

Chuck Broerman
01/12/2022 10:26:04 AM
Doc \$0.00
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El Paso County, CO



6
Pages
222714894

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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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 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 "S 11624", AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 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, HENCE N77°28'03"W A DISTANCE OF 33,249 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°40'40"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°21'17"E, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 08°28'12" 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 180.00 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 149.89 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 POINT ON THE AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

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:

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, 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. Muelley* OF STERLING RANCH METROPOLITAN DISTRICT NO. 1 AS: *Resident*

STATE OF COLORADO) SS COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 2021 A.D. BY: *James F. Muelley* 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* OF SR LAND, LLC AS: *Resident*

STATE OF COLORADO) SS COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January 2022 A.D. BY: *Charles E. Lawndt* OF SR LAND, LLC AS: *Authorized Representative*

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 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. SAID 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.

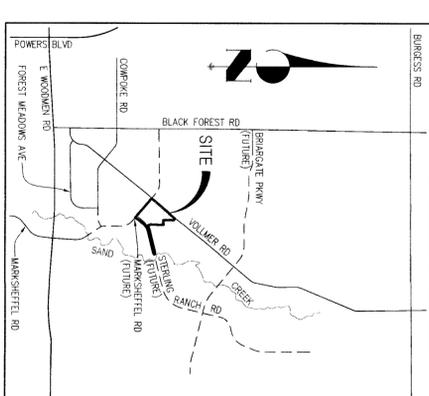
THE FOREGOING INSTRUMENT, SR LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 15th DAY OF December 2021 A.D.

BY: *James F. Muelley* AS: *MAYOR* OF SR LAND, LLC

STATE OF COLORADO) SS COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 2021 A.D. BY: *James F. Muelley* OF SR LAND, LLC AS: *Mayor*

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: *May 30, 2022* NOTARY PUBLIC: *Eric S. Howard*



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

BY: *Charles Collins* AS: *Manager* OF RHETORIC LLC

STATE OF COLORADO) SS COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 15th DAY OF December 2021 A.D. BY: *Charles Collins* OF RHETORIC LLC AS: *Manager*

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: *May 30, 2022* NOTARY PUBLIC: *Eric S. Howard*

Summary table with columns: Description, Acres, and Percentage. Includes 49 lots (8,319.2 acres, 16.79%), 10 tracts (7,686.2 acres, 15.52%), 10 utility easements (13,879.2 acres, 28.01%), and 49.5387 acres (100.00%).

FEES.

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY E-MAIL DATED AT RECEPTION NO. ... DRAINAGE FEE: \$100,855.70 ... BRIDGE FEE: \$102,912.74 ... SCHOOL FEE: No fees levied ... PARK FEE: \$112,883.00 ...

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. THE TIME FOR COMMENCING ANY SUCH ACTION SHALL BE DEEMED TO HAVE 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 NOTICES OR CONDITIONS SPECIFIED HEREON.

Director, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: *Eric S. Howard* DATE: *1/11/2022*

BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR "STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 26th 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 THE PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN WRITING BY THE BOARD OF COUNTY COMMISSIONERS AND THE SUBMISSION OF AN ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

President, Board of County Commissioners: *Steve Hildebrand* DATE: *01-11-2022*

Assistant Clerk and Recorder: *Eric S. Howard* DATE: *01-11-2022*

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. THIS 18th DAY OF January 2022 A.D. AND IS DULY RECORDED AT RECEPTION NO. 2221147894 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, RECORDER BY: *Kevin Anderson* FINAL PLAT STERLING RANCH FILING NO. 2 JOB NO. 25188.01 9/22/2021 SHEET 1 OF 6 FILE NO. SF-20-015



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.

PLAT NOTES.

