

BE IT KNOWN BY THESE PRESENTS,

THAT SR LAND, LLC, 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:

BASED UPON BEARINGS, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST AND THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, BEING THE SOUTHWEST CORNER OF SAID 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", SAID LINE BEARS N8914'14"E, A DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34, THENCE N7708.03"W, A DISTANCE OF 3,334.61 FEET TO THE SOUTHWESTERLY CORNER OF DINES BOULEVARD AS PLATTED IN STERLING RANCH PLING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK, AND REORDER, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY LINE OF SAID DINES BOULEVARD, N7619'20"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, S7619'20"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, S7619'20"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, S7619'20"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. S7619'20"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 591.92 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 930.00 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. 21100940;

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. 21100940 & 21100941, 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. 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:

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. S01'56'19"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 19'59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF TANGENT;

2. N7619'20"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, N7619'20"E, A DISTANCE OF 60.00 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, N7619'20"E, A DISTANCE OF 842.10 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DINES BOULEVARD AS SHOWN ON SAID PLAT OF STERLING RANCH PLING 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 49,539.7 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, 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.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D.

BY: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D.

BY: _____ OF SR LAND, LLC

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 SCALE 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 PLING NO. 2, EL PASO COUNTY.

COLORADO'S 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 AFORESAIDED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

Multiple owners

THE AFORESAIDED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

THE AFORESAIDED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

THE AFORESAIDED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

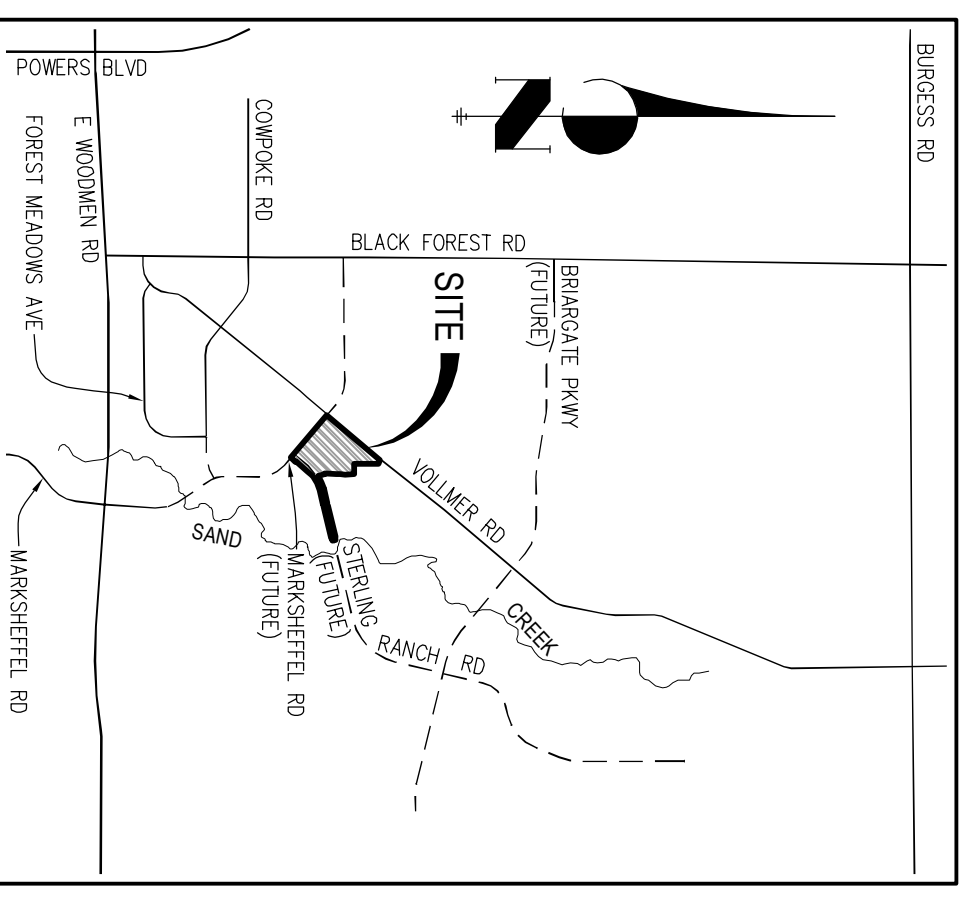
BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



FEES:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D.

