

EL PASO COUNTY LAND DEVELOPMENT CODE

Chapter V - Section 55 Subdivision Summary Form

Date: February 25, 2020

SUBDIVISION NAME:

Branding Iron at Sterling Ranch Fil. No. 2

County El Paso

Type of Submittal:

Request for Exemption _____
 Preliminary Plan _____
 Final Plat

SUBDIVISION LOCATION: Township 12S Range 65W Section SE 1/4 33

See attached legal description

OWNER(S) NAME

SR Land, LLC

ADDRESS

20 Boulder Crescent, Suite 201
Colorado Springs, CO 80903

SUBDIVIDER(S) NAME

SR Land, LLC

ADDRESS East of Vollmer Road, North of Marksheffel Road
East of Sterling Ranch Road, West of Sand Creek

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
X	Single Family	75	14.687	48.17%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
	Other (specify)			
X	Street		4.103	13.55%
	Walkways			

	Dedicated School Sites		11.663	38.25%
	Reserved Park Sites			
X	Private Open Areas		0.091	0.03%
	Easements			
	Other (specify)			
	TOTAL		30.544	100%

* (By map measure)

Estimated Water Requirements TBD
(gallons/day).

Proposed Water Source(s)
Sterling Ranch Metro District No. 1

Estimated Sewage Disposal Requirement TBD
(gallons/day).

Proposed Means of Sewage Disposal
Sterling Ranch Metro District No. 1

ACTION:

Planning Commission Recommendation
Approval _____ Date _____
Disapproval _____
Remarks: _____

Board of County Commissioners
Approval _____ Date _____
Disapproval _____
Exemption under C.R.S. 30-28-101 (10) (d) _____
Remarks (if exemption, state reason): _____

Note: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.



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Colorado Springs, CO 80903
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Colorado Springs, CO 80901
719.955.5485

BRANDING IRON AT STERLING RANCH FILING NO. 2 LEGAL DESCRIPTION

PARCEL A

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 218714151 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 33, T12S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 822,466 SQUARE FEET (18.881 ACRES) MORE OR LESS.

PARCEL B

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34; THENCE N76°49'42"W, A DISTANCE OF 3,343.70 FEET TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DINES BOULEVARD AS PLATTED ON "STERLING RANCH FILING NO. 1" WITH THE NORTHWESTERLY LINE OF THAT EASEMENT DESCRIBED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF EL PASO COUNTY, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE S76°19'20"W ALONG SAID EASEMENT LINE, 842.10 FEET;

THENCE N13°40'40"W A DISTANCE OF 175.00 FEET;

THENCE S76°19'20"W, A DISTANCE OF 63.45 FEET;

THENCE N00°42'35"W A DISTANCE OF 539.36 FEET TO THE SOUTHERLY LINE OF LOT 4 OF "BARBARICK SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 217713910 IN THE EL PASO COUNTY RECORDS;

THENCE N89°17'25"E ALONG SAID SOUTHERLY LINE, 340.22 FEET TO THE NORTHWEST CORNER OF TRACT M OF AFORESAID "STERLING RANCH FILING NO. 1";

THENCE ALONG THE BOUNDARY OF "STERLING RANCH FILING NO. 1" THE FOLLOWING NINE (9) COURSES:

- 1) THENCE S04°50'24"E A DISTANCE OF 20.00 FEET;
- 2) THENCE N85°09'36"E A DISTANCE OF 54.23 FEET;
- 3) THENCE N85°53'10"E A DISTANCE OF 59.92 FEET;
- 4) THENCE N80°21'06"E A DISTANCE OF 59.99 FEET;
- 5) THENCE N83°22'30"E A DISTANCE OF 194.64 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DINES BOULEVARD;
- 6) THENCE 85.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 8°11'54", A CHORD OF 85.07 FEET WHICH BEARS S27°57'43"E TO A POINT OF TANGENT;

- 7) THENCE S32°03'40"E A DISTANCE OF 152.06 FEET;
- 8) THENCE 134.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18°23'00", A CHORD OF 134.18 FEET WHICH BEARS S22°52'10"E TO A POINT OF TANGENT;
- 9) THENCE S13°40'40"E A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 508,060 SQUARE FEET (11.663 ACRES) MORE OR LESS.

NOTE 1:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, T12S, R65W OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14" E, A DISTANCE OF 2,722.56 FEET.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903