

Steve Schleiker

11/03/2023 11:37:56 AM

Doc \$0.00

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6

Pages

El Paso County, CO



223715217

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

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 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

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 GOVERNANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT THE PLAT HEREON SHALL BE CONSIDERED AS AN EXPENSE, ALIEN TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND HEREBY AGREED AND ACCEPTED 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 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)
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: 12-03-2025 Christine H. Lewis
NOTARY PUBLIC

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

BY: Chad Thirber

PRINTED NAME: Chad Thirber

AS: President OF VANTAGE HOMES CORP.

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2023, A.D. BY: Chad Thirber

AS: President OF VANTAGE HOMES CORP.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 12-03-2025 Christine H. Lewis
NOTARY PUBLIC

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

BY: Charles Collins

PRINTED NAME: Charles Collins

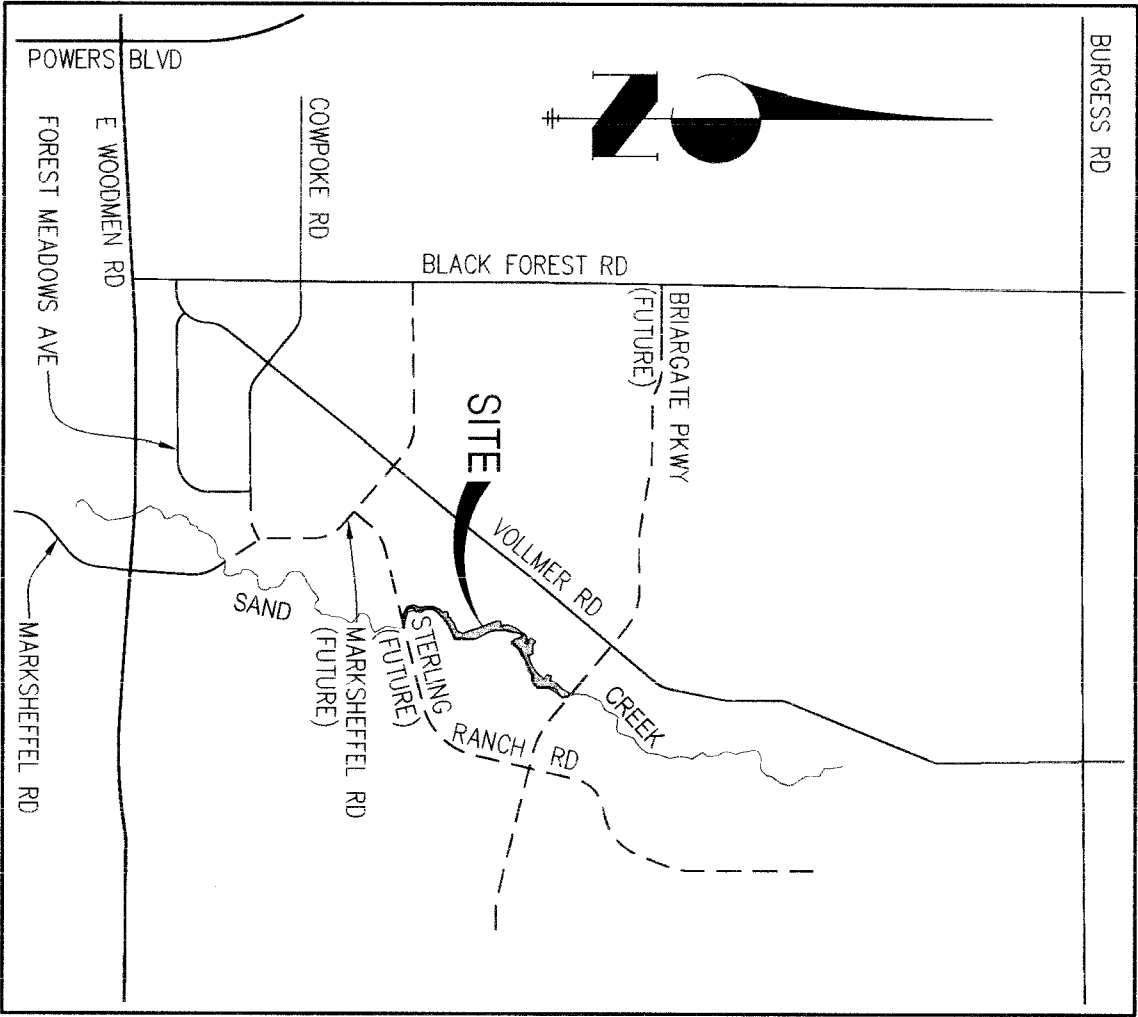
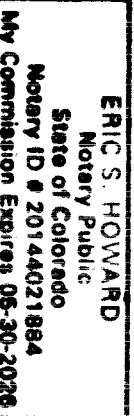
AS: Treasurer OF STERLING RANCH METROPOLITAN DISTRICT

