

# BRANDING IRON AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MORLEY-BENTLEY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

## 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 ¼ NW ¼ AND THE NE ¼ SW ¼ OF SECTION 33, T12S, R65W OF THE 6TH PM., EL PASO COUNTY, COLORADO;

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

TOGETHER WITH:

### 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.

SEE NOTE 1 ON SHEET 2 FOR BASIS OF BEARING.

## OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BRANDING IRON AT STERLING RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, SR LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D. BY \_\_\_\_ AS \_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE AFOREMENTIONED, MORLEY-BENTLEY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF MORLEY-BENTLEY INVESTMENTS, LLC

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

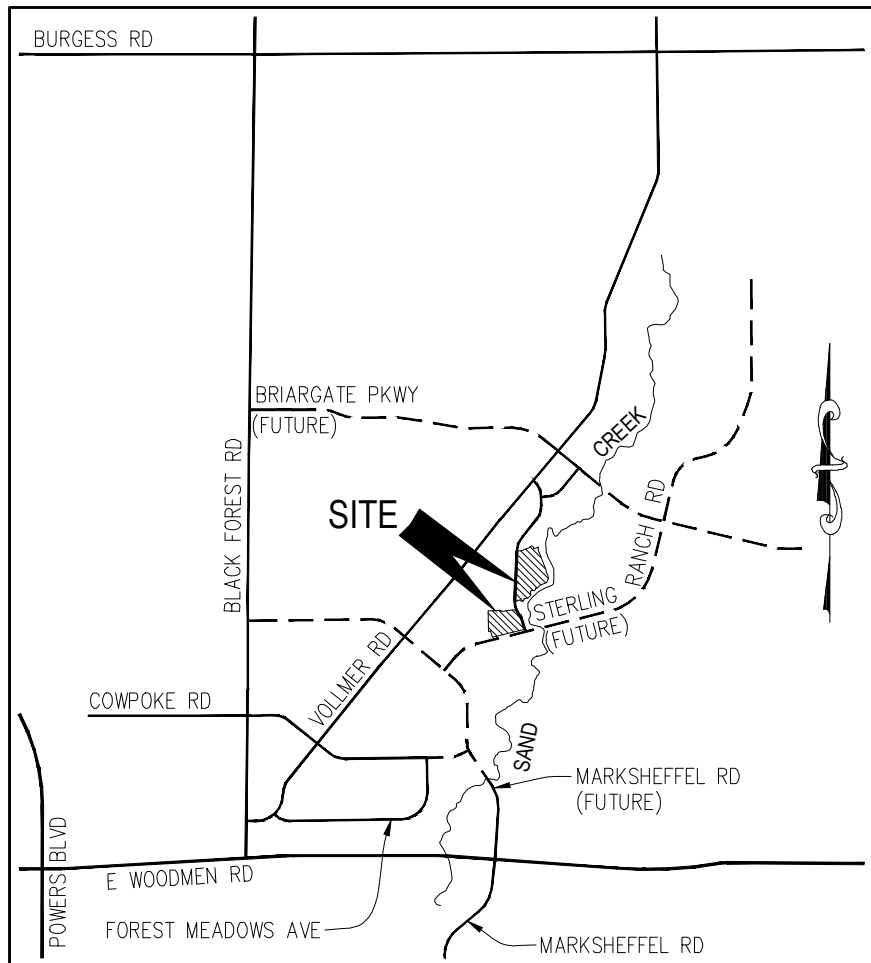
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D. BY \_\_\_\_ AS \_\_\_\_ OF MORLEY-BENTLEY INVESTMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

add words all public "rights-of-way" improvements so platted

Added



VICINITY MAP  
N.T.S.

## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A IS FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY JIM MORLEY  
AS MANAGER OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D. BY JIM MORLEY AS MANAGER OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

THE DEDICATION OF PARCEL B IS FOR SCHOOL PURPOSES AND IS HEREBY ASCERTED FOR OWNERSHIP AND MAINTENANCE BY ACADEMY SCHOOL DISTRICT 20.

