

Legal Description

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32 AND SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3 1/2" ALUMINUM CAP STAMPED 2006 ESI PLS 10376, AND AT ITS EAST END BY A 3 1/2" ALUMINUM CAP STAMPED PLS 4842. THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°02'36"E.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERN RIGHT OF WAY LINE OF VOLLMER ROAD WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N 39°34'41" E ON SAID SOUTHEASTERN LINE OF VOLLMER ROAD, 2355.81 FEET TO THE FUTURE NORTHEASTERN LINE OF BRIARGATE PARKWAY; THENCE ALONG THE NORTHEASTERN LINE 559'26"12" E, 810.00 FEET; THENCE S 59°33'48" W, 130.00 FEET TO A POINT ON THE FUTURE SOUTHWESTERN LINE OF SAID BRIARGATE PARKWAY; THENCE ALONG SAID SOUTHWESTERN LINE S 69°26'12" E, 766.13 FEET; THENCE S 59°33'48" W, 15.00 FEET; THENCE S 14°40'14" E, 112.26 FEET; THENCE S 42°37'17" W, 138.57 FEET; THENCE S 31°50'18" W, 229.19 FEET; THENCE S 00°14'11" W, 243.48 FEET; THENCE S 59°31'52" W, 178.71 FEET; THENCE S 87°30'37" W, 117.08 FEET; THENCE S 65°02'48" W, 632.56 FEET; THENCE S 40°27'16" W, 150.60 FEET; THENCE S 50°58'40" W, 94.24 FEET; THENCE N 50°40'25" W, 72.52 FEET; THENCE N 09°30'33" W, 163.51 FEET; THENCE N 88°53'18" W, 46.14 FEET; THENCE S 13°28'59" W, 371.46 FEET; THENCE S 04°22'24" E, 296.69 FEET; THENCE S 26°06'12" E, 393.42 FEET; THENCE S 63°44'37" W, 453.40 FEET; THENCE S 65°39'18" W, 252.42 FEET; THENCE S 60°18'33" W, 166.84 FEET; THENCE S 46°04'45" W, 252.38 FEET; THENCE S 35°47'33" W, 139.61 FEET; THENCE S 00°53'19" E, 131.63 FEET; THENCE S 15°27'36" E, 241.77 FEET; THENCE S 46°22'24" W, 128.28 FEET; THENCE S 17°52'47" E, 105.91 FEET; THENCE S 76°13'42" E, 278.31 FEET TO A POINT ON THE FUTURE NORTH LINE OF STERLING RANCH ROAD; THENCE ALONG SAID FUTURE NORTH LINE S 76°19'20" W, 306.51 FEET; THENCE S 17°40'08" E, 80.00 FEET TO A POINT ON THE FUTURE SOUTH LINE OF SAID STERLING RANCH ROAD; THENCE ALONG SAID SOUTH LINE S 76°19'20" W, 1369.09 FEET; THENCE 402.26 FEET ON THE ARC OF A 960.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°00'30" AND A CHORD THAT BEARS S 64°19'05" W, 399.33 FEET; THENCE S 49°02'25" W, 60.83 FEET; THENCE 138.53 FEET ON THE ARC OF A 950.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°21'18" AND A CHORD THAT BEARS S 44°32'10" W, 138.41 FEET; THENCE S 40°21'31" W, 402.59 FEET; THENCE S 49°28'29" E, 36.00 FEET TO A POINT ON THE FUTURE NORTHEASTERN LINE OF MARKSHEFFEL ROAD; THENCE S 40°21'31" W, 60.00 FEET TO A POINT ON THE SOUTHWESTERN LINE OF SAID MARKSHEFFEL ROAD; THENCE ALONG SAID SOUTHWESTERN LINE N 49°38'29" W, 1460.04 FEET TO A POINT ON THE SOUTHEASTERN LINE OF SAID VOLLMER ROAD; THENCE ALONG SAID SOUTHEASTERN LINE N 40°15'29" E, 1808.28 FEET; THENCE S 49°23'02" E, 19.51 FEET; THENCE 87.22 FEET ON THE ARC OF A 116.28 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°58'40" AND A CHORD THAT BEARS S 70°52'23" E, 85.19 FEET TO THE WESTERN LINE OF SAID SECTION 33; THENCE S 00°08'10" E ON SAID WESTERN LINE, 651.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N 89°17'25" E ALONG SAID SOUTH LINE A DISTANCE OF 279.65; THENCE S 00°42'35" E, 241.35 FEET; THENCE S 02°02'55" W, 130.48 FEET; THENCE S 05°37'53" W, 90.96 FEET; THENCE S 01°55'19" W, 307.22 FEET; THENCE S 73°29'47" E, 11.27 FEET; THENCE N 16°30'13" E, 200.14 FEET TO A POINT ON SAID FUTURE NORTH LINE OF STERLING RANCH ROAD;

