

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:

- 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 SOUTHWEST 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 2,722.56 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 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - UNLESS OTHERWISE INDICATED, ALL SIDE, 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.
 - DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 HAS BEEN GRANTED BY EL PASO COUNTY.
 - NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" 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.)

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 ADMINISTRATOR, 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 08041C0529G, 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- NO REPLAT 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. 1.
- 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE 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 SUIZER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES 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.
- 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 _____ DATED _____ IN _____ AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES:
SHALLOW GROUNDWATER:
SEASONAL SHALLOW GROUNDWATER:
HYDROCOMPACTIVE SOILS:
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

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			

PLAT CHECKLIST ITEMS

- 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:
- Central angle -
 - Radius - R
 - 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 intersection of all private drives/access points with public roads,
 - Dedication statements for streets, parks, 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 fine 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)Summary Notes
 - 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 recreation facilities, private parks, open space and recreation centers,
 - 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,

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

????????????

FILE NUMBER ADDED

file numbers

this is different than easement detail

EASEMENT NOTE UPDATED

is this going into a PID/add note...

Traffic Impact fee note added

19-471

RESOLUTION NUMBET REVISED

TRAILS AND SIDEWALKS EXIST IN ALL TRACTS. PUBLIC TRAILS ADDED AS A USE.

TRAIL?

VERIFY ALL ITEMS ARE ON PLAT: TRAILS, PUBLIC OR PRIVATE LABELS FOR ROWS, SHOULD BE DEPICTED FOR EXAMPLE

lot numbers

NOTE IS A GENERAL STATEMENT NO LOTS ABOUT THE MAJOR ROADS

complete this note

Underdrain note added

delete park and openspace from this note

PARKS AND OPEN SPACES DELETED.

no basements? underdrains who maintains add notes please

Underdrain not added

CHECK LIST ITEMS ADDRESSED TO THE BEST OF OUR KNOWLEDGE



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

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FILE NUMBER CORRECTED ALL SHEETS

correct

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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 unloaded plat
checklist for items
that are required at a
minimum.

THIS IS AN
OVERALL EXHIBIT
INTENDED TO
SHOW ALL OF THE
PLATTED ITEMS
AND THE OVERALL
BOUNDARY ON
ONE SHEET FOR
EASY REFERENCE.
DIMENSIONS ARE
SHOWN ON THE
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IT IS PART OF
TRACT D

is this its own tract?

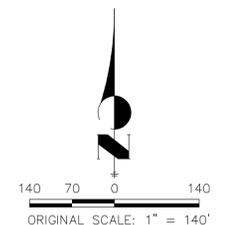
a portion of this row
of lots to be platted with the
Vollmer Road Plat need
Send 5500000222
parcel number

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

parcel owned by
challenger

ALL OWNERSHIPS TO BE
CONSOLIDATED INTO SR
LAND, LLC BEFORE
RECORDATION OF PLAT

LEGEND	
◻	RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" 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"
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



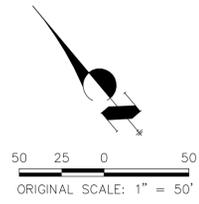
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 3 OF 6
FILE NO. SF-18-20



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STERLING RANCH FILING NO. 2

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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	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'

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'

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

match line? key map

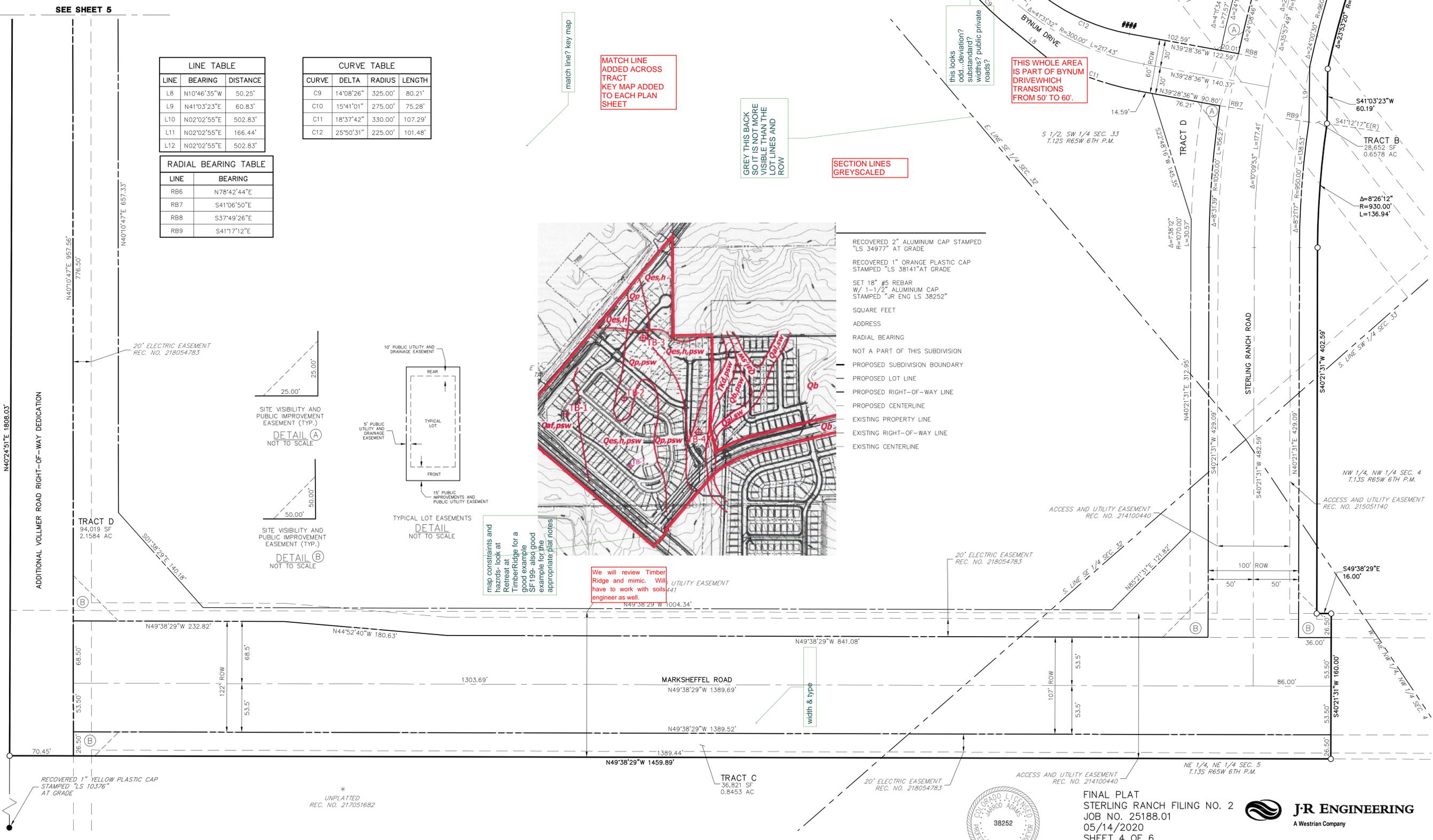
MATCH LINE ADDED ACROSS TRACT KEY MAP ADDED TO EACH PLAN SHEET

GREY THIS BACK SO IT IS NOT MORE VISIBLE THAN THE LOT LINES AND ROW

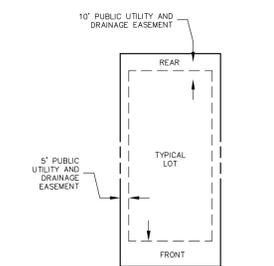
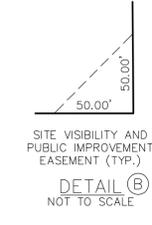
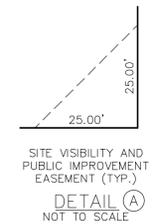
SECTION LINES GREYSCALED

this looks odd... deviation? standards? widens? public private roads?