BY TOM GREGORY AS SUPERINTENDENT OF ACADEMY SCHOOL DISTRICT 20.

## NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D. BY TOM GREGORY AS SUPERINTENDENT OF ACADEMY SCHOOL DISTRICT 20.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

Deleted per previous correspondence:  
Tract B will be transferred to the county and dedicated for future school use. School District 20 will not be directly involved at this time.

pedestrian access

## SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2019.

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

## 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.

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

2020

EL PASO COUNTY ASSESSOR

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OR APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DATE

## CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

## FEES:

DRAINAGE FEE: **Sand Creek \$189,531.25**  
BRIDGE FEE: **\$55,628.52**  
SCHOOL FEE: **land dedication in lieu of fees**  
PARK FEE: \_\_\_\_\_

REGIONAL PARK FEES:  
URBAN PAR KEES: add

Added to fees list.

## SUMMARY:

PARCEL A  
75 LOTS 14,687 ACRES 77.79%  
1 TRACT 0.091 ACRES 0.48%  
RIGHTS-OF-WAY 4,103 ACRES 21.73%

TOTAL 18,881 ACRES 100.00%

PARCEL B  
1 TRACT 11,663 ACRES 100.00%

tract B

Eliminated parcel reference and consolidated everything into simpler summary statement.

FINAL PLAT  
BRANDING IRON AT  
STERLING RANCH FILING NO. 2  
JOB NO. 09-012  
DATE PREPARED: 03/06/2019  
DATE REVISED: 01/08/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



# BRANDING IRON AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### PLAT NOTES:

- BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST 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. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:**  
THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- TITLE COMMITMENT:**  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. ABC55074754-3, PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE MARCH 2, 2019 AT 5:00 P.M.
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218134276 OF THE RECORDS OF EL PASO COUNTY, AND AMENDED BY ADDITIONAL RESOLUTIONS RECORDED UNDER RECEPTION NOS. 219085543, 219085544, AND 219085545 OF SAID COUNTY.)
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218134277 OF THE RECORDS OF EL PASO COUNTY, AND AMENDED BY ADDITIONAL RESOLUTIONS RECORDED UNDER RECEPTION NOS. 219085543, 219085544, AND 219085545 OF SAID COUNTY.) MAINTENANCE OF THE UNDERDRAINS ASSOCIATED WITH THE SEWER SYSTEM SHALL BE THE RESPONSIBILITY OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.
- ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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
- 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.
- 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 SIDE YARD SHALL BE PLATTED AS A 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 IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEETS 3 AND 4 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.
- 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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 NO. \_\_\_\_\_ 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 DEPARTMENT DIRECTOR 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 DEPARTMENT DIRECTOR 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.
- NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 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.

### PLAT NOTES: (CONTINUED)

- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
- THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NOS. 219003168 AND 219016251 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE:  
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMSELF 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. 16-454), 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. THE SUBDIVIDER AGREES TO THE INCLUSION OF BRANDING IRON AT STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2.
- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND ON THE 4TH PAGE OF THE PRELIMINARY PLAN, AND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENPS ENGINEERS, INC. DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED:
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOT 40
  - UNSTABLE SLOPES: LOTS 4, 5, 6, 39, AND 40
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR PONDS, 4 & 8 IS RECORDED UNDER REC. NO. 218061179, & REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
- A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A STORM BYPASS EASEMENT IS RECORDED UNDER REC. NO. 218054785, OF THE RECORDS OF EL PASO COUNTY.
- A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEED UNDER REC. NO. 206045408, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEEDS UNDER REC. NO. 206045408 AND REC. NO. 206187359, AND TRUSTEE'S QUIT CLAIM DEED UNDER RECEPTION NO. 206045409, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, AND NOTES ON THE PLAT OF "STERLING RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714151 AND RATIFICATION AND CONFIRMATION OF PLAT RECORDED UNDER RECEPTION NO. 219016127.
- A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN THE PRE-DEVELOPMENT SITE GRADING ACKNOWLEDGEMENT AND RIGHT OF ACCESS FORM RECORDED UNDER RECEPTION NO. 219084306.
- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE COLORADO SPRINGS MUNICIPAL AIRPORT, RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
  - NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
  - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
  - NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
  - IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- Note numbering corrected.
- REFER TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR THIS PROPERTY REGARDING THE CONDITIONS FOR WASTEWATER TREATMENT AND CONSTRUCTION OF ROADWAYS AND THE MERIDIAN WASTEWATER CONNECTION AGREEMENT FILED UNDER RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- complete
- STATE LAW REQUIRES THAT, UPON MEETING THE STATE DEFINITION OF A PUBLIC WATER SYSTEM, STERLING RANCH METROPOLITAN DISTRICT NO. 1 SHALL OBTAIN APPROVAL FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTAL OF ITS TECHNICAL, MANAGERIAL AND FINANCIAL CAPACITY ASSESSMENT. SHOULD THE DISTRICT FAIL TO COMPLY WITH THIS REQUIREMENT, NO FURTHER BUILDING PERMITS SHALL BE ISSUED UNTIL COMPLIANCE IS ACHIEVED.
- THIS PROPERTY IS SUBJECT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218061175 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