STATE OF COLORADO)
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 Quethwa
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 Srinane

PRINTED NAME: Dawn Srinane

AS: CEO OF ELITE PROPERTIES OF AMERICA INC.

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2023, A.D. BY: Dawn Srinane

AS: CEO OF ELITE PROPERTIES OF AMERICA INC.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 12-03-2025 Christine H. 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 OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
AS: Asst Secretary

STATE OF COLORADO)
COUNTY OF EL PASO)

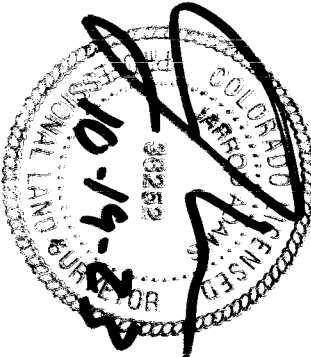
ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2023, A.D.

BY: Margaret E. Libbey OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
AS: Asst. Secretary

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 12-03-2025
NOTARY PUBLIC: Christine H. Lewis

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 DEPICTED LOCATION AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF THE COLORADO PROFESSIONAL LAND SURVEYOR ACT, C.R.S. 17-3, 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 31st DAY OF October, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Margy Ketchum
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE 10/31/23

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:32 O'CLOCK A.M. THIS 31st 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 Canady 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	221932 ACRES	98.30%
TOTAL	22.5763 ACRES	100.00%

PCD 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

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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 08040003536, 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, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-65-308.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
20. THE STRING 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 SUBSISTORY 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 SHALL BE RESPONSIBLE FOR THE PAYMENT OF IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THEREOF, 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. 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 TILING NO. 2A 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.
26. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY ENTICH ENGINEERING IN FILE SP 14-15 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
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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	38,940	0.8916	DRAINAGE, UTILITIES	STERLING RANCH- METRO DISTRICT #1
TRACT C1	85,476	1.9829	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 F1	139,522	3.2030	DRAINAGE, UTILITIES, PEDESTRIAN ACCESS	STERLING RANCH- METRO DISTRICT #1
TOTAL TRACT AREA	966,794	22.1932		
TOTAL LOT AREA	16,089	0.3831		
TOTAL AREA	983,423	22.5763		

* PER NOTES 27 & 28

* PER NOTES 27 & 28

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 REVIEW OR THE REQUIRED ENVIRONMENTAL REVIEW HAS BEEN COMPLETED AND ACCEPTED IN COMPLIANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 220183295 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 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 SUBDIVISION IMPROVEMENTS COMMITTEE. EITHER ACTION SHALL REQUIRE A VOTE OF MAJORITY OF THE BOARD OF COUNTY COMMISSIONERS OR APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED BY THE CONSTRUCTION AND COMPLETED IN PARTIAL RELEASE OF LOTS FOR SAID CONVEYANCE. THEREAFTER, 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 SERIES 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.

