

Chuck Broerman
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6
Pages

El Paso County, CO



222714894

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Sterling Ranch Filing No 2

Name of Plat

SR Land LLC

Owner's Name

Rhetoric LLC

Subdivision

☒

Condominium

☐

BE IT KNOWN BY THESE PRESENTS,

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

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN A PORTION OF THE E1/2 SE1/4 OF SECTION 32 AND THE S1/2 SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST AND THE NW1/4 OF NW1/4 OF SECTION 4 AND THE NE1/4 OF NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS, 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 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 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, (SW1/4) OF SAID SECTION 34, THENCE N77°08'03"W A DISTANCE OF 33,349 FEET TO THE SOUTHWEST CORNER OF DINES BOULEVARD, AS PLATTED IN STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID DINES BOULEVARD, N76°19'20"E A DISTANCE OF 85.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, S13°40'40"E A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 80.00 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, S76°19'20"W A DISTANCE OF 852.10 FEET;

THENCE N13°06'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY LINE, S76°19'20"W A DISTANCE OF 50.00 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S76°19'20"W A DISTANCE OF 386.99 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" AND AN ARC LENGTH OF 391.92 FEET, TO A POINT OF NON-TANGENT;

3. S41°03'23"W A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S41°17'17"E, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF TANGENT;

5. S40°21'31"W A DISTANCE OF 402.59 FEET, TO A POINT ON THE EASTERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100440;

THENCE ON SAID EASTERLY LINE, S49°38'29"E A DISTANCE OF 16.00 FEET;

THENCE S40°21'31"W A DISTANCE OF 160.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT;

THENCE ON THE WESTERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NOS. 214100440 & 214100441, N49°38'29"W A DISTANCE OF 1459.89 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N40°24'51"E A DISTANCE OF 1808.03 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 217080112 AND SHOWN ON THE AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 2171713910;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S51°21'50"E A DISTANCE OF 13.67 FEET, TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 38°41'48" AND AN ARC LENGTH OF 87.80 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY LINE OF SAID AMENDED PLAT BARBARICK SUBDIVISION;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID AMENDED PLAT BARBARICK SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

1. S00°06'01"E A DISTANCE OF 631.46 FEET;

2. N89°17'25"E A DISTANCE OF 279.65 FEET;

THENCE DEPARTING SAID AMENDED PLAT BARBARICK SUBDIVISION, THE FOLLOWING COURSES:

1. S00°42'35"E A DISTANCE OF 241.35 FEET;

2. S02°02'55"W A DISTANCE OF 130.48 FEET;

3. S05°37'53"W A DISTANCE OF 90.96 FEET;

4. S01°55'19"W A DISTANCE OF 307.22 FEET;

5. N73°29'47"E A DISTANCE OF 11.27 FEET;

S16°30'13"E A DISTANCE OF 179.19 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF SAID 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°39'44"E, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 1°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF TANGENT;

2. N76°19'20"E A DISTANCE OF 381.99 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, N76°19'20"E A DISTANCE OF 60.00 FEET;

THENCE N13°06'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY LINE, N76°19'20"E A DISTANCE OF 842 TO FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DINES BOULEVARD AS SHOWN ON SAID PLAT OF STERLING RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,157,908 SQUARE FEET OR 49.5387 ACRES.

STERLING RANCH FILING NO. 2

A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4 AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, AND J 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: James F. Mueley OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
AS: Resident

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2021, A.D.

BY: James F. Mueley OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

AS: Resident

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 30, 2022
NOTARY PUBLIC: Eric S. Howard

ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACT E IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: Eric S. Howard SR LAND, LLC
AS: Resident

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January, 2022, A.D.

BY: Charles E. Collins

AS: Authorized Representative OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 30, 2022
NOTARY PUBLIC: Eric S. Howard

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS 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 STERLING RANCH FILING NO. 2, EL PASO COUNTY. 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, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 15th DAY OF December, 2021, A.D.