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 11624". A DISTANCE OF 2,722.56 FEET.
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
- ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICES 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 SP 14-15 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 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT FOR PUBLIC IMPROVEMENTS AND PUBLIC UTILITIES. THEREFORE, A FRONT FOOT PUBLIC IMPROVEMENT AND PUBLIC UTILITY DRAINAGE EASEMENT, 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 UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF 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.
- THE ADDRESS 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 IS 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 AND SERVICES HAVE BEEN COMPLETED AND RECEIVEDLY ACCEPTED BY THE SUBDIVISION COMMISSIONER AND THE RELEVANT AGENCIES, OR THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 202005026 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 BOARD OF COUNTY COMMISSIONERS, BY THE LAND DEVELOPMENT COMMISSIONER AND RECORDED AS A CONDITION OF THE PLANNING AND COMMUNITY DEVELOPMENT AGREEMENT PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

PLAT NOTES.

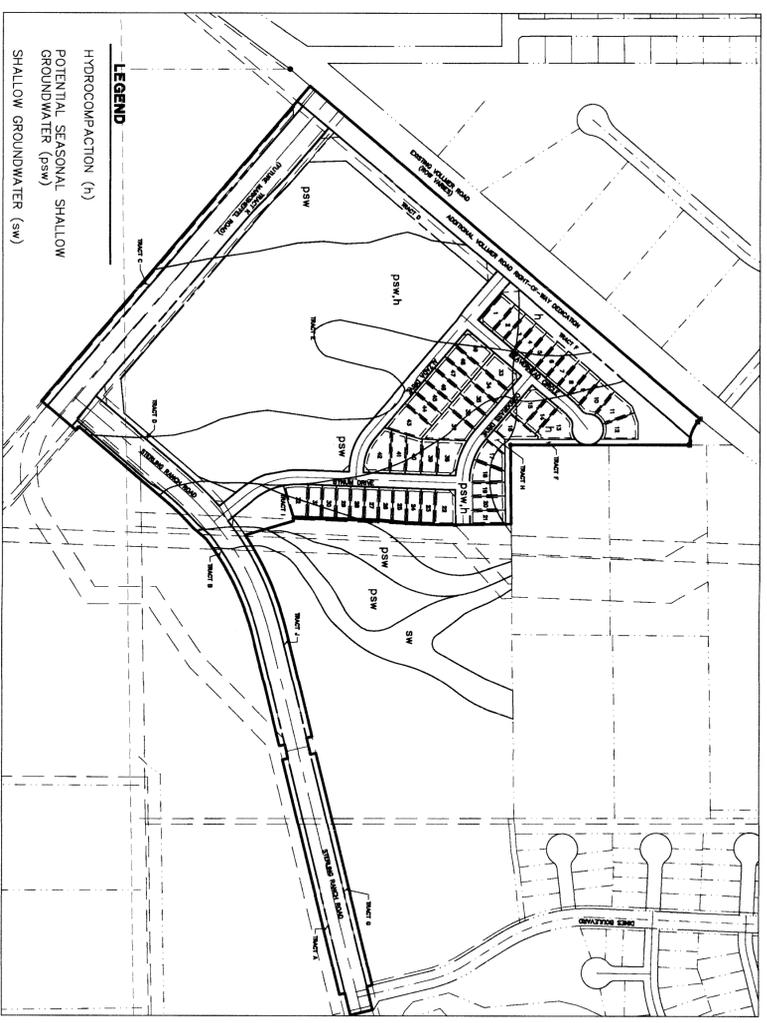
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATION, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 090410529G, EFFECTIVE DATE DECEMBER 7, 2018.
- NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- NO REPLANT OR RESUBDIVISION OF TRACT E SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 (4thRD).
- NOISE WALL ALONG VOLLMER ROAD IS TO BE BUILT BY THE DEVELOPER AND MAINTAINED BY THE METRO DISTRICT.
- THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 2. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE RECORDING AND RECEPTION NUMBER, EL PASO COUNTY ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. MARKSHEFFEL ROAD WILL NOT BE ACCEPTED OR MAINTAINED BY EL PASO COUNTY.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 219003102 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE: TITLE 30 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 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 RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS AND SERVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 2018-001), THE FEE SCHEDULES THEREON, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS, THE FEE OBLIGATION IS 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 RESOLUTION 21-346 APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED AT RECEPTION NUMBER 219003102 OF THE EL PASO COUNTY CLERK AND RECORDER IN THE RECORDS OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 2 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.
- 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 HAZARD REPORT BY ENTECH DATED MARCH 18, 2021, IN SF-20-15 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
POTENTIAL SEASONAL SHALLOW GROUNDWATER: TRACTS B, C, D, E, F, H, I, J
SHALLOW GROUNDWATER: TRACTS B, I, J AND LOTS 1-49. NO BASEMENTS ARE PERMITTED
HYDROCOMPACTION SOILS: LOTS 1-7, 9-32, 35-42 TRACTS B, C, D, E, F, H, I
- NO BASEMENTS ARE PERMITTED IN STERLING RANCH FILING NO. 2.
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.
- 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 FOLLOWING: MARKSHEFFEL SEGMENT M1, VOLLMER INTERSECTION IMPROVEMENTS AND STERLING RANCH ROAD INTERSECTION IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET, AND RESOR CONTROL, HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTER OF ADEQUATE FINANCIAL SOUNDNESS OR COMBINATION THEREOF, GUARANTEEING THE COMPLETION OF SUCH IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