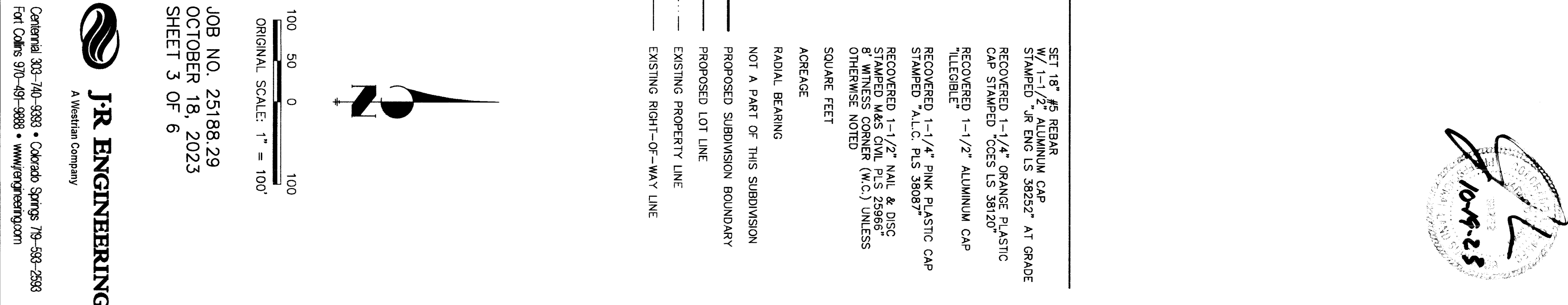
16-6-27

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



15217

COUNTY OF EL PASO, STATE OF COLORADO



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

NW 1/4 SEC. 33
1:25 R65W 6TH P.M.

10/19/23

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	N63°58'26"W	62.56'
L25	S60°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°15'17"E	65.56'
L32	N62°46'00"E	48.80'
L33	N66°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'

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
- ◓ TILEGABLE
- ▲ RECOVERED 1-1/4" PINK PLASTIC CAP
- STAMPED "A.L.C. PLS 38067"
- RECOVERED 1-1/2" NAIL & DISC
- STAMPED M&S CIVIL PLS 25966"
- B' WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED
- SQUARE FEET
- ACREAGE
- RADIAL BEARING
- NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- S.F.
- A.C.
- (R) RB
- *

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

JOB NO. 25188.29
OCTOBER 18, 2023
SHEET 4 OF 6



A Western Company

POD FILE NO. VR234

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AS-PLATTED

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

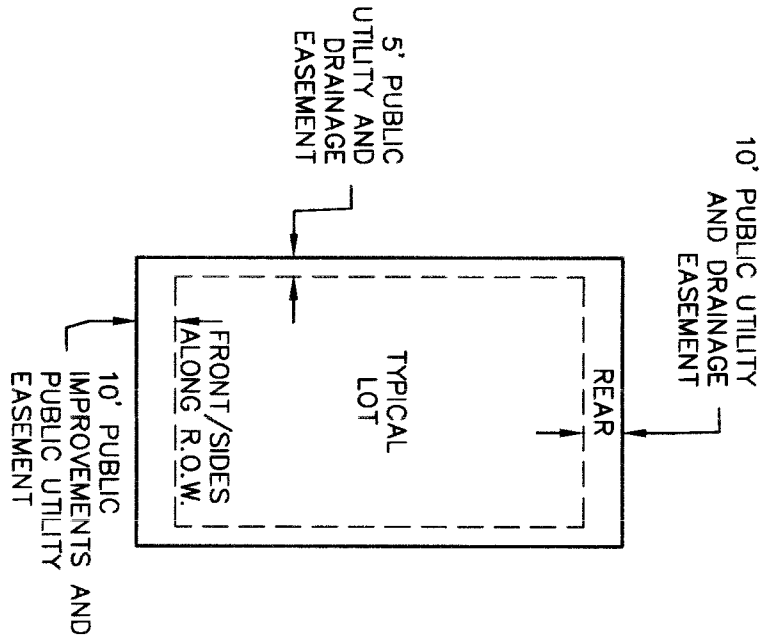
15217

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

10-11-23

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'