18-471 Changed.

as recored at Reception No. \_\_\_\_\_

Added.

park lands agreement  
note and reception  
number of the  
agreement

Note 42 added.

Note 43 added.

tract B to be  
dedicated to the  
County for purposes  
of a school site to  
benefit District 20.  
Traffic impact fees  
will be assessed at  
the time of the site  
development plan  
and or access permit

FINAL PLAT  
BRANDING IRON AT  
STERLING RANCH FILING NO. 2  
JOB NO. 09-012  
DATE PREPARED: 03/06/2019  
DATE REVISED: 01/08/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465



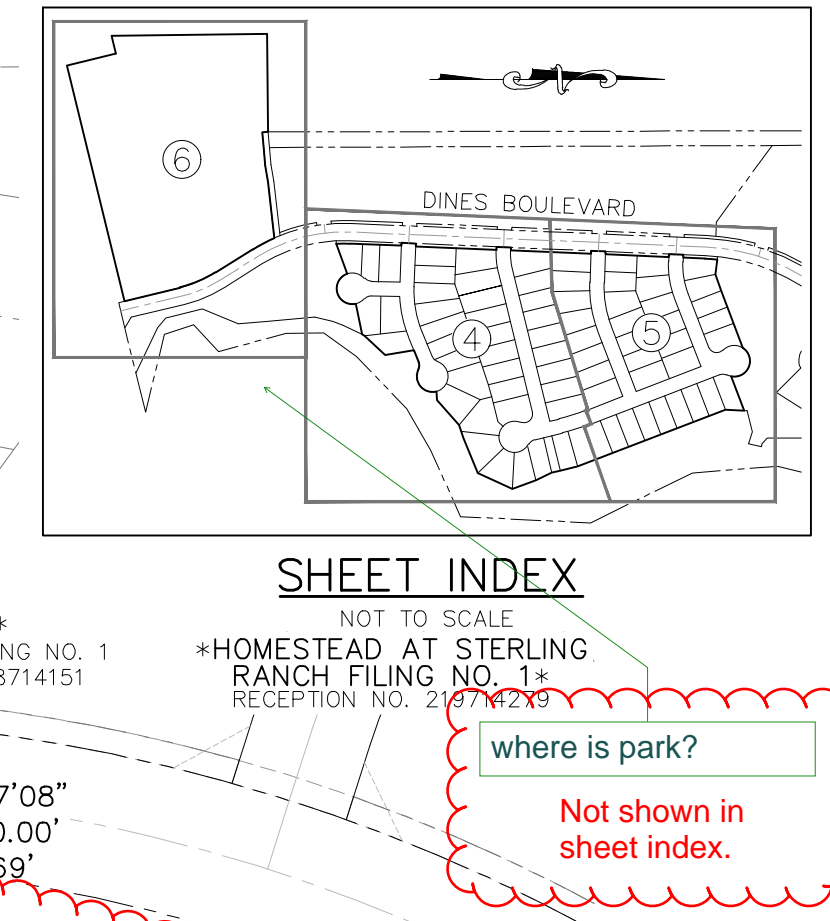
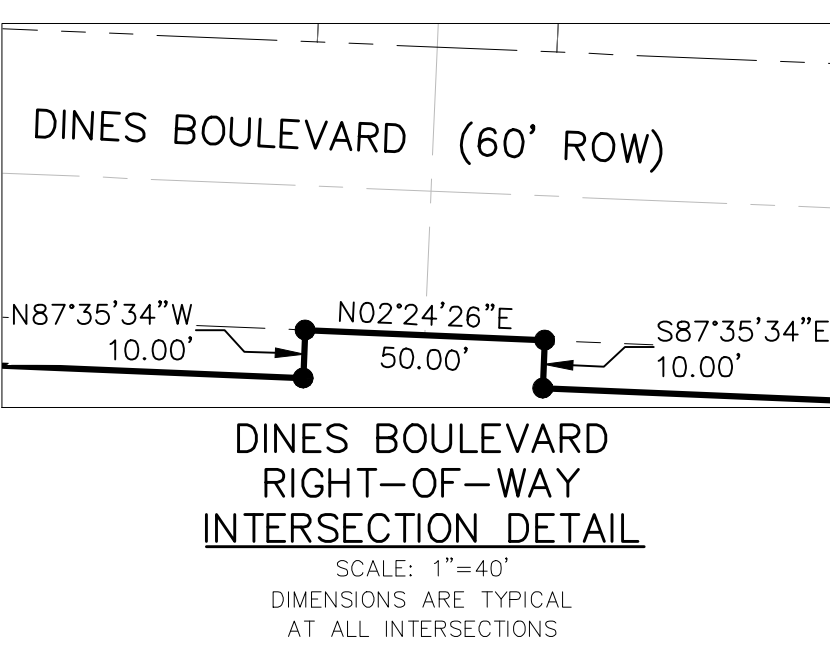
# BRANDING IRON AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**LEGEND:**