THIS WHOLE AREA IS PART OF BYNUM DRIVE WHICH TRANSITIONS FROM 50' TO 60'.



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- SQUARE FEET
- ADDRESS
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- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE



map constraints and hazards- look at TimberRidge for a good example SF 198- also good example for the appropriate plat notes

We will review Timber Ridge and mimic. Will have to work with soils engineer as well.

width & type



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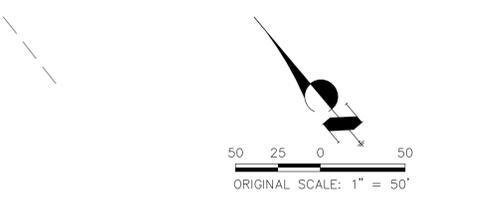
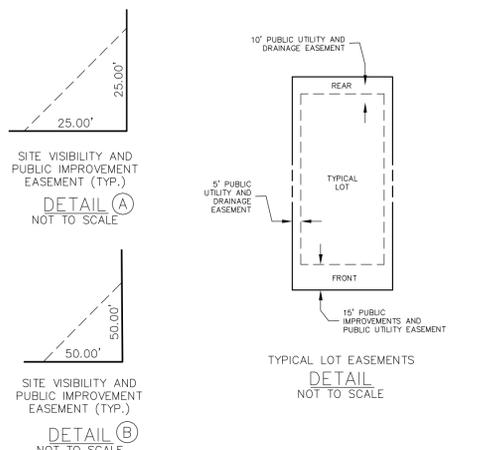
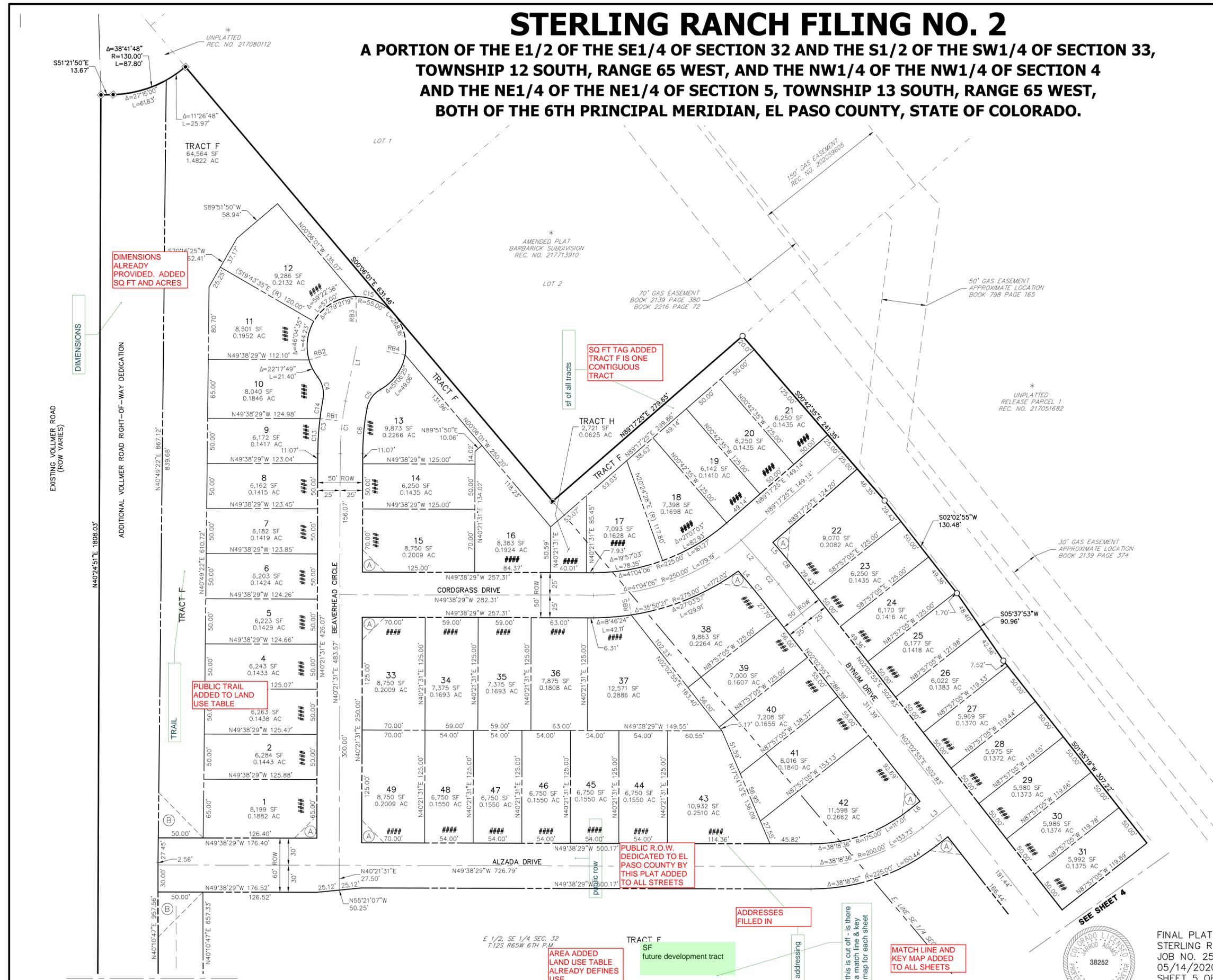
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S51°35'24"W	62.00'
L2	N00°33'26"W	41.40'
L3	S87°57'05"E	40.83'
L4	N00°33'26"W	17.48'
L5	N00°33'26"W	16.47'
L6	S87°57'05"E	15.83'
L7	N87°57'05"W	15.83'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	111°3'53"	300.00'	58.81'
C2	2°36'21"	500.00'	22.74'
C3	10°46'34"	325.00'	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°36'21"	475.00'	21.60'
C8	2°36'21"	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'