THENCE 368.93 FEET ON THE ARC OF A 1040.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°19'30" AND A CHORD THAT BEARS N 66°09'35" E, 367.00 FEET; THENCE N 76°19'20" E ALONG SAID NORTH LINE, A DISTANCE OF 1284.09 FEET; THENCE N 13°40'40" W, 218.90 FEET; THENCE 134.76 FEET ON THE ARC OF A 420.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°23'00" AND A CHORD THAT BEARS N 22°52'10" W, 134.18 FEET; THENCE N 32°03'40" E, 123.08 FEET; THENCE 85.14 FEET ON THE ARC OF A 585.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°11'51" AND A CHORD THAT BEARS N 27°07'41" W, 85.07 FEET; THENCE S 83°22'30" W, 194.64 FEET; THENCE S 80°21'06" W, 59.99 FEET; THENCE S 85°17'19" W, 102.92 FEET; THENCE S 85°09'36" W, 54.23 FEET; THENCE N 04°50'24" W, 20.00 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 33; THENCE ALONG SAID WEST LINE N 00°07'25" W, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 7,939.81 SQUARE FEET (182.26 ACRES) MORE OR LESS.

SPENCER J. BARRON COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 38141

DESCRIPTION PREPARED BY: MAS CIVIL CONSULTANTS, INC. 102 EAST Pikes Peak Blvd., Suite 306 Colorado Springs, CO 80903

SE 1/4 OF SEC. 32 & 33; T12S, R65W; NW 1/4 OF SEC 4 & NE 1/4 OF SEC. 5, T13S, 465W, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