BY: _____

SUMMARY:

49 LOTS	8,333.7 ACRES	16.82%
9 TRACTS	6,862.5 ACRES	13.85%
FUTURE DEV. TRACT	1,917.49 ACRES	3.9172%
RIGHTS-OF-WAY	14,867.77 ACRES	29.617%
TOTAL	49,539.7 ACRES	100.00%

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 JR ENGINEERING, LLC

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THE TIME PERIOD SET FORTH IN THIS SURVEY. SUCH DEFECT IN NO EVENT MAY BE AVOIDED BY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY 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 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 _____ DATE _____

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 _____ DAY OF _____, 2020, 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 WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL THE PRELIMINARY ACCEPTANCE 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.

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 _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: DEPUTY _____

FINAL PLAT

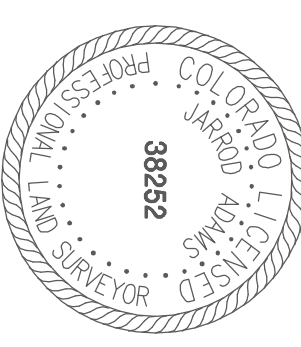
STERLING RANCH FILING NO. 2

JOB NO. 25188.01

05/14/2020

SHEET 1 OF 6

FILE NO. SF-18-20



Central 303-760-9333 • Colorado Springs 719-593-2839
Fort Collins 970-491-8888 • www.jrengineering.com

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.

PLAT NOTES:

1. BASIS OF BEARINGS. BEARINGS ARE BASED ON 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 SOUTHWEST QUARTER 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 2'22.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. 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: PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. WASTEWATER DISPOSAL REPORT, NATURAL HAZARDS REPORT, GEOLOGY AND SOILS REPORT, WETLAND STUDY/ 404 PERMIT.
9. 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 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.
11. DEVELOPERS 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 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.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. 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 REVIEWED AND APPROVED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, OR THE EL PASO COUNTY RECORDER UNDER BEHIND THE APPLICANT/ OWNER AND EL, 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 DEVELOPER SERVICES OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

delete park and openspace from this note

this is different than easement detail

flee numbers

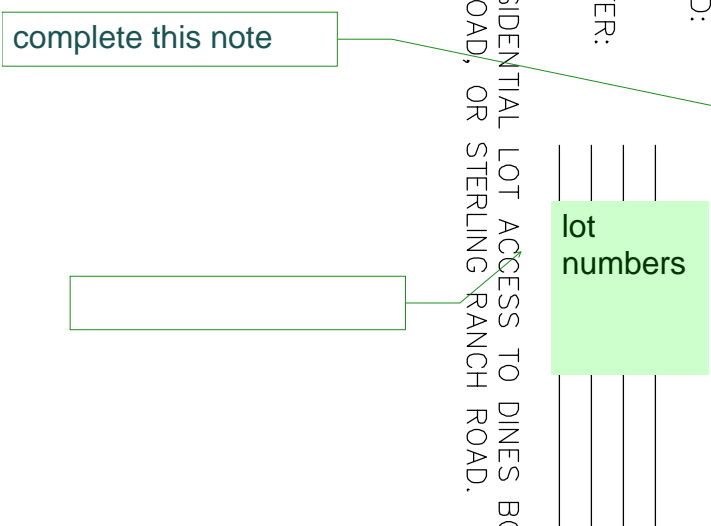
PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" 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 0804T0529G, EFFECTIVE DATE DECEMBER 7, 2018.
17. 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.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTOS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO CRS 18-6-508.
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 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.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
21. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES 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.
22. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER _____ OF THE _____ SPECIAL DISTRICT DISCLOSURE.
23. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
25. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER 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. 12-3822)-OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT THE FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND SHALL BE ENFORCED THROUGH THE TITLE SEARCH WOULD THID THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
26. 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 _____ AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED: _____ IN _____ COUNTY, COLORADO. SHALLOW GROUNDWATER: SEASONAL SHALLOW GROUNDWATER: HYDROCOMPACTIVE SOILS: _____
27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHERFEL ROAD, OR STERLING RANCH ROAD.

no basements? underdrains who maintains add notes please

5.5 Groundwater

Groundwater was encountered at depths ranging from 2 to 8.5 feet in all of the test borings during drilling. Following precipitation events and runoff, groundwater was measured at the surface in all of the test borings subsequent to drilling. Groundwater was measured again during dry periods subsequent to drilling at 3 to 6.5 feet. Groundwater depths are summarized



complete this note

is this going into a PID?add note..