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

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DIMENSIONS
ALREADY
PROVIDED. ADDED
SQ FT AND ACRES

SQ FT TAG ADDED
TRACT F IS ONE
CONTIGUOUS
TRACT

PUBLIC TRAIL
ADDED TO LAND
USE TABLE

PUBLIC R.O.W.
DEDICATED TO EL
PASO COUNTY BY
THIS PLAT ADDED
TO ALL STREETS

ADDRESSES
FILLED IN

AREA ADDED
LAND USE TABLE
ALREADY DEFINES
USE

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

MATCH LINE AND
KEY MAP ADDED
TO ALL SHEETS



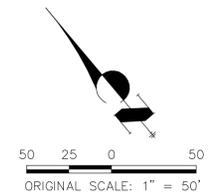
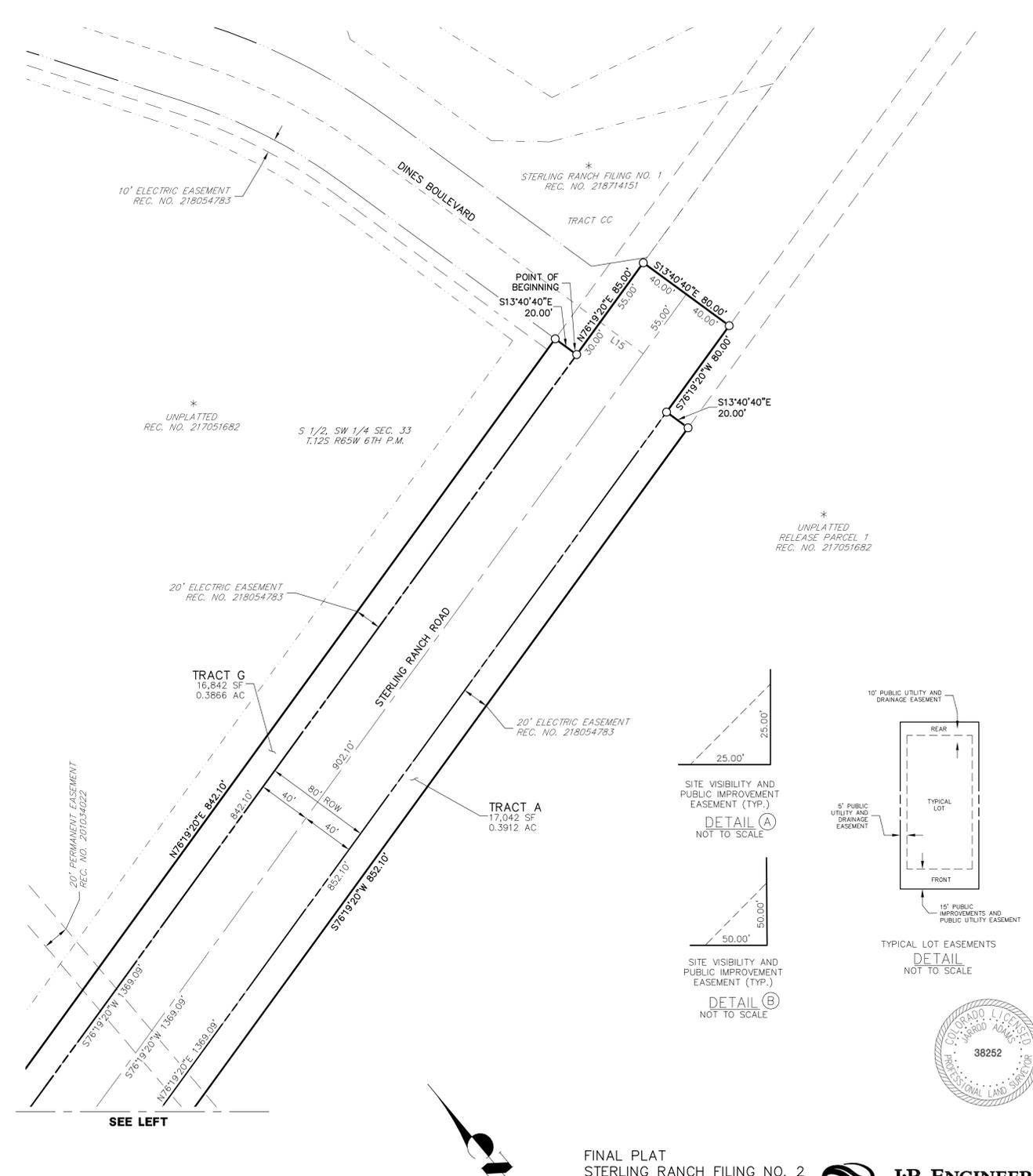
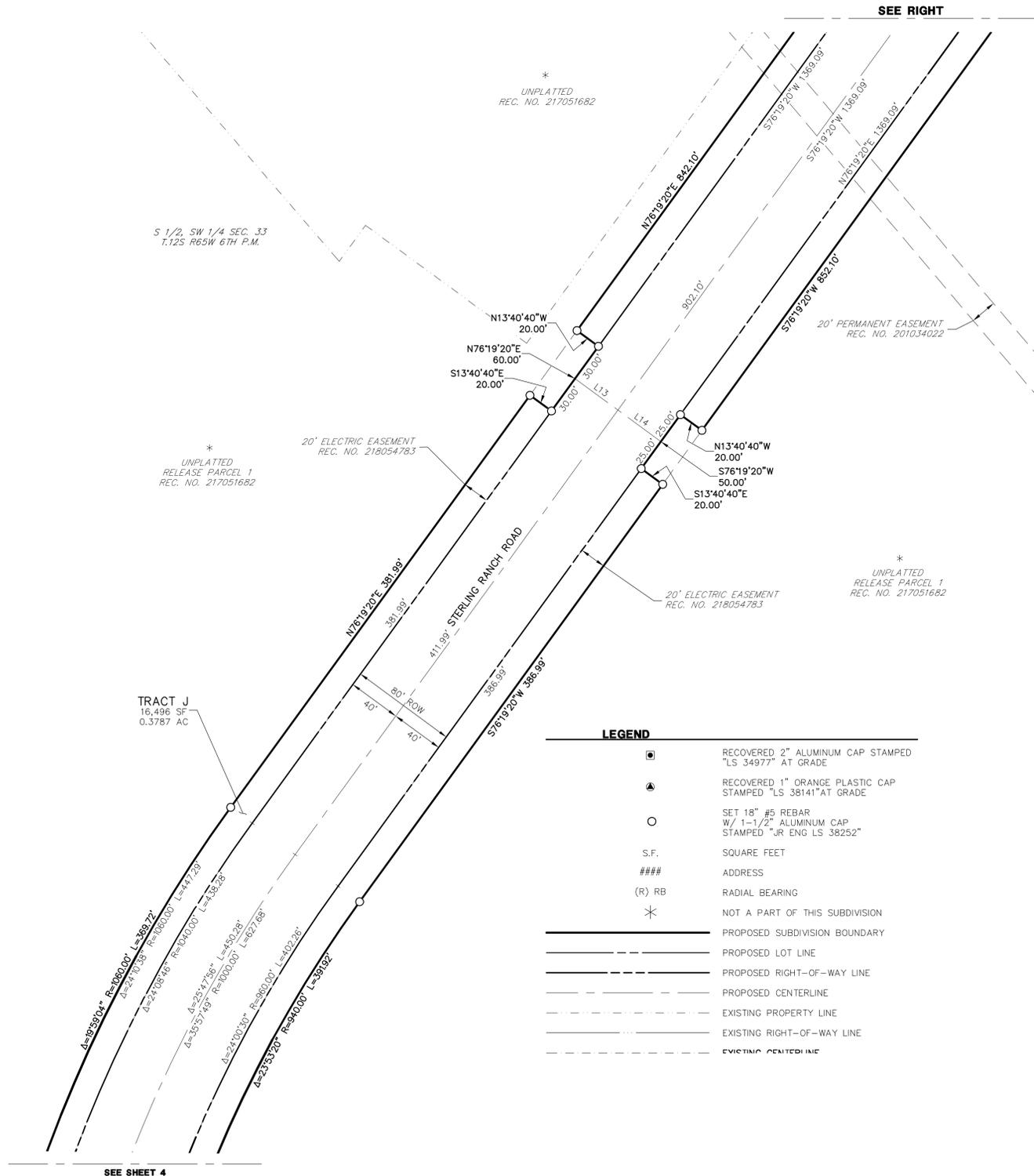
SEE SHEET 4

SEE SHEET 4

ORIGINAL SCALE: 1" = 50'

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.