BY: James F. Mueley

PRINTED NAME: James F. Mueley

AS: MAYOR OF SR LAND, LLC

STATE OF COLORADO)

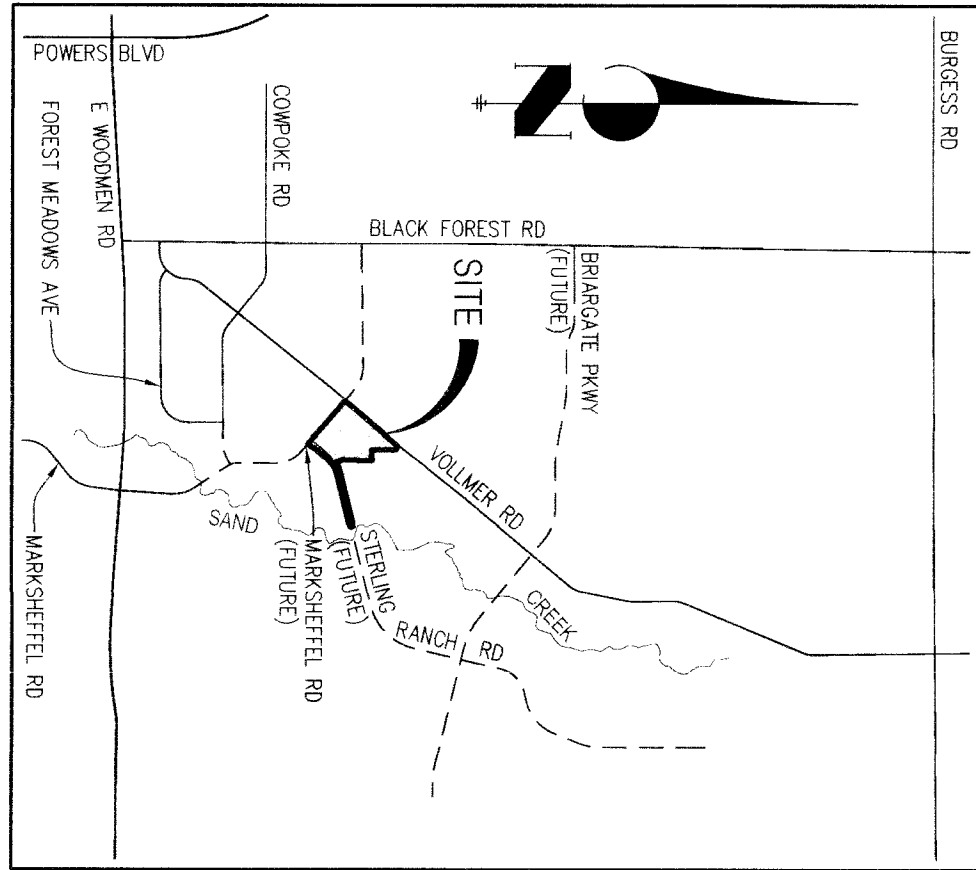
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2021, A.D. BY: James F. Mueley

AS: MAYOR OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 30, 2022
NOTARY PUBLIC: Eric S. Howard



VICINITY MAP

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

OWNERS CERTIFICATE

THE AFOREMENTIONED, RHETORIC LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 15th DAY OF December, 2021, A.D.

BY: Charles Collins

PRINTED NAME: Charles Collins

AS: MAYOR OF RHETORIC LLC

STATE OF COLORADO)

COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December, 2021, A.D. BY: Charles Collins

AS: MAYOR OF RHETORIC LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 30, 2022
NOTARY PUBLIC: Eric S. Howard

SUMMARY:

49 LOTS	8,3192 ACRES	16.79%
10 TRACTS	7,6862 ACRES	16.52%
10 TRACTS	13,8792 ACRES	29.01%
RIGHTS-OF-WAY	49.5387 ACRES	100.00%

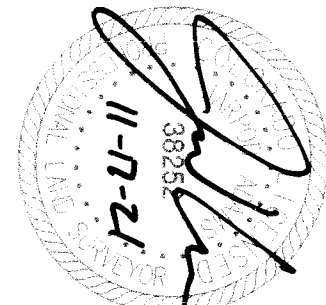
PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY E-MAIL DATED AT RECEPTION NO. _____

FEES:

DRAINAGE FEE: \$400,855.70
BRIDGE FEE: \$1102,912.74
SCHOOL FEE: No fees land dedication
PARK FEE: \$112,883.00
FILE NO. SF-20-015

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 SR 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. NO DEFECT IN THIS SURVEY SHALL BE CONSIDERED TO HAVE BEEN DISCOVERED UNTIL YOU HAVE BEEN ADVISED BY THE SURVEYOR THAT THE SURVEY MAY BE DEFECTIVE. THIS NOTICE IS GIVEN TO YOU FOR YOUR INFORMATION AND TO ADVISE YOU THAT THE SURVEY MAY BE DEFECTIVE. THE SURVEYOR'S LIABILITY FOR ANY DEFECT IN THIS SURVEY SHALL BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 11th DAY OF January, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
Eric S. Howard
DATE: 11/11/2022

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 20th DAY OF October, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF 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 AND ABOUT THE TRACT BY THE BOARD OF COUNTY COMMISSIONERS AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS
Charles Collins
DATE: 01.11.2022

CLERK AND RECORDER
Eric S. Howard
DATE: 01-11-2022

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:07 O'CLOCK 26th DAY OF May, 2022, A.D.