LEGEND

- RECOVERED 2" ALUMINUM CAP STAMPED "S 34977" AT GRADE
- RECOVERED 1" ORANGE PLASTIC CAP STAMPED "S 38141" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- S.F. ADDRESS
- ### ADDRESS
- (R) 98 RADIAL BEARING
- * 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

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.3912	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
B	0.5848	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
C	0.8453	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
D	2.1953	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
E	19.6514	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
F	1.4967	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
G	0.3866	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
H	0.0625	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
I	0.4998	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY/MAIL KIOSK	SRMD#1	SRMD#1
J	0.3787	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC TRAILS/PUBLIC UTILITY	SRMD#1	SRMD#1
K	3.5139	FUTURE MARKSHEFFEL RIGHT-OF-WAY	SRMD#1	SR LAND, LLC
TOTAL	30.0062			

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



LEGEND

- RECOVERED 2" ALUMINUM CAP STAMPED "S 34977" AT GRADE
- RECOVERED 1" ORANGE PLASTIC CAP STAMPED "S 38141" AT GRADE
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- S.F. ADDRESS
- ### ADDRESS
- (R) 98 RADIAL BEARING
- * 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



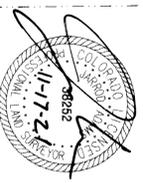
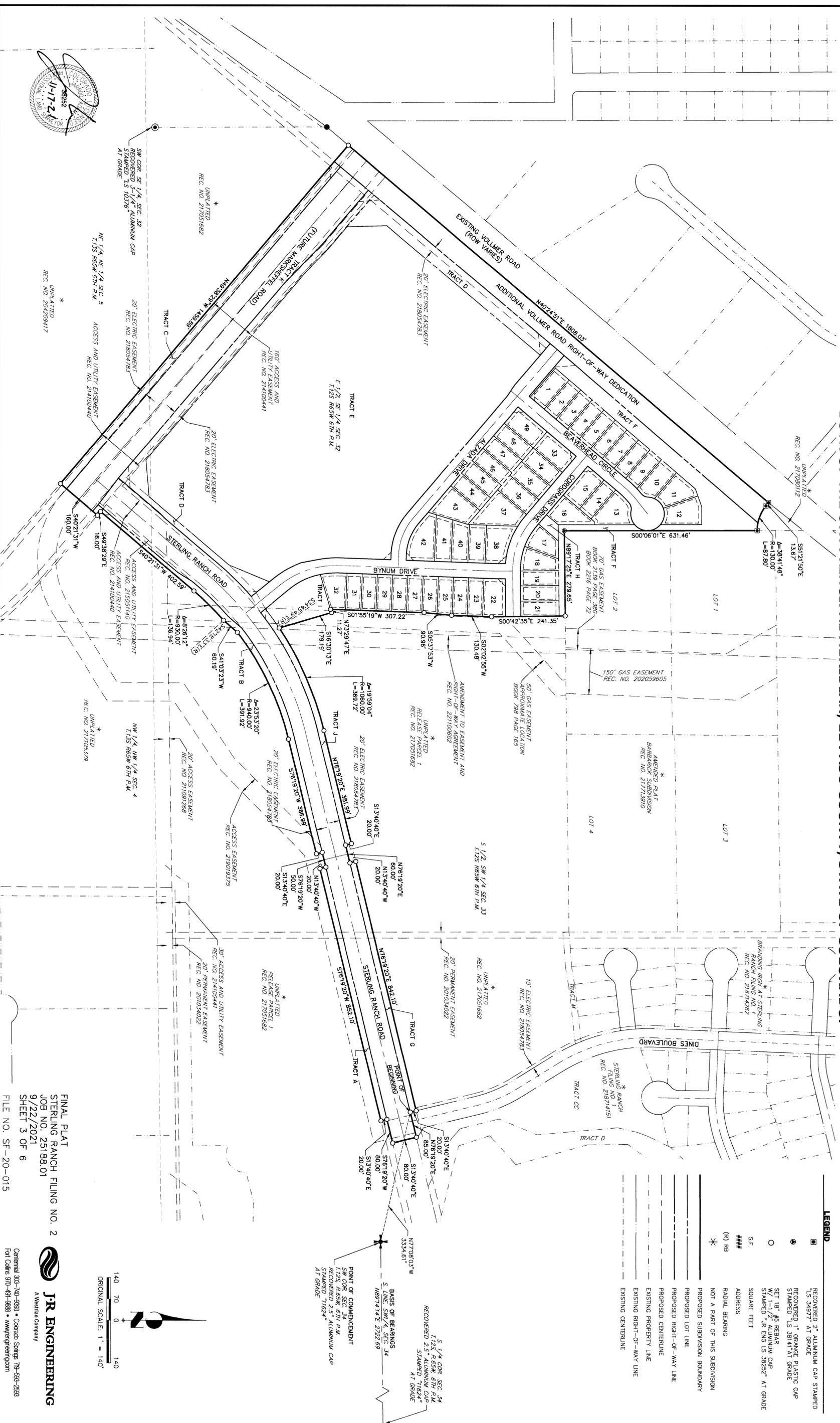
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25198.01
9/22/2021
SHEET 2 OF 6
FILE NO. SF-20-015



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.



LEGEND

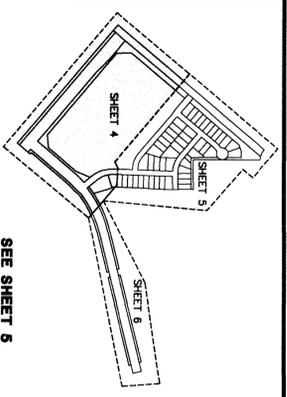
- RECOVERED 2" ALUMINUM CAP STAMPED
- LS 34977 AT GRADE
- RECOVERED 1" ORANGE PLASTIC CAP
- STAMPED "LS 38141" AT GRADE
- SET 18" AS REBAR
- NW 1/4 6TH P.M. CAP
- STAMPED "JR ENG LS 38252" AT GRADE
- SQUARE FEET
- ### ADDRESS
- (R) RB RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
9/22/2021
SHEET 3 OF 6
FILE NO. SF-20-015



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STERLING RANCH FILING NO. 2 14894