19-471

PLAT CHECKLIST ITEMS

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.3912	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
B	0.6578	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
C	0.8453	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
D	2.1584	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
E	19.6748	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
F	1.4822	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
G	0.3866	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
H	0.0625	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
I	0.4998	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/MAIL KIOSK	SRMD#1	SRMD#1
J	0.3787	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
TOTAL	26.5373			

noise wall detail and mitigation note by who and maintained by whom

The exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (1) Central angle -
- (2) Radius - R -
- (3) Arc length - L -

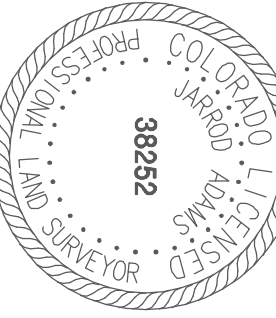
Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given. If the lot descriptions are given to the same bearing, no a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees 01 minute.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

- The use designations and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside, and
- The use designations and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way.
- The boundary of the subdivision delineated with a heavy solid line.
- The identification and designation of boundary lines of any 100-year floodplain, and the source of the designation.
- Names of all adjoining subdivisions with dotted lines of adjoining lots. If the adjoining land is unplatted, it should be shown as such.
- Labels that require special studies for development or that present significant hazards to development shall bear notation.
- Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.
- All plats having lots bordering a collector or larger street shall contain a note limiting or prohibiting ingress and egress to that street.
- The appropriate traffic sight triangles shall be designated and dimensioned. Sight triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads.
- Dedication statements for streets, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County.
- All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat."
- All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by the dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference -Sign easements for subdivision entryway signage
- (F) Signway, Notices
- The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.
- The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including
- Notations of any restrictive covenants or other restrictions to be recorded with the final plat.
- Statement that maintenance of easements shall be the responsibility of the property owner.

VERIFY ALL ITEMS ARE ON PLAT: TRALS, PUBLIC OR PRIVAT LABLES FOR ROWS, SHOULD BE DEPICTED FOR EXAMPLE

TRAIL?