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

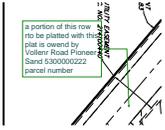


Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



PLat V_1 planning only.pdf Markup Summary

dsdparsons (38)



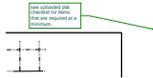
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Author: dsdparsons
Date: 7/23/2020 11:34:35 AM
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Color: ■
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a portion of this row rto be platted with this plat is owend by Vollenr Road Pioneer Sand 5300000222 parcel number



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 11:34:56 AM
Status:
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parcel owned by challenger



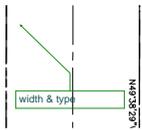
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Date: 7/23/2020 11:35:32 AM
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Space:

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



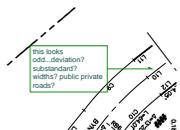
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Date: 7/23/2020 11:41:38 AM
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dimension and add SF



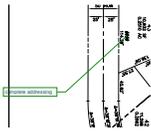
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Date: 7/23/2020 11:42:15 AM
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width & type



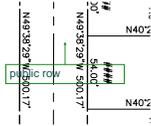
Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 11:43:47 AM
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this looks odd...deviation? substandard? widths? public private roads?



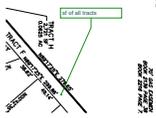
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complete addressing



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 11:44:43 AM
Status:
Color: ■
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Space:

public row



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 7/23/2020 11:45:02 AM
Status:
Color: ■
Layer:
Space:

sf of all tracts



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/23/2020 11:48:57 AM
Status:
Color: ■
Layer:
Space:

Multiple owners



Subject: Callout
Page Label: 2
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: ■
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Space:



Subject: Text Box
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:40:42 PM
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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.

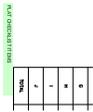
On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (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.

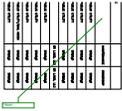
The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the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



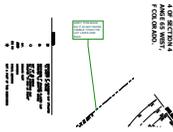
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PLAT CHECKLIST ITEMS



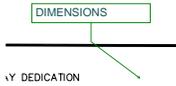
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TRAIL?



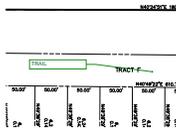
Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 7/23/2020 4:43:20 PM
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GREY THIS BACK SO IT IS NOT MORE VISIBLE THAN THE LOT LINES AND ROW



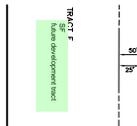
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Author: dsdparsons
Date: 7/23/2020 4:44:27 PM
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DIMENSIONS



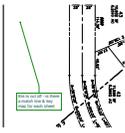
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TRAIL



Subject: Text Box
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Author: dsdparsons
Date: 7/23/2020 4:45:57 PM
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SF
 future development tract



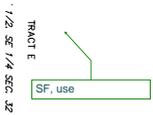
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this is cut off - is there a match line & key map for each sheet



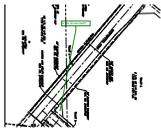
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match line? key map



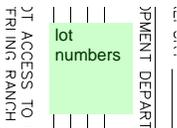
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Author: dsdparsons
Date: 7/23/2020 4:48:26 PM
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SF, use



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/23/2020 4:48:53 PM
Status:
Color: ■
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is this its own tract?



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



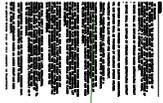
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19-471



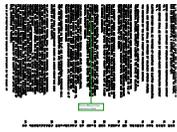
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is this going into a PID?add note...



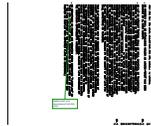
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flee numbers



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 4:53:25 PM
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Space:

this is different than easement detail



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:53:45 PM
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delete park and openspace from this note



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 4:54:34 PM
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Color: ■
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correct



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/23/2020 9:14:35 AM
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all owners need to sign application and be included in LOI; there may be parcel owners missing on the plat (i counted 5 parcels).

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.

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:

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 3,334.61 FEET TO THE SOUTHWESTERLY 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:

- S76°19'20"W A DISTANCE OF 386.99 FEET, TO A POINT OF CURVE;
- 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;
- S41°03'23"W A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S41°12'17"E, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF TANGENT;
- 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. 217713910;

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

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

- S00°06'01"E A DISTANCE OF 631.46 FEET;
- N89°17'25"E A DISTANCE OF 279.65 FEET;

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

- S00°42'35"E A DISTANCE OF 241.35 FEET;
- S02°02'55"W A DISTANCE OF 130.48 FEET;
- S05°37'53"W A DISTANCE OF 90.96 FEET;
- S01°55'19"W A DISTANCE OF 307.22 FEET;
- 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:

- 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;
- 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°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, N76°19'20"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 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, 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: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

Add Colorado Springs acceptance of tract(s) or reference agreement.

NO TRACTS ARE BEING DEDICATED TO A PUBLIC ENTITY

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, COLORADO.

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 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

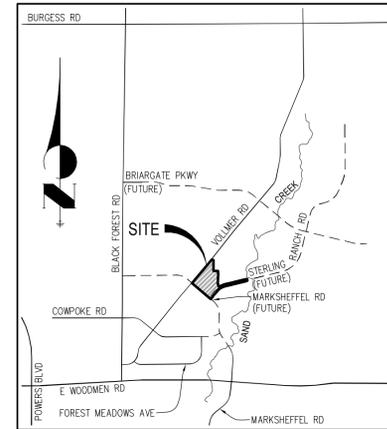
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
N.T.S.

Add Morley Bentley, Challenger and 8335 Vollmer Road signature blocks.

ALL PROPERTY TO BE OWNED BY SR LAND, LLC PRIOR TO RECORDATION OF PLAT.

FEES:	SUMMARY:
DRAINAGE FEE: _____	49 LOTS 8.3337 ACRES 16.82%
BRIDGE FEE: _____	9 TRACTS 6.8625 ACRES 13.85%
SCHOOL FEE: _____	FUTURE DEV. TRACT 19.6748 ACRES 39.72%
PARK FEE: _____	RIGHTS-OF-WAY 14.6677 ACRES 29.61%
	TOTAL 49.5387 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 ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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



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FILE NO. SF-18-20 SF-20-015

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 2,722.56 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: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; 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 IMPEDE 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. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" 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.)

delete note?

DUPLICATE NOTE
DELETE

PLAT NOTES:

delete note?

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 08041C0529G, 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. NO REPLAT 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 COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
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 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.
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 _____ DATED _____, IN _____ AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES: _____
SHALLOW GROUNDWATER: _____
SEASONAL SHALLOW GROUNDWATER: _____
HYDROCOMPACTIVE SOILS: _____
27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