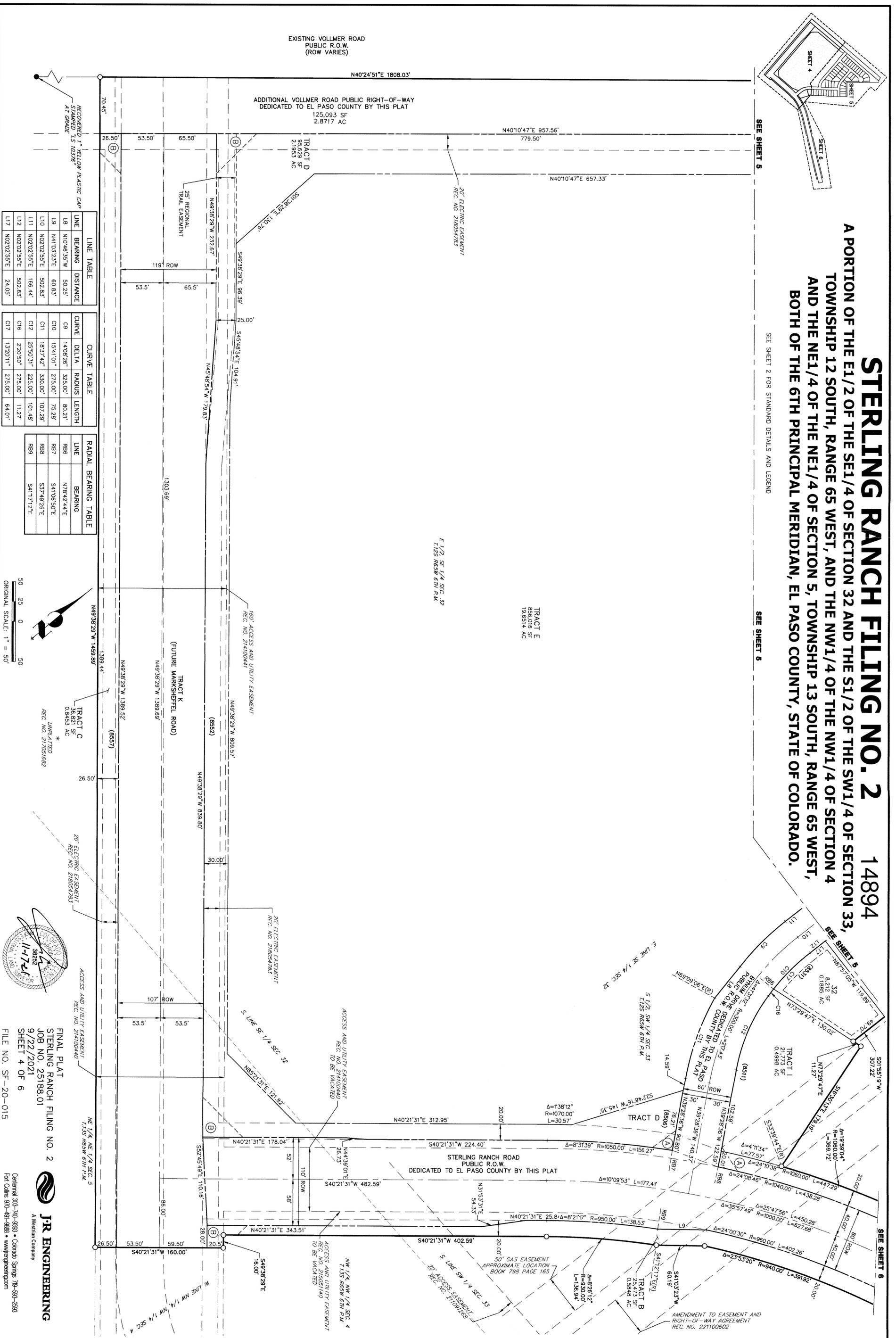
A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4
AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST,
BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

