

# 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:**

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

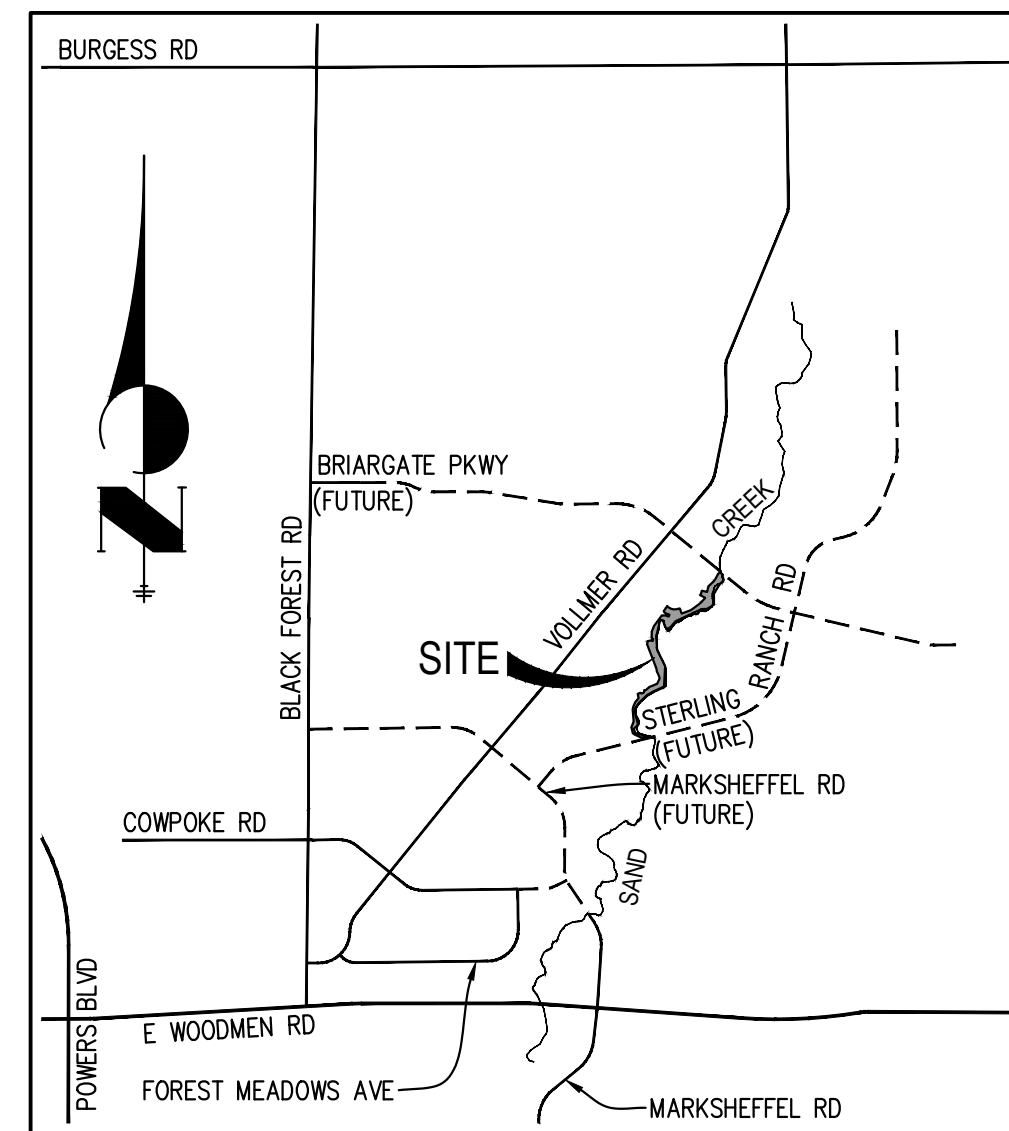
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

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: \_\_\_\_\_

**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 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.

**FEES:**

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

**SUMMARY:**

2 LOTS	0.3831 ACRES	2.41%
3 TRACTS	15.4897 ACRES	97.59%
<b>TOTAL</b>	<b>15.8728 ACRES</b>	<b>100.00%</b>

PCD FILE NO. VR234

JOB NO. 25188.29  
APRIL 26, 2023  
SHEET 1 OF 4



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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:

