

# 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

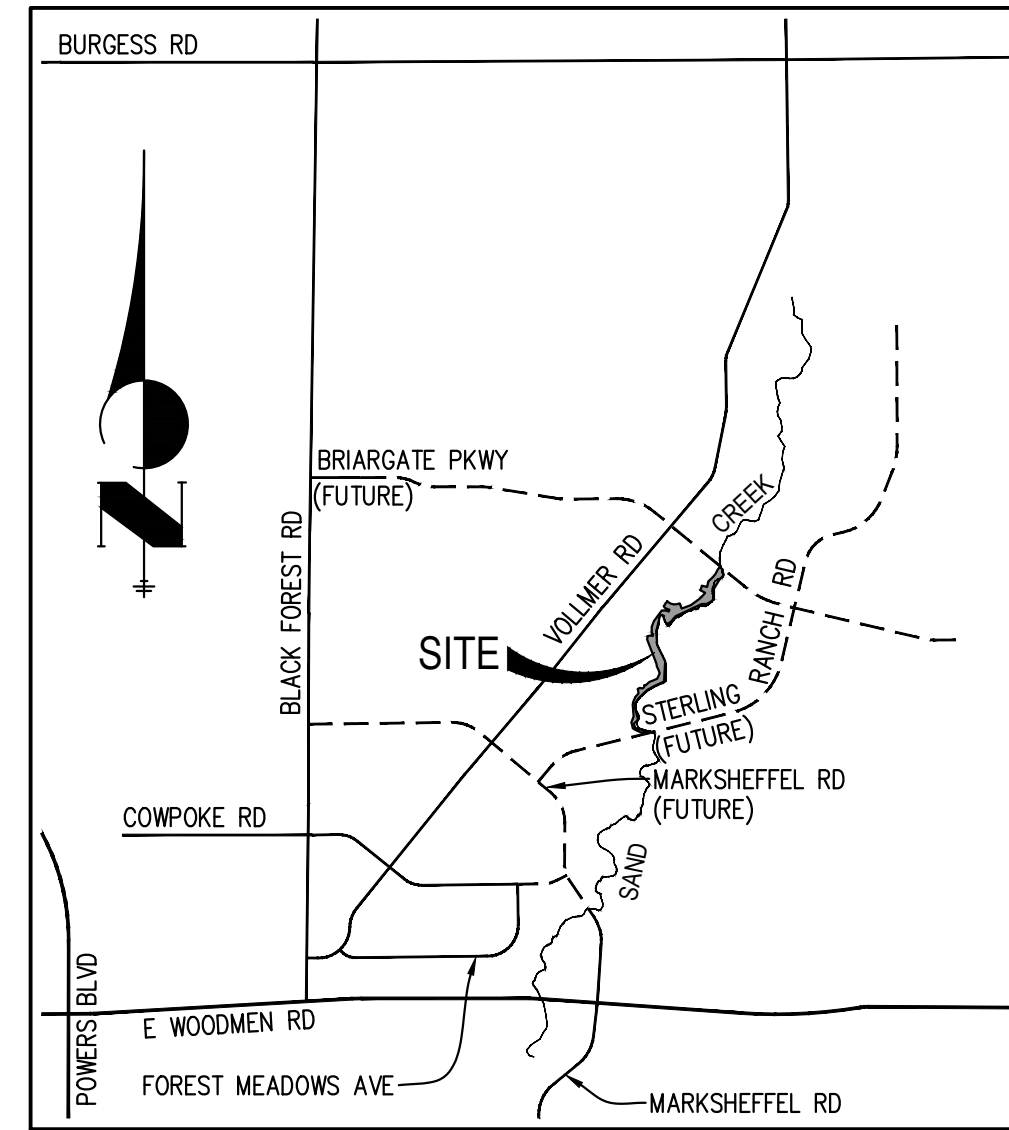
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

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

delete this is an administrative plat- its a reduction in lots-

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.

change this to be a note that states that this plat vacates lots and tracts. No fill in the blank.