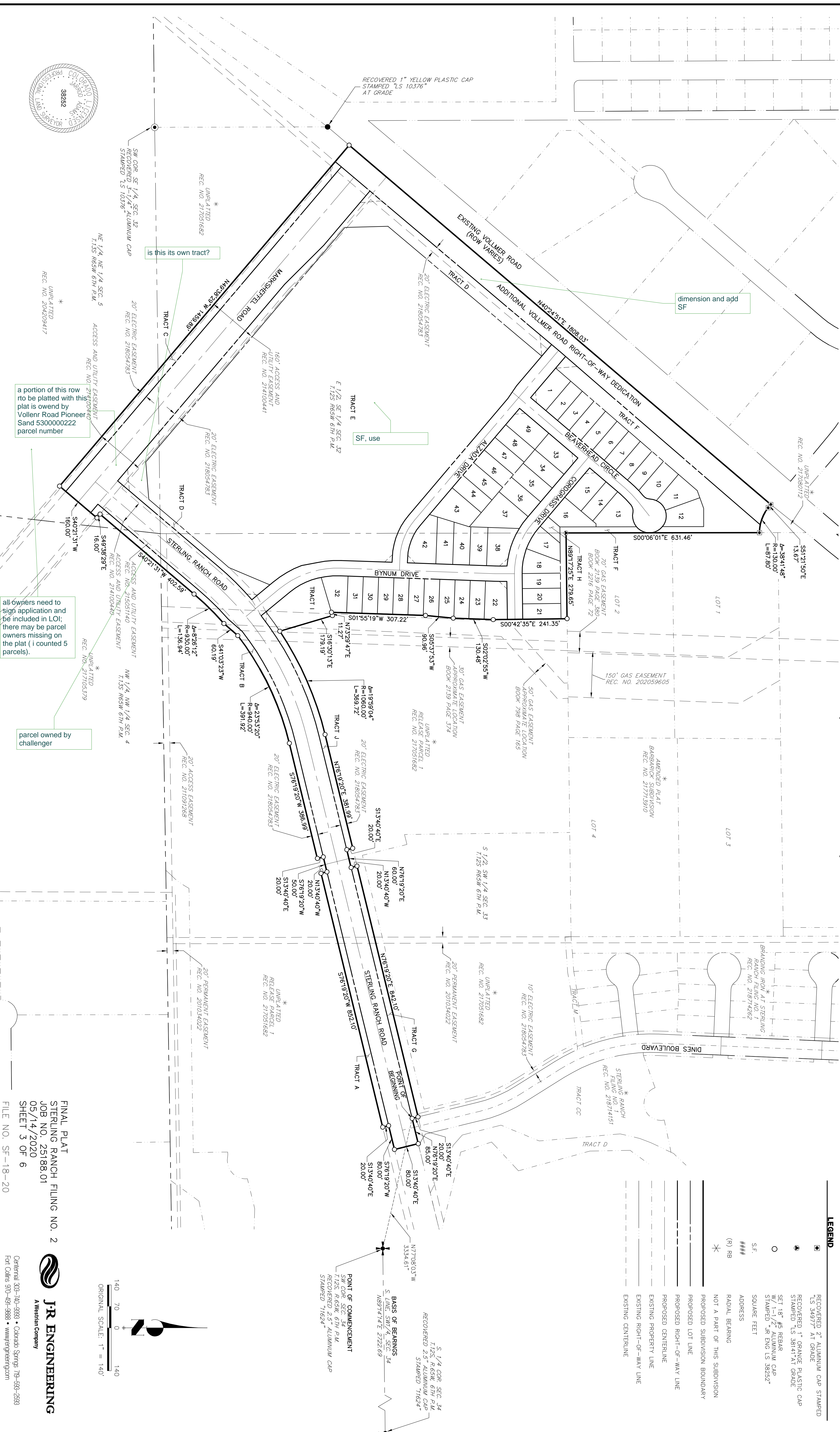


FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
FILE NO. SF-18-20

see uploaded plat checklist for items that are required at a minimum.

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.

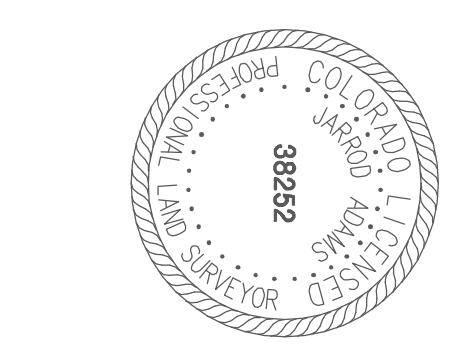


LEGEND

●	RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" AT GRADE
○	RECOVERED 1" ORANGE PLASTIC CAP STAMPED "LS 38141" AT GRADE
○	SET 18" #5 REBAR WITH 1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
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
05/14/2020
SHEET 3 OF 6
FILE NO. SF-18-20

J.R. ENGINEERING
A Western Company
Central 303-740-5333 • Colorado Springs 719-535-2833
Fort Collins 970-491-8888 • www.jrengineering.com



all owners need to sign application and be included in LOI; there may be parcel owners missing on the plat (I counted 5 parcels).