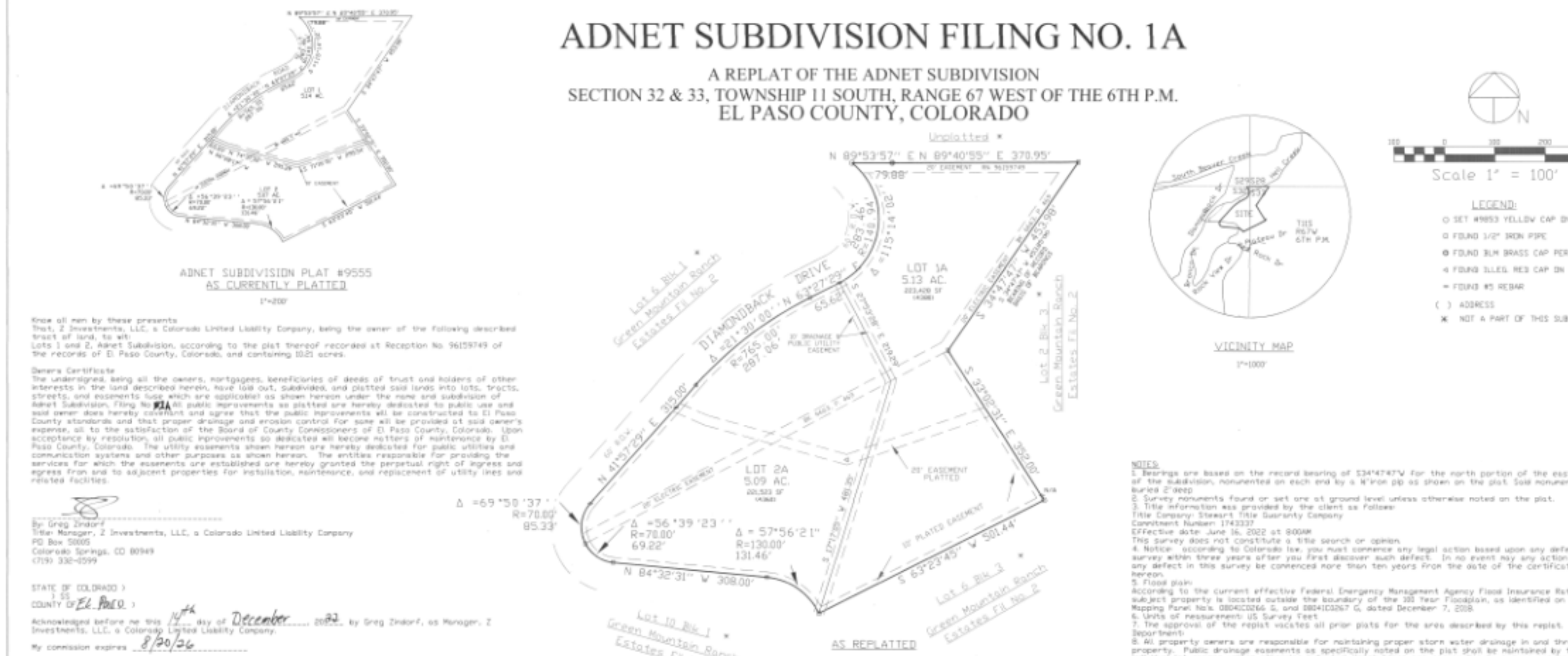
1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 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 (FAWW)
  3. SEWER SERVICE S AUTHORITY (FAWW)
  4. ELECTRIC SERVICE
  5. NATURAL GAS SE
  6. FIRE PROTECTION
  7. ALL STRUCTURAL PROFESSIONAL EN
  8. THE FOLLOWING R PRELIMINARY PLA THE COUNTY PLA TRANSPORTATION WASTEWATER DISI REPORT; WETLANDS
  9. ALL PROPERTY O DRAINAGE IN ANC SPECIFICALLY NO OWNERS UNLESS LANDSCAPING TH, IN DRAINAGE EAS
  10. UNLESS OTHERWISE EITHER SIDE WITH WHEN THE SIDE \ FOOT PUBLIC IMP LOT LINES ARE H UTILITY AND DRAI WITH A 10 FOOT SUBDIVISION BOU AND DRAINAGE E, MAINTENANCE OF 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

### ADNET SUBDIVISION FILING NO. 1A

A REPLAT OF THE ADNET SUBDIVISION  
SECTION 32 & 33, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