SEE SHEET 2 FOR STANDARD DETAILS AND LEGEND

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

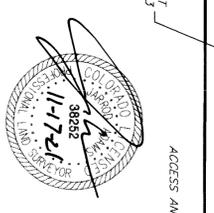
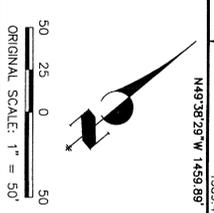


RECOVERED 1" YELLOW PLASTIC CAP STAMPED 7.5 10376 AT GRADE

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"	326.00'	80.21'
C10	15°41'01"	276.00'	75.28'
C11	18°37'42"	336.00'	107.29'
C12	25°50'31"	226.00'	101.48'
C16	2°20'50"	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



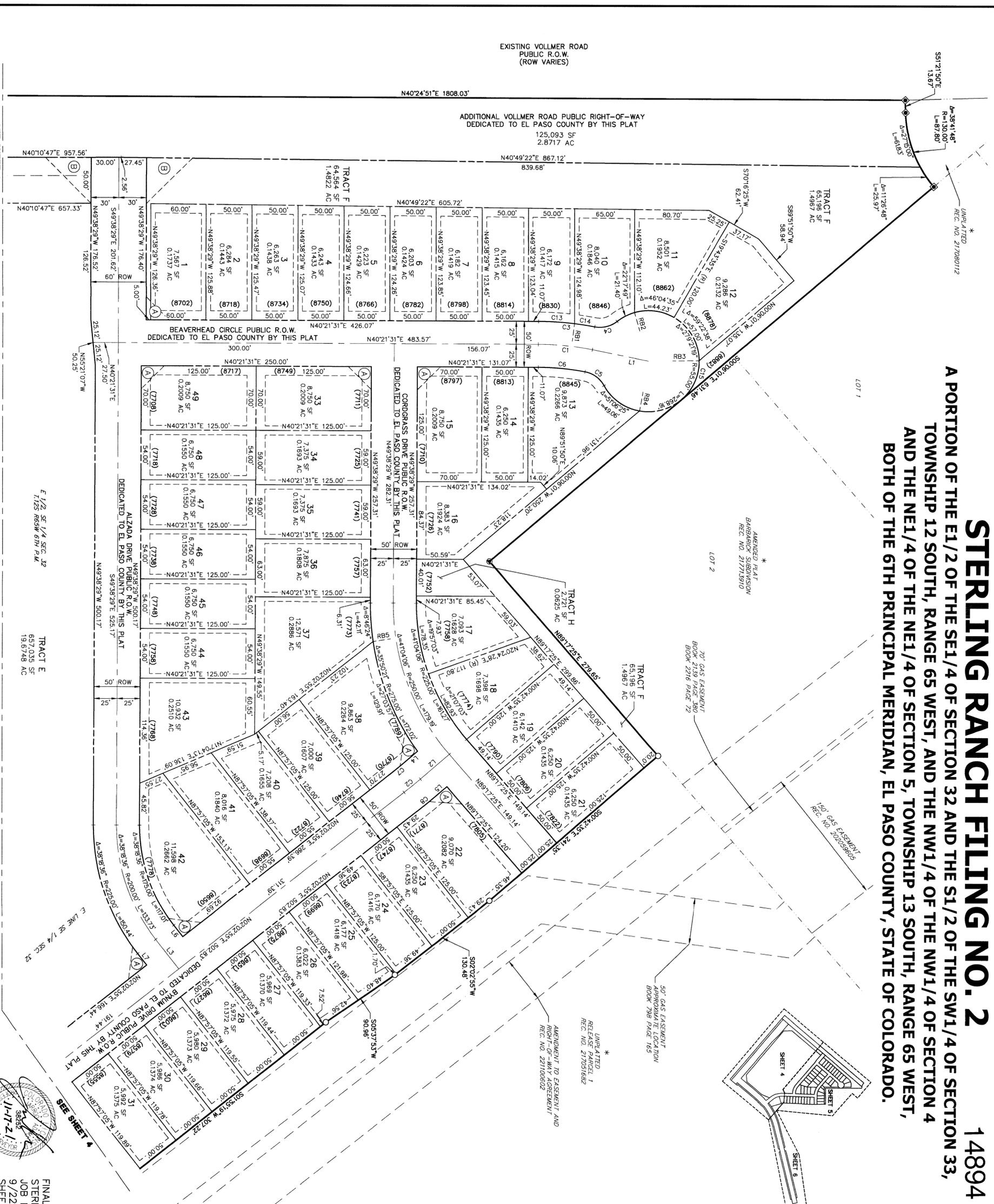
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 251888.01
9/22/2021
SHEET 4 OF 6
FILE NO. SF-20-015