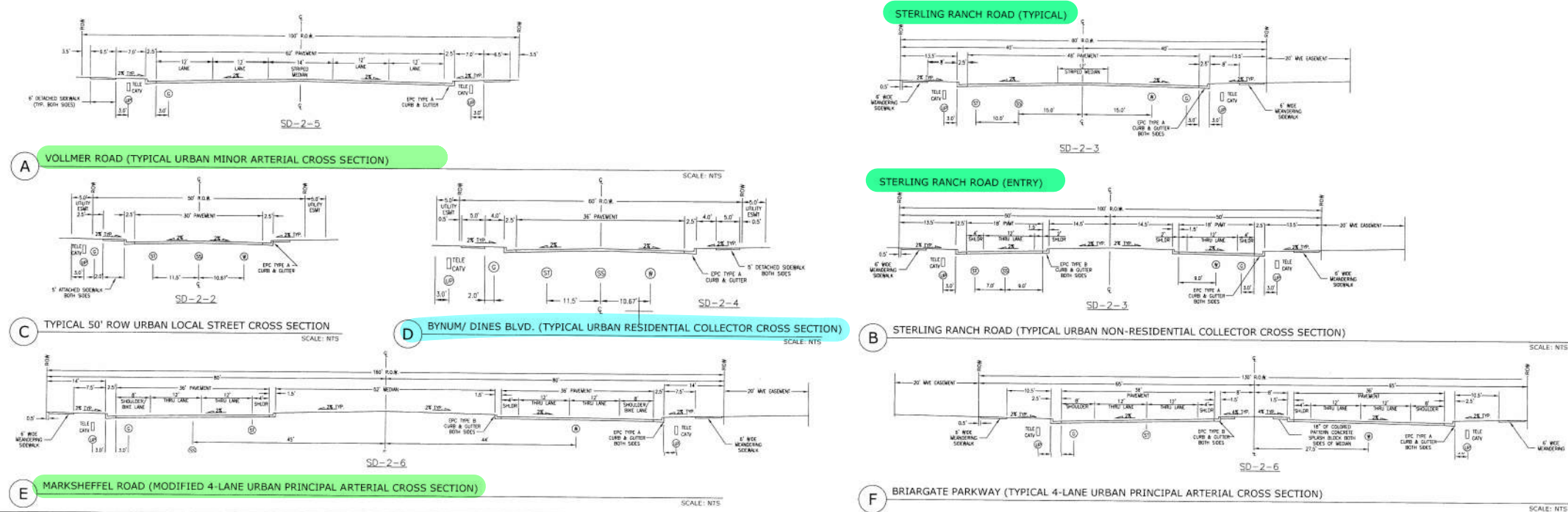
Tract Table

Table with columns: TRACT, DESCRIPTION, MAINTENANCE, AREA (AC). Lists various tracts from A to II, including descriptions like Landscaping, Sidewalk, Utilities, and Trail, Open Space, Landscaping, Signage. Total area is 35.0000 AC.

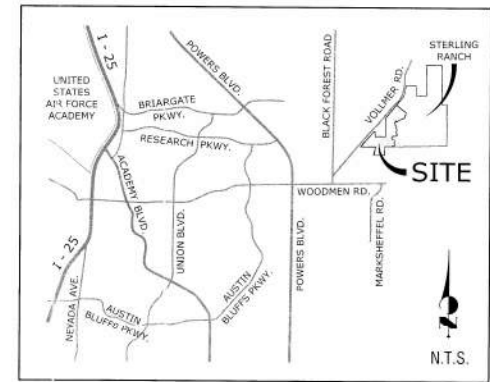
Notes

- 1. All trails to be non-motorized trails.
2. Trails labeled as "County Trail" will be maintained by El Paso County Parks Department.
3. Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
4. Vacation of public roads (Book 4, page 78) with the final plat.
5. Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
6. All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
7. Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
8. Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
9. Median island design is conceptual only on this plan.
10. Where Wetland Mitigation is required, it will be addressed and permitted with the Final Plats.
11. 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. 12-382), 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.
12. Lots followed by "TM" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final platted within tracts and owned and maintained by the Sterling Ranch Metropolitan District.

Typical Street Cross Sections



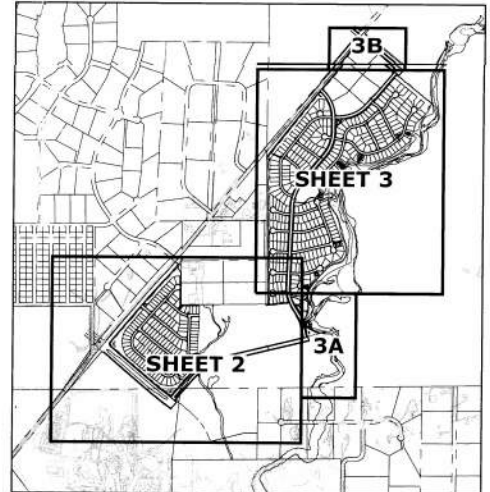
Vicinity Map



Land Use Data

Table showing zoning information: Existing Zoning: RR-5, Proposed Zoning: RS 5000 & CS. Includes a breakdown of total area (182.26 AC) by use type: Commercial (14.82 AC), Residential (85.15 AC), Neighborhood Park (3.98 AC), R.O.W. (47.29 AC). Also includes lot counts and densities.

