

HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A
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:

TRACTS D, F, & CC 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.

CONTAINING A CALCULATED AREA OF 983,423 SQUARE FEET OR 22.5763 ACRES.

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 2A AND STERLING RANCH FILING 1A, 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

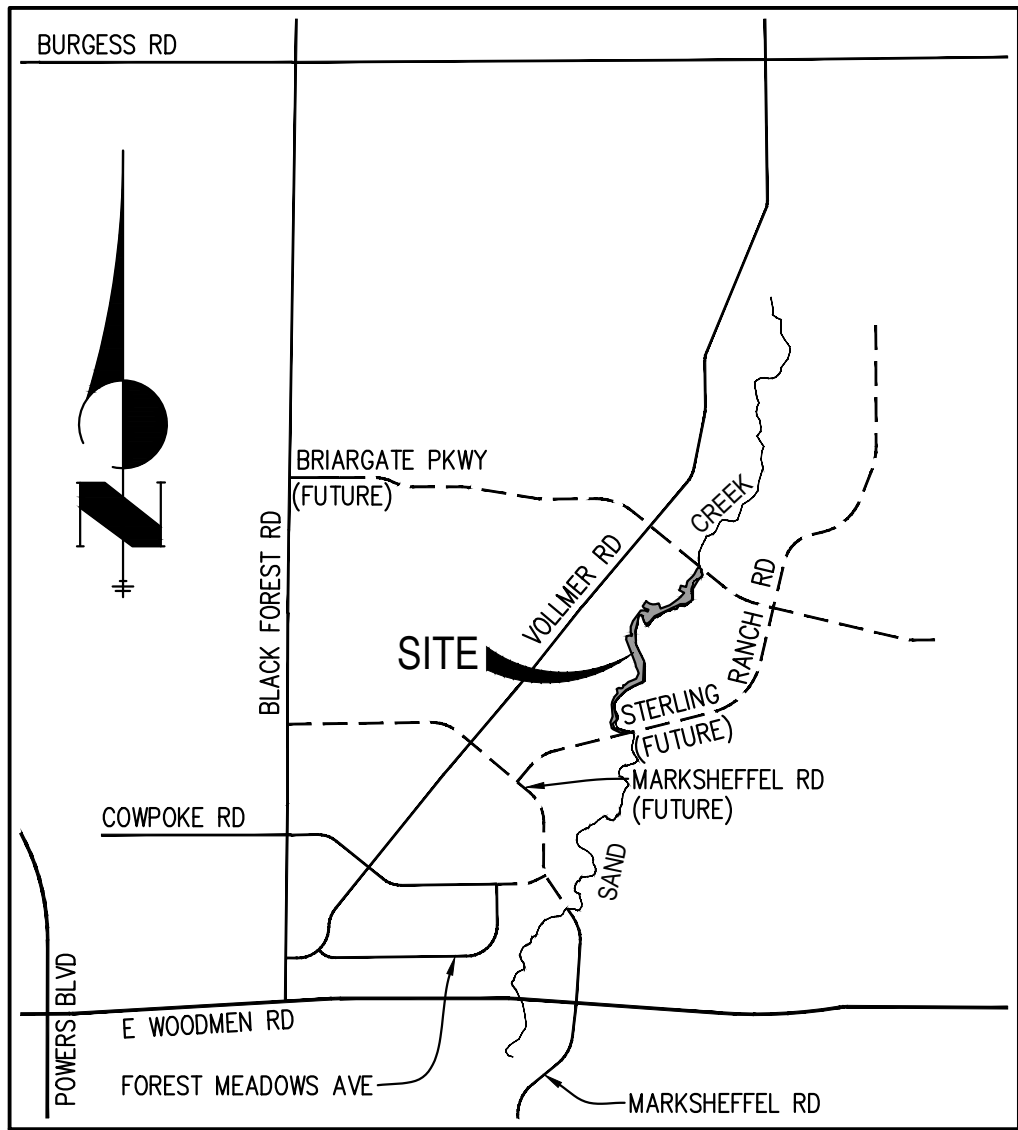
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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 2A AND STERLING RANCH FILING 1A" 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.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

THIS PLAT HEREBY VACATES 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.