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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 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.



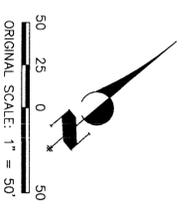
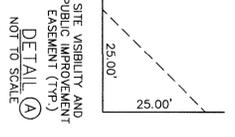
LINE	BEARING	DISTANCE
L1	S51°35'24\"W	62.00'
L2	N00°33'26\"W	41.40'
L3	S87°57'05\"E	40.83'
L4	N00°33'26\"W	17.48'
L5	N00°33'26\"W	16.47'
L6	S87°57'05\"E	15.83'
L7	N87°57'05\"W	15.83'

CURVE	DELTA	RADIUS	LENGTH
C1	11°13'53\"	300.00'	58.81'
C2	2°36'21\"	500.00'	22.74'
C3	10°46'34\"	326.00'	61.12'
C4	49°14'04\"	30.00'	25.78'
C5	50°19'12\"	30.00'	26.35'
C6	10°34'37\"	275.00'	50.77'
C7	2°38'21\"	475.00'	21.60'
C8	2°38'21\"	525.00'	23.88'
C13	6°52'47\"	325.00'	39.02'
C14	3°53'46\"	325.00'	22.10'
C15	100°29'52\"	55.00'	96.47'

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
- RECOVERED 1\" ORANGE PLASTIC CAP STAMPED
- SET 18\" 45 REBAR W/ 1-1/2\" ALUMINUM CAP STAMPED
- 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 CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
9/22/2021
SHEET 5 OF 6
FILE NO. SF-20-015