parcel owned by challenger

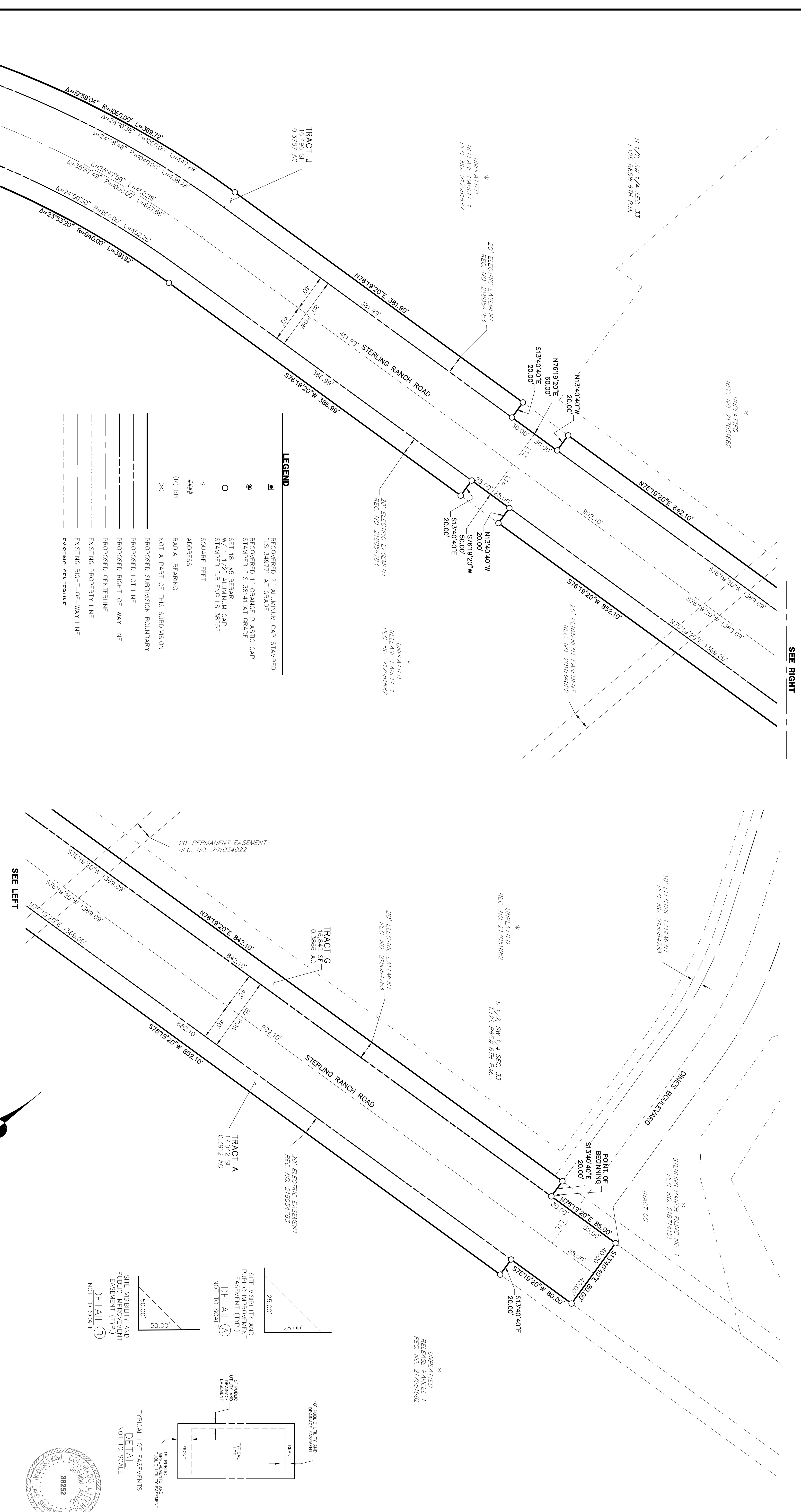
a portion of this row to be platted with this plat is owned by Vollmer Road Pioneer Sand 5300000222 parcel number

is this its own tract?