AND IS DUTY RECORDED AT RECEPTION NO. 222111894 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGMANN, RECORDER
BY: Eric S. Howard



Central 303-749-8888 • Colorado Springs 719-595-2838
Fax 303-749-4988 • www.jpr-engineering.com

14894

BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "10,000-PLANT" AREAS (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS).
16. NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBER 0904100329G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOSE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY RENOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ANY BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-6-4-508.
19. NO REPEAT OR RESUBDIVISION OF TRACT E SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STRLING RANCH FILING NO. 2 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 (Ltr 2)
21. NOSE WALL ALONG VOLLMER ROAD IS TO BE BUILT BY THE DEVELOPER AND MAINTAINED BY THE METRO DISTRICT.
22. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STERLING RANCH FLOODPLAIN POLICY. THE DISTRICT WILL NOT ACCEPTANCE THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE ENGINEERING CRITERIA MANUAL. THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT, MARKSHEFFEL ROAD WILL NOT BE ACCEPTED OR MAINTAINED BY EL PASO COUNTY.
23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 21910031068 OF THE RECORDS OF THE EL PASO COUNTY.

24. SPECIAL DISTRICT DISCLOSURE:
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DISTRICT SERVICE DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
25. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
26. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF 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. 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. PURSUANT TO EL PASO COUNTY PLAT 346 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 RECORDED AT RECEPTION NUMBER 221102564, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH -

27. THE FOLLOWING LOTS AND TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

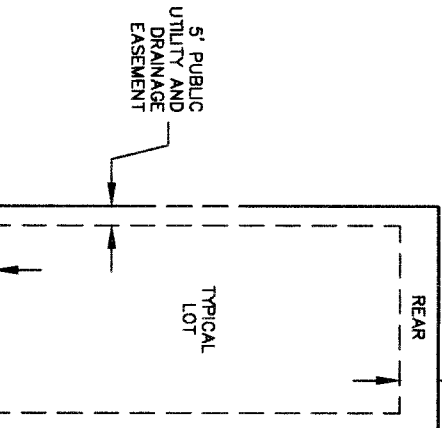
- PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
- SHALLOW GROUNDWATER: TRACTS B, I, J AND LOTS 1-149. NO BASEMENTS ARE PERMITTED POTENTIAL SEASONAL SHALLOW GROUNDWATER: TRACTS B, C, D, E, F, H, I, J HYDROCOMPACTIVE SOILS: LOTS 1-7, 9-32, 35-42 TRACTS B, C, D, E, F, H, I
- NO BASEMENTS ARE PERMITTED IN STERLING RANCH FLING NO. 2.
28. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARSHSHEFFEL ROAD, OR STERLING RANCH ROAD.
29. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED IMPROVEMENTS RELATED TO THE IMPROVEMENTS ARE COMPLETED.

10" PUBLIC UTILITY AND DRAINAGE EASEMENT

LEGEND

RECORDED 24" ALUMINUM GAS MAIN AT GRADE

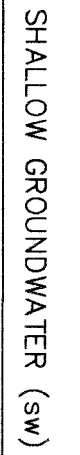
- REAR
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM
STAMPED CR ENG LS
- RECOVERED 1 ORGAN
STAMPED LS 38141
- S.F.
- SQUARE FEET



DETAIL (B)
NOT TO SCALE

10' PUBLIC IMPROVEMENTS AND PUBLIC UTILITY EASEMENT




NOTE: A 20' BUFFER EXISTS OVER THAT PORTION TRACT F ADJACENT TO THE INDUSTRIAL PARCELS PER THE PRELIMINARY PLAN AGREEMENT.