TRACT TABLE				
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			



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 2 OF 6

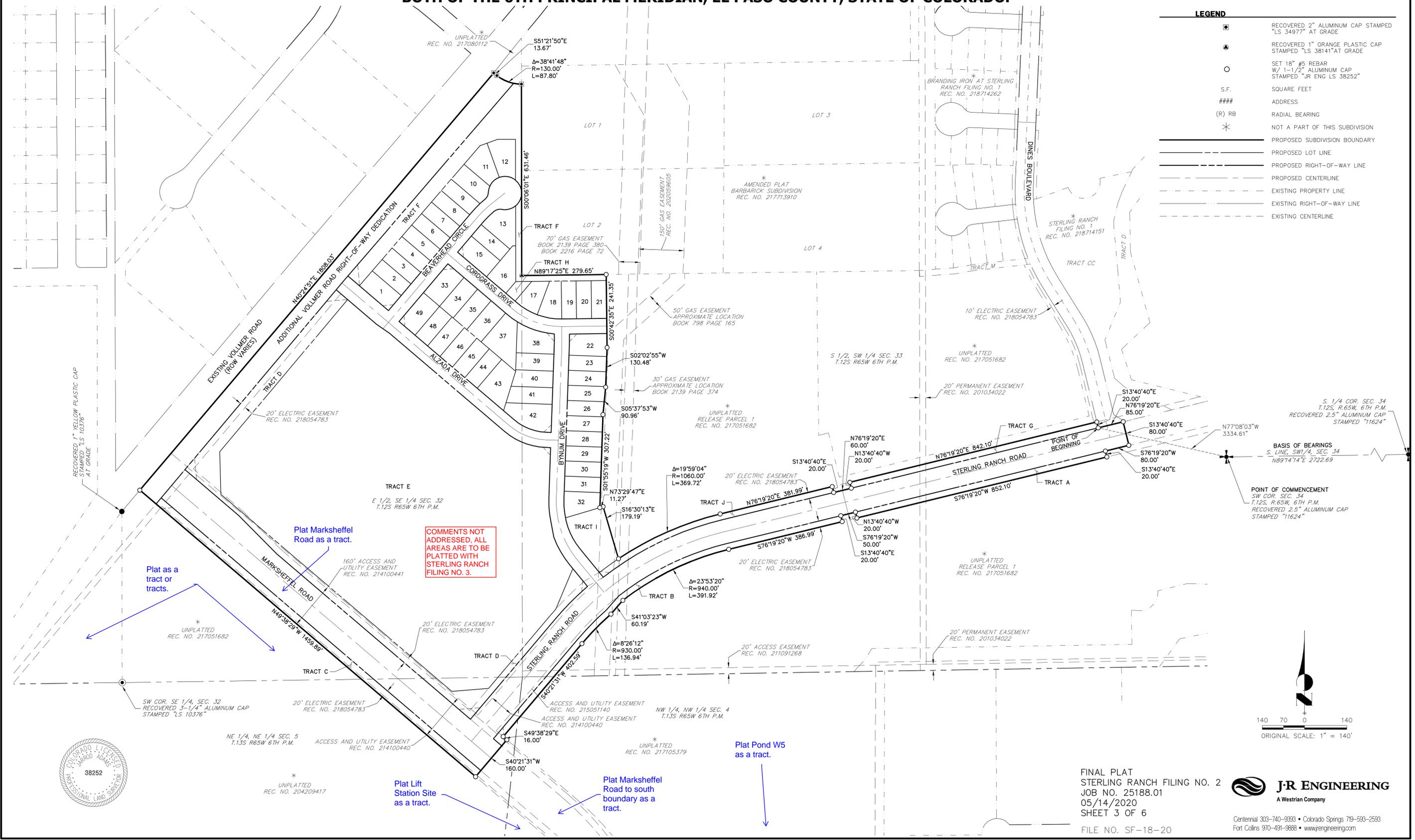


FILE NO. SF-18-20

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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 W/ 1-1/2" 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

COMMENTS NOT ADDRESSED, ALL AREAS ARE TO BE PLATTED WITH STERLING RANCH FILING NO. 3.

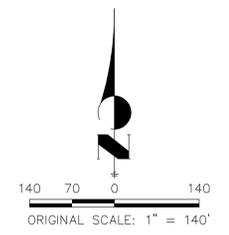
Plat as a tract or tracts.

Plat Marksheffel Road as a tract.

Plat Lift Station Site as a tract.

Plat Marksheffel Road to south boundary as a tract.

Plat Pond W5 as a tract.

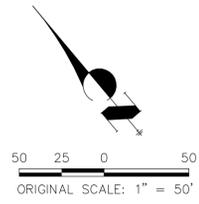


FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 3 OF 6
FILE NO. SF-18-20

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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.



SEE SHEET 5

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'

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'

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

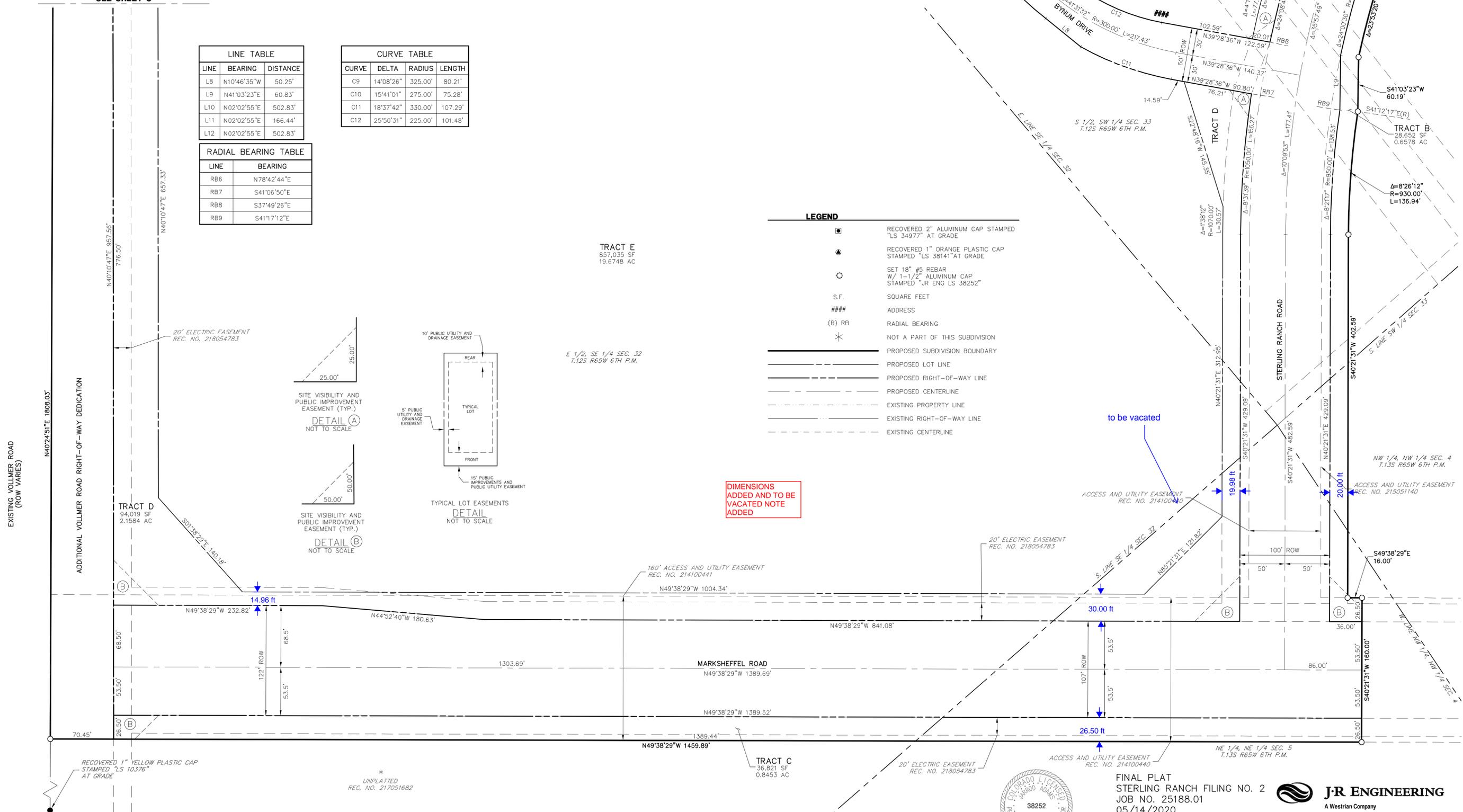
TRACT E
857,035 SF
19.6748 AC

E 1/2, SE 1/4 SEC. 32
T.12S R65W 6TH P.M.