Sheet Key



As Approved By The El Paso County Board of County Commissioners Date May 21, 2015

Sheet Index

- Sheet 1 of 4 Cover Sheet
Sheet 2 of 4 Site Plan
Sheet 3 of 4 Site Plan
Sheet 4 of 4 Potential Geo-Hazard Plan

Owner/Applicant

SR Land, LLC, 20 Boulder Crescent Street, 1st Floor, Colorado Springs, CO 80903 (719) 471-1742

Owner

Arvest Bank, 7401 W. 135th Street, Overland Park, KS 66223 (913) 279-3300

Planner

N.E.S. Inc., 619 N. Cascade Avenue, Suite 200, Colorado Springs, CO 80903 (719) 471-0073

Engineer

M & S Civil Consultants, 102 East Pikes Peak Blvd., Suite 306, Colorado Springs, CO 80903 (719) 955-5485

Sterling Ranch Phase One PRELIMINARY PLAN EL PASO COUNTY, COLORADO

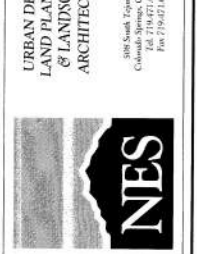


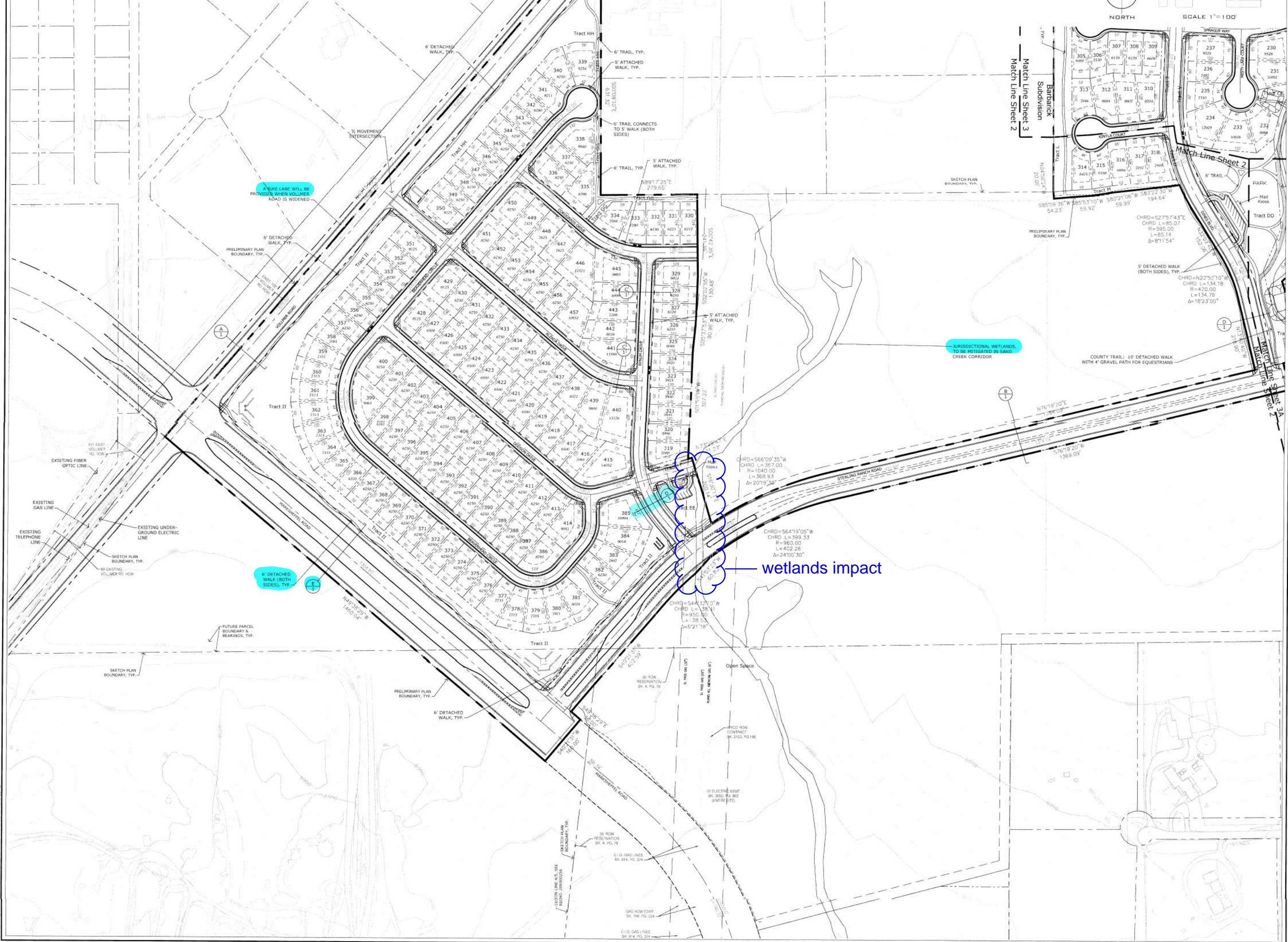
Table with columns: DATE, DESIGNER, DRAWN BY, CHECKED BY, APPROVED BY. Includes dates and names for design and approval.