THIS PLAT HEREBY VACATES 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.

SUMMARY:

2 LOTS	0.3831 ACRES	1.70%
5 TRACTS	22.1932 ACRES	98.30%
TOTAL	22.5763 ACRES	100.00%

PCD FILE NO. VR234



JOB NO. 25188.29
AUGUST 2, 2023
SHEET 1 OF 6

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HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A
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.
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.

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. 2.
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 219016251 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 20-162, 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. 220059741, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD AT STERLING RANCH FILING NO. 3 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 GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING IN FILE SP 14-15 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIALLY UNSTABLE SLOPES – LOTS 1 & 2, TRACT B
 - SEASONALLY SHALLOW GROUNDWATER – LOT 2
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.
27. TRAILS LABELED AS "REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.

TRACT SUMMARY CHART

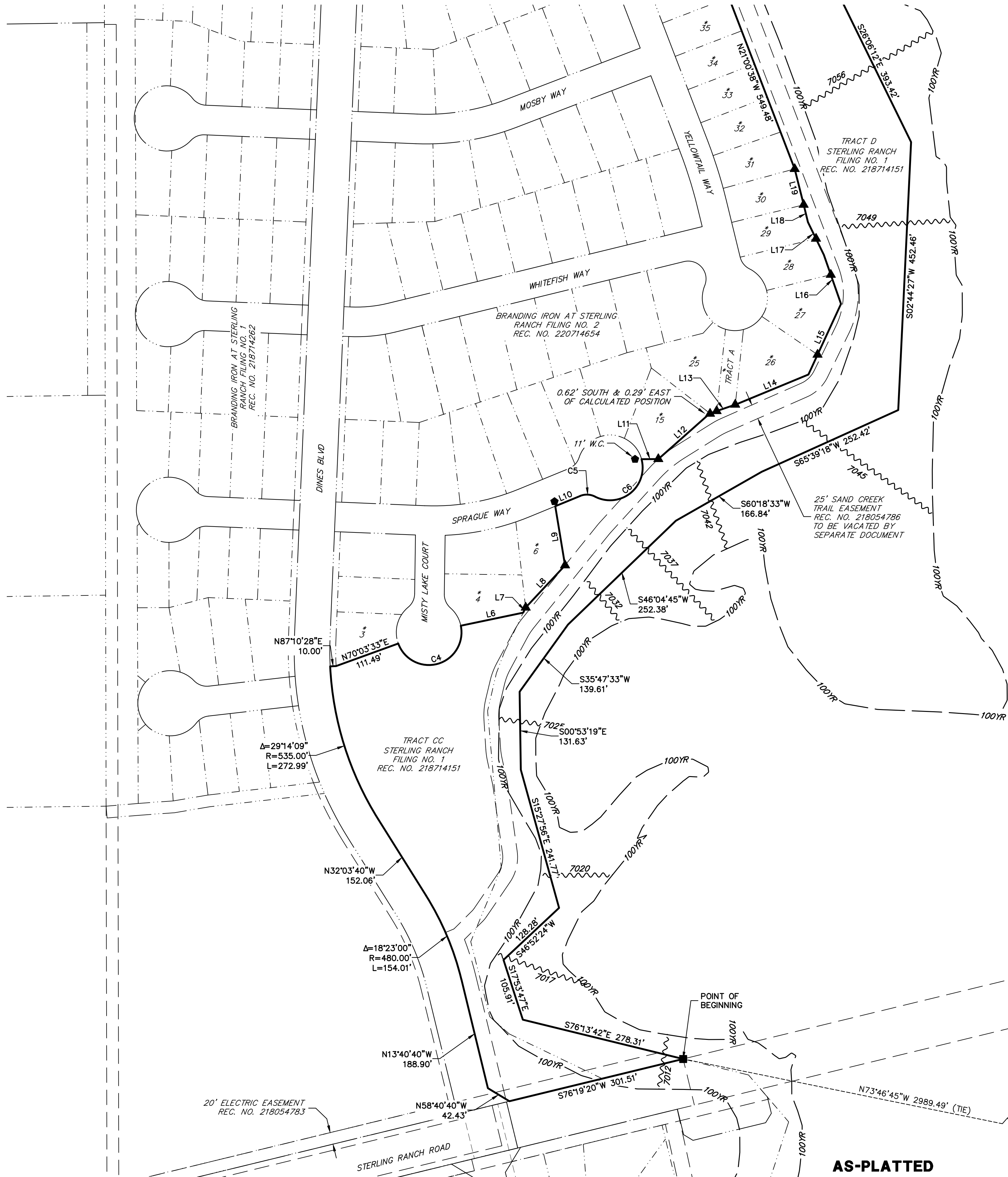
PARCEL #	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
TRACT A	6,198	0.1423	DRAINAGE, UTILITIES	METRO DIST.	METRO DIST.
TRACT B1	38,840	0.8916	DRAINAGE, UTILITIES	METRO DIST.	METRO DIST.
TRACT CC1	85,476	1.9623	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	METRO DIST.	METRO DIST.
TRACT D1	696,698	15.9940	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	EL PASO COUNTY	EL PASO COUNTY
TRACT F1	139,522	3.2030	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	METRO DIST.	METRO DIST.
TOTAL TRACT AREA	966,734	22.1932			
TOTAL LOT AREA	16,689	0.3831			
TOTAL AREA	983,423	22.5763			