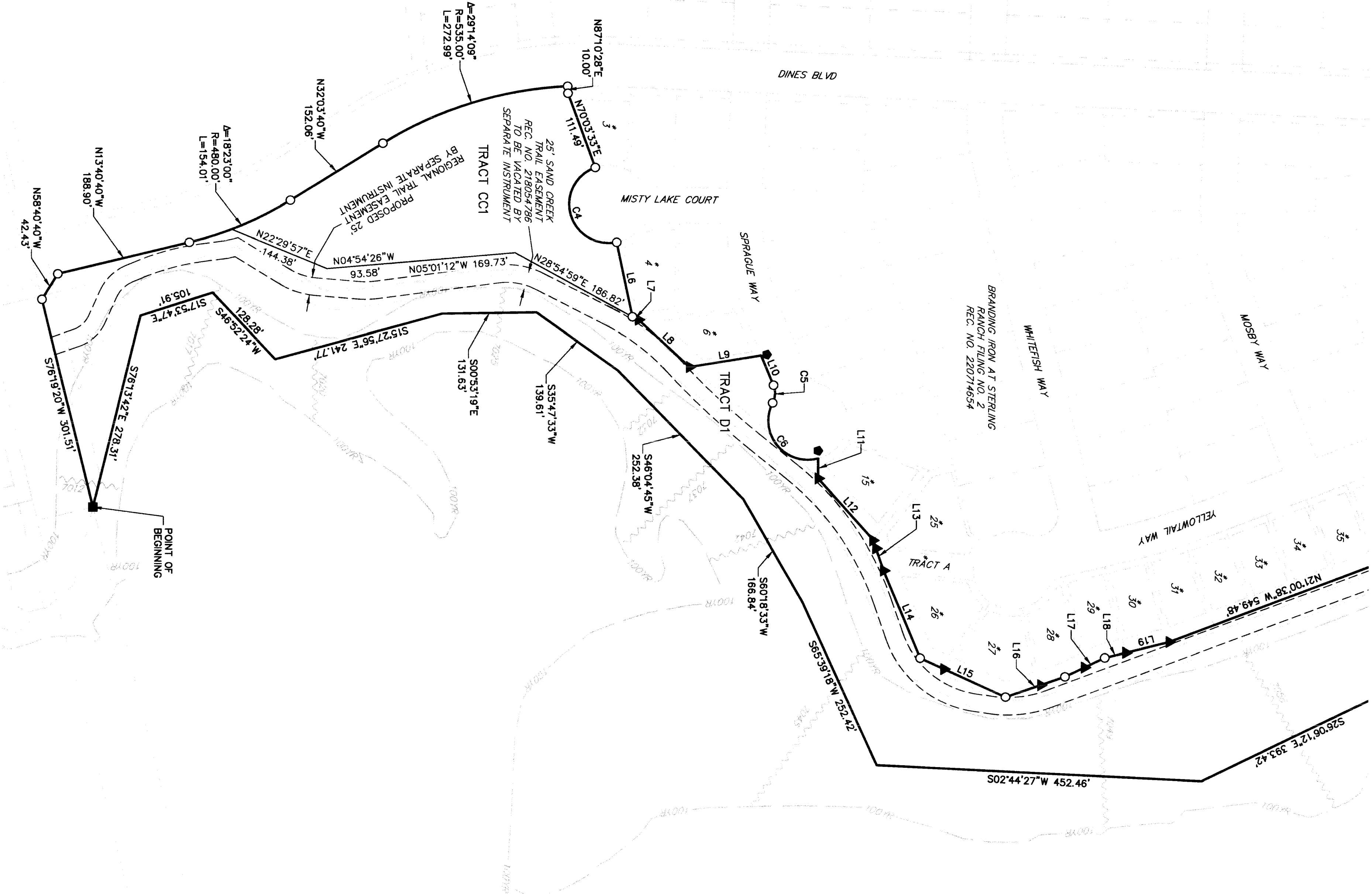


TYPICAL LOT EASEMENTS
DETAIL
NOT TO SCALE

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

UNPLATTED

SE 1/4 SEC. 33
T12S R65W 6TH P.M.