dimension and add SF

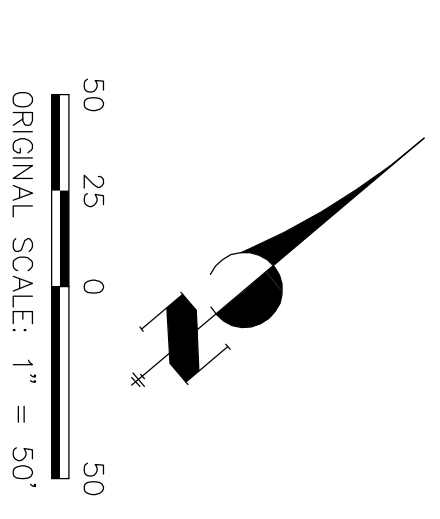
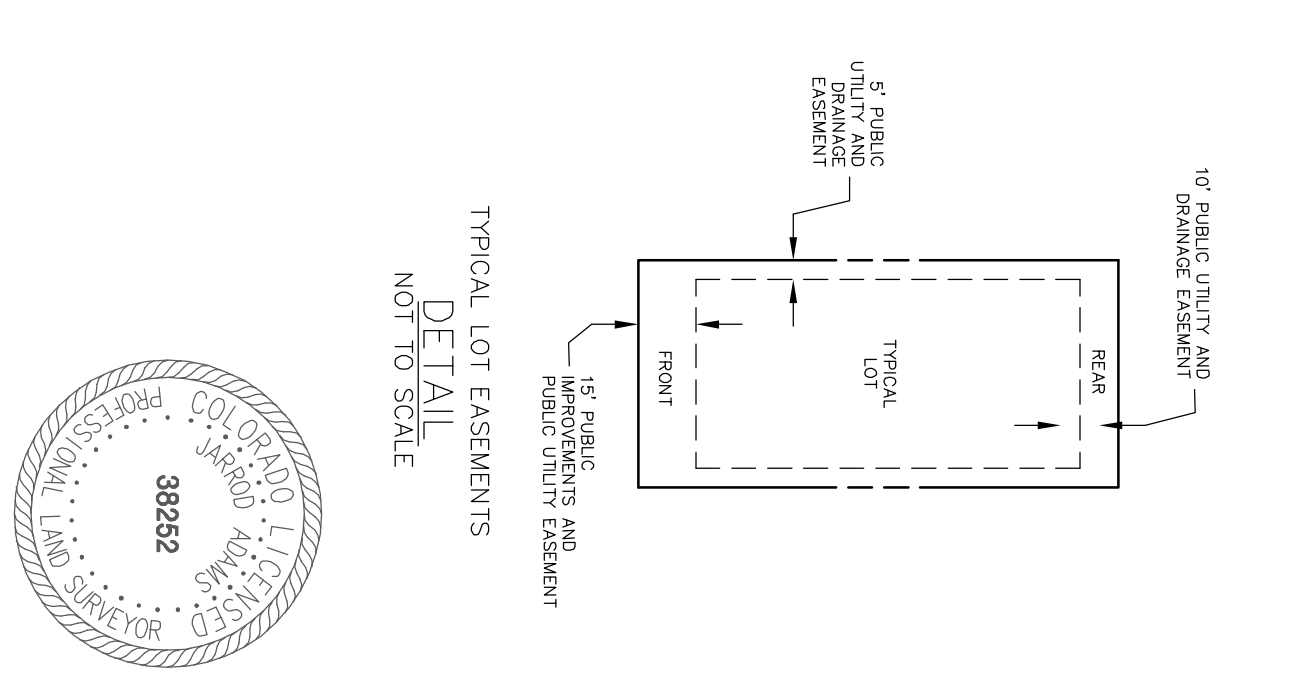
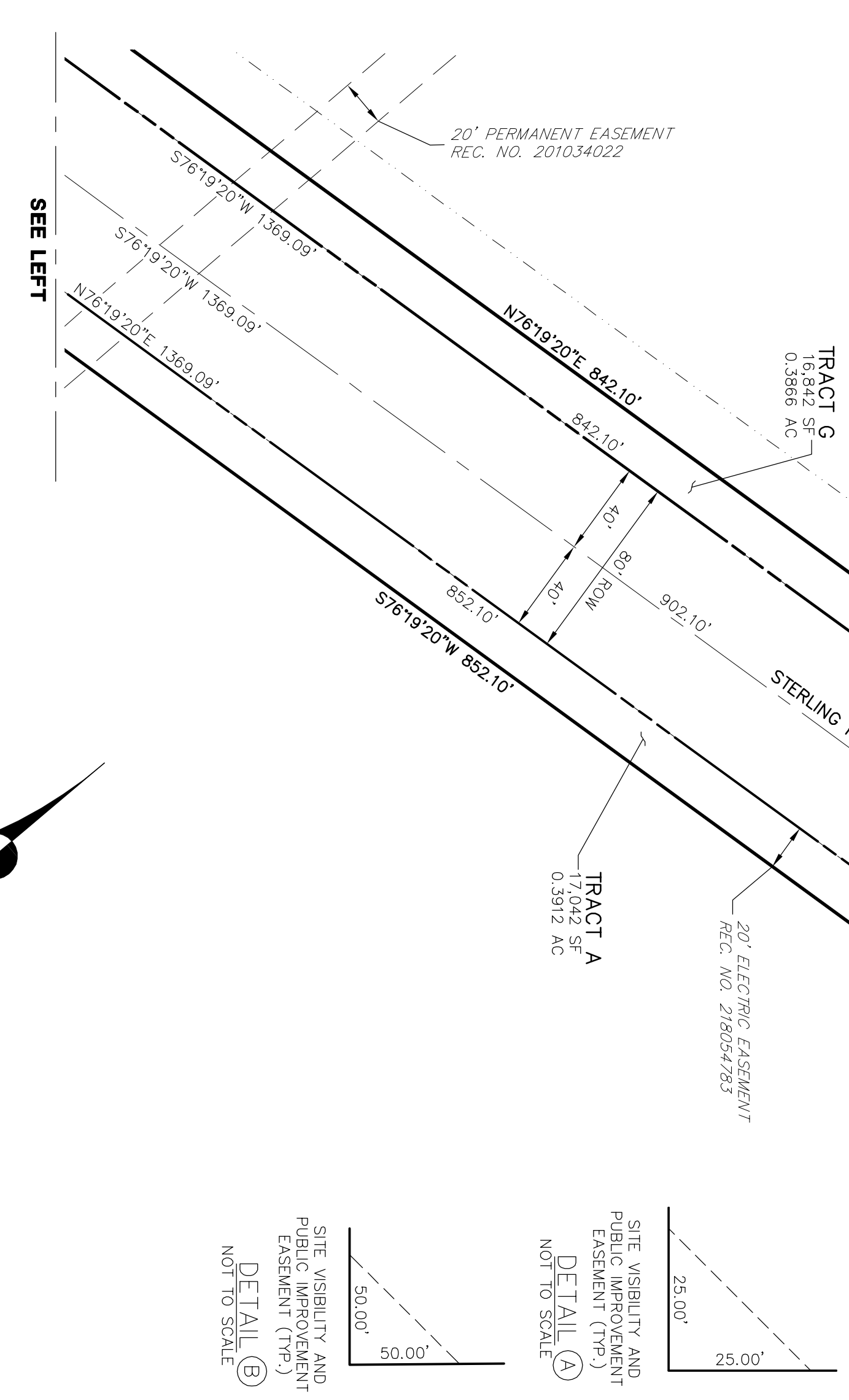
STERLING RANCH FILING NO. 2