JOB NO. 25188.29
AUGUST 2, 2023
SHEET 2 OF 6



HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

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
L6	N78°10'19"E	107.42'
L7	N25°31'03"E	9.46'
L8	N43°02'25"E	97.38'
L9	N09°21'54"W	101.20'
L10	N67°41'20"E	45.33'
L11	N89°37'02"E	28.27'
L12	N48°23'56"E	116.16'
L13	N71°07'25"E	47.50'
L14	N67°31'20"E	131.12'
L15	N24°45'35"E	131.12'
L16	N19°13'54"W	87.62'
L17	N25°54'33"W	61.38'
L18	N13°43'04"W	30.00'
L19	N14°05'49"W	62.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	171°53'14"	55.00'	165.00'
C5	49°40'47"	30.00'	26.01'
C6	132°27'20"	55.00'	127.15'

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
- (R) RB RADIAL BEARING
- ✱ NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE

SE 1/4 SEC. 33
T.12S R65W 6TH P.M.

UNPLATTED



100 50 0 100
ORIGINAL SCALE: 1" = 100'

JOB NO. 25188.29
AUGUST 2, 2023
SHEET 3 OF 6

J-R ENGINEERING
A Westrian Company

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POINT OF COMMENCEMENT
SW COR. SEC. 34,
T12S, R65W, 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 11624"
AT GRADE

BASIS OF BEARINGS
S. LINE, SW 1/4, SEC. 34
N89°14'14"E 2722.69'