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

### SUMMARY:

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

Add "PCD File No. VR234"





# 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			

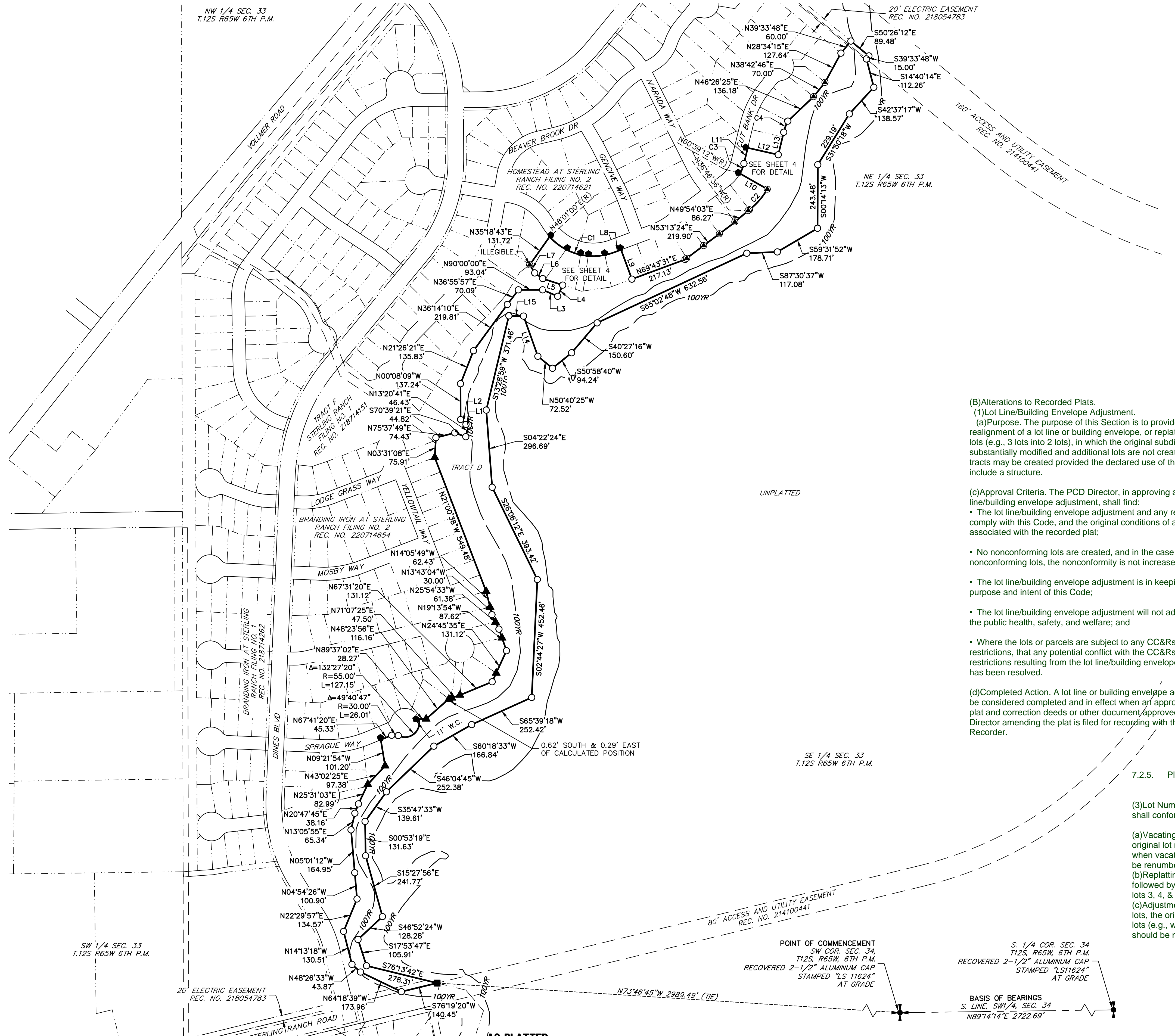
JOB NO. 25188.29  
JANUARY 25, 2023  
SHEET 2 OF 4





# 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	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'

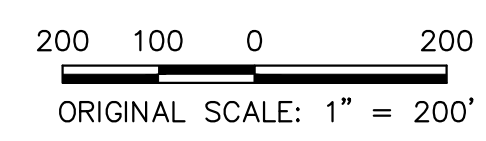
CURVE	DELTA	RADIUS	LENGTH
C1	68°17'28"	225.00'	268.18'
C2	23°28'10"	270.61'	110.85'
C3	15°44'32"	150.00'	41.21'
C4	13°15'35"	196.56'	45.49'

