00	3°34'20"	26.50
RC10	375.00	3°34'20"	23.38
RC11	425.00	6°30'05"	48.23
RC12	375.00	6°30'05"	42.55

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L4	10.31	S39°33'48"W
L5	6.25	N39°33'48"E
L6	25.41	S53°13'24"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	200.00	5°16'33"	18.42
C22	475.00	1°51'06"	15.35
C23	225.00	5°22'13"	21.09
C24	175.00	6°45'15"	17.57
C25	225.00	7°38'44"	30.02
C26	325.00	5°00'26"	28.40
C27	425.00	1°31'01"	11.25
C28	375.00	1°58'07"	12.88
C29	375.00	4°31'58"	29.67
C30	425.00	4°59'04"	36.97
C31	425.00	1°56'12"	14.37
C32	425.00	1°38'08"	12.13
C33	425.00	2°39'48"	19.75
C34	150.00	14°45'53"	38.65

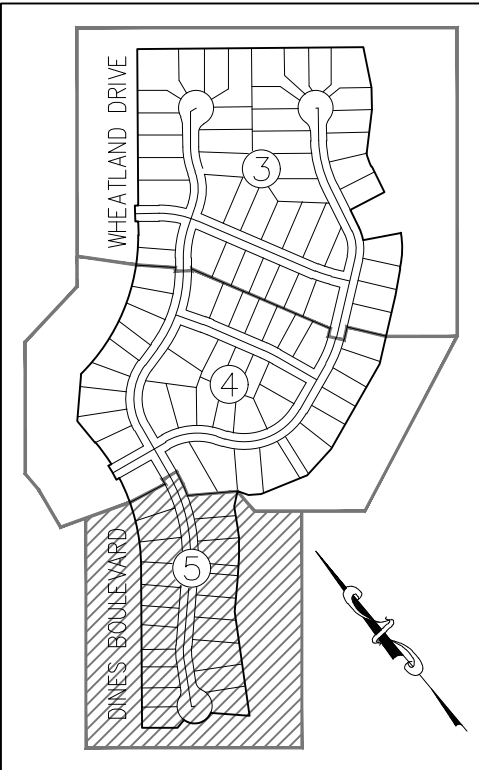
FINAL PLAT  
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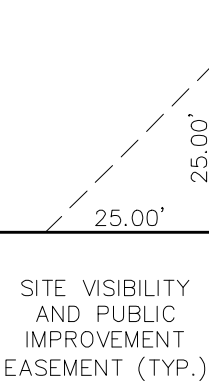
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SHEET INDEX  
NOT TO SCALE



DETAIL (A)  
NOT TO SCALE

## LEGEND:

- SF SQUARE FEET
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- FLOODPLAIN LINE ZONE AR
- 100'F — 100' FLOODPLAIN
- 25'F — 25' FLOODPLAIN
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

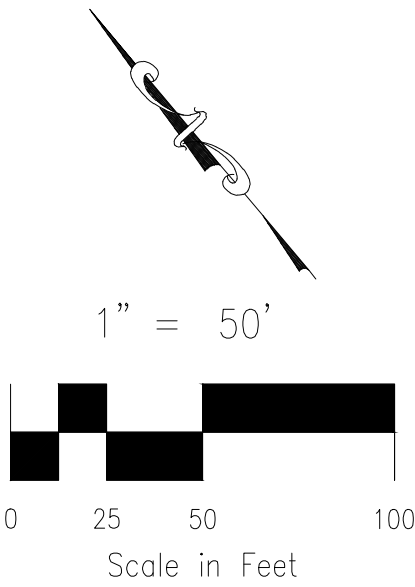
RADIAL BEARING TABLE	
LINE #	BEARING
(R)33	N70°50'05"W
(R)34	N62°24'26"W
(R)35	N47°21'42"W
(R)36	N48°28'00"W
(R)37	S51°09'58"E
(R)38	N28°51'12"W
(R)39	S76°35'22"W

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL4	9.97	S58°48'32"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL6	200.00	13°27'03"	46.95

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	13°27'03"	52.82
RC14	175.00	13°27'03"	41.08
RC15	30.00	40°09'16"	21.02
RC16	30.00	58°00'27"	30.37

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C35	525.00	2°00'14"	18.36
C36	475.00	1°18'49"	10.89
C37	605.00	1°20'44"	14.21
C38	225.00	3°06'32"	12.21
C39	55.00	32°30'42"	31.21
C40	55.00	13°24'21"	12.87



AS REPLATTED