LEGEND

- ◻ RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" 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"
- 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

DIMENSIONS
ADDED AND TO BE
VACATED NOTE
ADDED



EXISTING VOLLMER ROAD (ROW VARIES)

ADDITIONAL VOLLMER ROAD RIGHT-OF-WAY DEDICATION

TRACT D
94,019 SF
2.1584 AC

RECOVERED 1" YELLOW PLASTIC CAP
STAMPED "LS 10376"
AT GRADE

* UNPLATTED
REC. NO. 217051682

TRACT C
36,821 SF
0.8453 AC



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 4 OF 6
FILE NO. SF-18-20



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SEE SHEET 6

STERLING RANCH FILING NO. 2

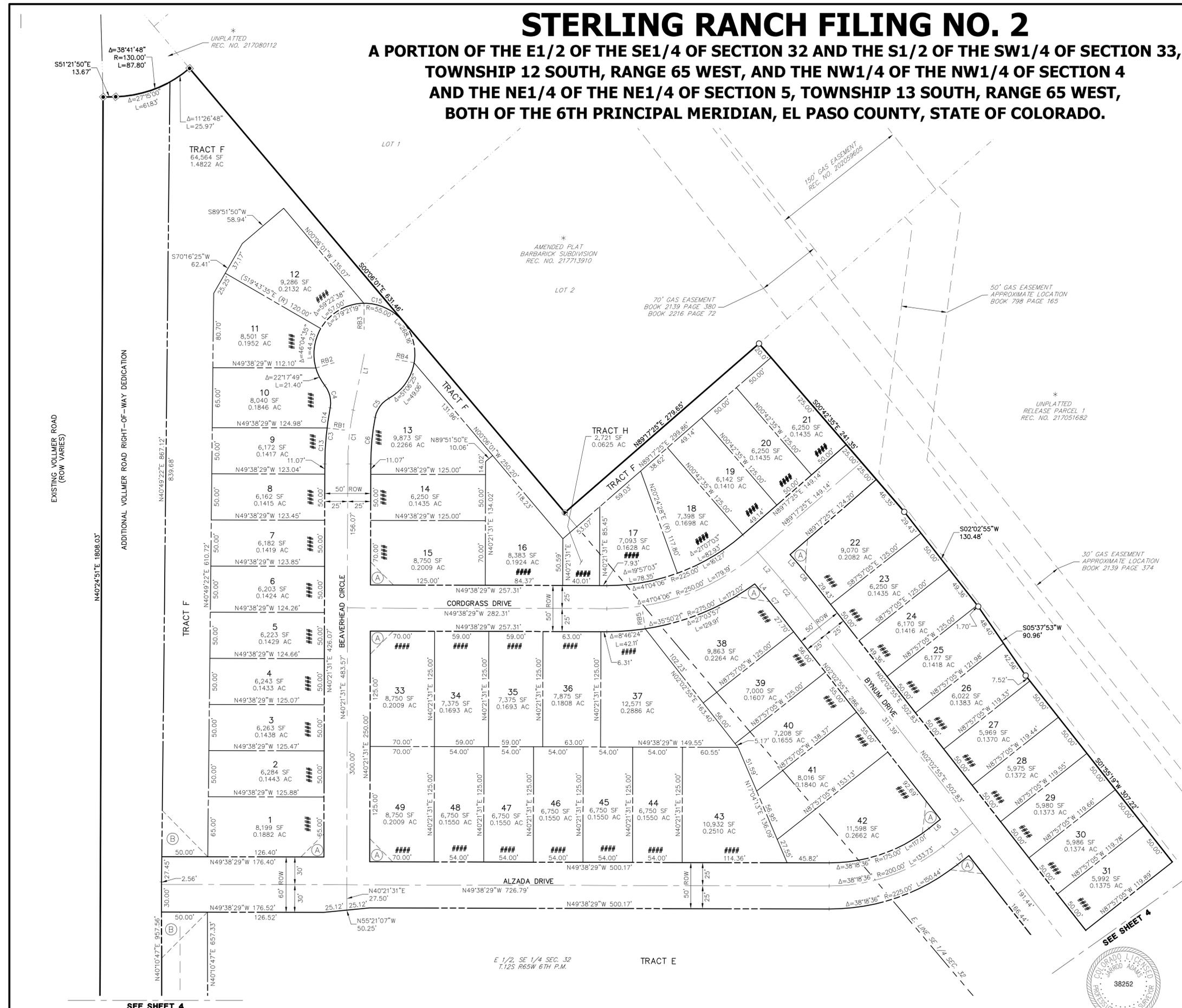
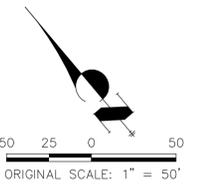
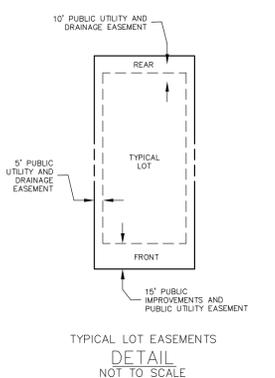
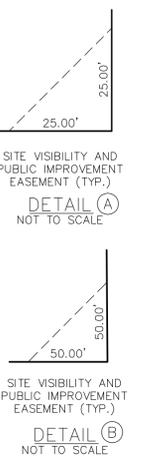
A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4 AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

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	LENGTH
C1	111°3'53"	300.00'	58.81'
C2	2°36'21"	500.00'	22.74'
C3	10°46'34"	325.00'	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°36'21"	475.00'	21.60'
C8	2°36'21"	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'

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 34977" 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"
 - 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 CFNTRFRNF