150/4

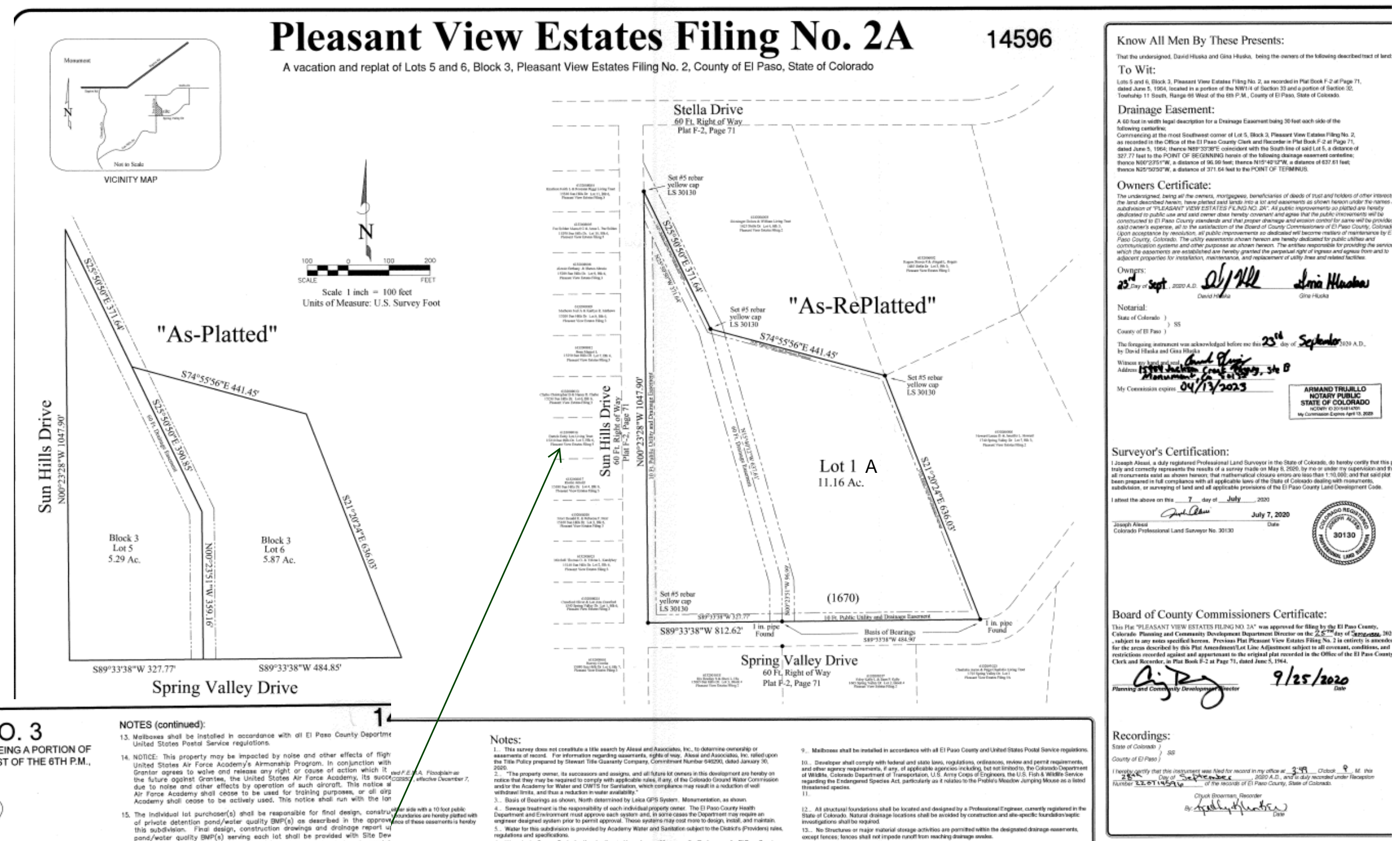
more samples

#### 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			

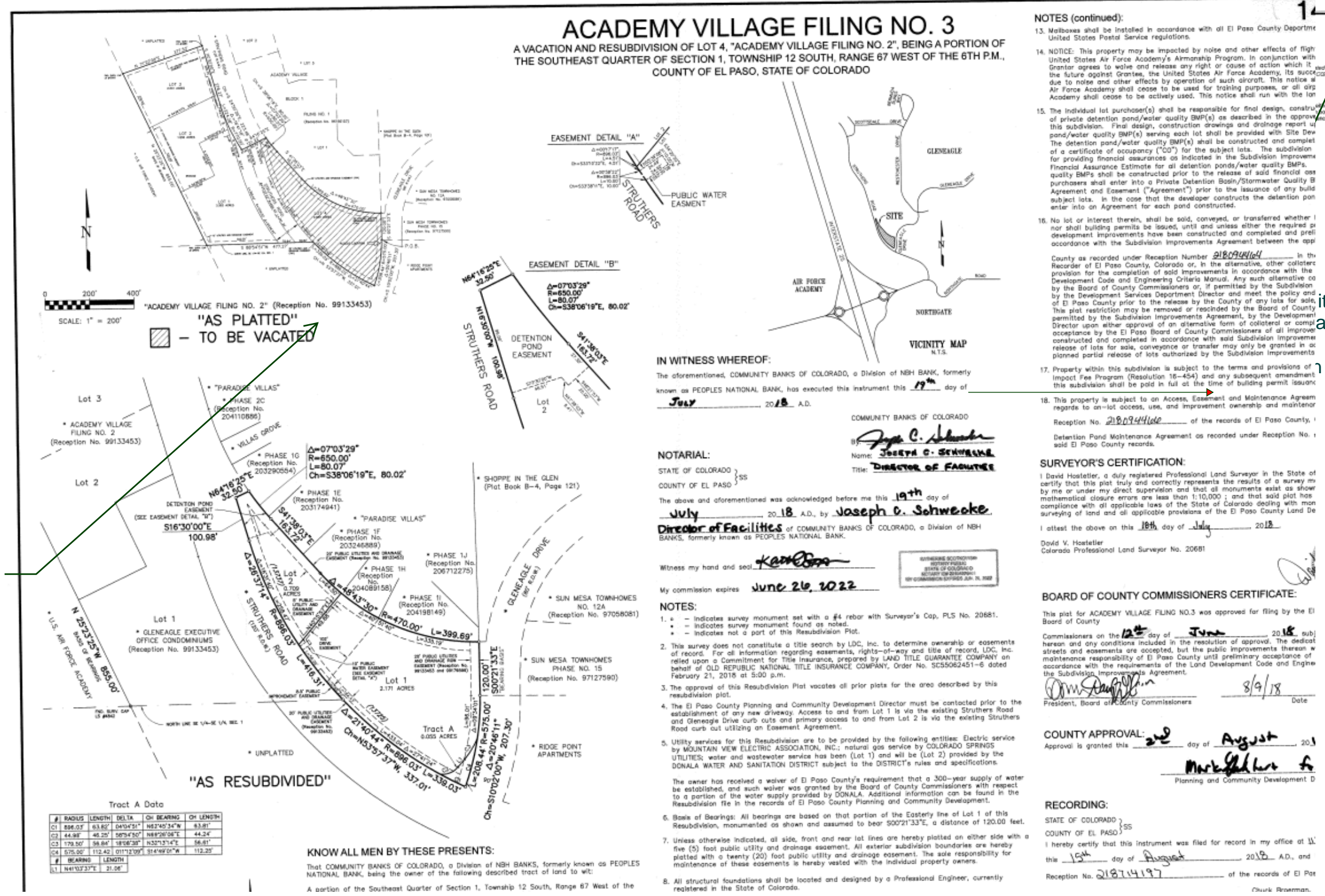
### Pleasant View Estates Filing No. 2A 14596

A vacation and replat of Lots 5 and 6, Block 3, Pleasant View Estates Filing No. 2, County of El Paso, State of Colorado



### ACADEMY VILLAGE FILING NO. 3

A VACATION AND RESUBDIVISION OF LOT 4, "ACADEMY VILLAGE FILING NO. 2", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



in this sample its clear what vacated and then what new lots are created; This is different though its creating new lots from one lots so it gets whole new sub name and lots also went to PC BoCC/ water finding etc., it shows inset example though

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).