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

(B) Alterations to Recorded Plats.  
 (1) Lot Line/Building Envelope Adjustment.  
 (a) Purpose. The purpose of this Section is to provide for a realignment of a lot line or building envelope, or replating of several lots (e.g., 3 lots into 2 lots), in which the original subdivision is not substantially modified and additional lots are not created; however, tracts may be created provided the declared use of the tract does not include a structure.  
 (c) Approval Criteria. The PCD Director, in approving a lot line/building envelope adjustment, shall find:  
 • The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;  
 • No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;  
 • The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;  
 • The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and  
 • Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.  
 (d) Completed Action. A lot line or building envelope adjustment shall be considered completed and in effect when an approved amended plat and correction deeds or other document approved by the PCD Director amending the plat is filed for recording with the Clerk and Recorder.

7.2.5. Plat Naming and Number Conventions and Standards(C) Lot Numbering.

(3) Lot Numbering in Case of Vacation or Replat. A vacation or a replat of lots or tracts shall conform to the following lot number conventions:  
 (a) Vacating Common Lot Line. When vacating a common lot line between 2 lots, the original lot number followed by the letter "A" shall be used to number the new lots (e.g., when vacating the common lot line between lot 1 and lot 2, the newly created lot shall be renumbered lot 1A).  
 (b) Replating with Fewer Lots. When replating 3 lots into 2 lots, the original lot numbers followed by the letter "A" shall be used to number the new lots (e.g., when replating lots 3, 4, & 5, into 2 lots, the new lots should be numbered lot 3A and 4A).  
 (c) Adjustment to Common Lot Line. When adjusting the common lot line between 2 lots, the original lot numbers followed by the letter "A" shall be used to number the new lots (e.g., when realigning the common lot line between lots 7 and 8, the new lots should be numbered 7A and 8A).



JOB NO. 25188.29  
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 SHEET 3 OF 4