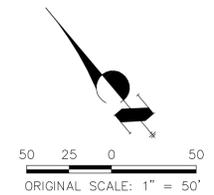
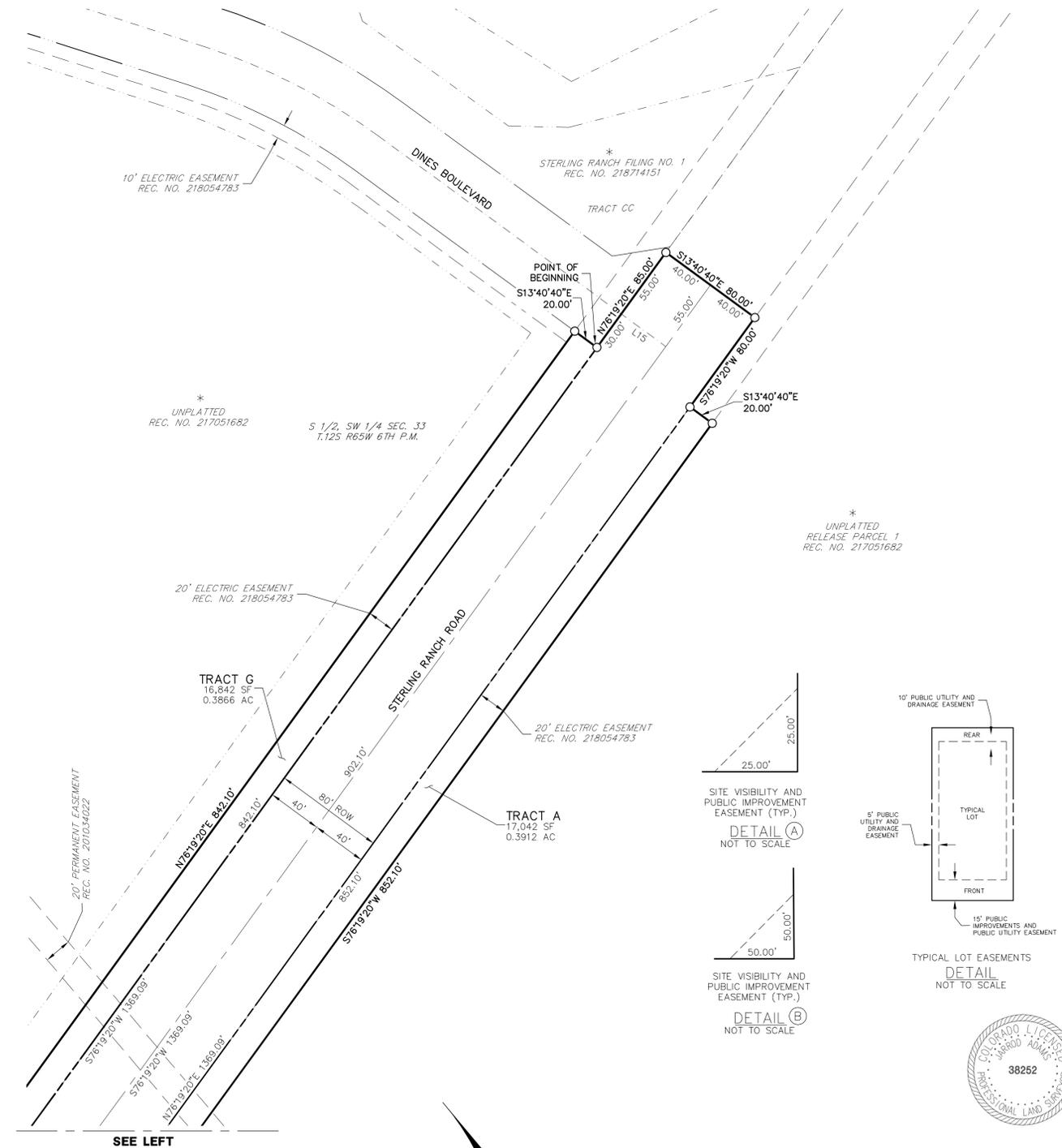
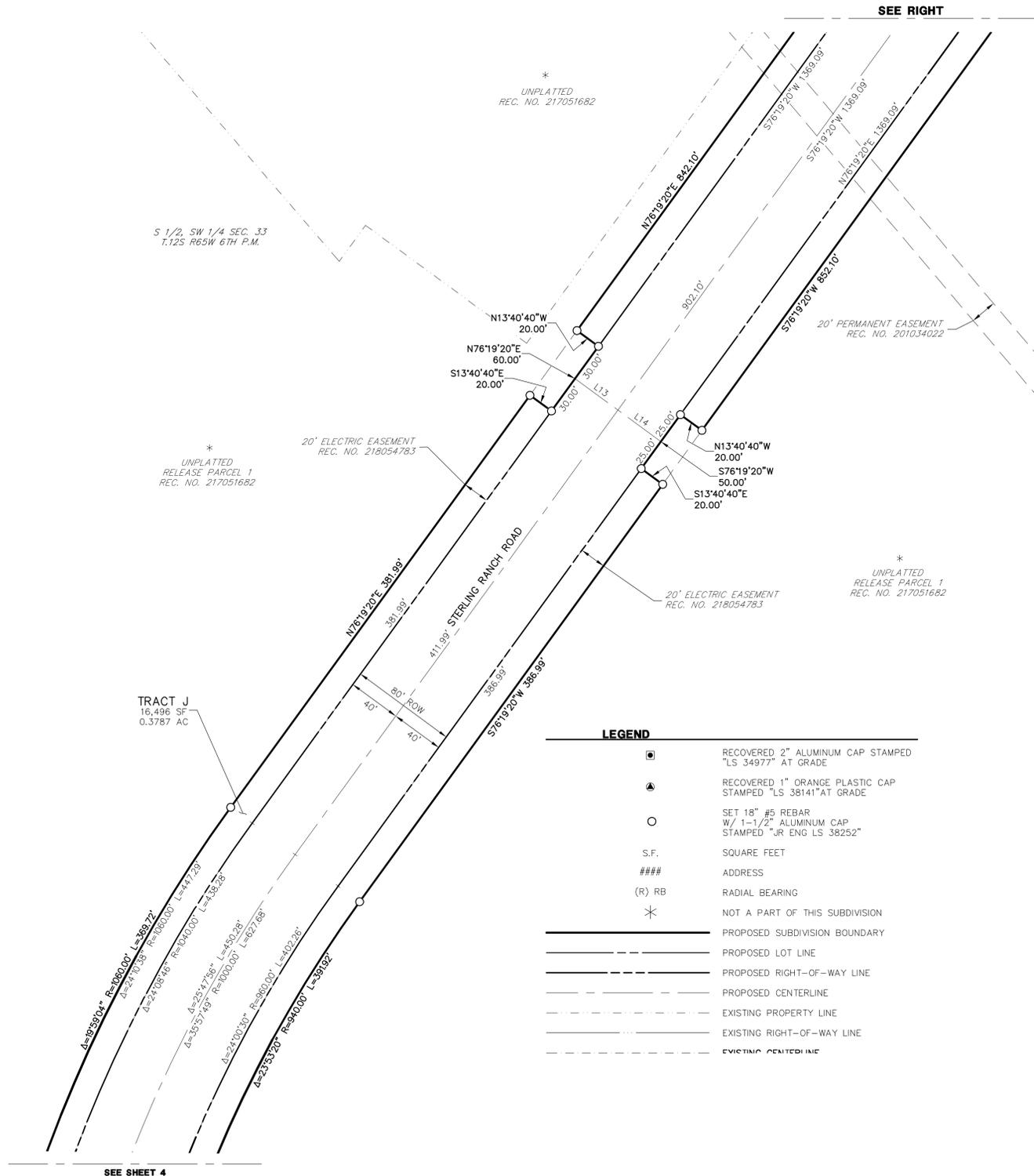


FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 5 OF 6
FILE NO. SF-18-20

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STERLING RANCH FILING NO. 2

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FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 6 OF 6

FILE NO. SF-18-20



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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:
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Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 7/24/2020 2:40:28 PM
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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



Colorado Springs Utilities
It's how we're all connected

DATE: June 24, 2020

FILE NUMBER: EPC SF2015 – Sterling Ranch Fil. No. 2, Phase 1

RE: Final Plat – 1st Review

Colorado Springs Utilities Comments (Kyle Schelhaas, 719-668-8126, kschelhaas@csu.org)

Action Items:

1. Add the following note to the General Notes on the cover sheet: 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.
2. Please add a usage description in the General Notes for all Tracts included in this Plat
3. Per the State Board Bylaws and Rules for Architects, Professional Engineers, and Professional Land Surveyors, document 4 CCR 730-1, Page 49, Section M, #2; Describe the top of all monuments, found or set, relative to the surface of the ground.
4. Show the radial or chord bearing for the non-tangent curve.

Easement Note Added to Cover

USAGE SHOWN ON TRACT
TABLE SEE SHEET 2

DISTANCE TO
SURFACE ADDED IN
MISSING AREAS

ADDED RADIAL BEARINGS TO MISSING LOCATIONS, PLEASE
CLARIFY IF CURVE IN QUESTION WAS MISSED.