**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.**



LEGEND

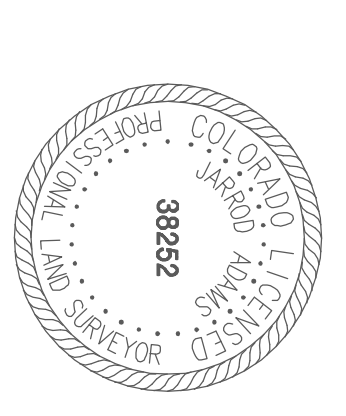
	RECOVERED 2" ALUMINUM CAP STAMPED T.S. 34977" AT GRADE
	RECOVERED 1" ORANGE PLASTIC CAP STAMPED T.S. 38147" AT GRADE
	SET 1/8" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
	SQ. FEET
	ADDRESS
	RADIAL BEARING (R) RB
	NOT A PART OF THIS SUBDIVISION PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	ORIGINAL CENTERLINE



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 6 OF 6
FILE NO. SF-18-20

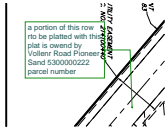
J.R. ENGINEERING
A Western Company

Central 303-740-9393 • Colorado Springs 719-593-2839
Fort Collins 970-491-8888 • www.jrengineering.com



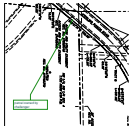
PLat V_1 planning only.pdf Markup Summary

dsdparsons (38)



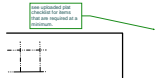
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Page Label: 3
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Date: 7/23/2020 11:34:35 AM
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Space:

a portion of this row rto be platted with this plat is owend by Vollenr Road Pioneer Sand 5300000222 parcel number



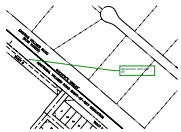
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parcel owned by challenger



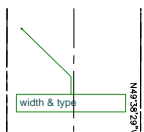
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Date: 7/23/2020 11:35:32 AM
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see uploaded plat checklist for items that are required at a minimum.



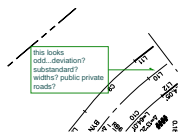
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Date: 7/23/2020 11:41:38 AM
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dimension and add SF



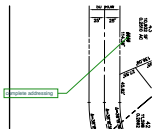
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Page Label: 4
Author: dsdparsons
Date: 7/23/2020 11:42:15 AM
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Space:

width & type



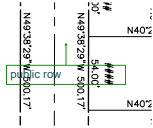
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Page Label: 4
Author: dsdparsons
Date: 7/23/2020 11:43:47 AM
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this looks odd...deviation? substandard? widths? public private roads?



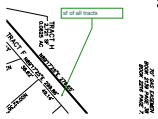
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Date: 7/23/2020 11:44:27 AM
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complete addressing



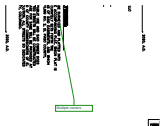
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public row



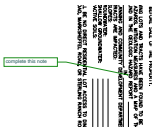
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Author: dsdparsons
Date: 7/23/2020 11:45:02 AM
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sf of all tracts



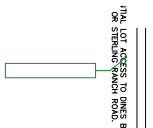
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Author: dsdparsons
Date: 7/23/2020 11:48:57 AM
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Multiple owners



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 11:50:02 AM
Status:
Color: ■
Layer:
Space:

complete this note



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 11:50:13 AM
Status:
Color: ■
Layer:
Space:



NO.	DESCRIPTION	DATE	TIME
1	1		
2	2		
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100	100		

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:40:35 PM
Status:
Color: ■
Layer:
Space:

VERIFY ALL ITEMS ARE ON PLAT: TRALS,
PUBLIC OR PRIVAT LABLES FOR ROWS,
SHOULD BE DEPICTED FOR EXAMPLE



Subject: Text Box
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:40:42 PM
Status:
Color: ■
Layer:
Space:

The exact location and width of all existing or recorded streets, rights- of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

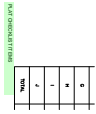
On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (1) Central angle -
- (2) Radius – R
- (3) Arc length - L

Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees, 01 minute.