Table with columns: DATE, REVISION, BY, DESCRIPTION. Lists revisions to the plan.

COVER SHEET

SHEET NO. 1 OF 4 SHEETS

SP 14-015

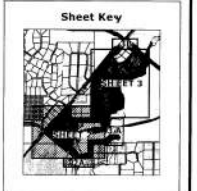


A WALK LANE WILL BE PROVIDED WHEN VOLUMER ROAD IS WIDENED

6' DETACHED WALK (BOTH SIDES), TYP.

JURISDICTIONAL WETLANDS TO BE MITIGATED IN SAND CREEK CORRIDOR

wetlands impact



Sterling Ranch Phase One
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

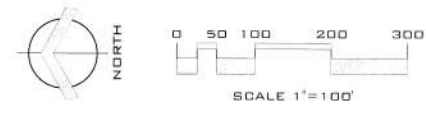
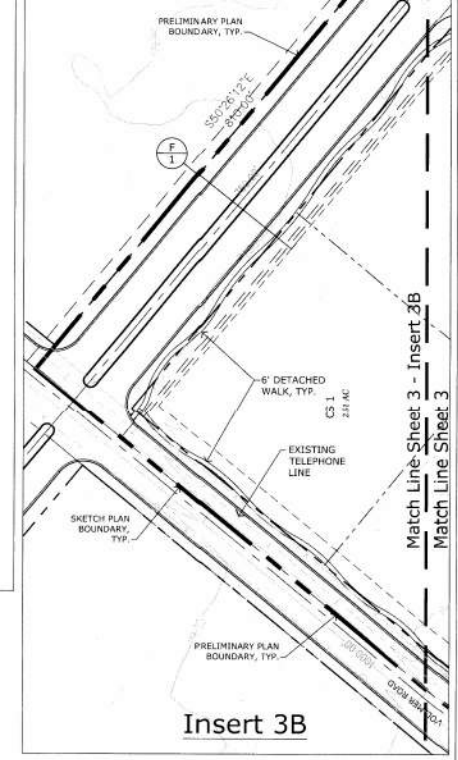
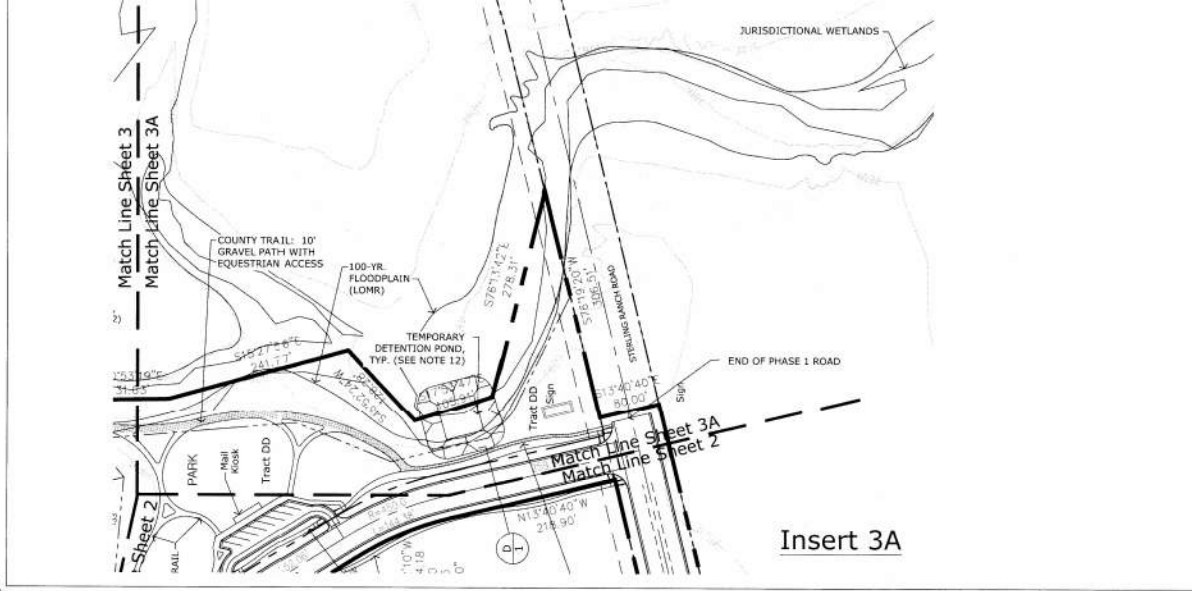
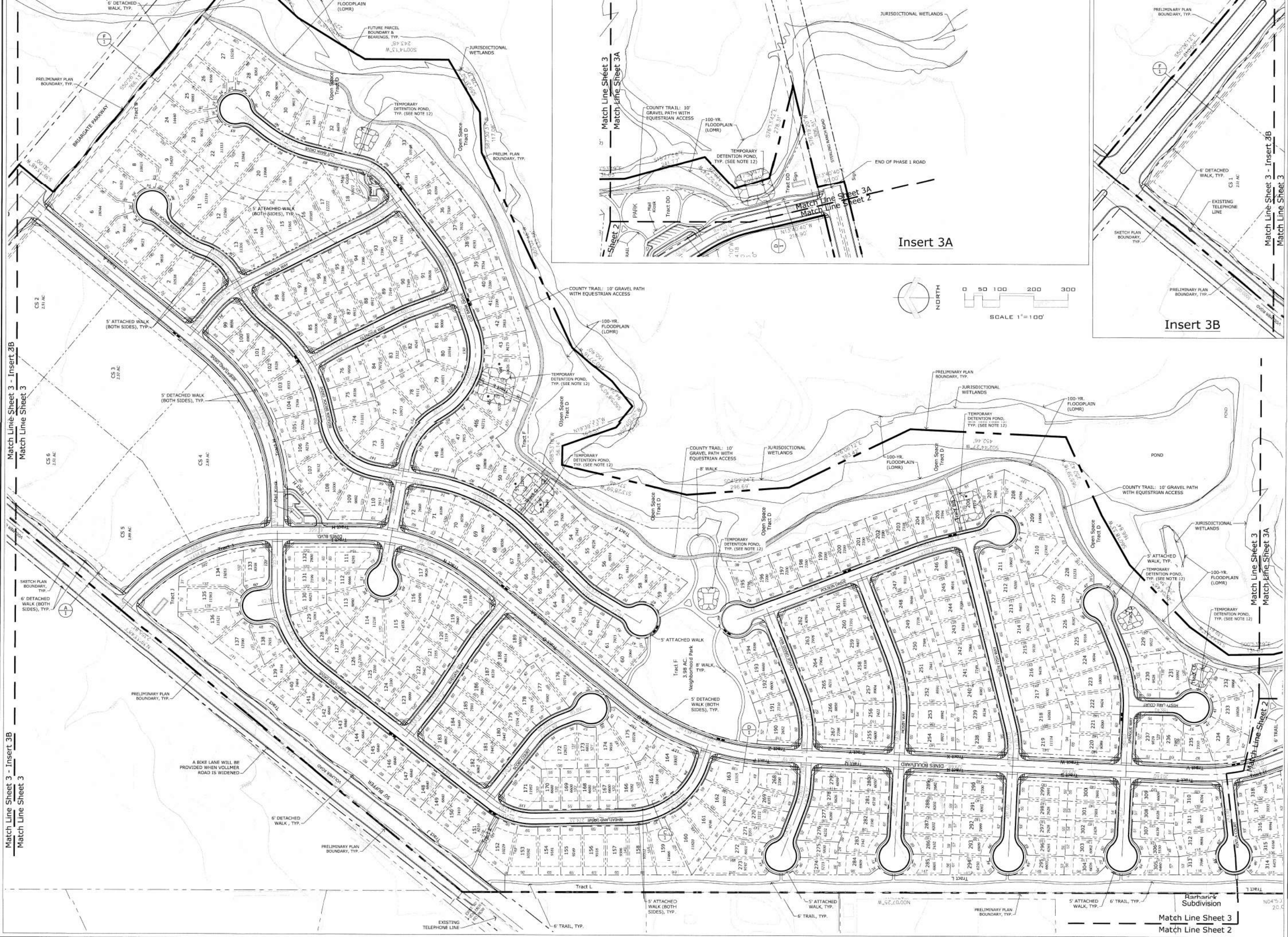
DATE: 02/02/2015	DESIGNER: S. FLYNN
APPROVED: J. MAYNARD	