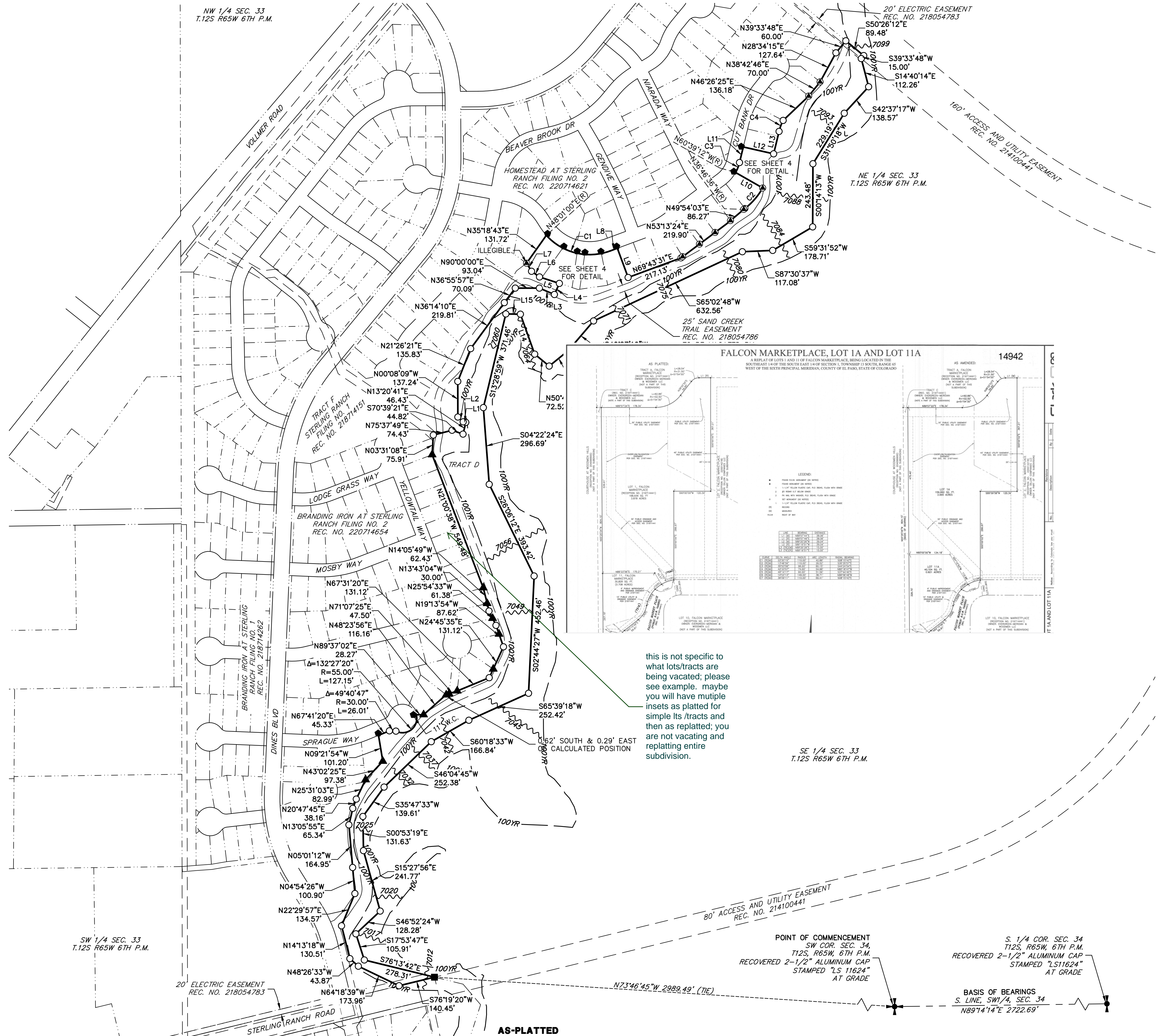
this will apply; these are older examples of VR files