S. 1/4 COR. SEC. 34
T12S, R65W, 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 11624"
AT GRADE

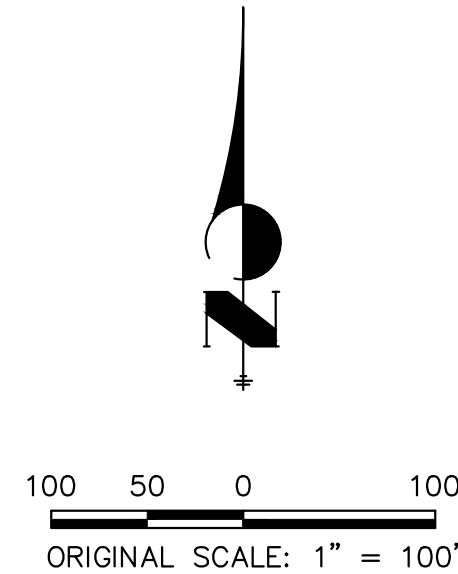
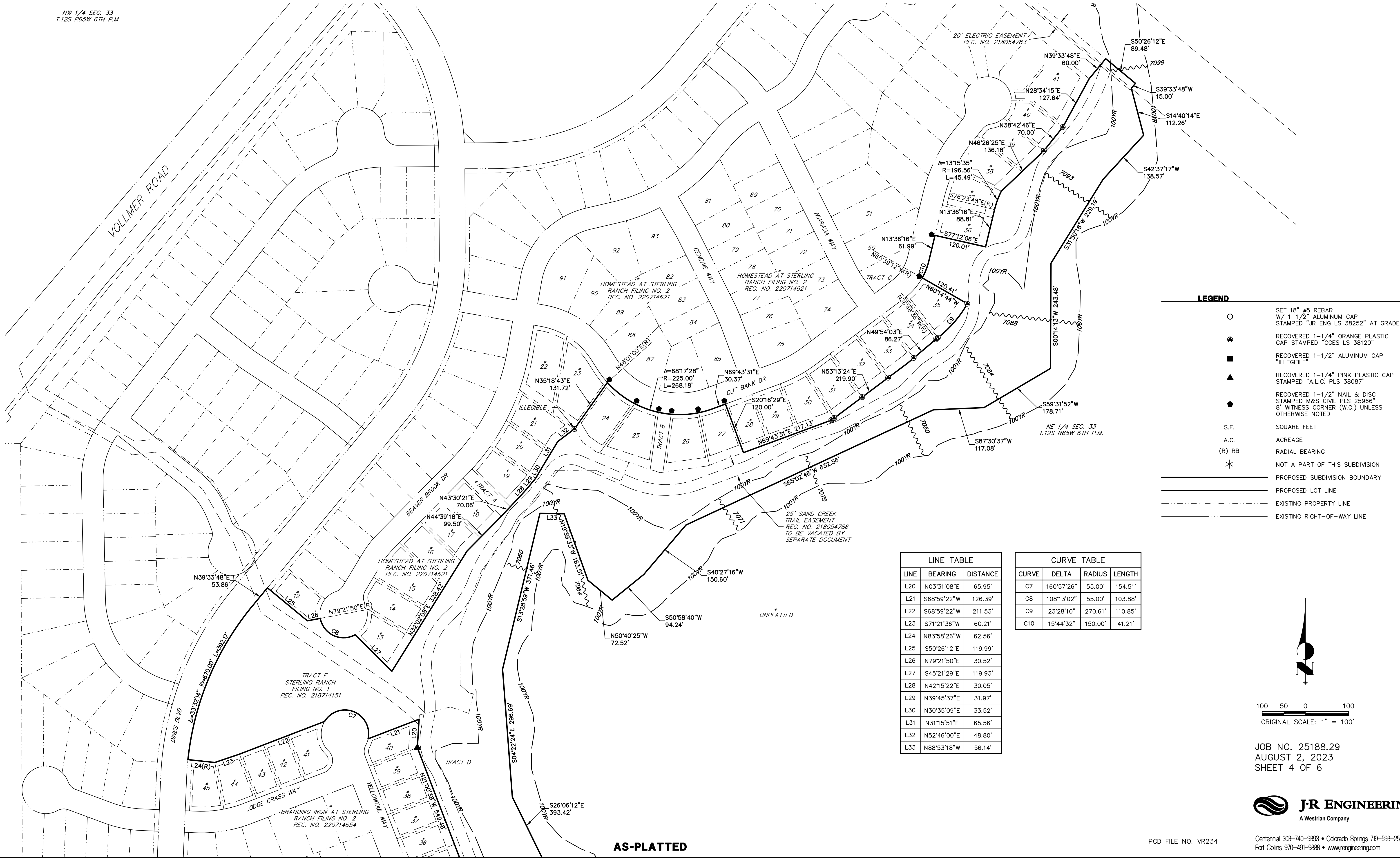
PCD FILE NO. VR234

AS-PLATTED

HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

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

NW 1/4 SEC. 33
T.12S R.65W 6TH P.M.