- S SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- 100YR FLOODPLAIN LINE ZONE AR

**\*NOT A PART\*** PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



**PARCEL B SCHOOL SITE**  
508,060 S  
11.663 AC +/-

**\*UNPLATTED\* WARRANTY DEED REC. NO. 217051682**

For legal description purposes, there are two parcels to the plat, Parcel A, which is Tract K of Sterling Ranch Filing No. 1, and Parcel B, which was not a part of that subdivision, which will be platted as Tract B and dedicated for future school use.

was this platted as tract or parcel?

**(POND 8) \*TRACT CC\***  
STERLING RANCH FILING NO. 1  
RECEPTION NO. 218714151

Park site. Hatch added per e-mail from Karl Parsons, April 24, 2020.

Park site. Hatch added per e-mail from Karl Parsons, April 24, 2020.

**(POND 4) \*TRACT F\***  
STERLING RANCH FILING NO. 1  
RECEPTION NO. 218714151

**PARCEL A TRACT K**  
822,462 S  
18.881 AC +/-

**AS PLATTED**  
REC. NO. 218714151

FINAL PLAT  
BRANDING IRON AT  
STERLING RANCH FILING NO. 2  
JOB NO. 09-012  
DATE PREPARED: 03/06/2019  
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PHONE: 719.955.5465

File: C:\Users\Challenge\OneDrive\Survey\Plat\09012 Branding Iron @ SR Filing 2 Final Plat.dwg PlotStamp: 1/9/2020 5:59 PM



# BRANDING IRON AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT K, "STERLING RANCH FILING NO. 1", TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

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- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
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- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

RADIAL BEARING TABLE	
LINE #	BEARING
(R)1	S56°46'23"E
(R)2	N02°32'16"W
(R)3	N18°56'01"W
(R)4	S74°54'47"W
(R)5	N25°58'55"E
(R)6	S46°21'44"E
(R)7	N16°38'52"E
(R)8	N15°09'06"W
(R)9	S76°28'58"W