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SEE SHEET 4

SEE SHEET 4

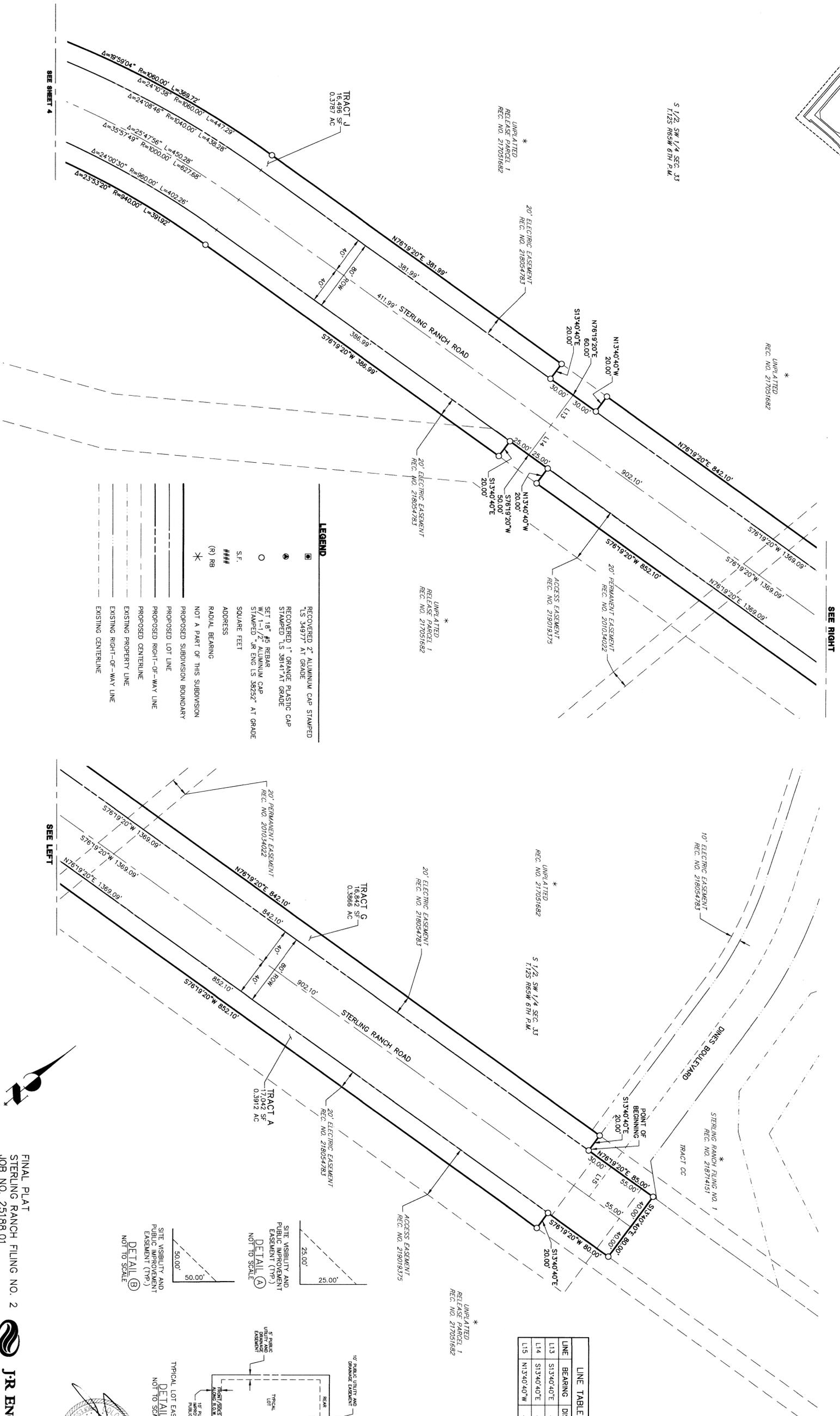
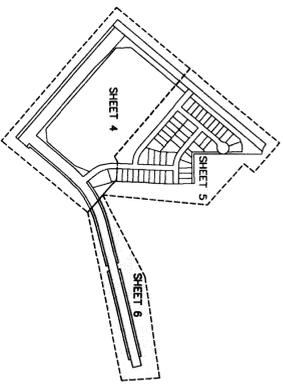
E 1/2 SEC 1/4 SEC 32
T 1/2S R65W 6TH P.M.

TRACT E
657,035 SF
19,674.8 AC



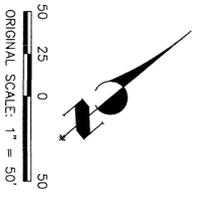
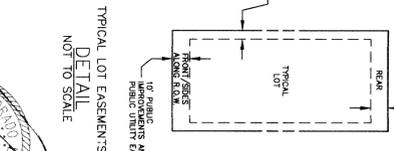
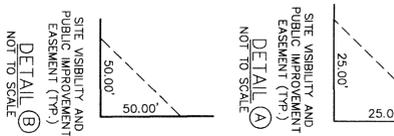
STERLING RANCH FILING NO. 2

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

- LEGEND**
- RECOVERED 2" ALUMINUM CAP STAMPED LS 34977 AT GRADE
 - RECOVERED 1" ORANGE PLASTIC CAP STAMPED "LS 38141" AT GRADE
 - SET 1" 2" REBAR W/ 1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" 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 CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
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FINAL PLAT
 STERLING RANCH FILING NO. 2
 JOB NO. 25188.01
 9/22/2021
 SHEET 6 OF 6
 FILE NO. SF-20-015



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