JOB NO. 25188.29
AUGUST 2, 2023
SHEET 4 OF 6

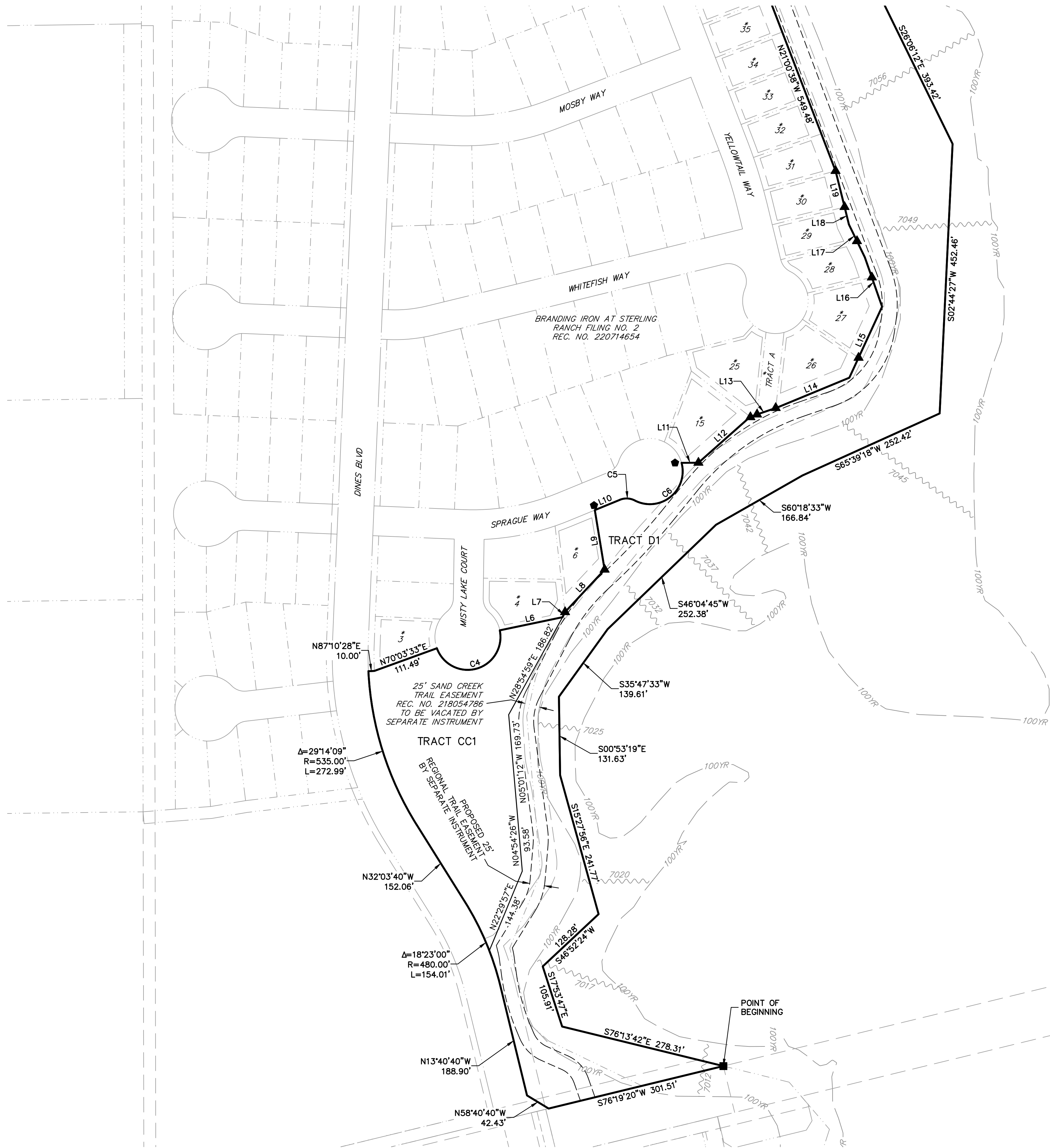
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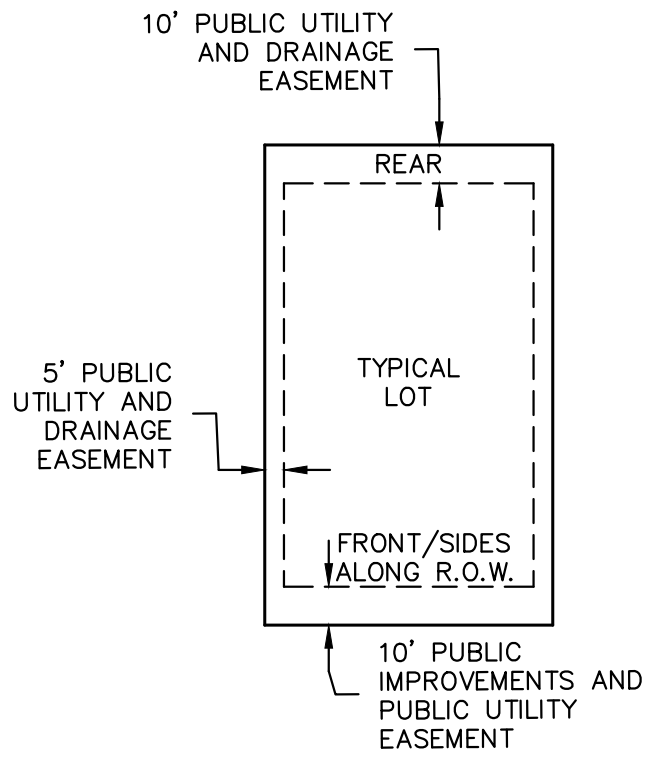
LINE TABLE		
LINE	BEARING	DISTANCE
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CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C4	171°53'14\"	55.00'	165.00'
C5	49°40'47\"	30.00'	26.01'
C6	132°27'20\"	55.00'	127.15'