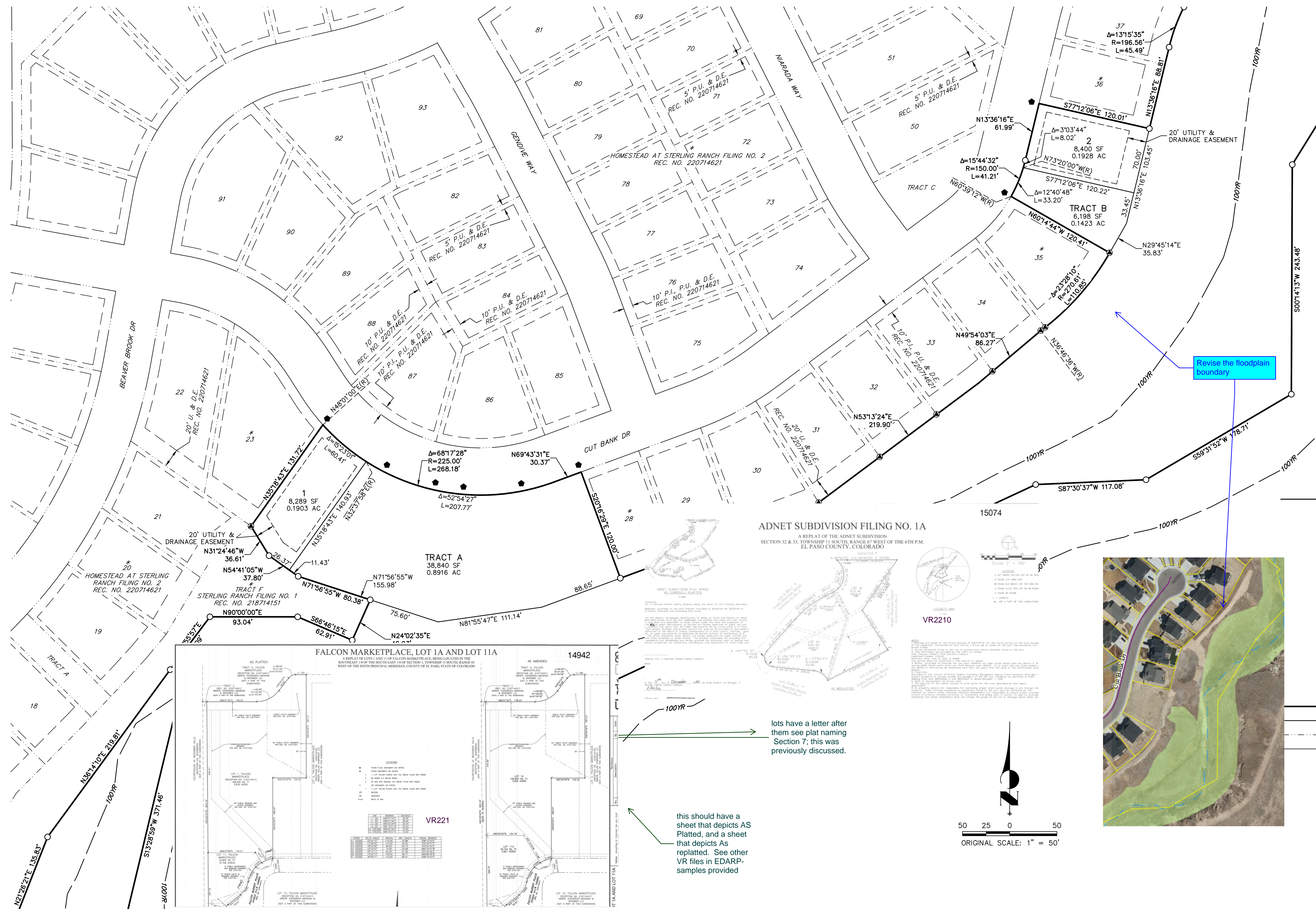


Centennial 303-740-9393 • Colorado Springs 719-593-2593  
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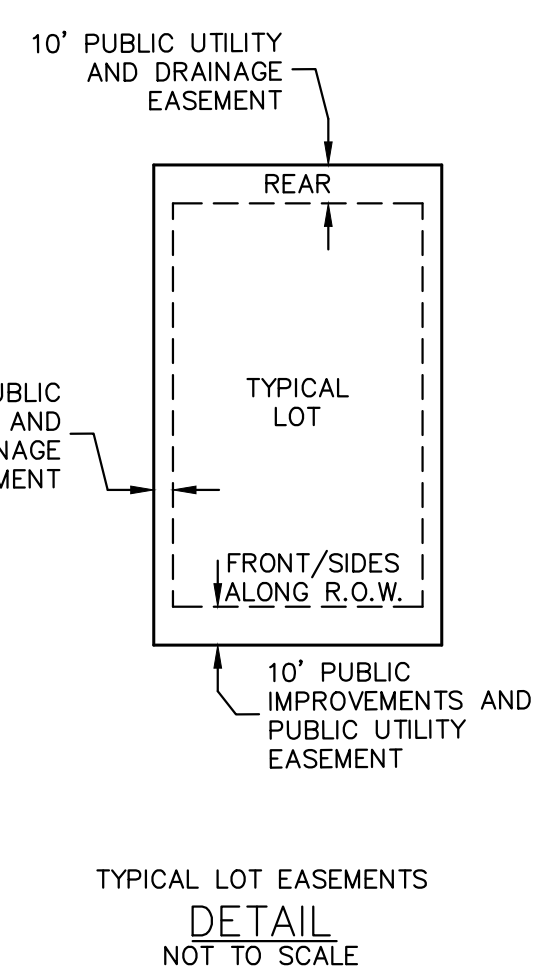
# HOMESTEAD AT STERLING RANCH FILING NO. 3

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



Show the boundary of the floodplain on both sides.  
 Label and show base flood elevations.