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

PCD FILE NO. VR234



A Western Company

Coronado 303-740-5883 • Colorado Springs 78-593-2583
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JOB NO. 25188.29
OCTOBER 18, 2023
SHEET 5 OF 6

LEGEND	
○	SET 18" #5 REAR W/ 1-1/2" ALUMINUM CAP STAMPED "R ENG LS 38252" AT GRADE
●	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "CCS LS 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 25066" 8" WITNESS CORNER (W.C.) UNLESS OTHERWISE NOTED
S.F.	SQARE 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

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

15217

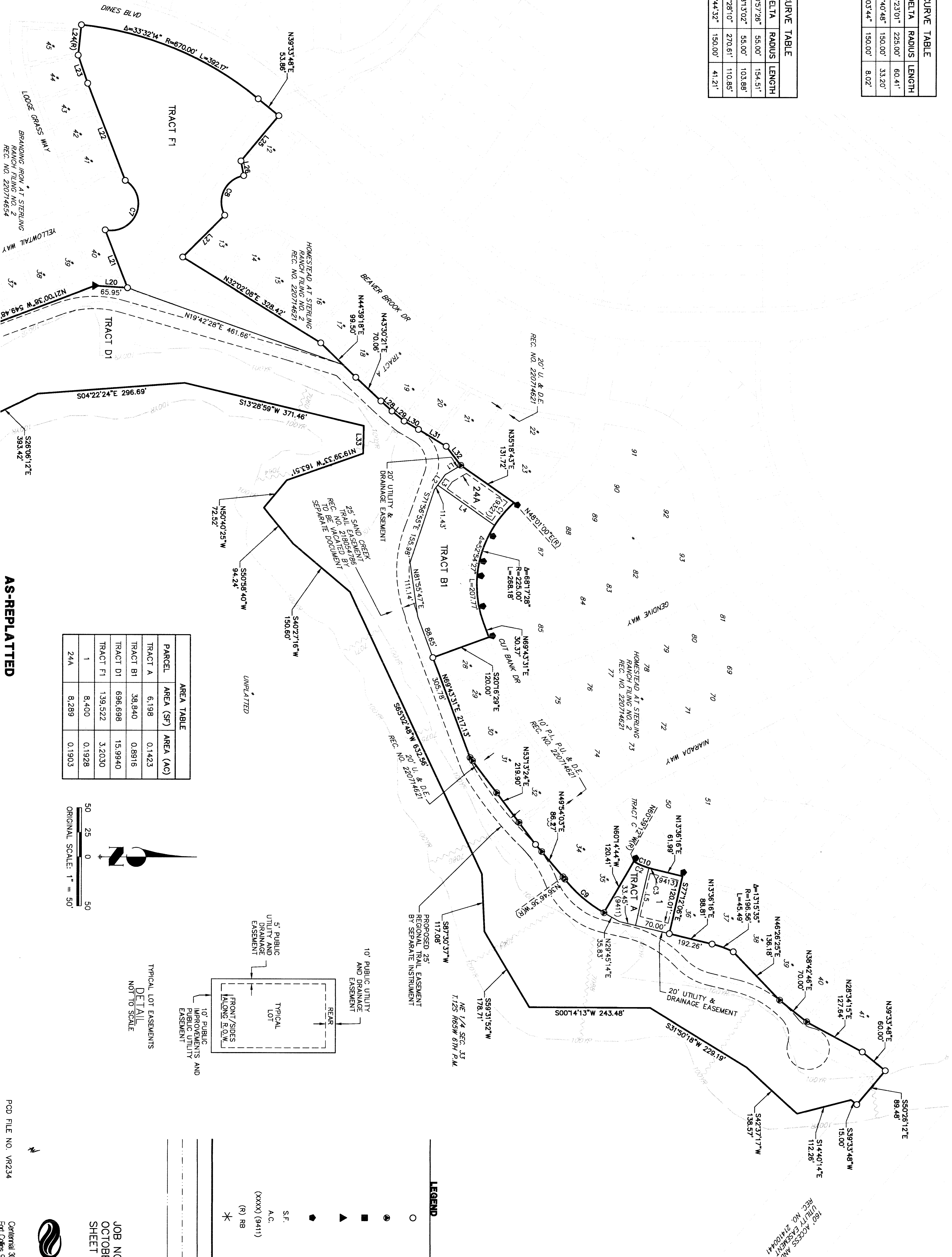
A VACATION AND REPLAT OF TRACT D, STERLING RANCH FILING NO. 1 & LOTS 24-27 & TRACT B, HOMESTEAD AT STERLING RANCH FILING NO. 2
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