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SHEET 2 OF 4



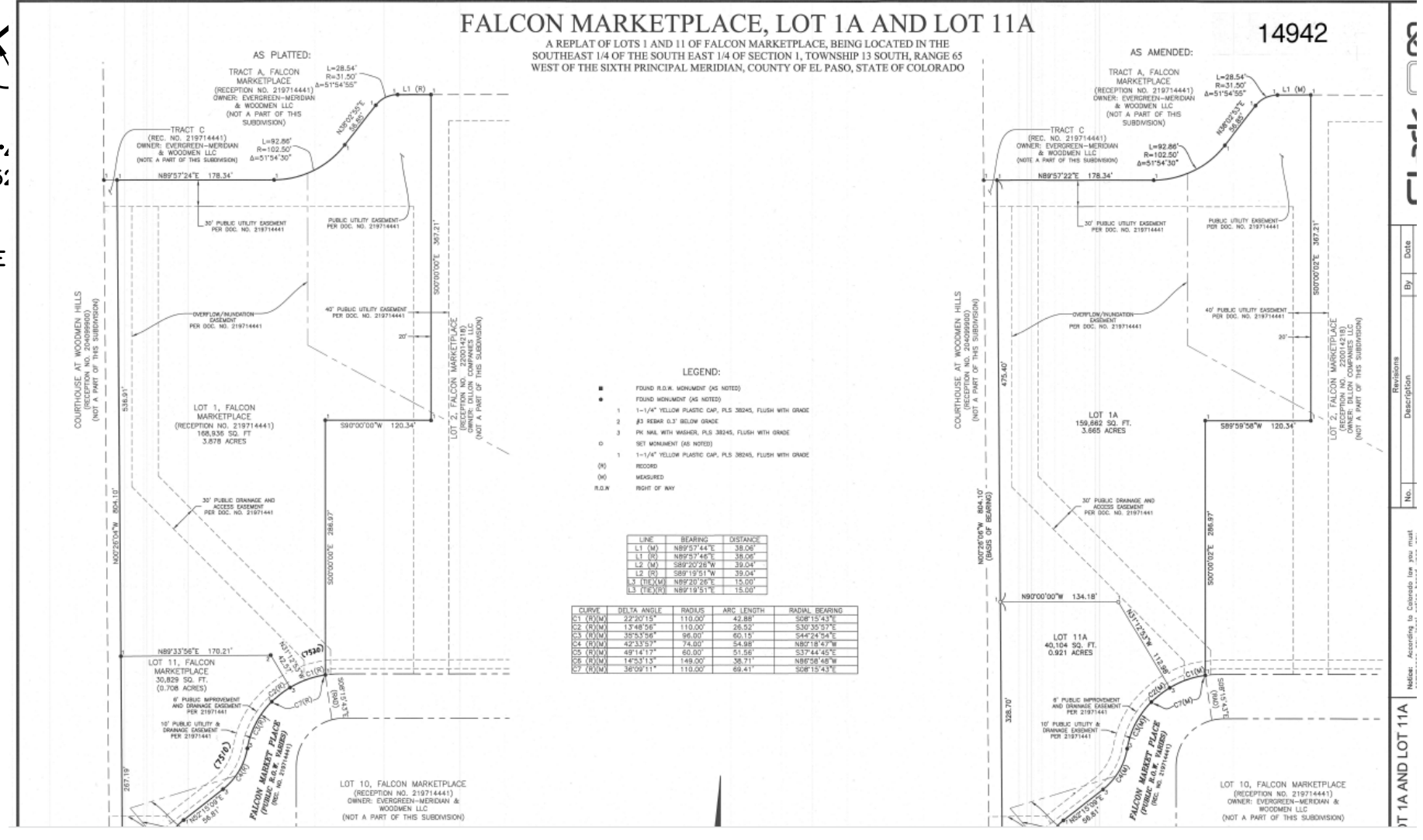
# HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

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



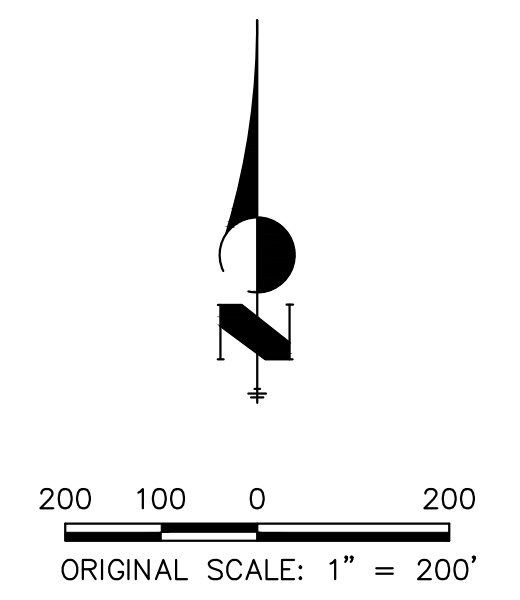
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77°54'49"W	10.23'
L2	N48°08'43"W	27.81'
L3	S66°46'15"E	62.91'
L4	N24°02'35"E	46.93'
L5	N71°56'55"W	80.38'
L6	N54°41'05"W	37.80'
L7	N31°24'46"W	36.61'
L8	N69°43'31"E	30.37'
L9	S20°16'29"E	120.00'
L10	N60°14'44"W	120.41'
L11	N13°36'16"E	61.99'
L12	S77°12'06"E	120.01'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

this is not specific to what lots/tracts are being vacated; please see example. maybe you will have multiple insets as platted for simple lots/tracts and then as replatted; you are not vacating and replatting entire subdivision.