REVISIONS	DATE	BY	COMMENTS

PRELIMINARY PLAN

SHEET NO.
2
OF 4 SHEETS

SP 14-015



Match Line Sheet 3 - Insert 3B
Match Line Sheet 3

Match Line Sheet 3 - Insert 3B
Match Line Sheet 3

Match Line Sheet 3
Match Line Sheet 2

URBAN DESIGN & LAND PLANNING ARCHITECTS
NES
Sheet Key

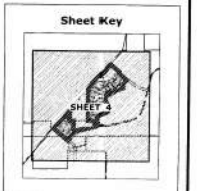
Sterling Ranch Phase One
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

DATE: 02/02/2015	DESIGNER: S. FLYNN	APPROVED: J. MAYNARD
REVISIONS:	BY:	COMMENTS:

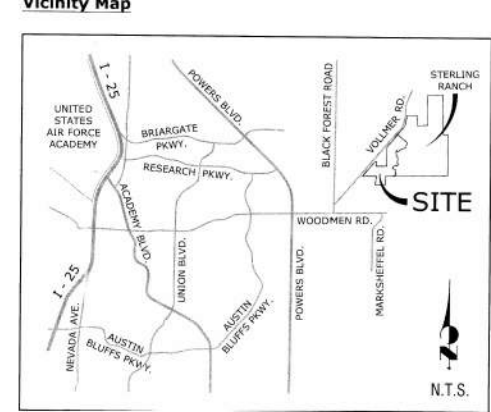
PRELIMINARY PLAN

SHEET NO.
3
OF 4 SHEETS

SP 14-015



**Sterling Ranch Phase One
PRELIMINARY PLAN**
EL PASO COUNTY, COLORADO



Geological Hazard Legend

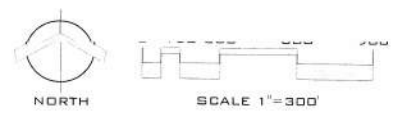
- us - Unstable Slopes
- pu - Potentially Unstable Slopes
- sg - Shallow Groundwater
- sw - Seasonal Shallow Groundwater
- psw - Potentially Seasonal Shallow Groundwater
- 100-year Floodplain

Lots with Geological Hazards

- West Residential: (12 Lots)
221-332
- North Residential: (81 Lots)
1-6, 11-16, 19-21, 27-47, 49-59, 65-70,
111, 117, 132-134, 151-162, 229, 269-271,
277-278, 281-282, 285-287

Notes

1. Geological Hazards will be mitigated per recommendations in the "Geological Hazard Evaluation" report by Entech Engineering dated 1/20/2009, and by grading & drainage plans.



DATE: 02/02/2015
DRAWN: J. KUHNE
APPROVED: J. MAYNARD

REVISION	DATE	BY	COMMENTS

AREAS OF GEOLOGICAL HAZARD

SHEET NO.
4
OF 4 SHEETS

SP 14-015