LINE 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'

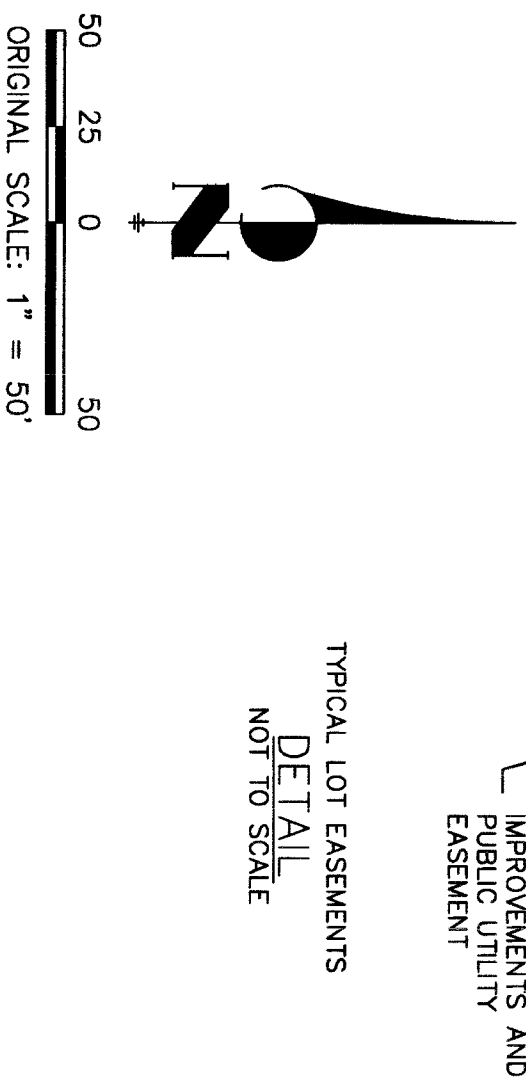


CURVE TABLE		
CURVE	DELTA	RADIUS LENGTH
C7	160°57'26"	55.00'
C8	108°13'02"	55.00'
C9	23°28'10"	270.61'
C10	15°44'32"	150.00'

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'



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 16" #8 REAR W/ 1-1/2" ALUMINUM CAP	RECOVERED 1-1/2" ORANGE PLASTIC CAP STAMPED "JR ENG LS 382527 AT GRADE
●	RECOVERED 1-1/2" ORANGE PLASTIC CAP STAMPED "JR ENG LS 382527 AT GRADE	RECOVERED 1-1/2" ALUMINUM CAP
▲	RECOVERED 1-1/2" ALUMINUM CAP	RECOVERED 1-1/2" NAIL & DISC STAMPED "M&S CIVIL PLS 259667 OTHERWISE NOTED
●	RECOVERED 1-1/2" NAIL & DISC STAMPED "M&S CIVIL PLS 259667 OTHERWISE NOTED	SQUARE FEET
S.F.	ACREAGE	ADDRESS
(xxxxx) (9411)	RADIAL BEARING	NOT A PART OF THIS SUBDIVISION
(R) RB	PROPOSED SUBDIVISION BOUNDARY	PROPOSED LOT LINE
*	EXISTING PROPERTY LINE	EXISTING RIGHT-OF-WAY LINE

POD FILE NO. VR234