JOB NO. 25188.29  
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 SHEET 3 OF 4

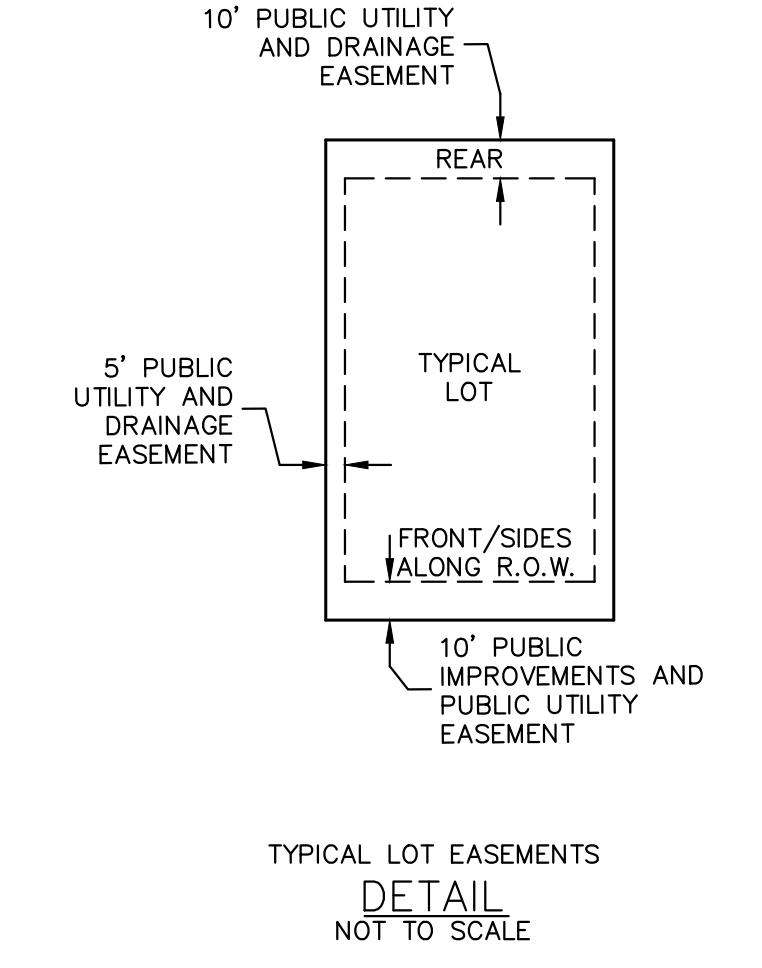
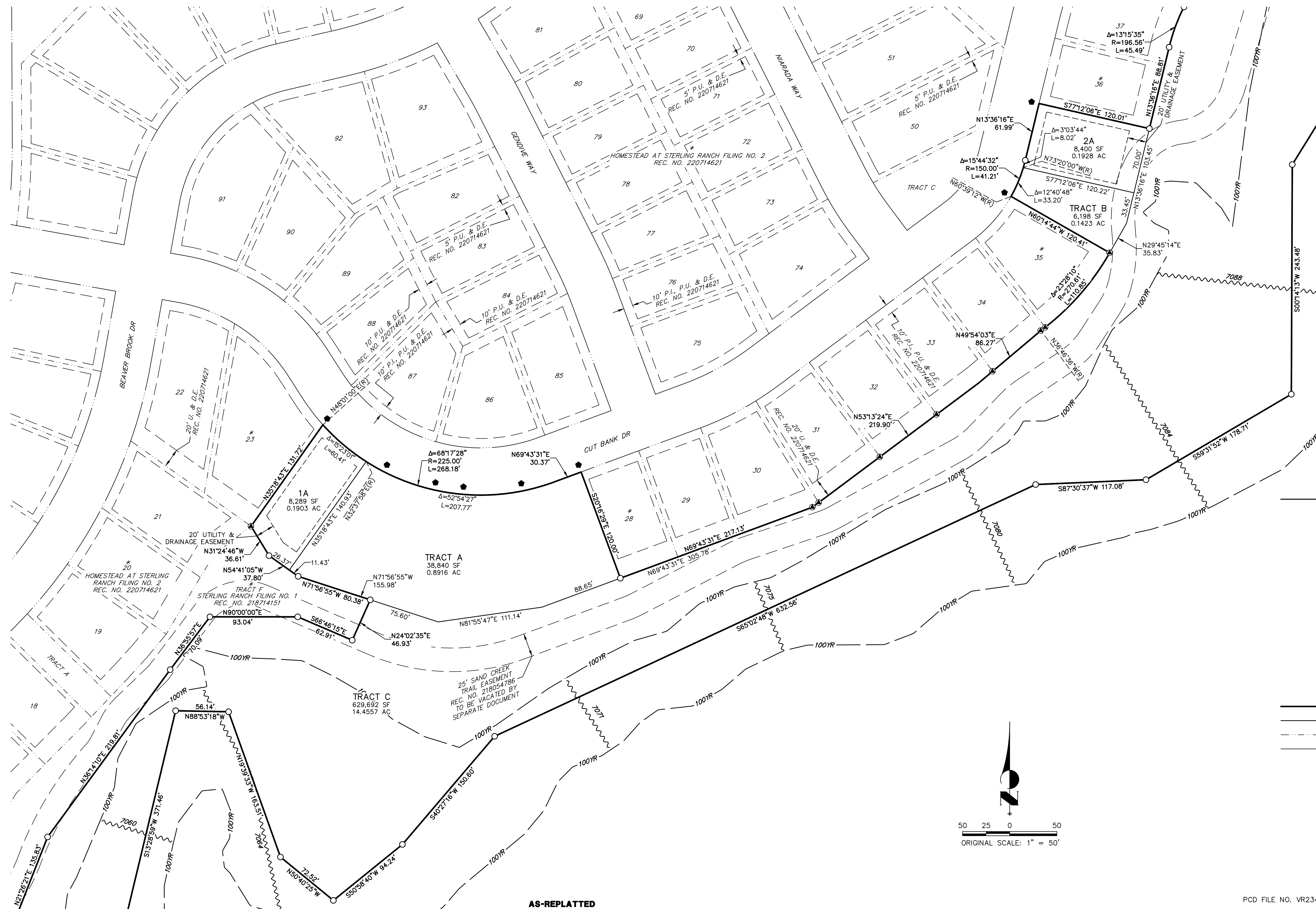


