

Steve Schleiker
11/03/2023 11:37:56 AM
Doc \$0.00
Rec \$63.00

El Paso County, CO



6
Pages 223715217

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Homestead at Sterling Ranch 2A and Sterling Ranch Filing 1A
Name of Plat

SR Land LLC, Vantage Homes Corp, Sterling Ranch Metropolitan
Owner's Name District, Elite Properties of America Inc

Subdivision

Condominium

HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH 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

15217

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 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 HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH 1A, EL PASO COUNTY, COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY GOVERNANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT THE DEDICATION OF SAID STREETS SHALL BE SUBJECT TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. THE DEDICATION OF SAID STREETS SHALL BE DEEMED TO HAVE BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC, HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF October 2023, A.D.

BY: Margaret E Libbey
PRINTED NAME: Margaret E Libbey
AS: Attorney in fact OF SR LAND, LLC
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Margaret E Libbey
AS: Attorney in fact OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 2023-03-23 Christina K. Lewis
NOTARY PUBLIC

THE AFOREMENTIONED, VANTAGE HOMES CORP. HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF October 2023, A.D.

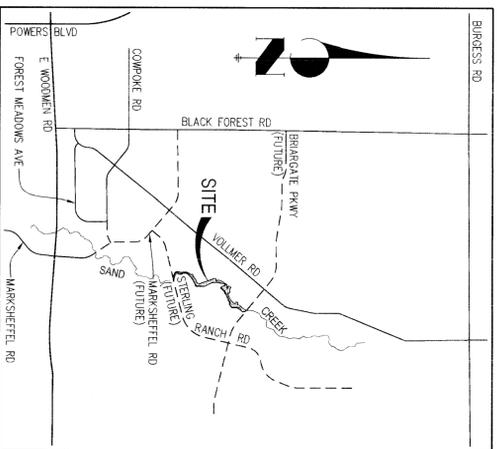
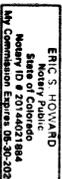
BY: Chad Thurber
PRINTED NAME: Chad Thurber
AS: President OF VANTAGE HOMES CORP.
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Chad Thurber
AS: President OF VANTAGE HOMES CORP.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 2023-03-23 Christina K. Lewis
NOTARY PUBLIC

THE AFOREMENTIONED, STERLING RANCH METROPOLITAN DISTRICT HAS EXECUTED THIS INSTRUMENT THIS 30th DAY OF October 2023, A.D.

BY: Charles Collins
PRINTED NAME: Charles Collins
AS: Treasurer OF STERLING RANCH METROPOLITAN DISTRICT
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October 2023, A.D. BY: Charles Collins
AS: Treasurer OF STERLING RANCH METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 5-30-24 Deborah A. Johnson
NOTARY PUBLIC



VICINITY MAP
N.T.S.

THE AFOREMENTIONED, ELITE PROPERTIES OF AMERICA INC. HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF October 2023, A.D.

BY: Dawn Strane
PRINTED NAME: Dawn Strane
AS: CEO OF ELITE PROPERTIES OF AMERICA INC.
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Dawn Strane
AS: CEO OF ELITE PROPERTIES OF AMERICA INC.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 2023-03-23 Christina K. Lewis
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: Margaret E Libbey
AS: Asst. Secretary OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D.
BY: Margaret E. Libbey
AS: Asst. Secretary OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 2023-03-23 Christina K. Lewis
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 DEFINED AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF THE COLORADO REVENUE AND PROPERTY TAX CODE, SECTION 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38292
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.

POD DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH 1A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 31st DAY OF October 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Margaret E Libbey
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE: 10/31/23

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 11:37 O'CLOCK A.M. THIS 30th DAY OF November 2023, A.D. AND IS DULY RECORDED AT RECEPTION NO. 223715317 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEIKER, RECORDER
BY: Heather Connelly
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%

POD FILE NO. WR234

JOB NO. 25188.29
OCTOBER 18, 2023
SHEET 1 OF 6



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Fort Collins 970-491-9888 • www.jrengineering.com

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 N69°14'14" E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
3. SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
5. NATURAL GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
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: ENGINEERING REPORT, SURVEY REPORT, NATURAL HAZARD REPORT, GEOLOGY AND SOILS 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 IMPED 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 IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE 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, PARKS AND APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, 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. THE Y 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 REFERRED TO HEREIN, OR THE SUBDIVISION IMPROVEMENTS AGREEMENT UNDER REFERENCE NUMBER 201682920, AND EITHER COUNTY LAWS RECORDED UNDER EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL AGREEMENTS PROVIDED 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, COLORADO. THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