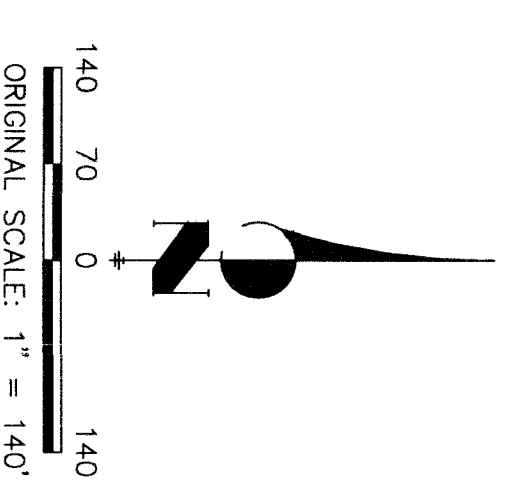



J·R ENGINEERING
A Westrian Company

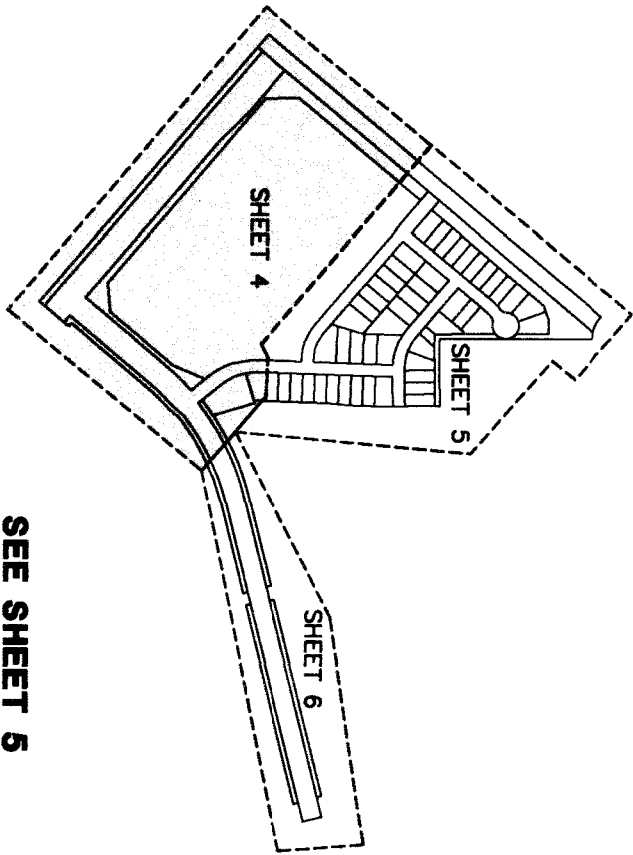
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14894

LEGEND	
	RECOVERED 2" ALUMINUM CAP STAMPED "LS 36977" AT GRADE
	RECOVERED 1" ORANGE PLASTIC CAP STAMPED "LS 36141" AT GRADE
	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 36252" AT GRADE
S.F.	SQUARE FEET
###	ADDRESS
(R) RB	RADIAL BEARING
* *	NOT A PART OF THIS SUBDIVISION
-----	PROPOSED SUBDIVISION BOUNDARY
-----	PROPOSED LOT LINE
-----	PROPOSED RIGHT-OF-WAY LINE
-----	PROPOSED CENTRELINE
-----	EXISTING PROPERTY LINE
-----	EXISTING RIGHT-OF-WAY LINE
-----	EXISTING CENTRELINE



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STERLING RANCH FILING NO. 2 14894

A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4 AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

SEE SHEET 2 FOR STANDARD DETAILS AND LEGEND

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

EXISTING VOLLMER ROAD
PUBLIC R.O.W.
(ROW VARIES)

ADDITIONAL VOLLMER ROAD PUBLIC RIGHT-OF-WAY
DEDICATED TO EL PASO COUNTY BY THIS PLAT
125,093 SF
2.8717 AC

TRACT D
95,629 SF
2.1953 AC

20' ELECTRIC EASEMENT
REC. NO. 218054783

TRACT E
856,016 SF
19.6514 AC

E 1/2, SE 1/4 SEC. 32
1/125 R65W 6TH P.M.