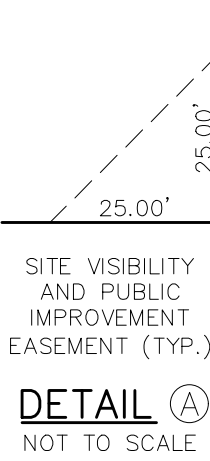
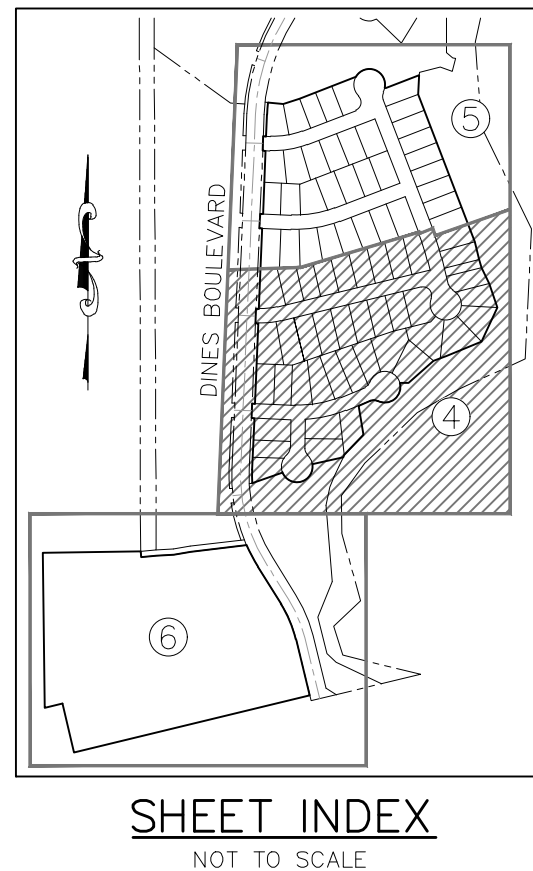
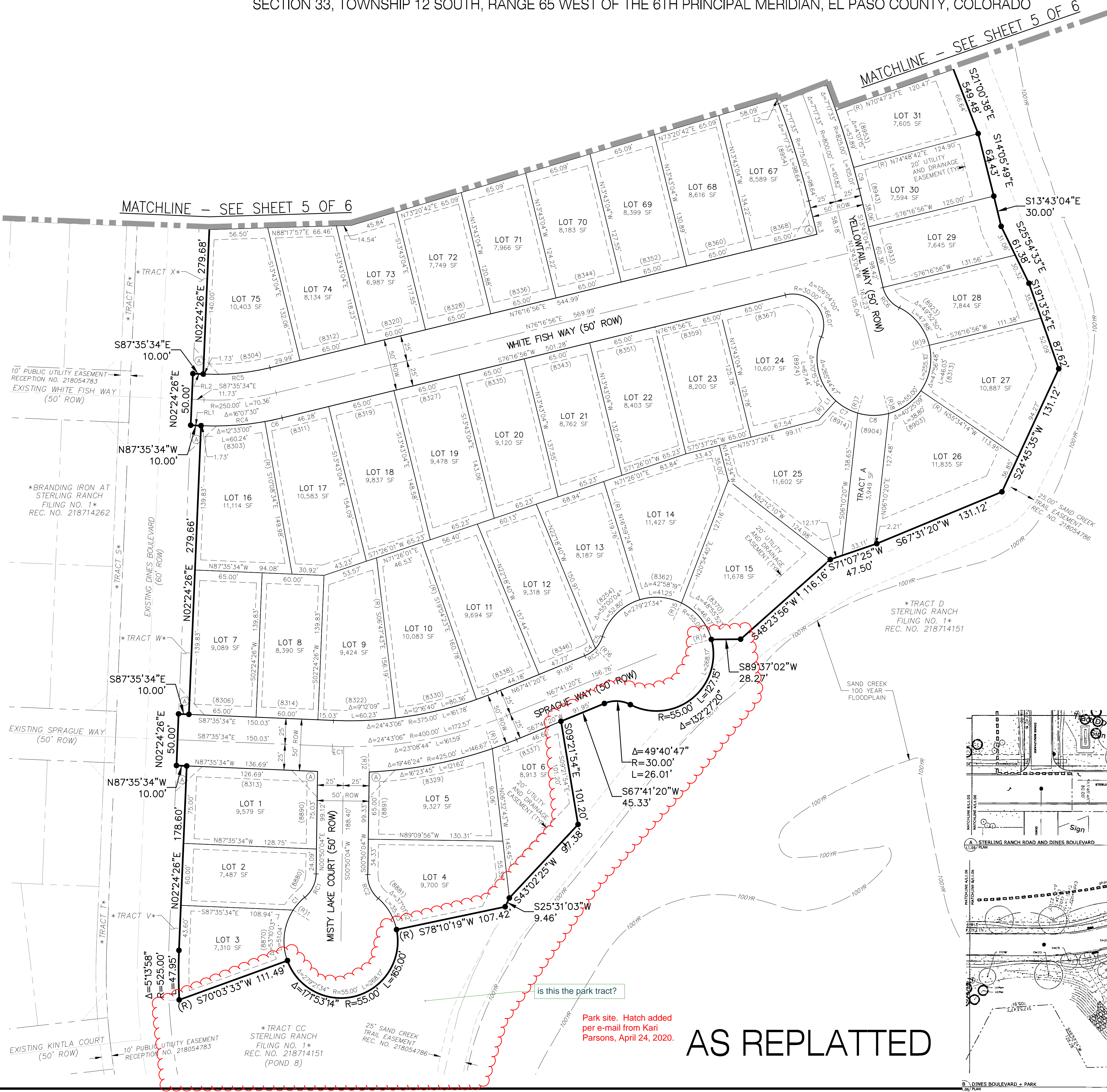
RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	11.73	N87°35'34"W
RL2	11.73	S87°35'34"E
RL3	33.18	N13°43'04"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	30.00	49°40'47"	26.01
RC2	30.00	49°40'47"	26.01
RC3	30.00	49°40'47"	26.01
RC4	275.00	16°07'30"	77.39
RC5	225.00	16°07'30"	63.32
RC6	30.00	49°40'47"	26.01