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 08041003535G, 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 18-6-4-508.
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 ROAD AND PUBLIC UTILITIES IMPROVEMENTS WITH THE ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH 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 RECORDED.
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 SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY ALL PUBLIC UTILITY 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.
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 ETTECH 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 THAT REQUIRE EROSION CONTROL AND RELATED IMPROVEMENTS RELATED TO MARKSHEFFEL ROAD SEGMENT AND 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.
28. THIS PROPERTY IS SUBJECT TO THE AMENDMENT TO PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 223092091 IN THE RECORDS OF EL PASO COUNTY, COLORADO, OR AS AMENDED.

TRACT SUMMARY CHART

PARCEL #	AREA (SF)	AREA (AC)	USE	OWNERSHIP/ MAINTENANCE
TRACT A	6,198	0.1423	DRAINAGE, UTILITIES	STERLING RANCH METRO DISTRICT #1
TRACT B1	38,840	0.8916	DRAINAGE, UTILITIES	STERLING RANCH METRO DISTRICT #1
TRACT C1	85,476	1.9623	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	STERLING RANCH METRO DISTRICT #1
TRACT D1	696,698	15.9940	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	STERLING RANCH METRO DISTRICT #1/EL PASO COUNTY*
TRACT E1	139,822	3.2090	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	STERLING RANCH METRO DISTRICT #1
TOTAL TRACT AREA	966,244	22.1932		
TOTAL LOT AREA	16,689	0.3831		
TOTAL AREA	983,423	22.5763		