PCD FILE NO. VR234

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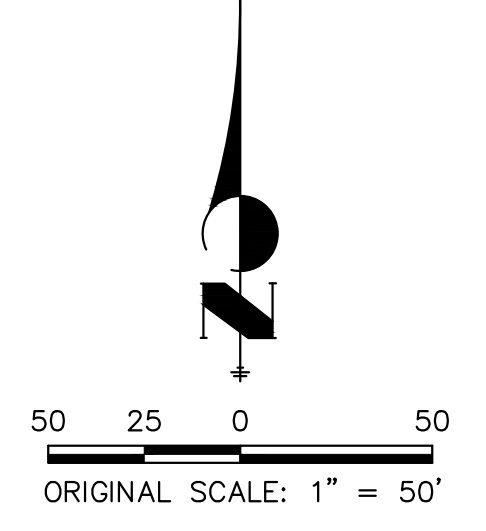
# HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

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 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



**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  
 APRIL 26, 2023  
 SHEET 4 OF 4



PCD FILE NO. VR234

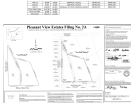
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AS-REPLATTED

# V2\_Plat redline planner.pdf Markup Summary 5-17-2023

dsdparsons (12)

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**Subject:** Image  
**Page Label:** [2] 2 SHEET 2  
**Author:** dsdparsons  
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**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 5/17/2023 12:24:44 PM  
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Another example- it should be very clear what lot/trcats in existing subdivision are being vacated and replatted.



**Subject:** Image  
**Page Label:** [2] 2 SHEET 2  
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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)Replatting with Fewer Lots. When replatting 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 replatting 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).

This will apply; these are older examples of VR files

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this will apply; these are older examples of VR files

A

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A



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in this sample its clear what vacated and then what new lots are created; This is different though its creating new lots from one lots so it gets whole new sub name and lots also went to PC BoCC/ water finding etc,,; it shows inset example though



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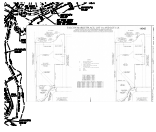


1
2
3
4
5
TOTAL
FOOT
VP

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more samples



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this is not specific to what lots/tracts are being vacated; please see example. maybe you will have mutiple insets as platted for simple lts /tracts and then as replatted; you are not vacating and replatting entire subdivision.