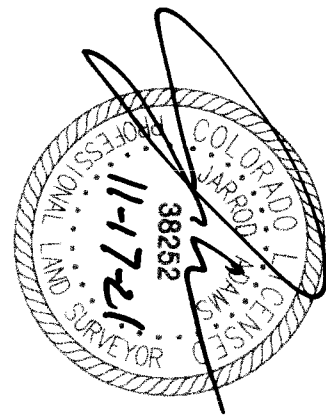
160' ACCESS AND UTILITY EASEMENT
REC. NO. 214100440

TRACT K
(FUTURE MARKSHEFFEL ROAD)

TRACT C
36,821 SF
0.8453 AC

UNPLATTED
REC. NO. 217051682

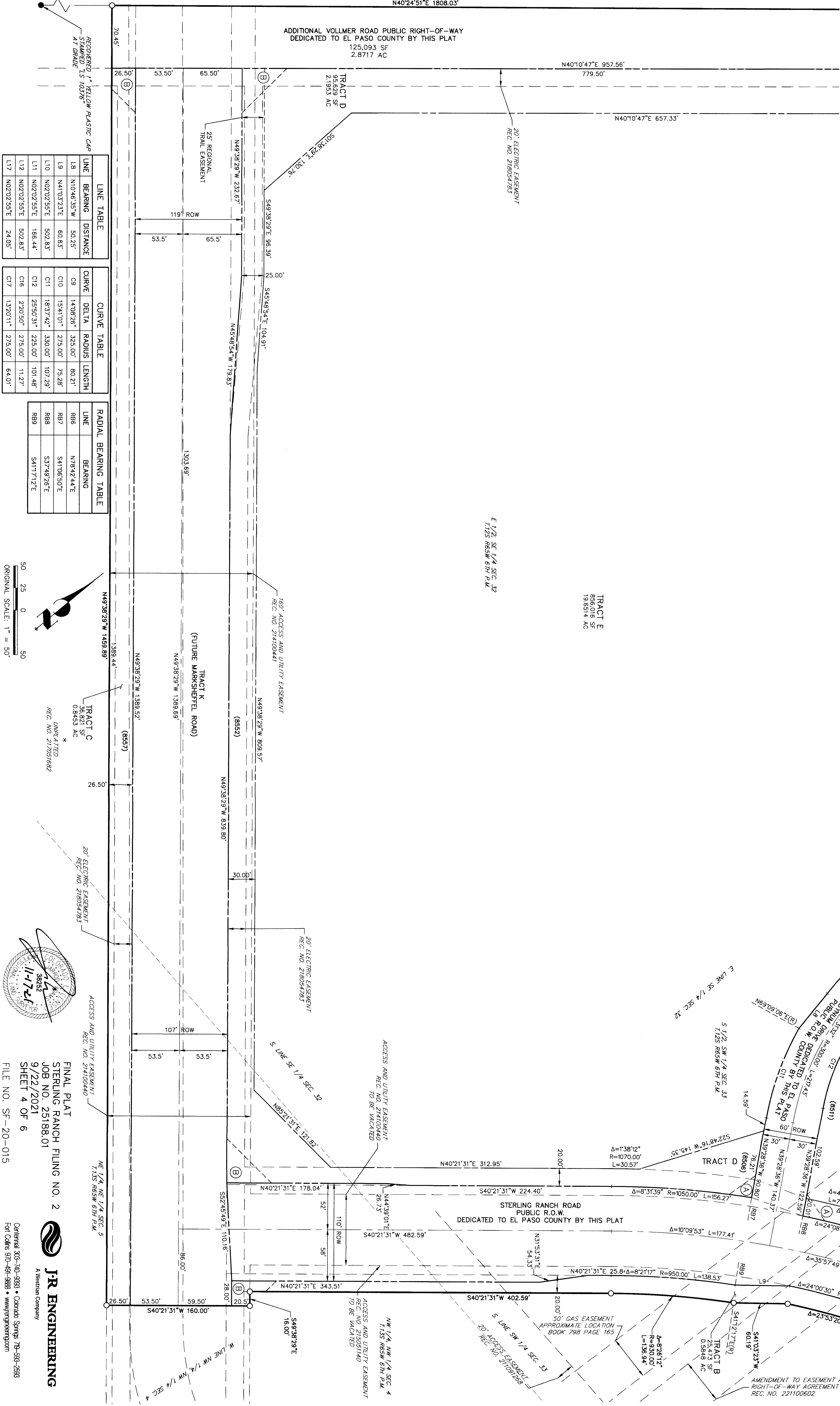
50 25 0 50
ORIGINAL SCALE: 1" = 50'



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
9/22/2021
SHEET 4 OF 6
FILE NO. SF-20-015

J.R. ENGINEERING
A Western Company

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Fort Collins 970-491-8888 • www.jrengineering.com