* PER NOTES 27 & 28



16-10-23

JOB NO. 25188.29
OCTOBER 18, 2023
SHEET 2 OF 6

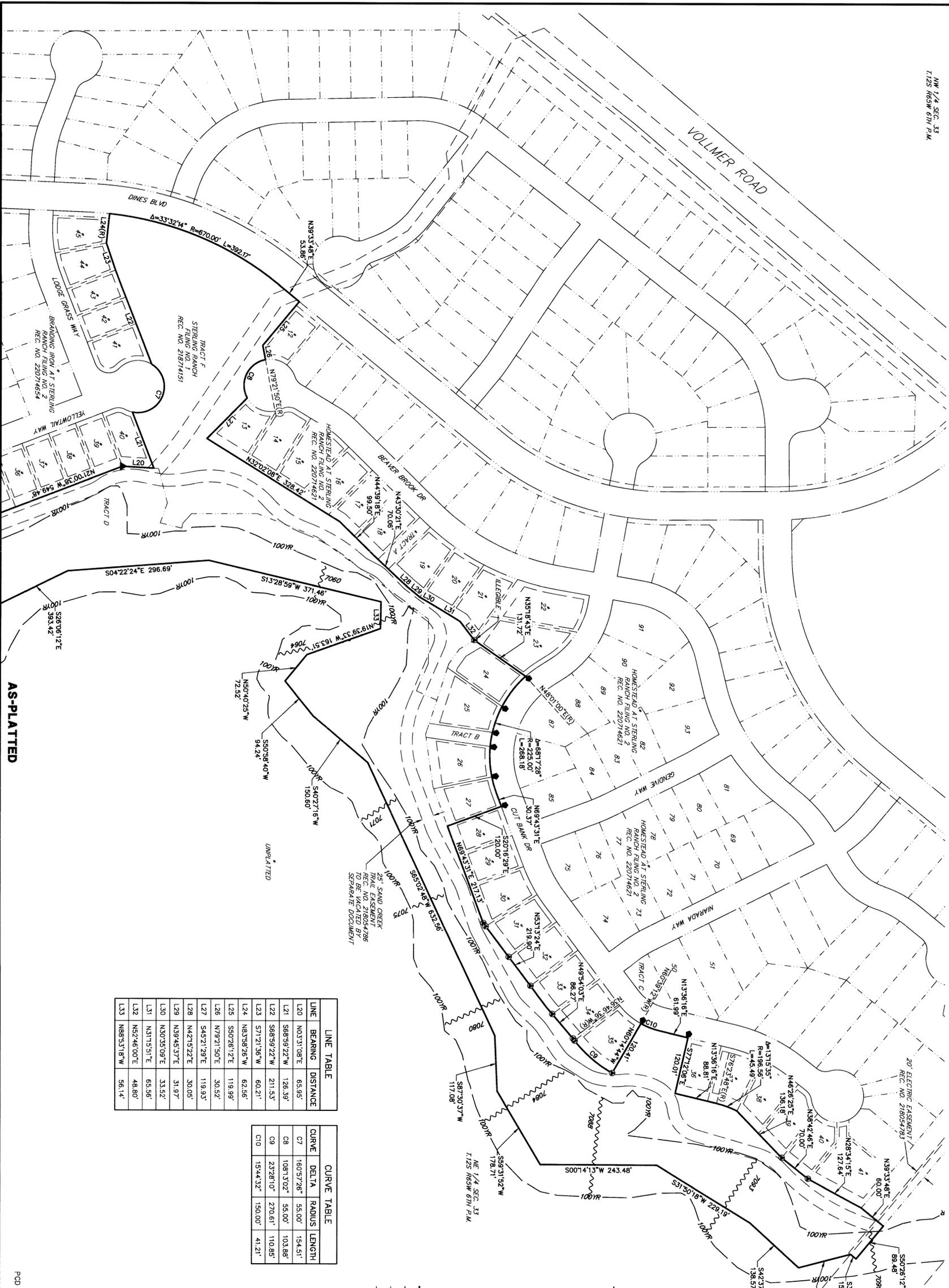


HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

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

15217

[Handwritten Signature]
6-19-23



LINE TABLE		CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L20	N03°31'08"E	65.95'	C7	160°57'26"	55.00'	154.51'
L21	S68°59'22"W	126.39'	C8	108°13'02"	55.00'	103.88'
L22	S68°59'22"W	211.53'	C9	23°28'10"	270.61'	110.85'
L23	S71°21'36"W	60.21'	C10	15°44'32"	150.00'	41.21'
L24	N83°58'26"W	62.56'				
L25	S60°28'12"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	N62°46'00"E	48.80'				
L33	N88°53'18"W	56.14'				

- LEGEND**
- SET 18" #5 REBAR
 - W/ 1-1/2" ALUMINUM CAP
 - STAMPED "JR ENG LS 3825Z" AT GRADE
 - RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "CCES LS 38120"
 - RECOVERED 1-1/2" ALUMINUM CAP
 - ▲ TELEBOLT
 - ▲ RECOVERED 1-1/4" PINK PLASTIC CAP
 - ▲ STAMPED "A.L.C. PLS 3809B"
 - ▲ RECOVERED 1-1/2" MAIL & DISC
 - ▲ STAMPED M&S CIVIL PLS 25966"
 - ▲ B' WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED
 - ◆ SQUARE FEET
 - S.F. A.C.
 - (R) RB
 - * ACREAGE
 - RADIAL BEARING
 - NOT A PART OF THIS SUBDIVISION
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE

POD FILE NO. VR234

100 50 0 100
ORIGINAL SCALE: 1" = 100'
JOB NO. 25188.29
OCTOBER 18, 2023
SHEET 4 OF 6

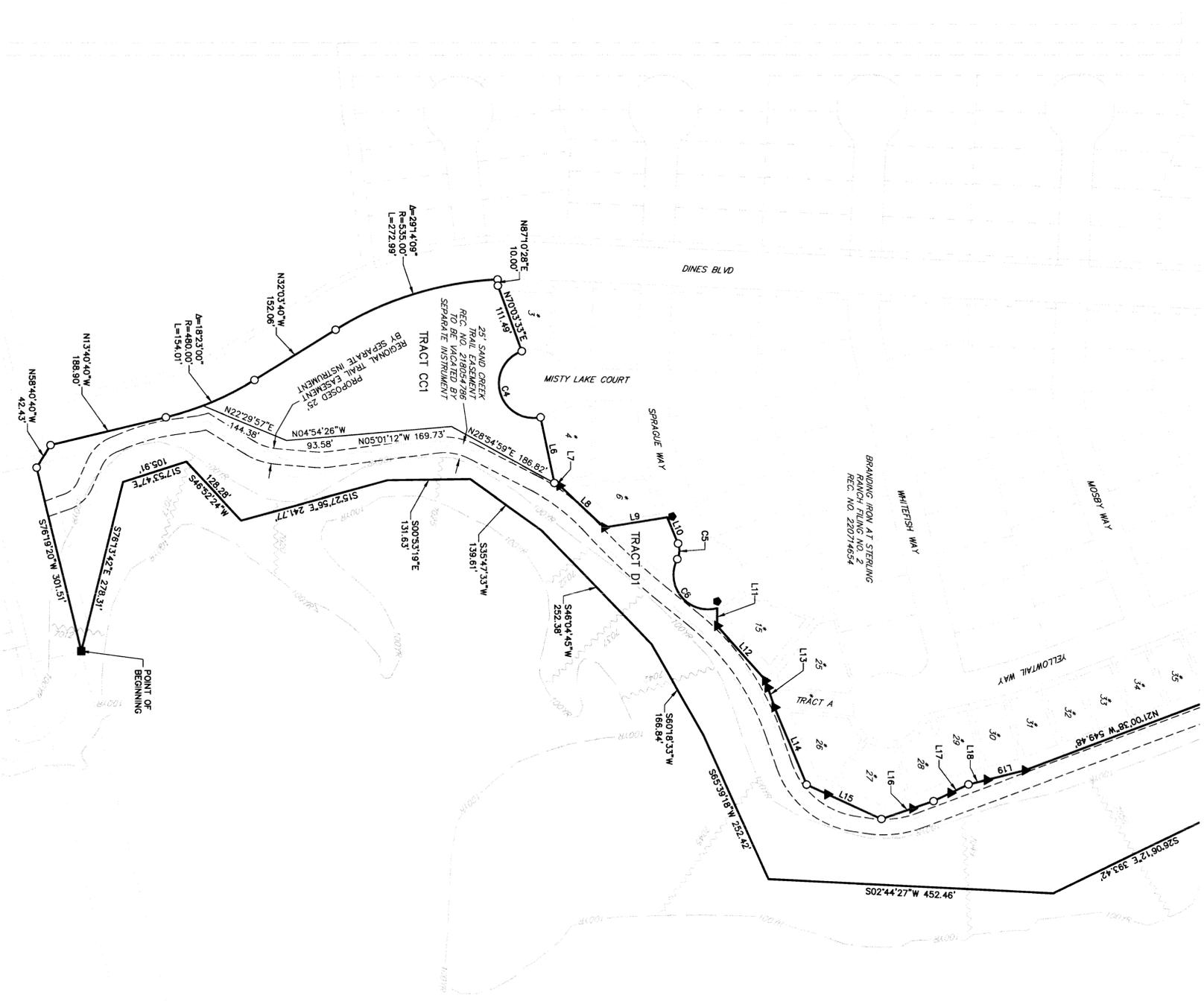


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HOMESTEAD AT STERLING RANCH 2A AND STERLING RANCH FILING 1A

15217

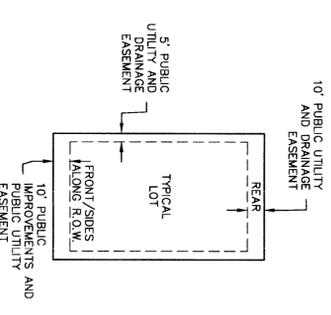
A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF EL PASO, STATE OF COLORADO



LINE	BEARING	DISTANCE
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	DELTA	RADIUS	LENGTH
C4	171°53'14"	55.00'	165.00'
C5	49°40'42"	30.00'	26.01'
C6	132°27'20"	55.00'	127.15'

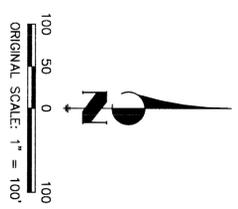
PARCEL	AREA (SF)	AREA (AC)
TRACT CCI	85,476	1.9623
TRACT D1	696,698	15.9940



TYPICAL LOT EASEMENTS
 DETAIL
 NOT TO SCALE

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

- LEGEND**
- SET 18" #5 REAR W/ 1-1/2" ALUMINUM CAP STAMPED "R ENG US 38252" AT GRADE
 - RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "CKS US 38120"
 - RECOVERED 1-1/2" ALUMINUM CAP TILE/ROBE
 - ▲ RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "A.L.C. PLS 38087"
 - ◆ RECOVERED 1-1/2" NAIL & DISC STAMPED "MKS CIVIL PLS 26066" & WITNESS CORNER (M.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



AS-REPLATTED

PCD FILE NO. VR234



JOB NO. 25188.29
 OCTOBER 18, 2023
 SHEET 5 OF 6

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 Fort Collins 970-491-9888 • www.jrengineering.com