Revise the floodplain boundary

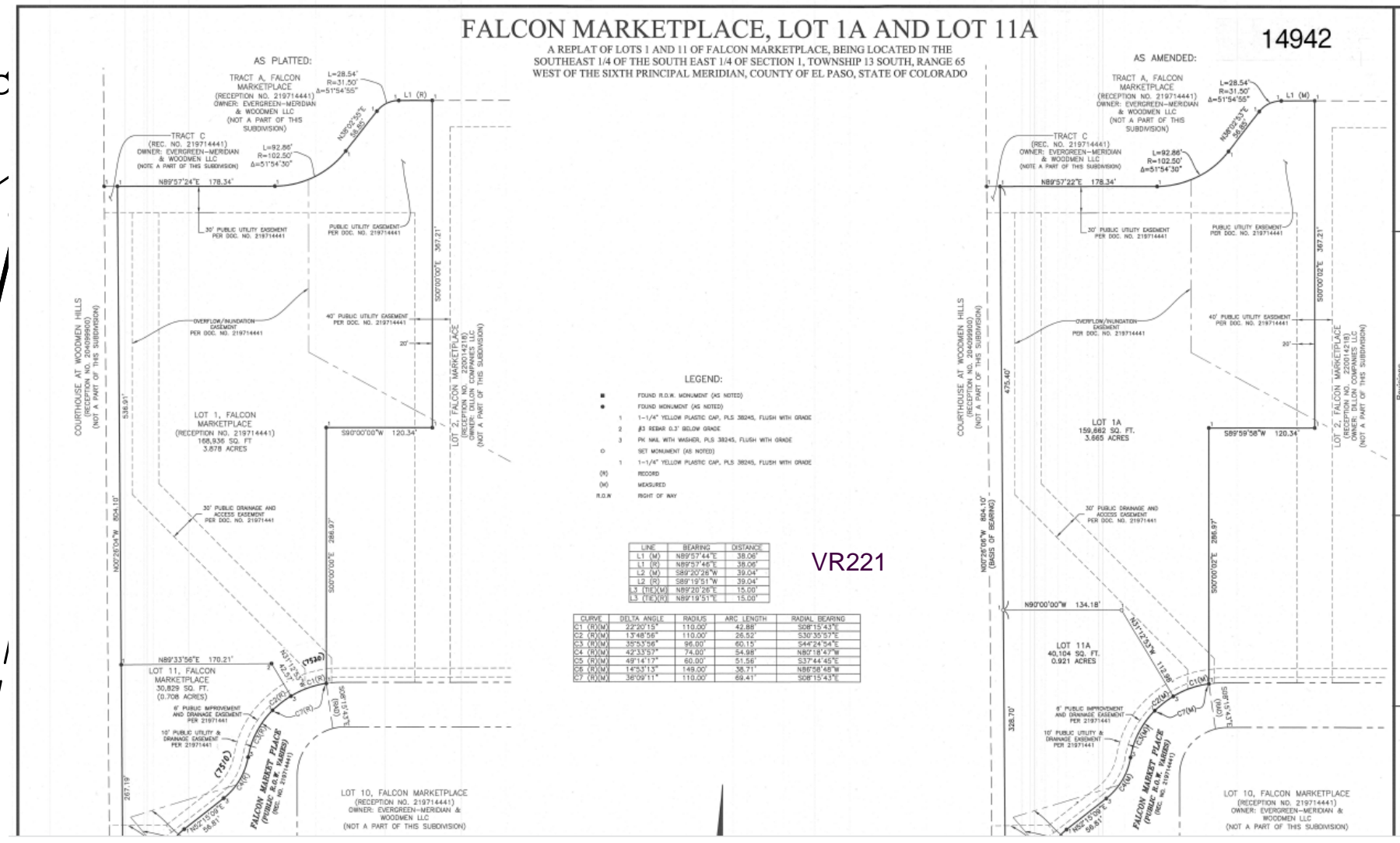
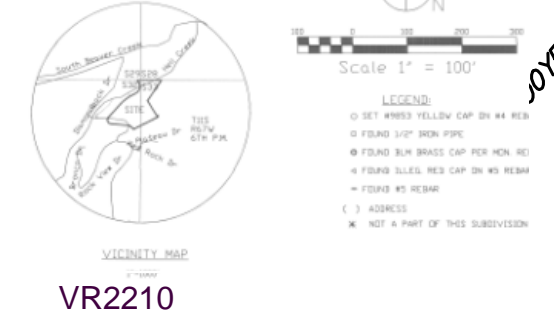


**LEGEND**

- 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



ADNET SUBDIVISION FILING NO. 1A  
 A REPLAT OF THE ADNET SUBDIVISION  
 SECTION 32 & 33, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



lots have a letter after them see plat naming Section 7; this was previously discussed.

this should have a sheet that depicts AS Platted, and a sheet that depicts AS replatted. See other VR files in EDARP-samples provided

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



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# V1\_Final Plat Drawings.pdf Markup Summary 4-5-2023

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## Carlos (4)

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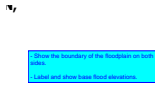
JOB NO. 25188.29  
ANUARY 25, 2023  
HEET 1 OF 4

Add "PCD File No. VR234"



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- Show the boundary of the floodplain on both sides.

- Label and show base flood elevations.