LINE	BEARING	DISTANCE
L8	N10°46'35\"W	50.25'
L9	N41°03'23\"E	60.83'
L10	N02°02'55\"E	502.83'
L11	N02°02'55\"E	166.44'
L12	N02°02'55\"E	502.83'
L17	N02°02'55\"E	24.05'

CURVE	DELTA	RADIUS	LENGTH
C9	14°08'26\"	325.00'	80.21'
C10	15°41'01\"	275.00'	75.28'
C11	18°37'42\"	330.00'	107.29'
C12	25°50'31\"	225.00'	101.48'
C16	22°05'00\"	275.00'	11.27'
C17	13°20'11\"	275.00'	84.01'

LINE	BEARING
RB6	N78°42'44\"E
RB7	S41°06'50\"E
RB8	S37°49'26\"E
RB9	S41°17'12\"E

STERLING RANCH FILING NO. 2

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A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4 AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

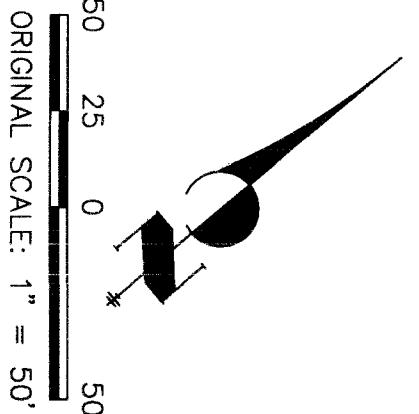
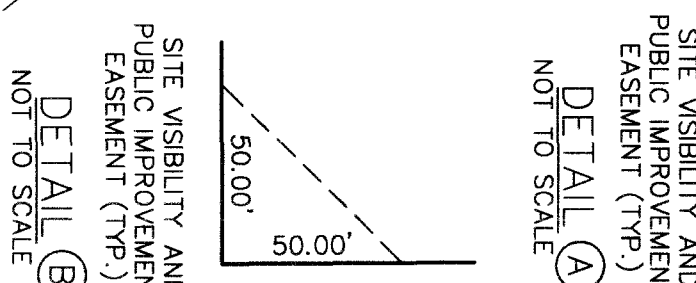
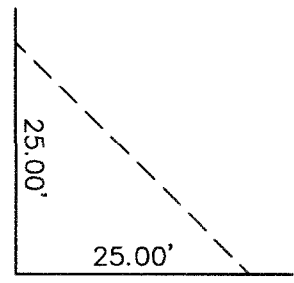
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°35'24"W	62.00'
L2	N00°33'26"W	41.40'
L3	S87°57'05"E	40.83'
L4	N00°33'26"W	17.48'
L5	N00°33'26"W	16.47'
L6	S87°57'05"E	15.83'
L7	N87°57'05"W	15.83'

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	111°35.3"	300.00'
C2	2°36'21"	500.00'
C3	10°46'34"	326.00'
C4	49°14'04"	30.00'
C5	50°19'12"	30.00'
C6	10°34'37"	275.00'
C7	2°36'21"	475.00'
C8	2°36'21"	525.00'
C13	6°52'47"	325.00'
C14	3°53'46"	325.00'
C15	100°29'52"	55.00'

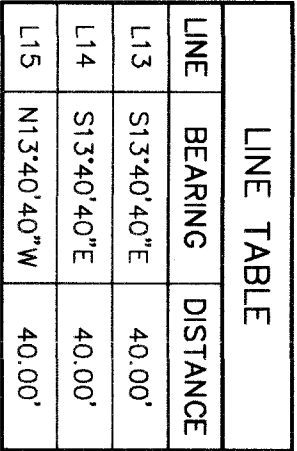
RADIAL BEARING TABLE	
LINE	BEARING
RB1	S42°45'42"E
RB2	S65°48'10"E
RB3	S39°39'02"W
RB4	N39°51'05"W
RB5	N31°35'07"E

LEGEND

- RECOVERED 2" ALUMINUM CAP STAMPED "LS 54977" AT GRADE
- RECOVERED 1" ORANGE PLASTIC CAP STAMPED "LS 38141" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- S.F. ADDRESS
- ### RADIAL BEARING
- (R) RB
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE



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LINE TABLE		
LINE	BEARING	DISTANCE
L13	S13.40°40"E	40.00'
L14	S13.40°40"E	40.00'
L15	N13.40°40"W	40.00'

50 25 0 50
ORIGINAL SCALE: 1" = 50'

FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
9/22/2021
SHEET 6 OF 6
FILE NO. SF-20-015

 **J·R ENGINEERING**
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