SE 1/4 SEC. 33
T.12S R.65W 6TH P.M.

UNPLATTED

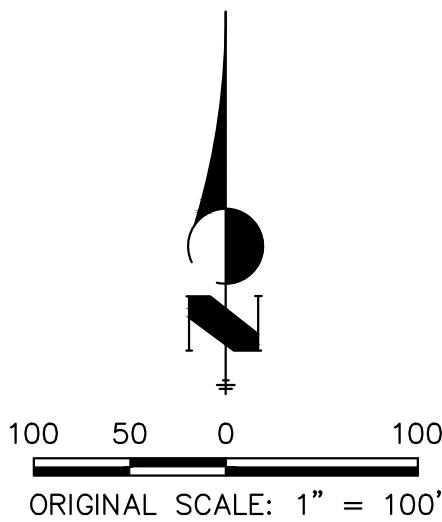
AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
TRACT CC1	85,476	1.9623
TRACT D1	696,698	15.9940



TYPICAL LOT EASEMENTS
DETAIL
NOT TO SCALE

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
- (XXXX) (9411) 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
AUGUST 2, 2023
SHEET 5 OF 6



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AS-REPLATTED

PCD FILE NO. VR234

HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

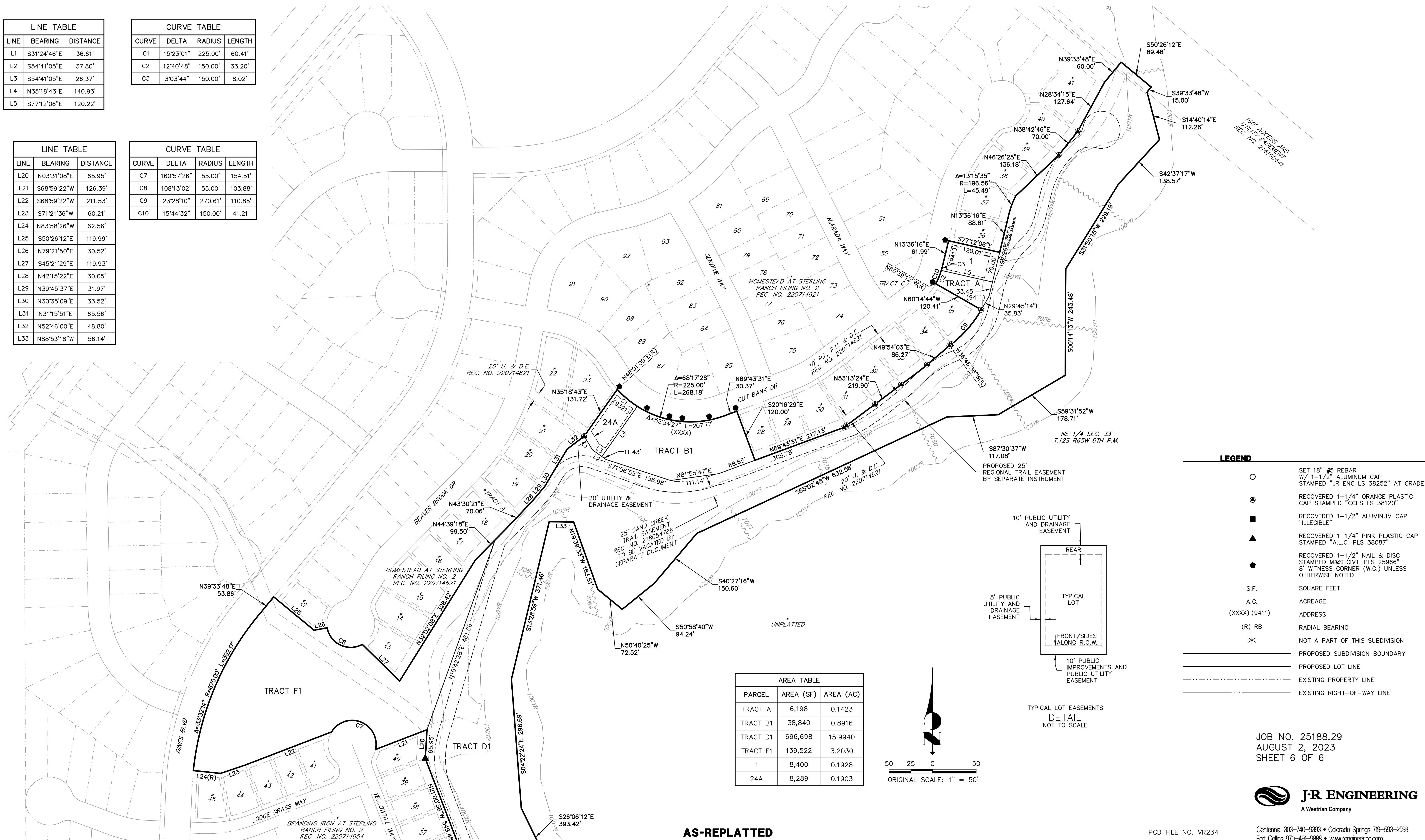
A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°24'46"E	36.61'
L2	S54°41'05"E	37.80'
L3	S54°41'05"E	26.37'
L4	N35°18'43"E	140.93'
L5	S77°12'06"E	120.22'

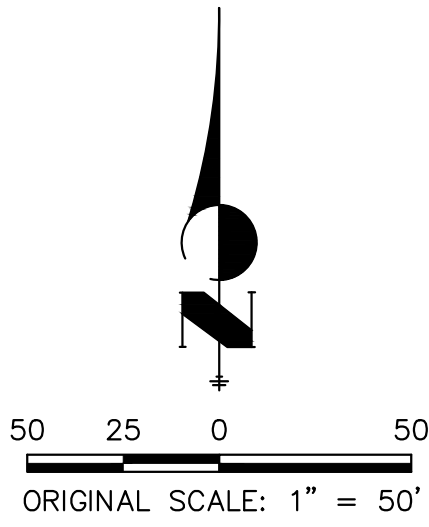
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	15°23'01"	225.00'	60.41'
C2	12°40'48"	150.00'	33.20'
C3	3°03'44"	150.00'	8.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N03°31'08"E	65.95'
L21	S68°59'22"W	126.39'
L22	S68°59'22"W	211.53'
L23	S71°21'36"W	60.21'
L24	N83°58'26"W	62.56'
L25	S50°26'12"E	119.99'
L26	N79°21'50"E	30.52'
L27	S45°21'29"E	119.93'
L28	N42°15'22"E	30.05'
L29	N39°45'37"E	31.97'
L30	N30°35'09"E	33.52'
L31	N31°15'51"E	65.56'
L32	N52°46'00"E	48.80'
L33	N88°53'18"W	56.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	160°57'26"	55.00'	154.51'
C8	108°13'02"	55.00'	103.88'
C9	23°28'10"	270.61'	110.85'
C10	15°44'32"	150.00'	41.21'



AREA TABLE		
PARCEL	AREA (SF)	AREA (AC)
TRACT A	6,198	0.1423
TRACT B1	38,840	0.8916
TRACT D1	696,698	15.9940
TRACT F1	139,522	3.2030
1	8,400	0.1928
24A	8,289	0.1903



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
(XXXX) (9411)	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	EXISTING PROPERTY LINE
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