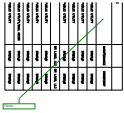
The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

- The use designations and final ownership of all property proposed to be set aside for public and private facilities, including parks, trails, open space, recreation facilities, stormwater storage and drainage facilities, including the area of each tract or easement to be set aside, and
- The use designations and beneficiary of all proposed or existing easements and rights-of-way showing when conveyed by reception number, and rights-of-way.
- The boundary of the subdivision delineated with a heavy solid line,
- The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation,
- Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such,
- Lots that require special studies for development or that present significant hazards to development shall bear notation,
- Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision,
- All plats having lots bordering a collector or larger street shall contain a note limiting or prohibiting ingress and egress to that street,
- The appropriate traffic sight triangles shall be designated and dimensioned. Sight triangles shall be shown at the intersection of all roads and at the



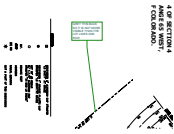
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PLAT CHECKLIST ITEMS



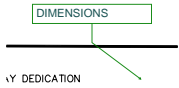
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TRAIL?



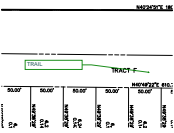
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Page Label: 4
Author: dsdparsons
Date: 7/23/2020 4:43:20 PM
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GREY THIS BACK SO IT IS NOT MORE VISIBLE THAN THE LOT LINES AND ROW



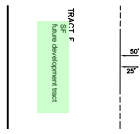
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Page Label: 5
Author: dsdparsons
Date: 7/23/2020 4:44:27 PM
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Color: ■
Layer:
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DIMENSIONS



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 7/23/2020 4:44:39 PM
Status:
Color: ■
Layer:
Space:

TRAIL



Subject: Text Box
Page Label: 5
Author: dsdparsons
Date: 7/23/2020 4:45:57 PM
Status:
Color: ■
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SF
 future development tract



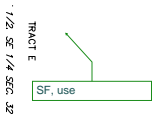
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this is cut off - is there a match line & key map for each sheet



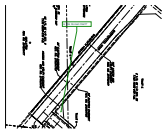
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Author: dsdparsons
Date: 7/23/2020 4:47:59 PM
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Layer:
Space:

match line? key map



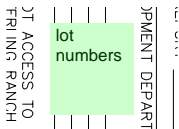
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Layer:
Space:

SF, use



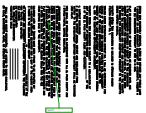
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Date: 7/23/2020 4:48:53 PM
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Layer:
Space:

is this its own tract?



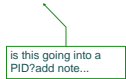
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Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:50:23 PM
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lot numbers



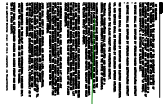
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19-471



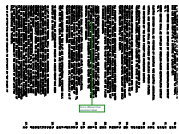
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Date: 7/23/2020 4:51:24 PM
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is this going into a PID?add note...



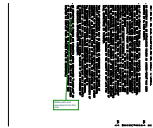
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Date: 7/23/2020 4:52:32 PM
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Layer:
Space:

flee numbers



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:53:25 PM
Status:
Color: ■
Layer:
Space:

this is different than easement detail



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:53:45 PM
Status:
Color: ■
Layer:
Space:

delete park and openspace from this note



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:54:34 PM
Status:
Color: ■
Layer:
Space:

correct



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/23/2020 9:14:35 AM
Status:
Color: ■
Layer:
Space:

all owners need to sign application and be included in LOI; there may be parcel owners missing on the plat (i counted 5 parcels).

Subject: Image
Page Label: 2
Author: dsdparsons
Date: 7/24/2020 2:36:33 PM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/24/2020 2:37:00 PM
Status:
Color: ■
Layer:
Space:

no basements? underdrains-who maintains add notes please

Subject: Image
Page Label: 4
Author: dsdparsons
Date: 7/24/2020 2:38:52 PM
Status:
Color: ■
Layer:
Space:

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 7/24/2020 2:40:28 PM
Status:
Color: ■
Layer:
Space:

map constraints and hazrds- look at Retreat at TimberRidge for a good example SF199- also good example for the appropriate plat notes

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/24/2020 4:30:37 PM
Status:
Color: ■
Layer:
Space:

noise wall detail and mitigation note by who and maintained by whom

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/24/2020 9:26:36 AM
Status:
Color: ■
Layer:
Space:

wrong number