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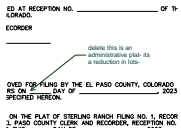
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Revise the floodplain boundary

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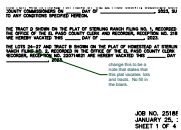
## dsdparsons (16)

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delete this is an administrative plat- its a reduction in lots-



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change this to be a note that states that this plat vacates lots and tracts. No fill in the blank.

JAT OF STERLING RANCH FILING  
COUNTY CLERK AND RECORDER,  
DAY 98

SHOWN ON THE PLAT OF HOMESTEAD  
IN THE OFFICE OF THE CLERK AND RECORDER,  
COUNTY OF COLORADO, THE PLATS  
14621 ARE HEREBY VACATED.

---

**Subject:** Arrow  
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Homestead at Sterling Ranch 2A and Sterling  
Ranch Filing 1A

Homestead at Sterling Ranch 2A and Sterling Ranch Filing  
1A  
**ING RANCH FILING**  
1 & LOTS 24-27 & TRACT B, HOMESTEAD  
SHIP 12 SOUTH, RANGE 65 WEST OF T  
STATE OF COLORADO

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Homestead at Sterling Ranch 2A and Sterling  
Ranch Filing 1A

Homestead at Sterling Ranch 2A and Sterling Ranch Filing  
1A  
**ING RANCH FILING**  
1 & LOTS 24-27 & TRACT B, HOMESTEAD  
SHIP 12 SOUTH, RANGE 65 WEST OF T  
STATE OF COLORADO

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(B)Alterations to Recorded Plats.

(1)Lot Line/Building Envelope Adjustment.

(a)Purpose. The purpose of this Section is to provide for a realignment of a lot line or building envelope, or replatting of several lots (e.g., 3 lots into 2 lots), in which the original subdivision is not substantially modified and additional lots are not created; however, tracts may be created provided the declared use of the tract does not include a structure.

(c)Approval Criteria. The PCD Director, in approving a lot line/building envelope adjustment, shall find:

- The lot line/building envelope adjustment and any resultant lots comply with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is not increased;
- The lot line/building envelope adjustment is in keeping with the purpose and intent of this Code;
- The lot line/building envelope adjustment will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the lot line/building envelope adjustment has been resolved.

(d)Completed Action. A lot line or building envelope adjustment shall be considered completed and in effect when an approved amended plat and correction deeds or other document approved by the PCD Director amending the plat is filed for recording with the Clerk and Recorder.

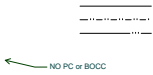


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7.2.5. Plat Naming and Number Conventions and Standards(C)Lot Numbering.

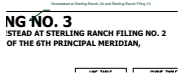
(3)Lot Numbering in Case of Vacation or Replat. A vacation or a replat of lots or tracts shall conform to the following lot number conventions:

- (a)Vacating Common Lot Line. When vacating a common lot line between 2 lots, the original lot number followed by the letter "A" shall be used to number the new lots (e.g., when vacating the common lot line between lot 1 and lot 2, the newly created lot shall be renumbered lot 1A).
- (b)Replating with Fewer Lots. When replating 3 lots into 2 lots, the original lot numbers followed by the letter "A" shall be used to number the new lots (e.g., when replating lots 3, 4, & 5, into 2 lots, the new lots should be numbered lot 3A and 4A).
- (c)Adjustment to Common Lot Line. When adjusting the common lot line between 2 lots, the original lot numbers followed by the letter "A" shall be used to number the new lots (e.g., when realigning the common lot line between lots 7 and 8, the new lots should be numbered 7A and 8A).



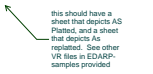
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NO PC or BOCC



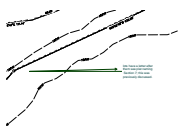
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Homestead at Sterling Ranch 2A and Sterling Ranch Filing 1A



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this should have a sheet that depicts AS Platted, and a sheet that depicts As replatted. See other VR files in EDARP- samples provided



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lots have a letter after them see plat naming Section 7; this was previously discussed.





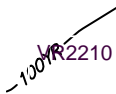
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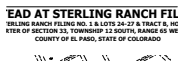
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EAD AT STERLING RANCH FILING 1A  
 TOLLING RANCH FILING NO. 18, LOTS 26, 27 & 28, TRACT 76, SEC  
 18 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 65 WE  
 COUNTY OF EL PASO, STATE OF COLORADO