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CC1	400.00	1°34'22"	10.98

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	25.00	S42°05'22"W
L2	5.69	S21°00'38"E

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00	17°17'14"	16.59
C2	425.00	3°22'39"	25.05
C3	375.00	3°14'18"	21.19
C4	30.00	24°03'04"	12.59
C5	30.00	25°37'43"	13.42
C6	275.00	3°34'30"	17.16
C7	55.00	25°26'30"	24.42
C8	55.00	31°47'58"	30.53
C9	825.00	1°28'14"	21.17



where is this park? is it platted now as a tract? show on as platted if not platted now as a tract to get the park credit...

Park site is Tract CC of Sterling Ranch Filing 1 and not a part of this plat for Branding Iron 2

landscape for development as shown in master LS plan needs to be included in FAE

Landscaping not shown on plat. See plat note notes 29 and 30 on sheet 2.

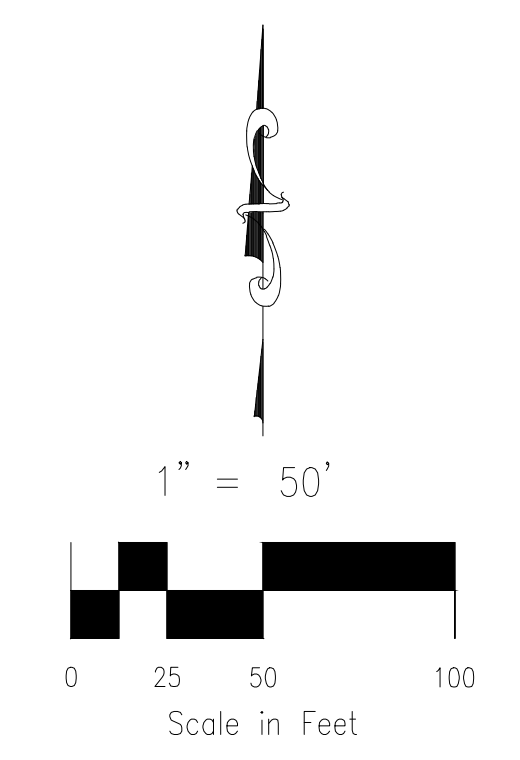
## AS REPLATTED



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- 

LOT & CURVE		TRACT TABLE	
CURVE #	RADIUS	DELTA	LENGTH
C10	825.00	1'48"05"	25.94
C11	425.00	2'59"33"	22.20
C12	425.00	3'52"23"	28.73
C13	375.00	4'50"53"	31.73
C14	375.00	3'49"39"	25.05
C15	325.00	4'15"49"	24.19
C16	55.00	16'25"11"	15.76



**M&S**  
CIVIL CONSULTANTS, INC.

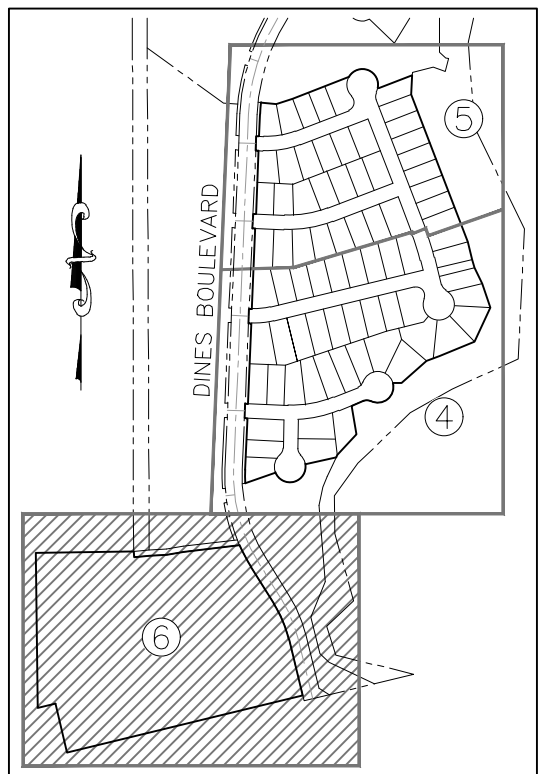


# BRANDING IRON AT STERLING RANCH FILING NO. 2

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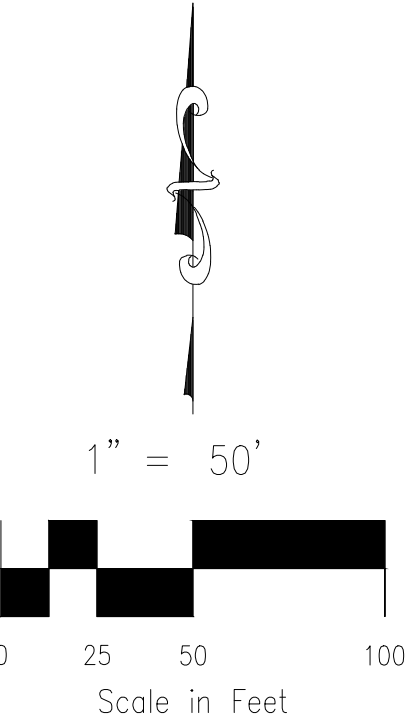
## LEGEND:

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(R)	RADIAL
(xxxx)	ADDRESS
Ch	CHORD
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●	SET ORANGE PLASTIC SURVEYORS' CAP ON NO. 5 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
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■ ■ ■ ■	MATCHLINE
*NOT A PART*	
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION	



SHEET INDEX  
NOT TO SCALE

DETAIL A  
NOT TO SCALE



park tract?

Park site. Hatch added per e-mail from Kari Parsons, April 24, 2020. Park is not a portion of this subdivision, but is Tract CC of Sterling Ranch Filing No. 1

this has to be platted as a tract and it is a part of this plat....

Clarification made. Parcel B is for legal description purposes; Tract B (future school site) consists of all of Parcel B.

AS PLATTED

FINAL PLAT  
BRANDING IRON AT  
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