Information Items:

1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
2. CSU requires an Application for Gas Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719.668.4985.
3. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
4. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas facilities and shall not violate any provision of the applicable natural gas regulations or Colorado Springs Utilities' policies.
5. Improvements, structures and trees shall not be located under any overhead utility facility, and shall not impair access or the ability to maintain utility facilities.
6. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
7. Applicant must grant easements as required for any existing or proposed utility facilities; and improvements shall not encroach upon any utility easement. It shall not be permissible for any person to modify the grade of the earth on any easement without the written approval of Springs Utilities.
8. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities. Additionally, all existing utilities on this property that do not have recorded easements will require easements to be granted to Colorado Springs Utilities. The easement widths shall meet current Colorado Springs Utilities Line Extension and Service Standards.

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.

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:

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 3,334.61 FEET TO THE SOUTHWESTERLY 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:

- S76°19'20"W A DISTANCE OF 386.99 FEET, TO A POINT OF CURVE;
- 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;
- S41°03'23"W A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S41°12'17"E, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF TANGENT;
- 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. 217713910;

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

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

- S00°06'01"E A DISTANCE OF 631.46 FEET;
- N89°17'25"E A DISTANCE OF 279.65 FEET;

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

- S00°42'35"E A DISTANCE OF 241.35 FEET;
- S02°02'55"W A DISTANCE OF 130.48 FEET;
- S05°37'53"W A DISTANCE OF 90.96 FEET;
- S01°55'19"W A DISTANCE OF 307.22 FEET;
- 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:

- 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;
- 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°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, N76°19'20"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 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, 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: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

Add Colorado Springs acceptance of tract(s) or reference agreement.

NO TRACTS ARE BEING DEDICATED TO A PUBLIC ENTITY

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, COLORADO.

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 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

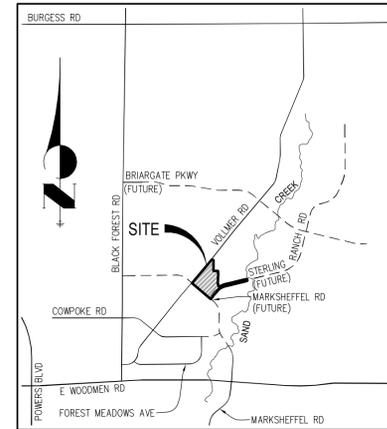
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP
N.T.S.

Add Morley Bentley, Challenger and 8335 Vollmer Road signature blocks.

ALL PROPERTY TO BE OWNED BY SR LAND, LLC PRIOR TO RECORDATION OF PLAT.

FEES:	SUMMARY:
DRAINAGE FEE: _____	49 LOTS 8.3337 ACRES 16.82%
BRIDGE FEE: _____	9 TRACTS 6.8625 ACRES 13.85%
SCHOOL FEE: _____	FUTURE DEV. TRACT 19.6748 ACRES 39.72%
PARK FEE: _____	RIGHTS-OF-WAY 14.6677 ACRES 29.61%
	TOTAL 49.5387 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 ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

FILE NO. SF-18-20 SF-20-015

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 2,722.56 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: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; 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 IMPEDE 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. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" 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.)

delete note?

DUPLICATE NOTE
DELETE

PLAT NOTES:

delete note?

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 08041C0529G, 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. NO REPLAT 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 COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
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 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.
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 _____ DATED _____, IN _____ AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES: _____
SHALLOW GROUNDWATER: _____
SEASONAL SHALLOW GROUNDWATER: _____
HYDROCOMPACTIVE SOILS: _____
27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

TRACT TABLE				
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			



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 2 OF 6

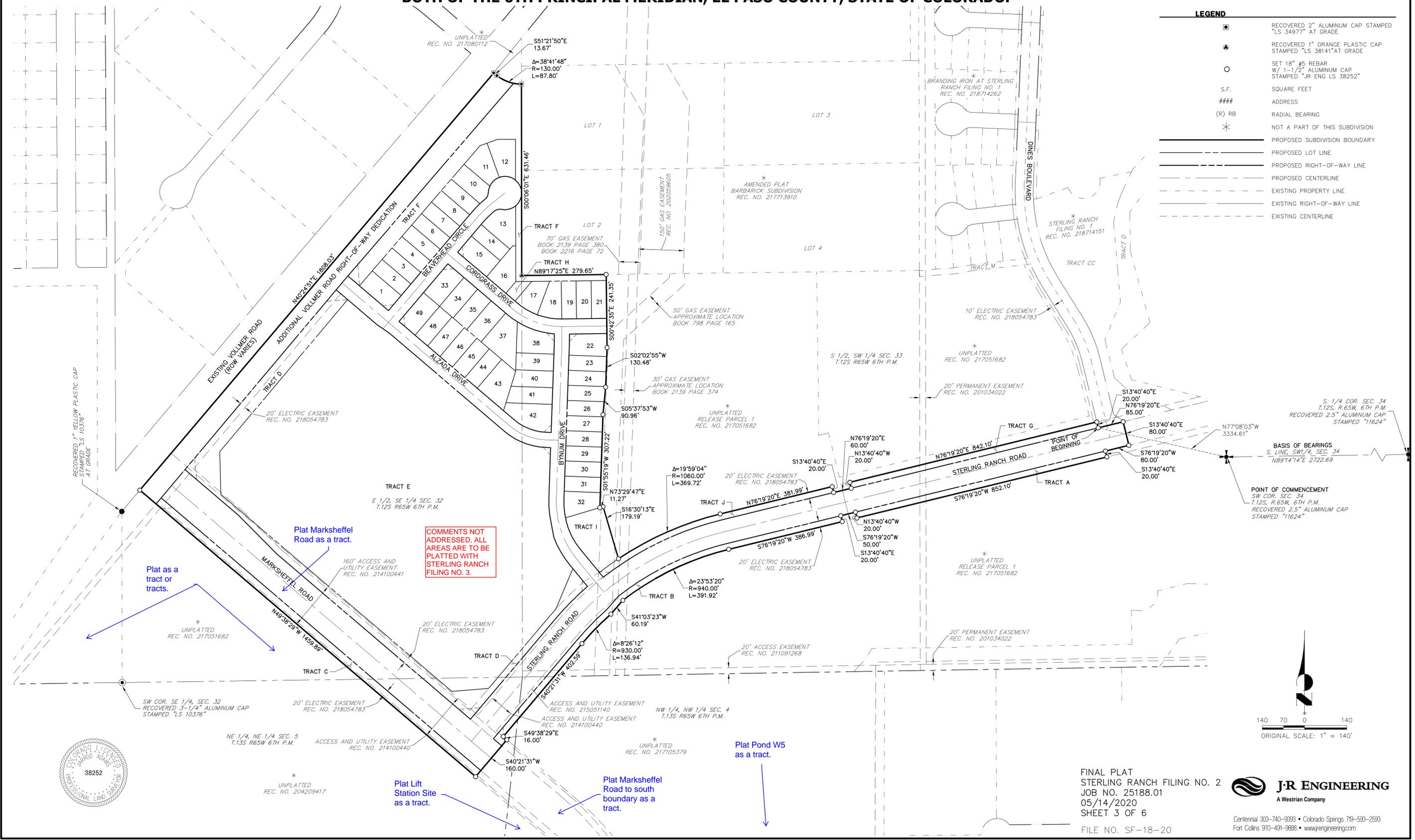


FILE NO. SF-18-20

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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 W/ 1-1/2" 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

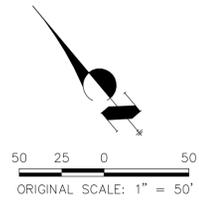


FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 3 OF 6
FILE NO. SF-18-20

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A Westrian Company
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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.



SEE SHEET 5

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'

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'

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

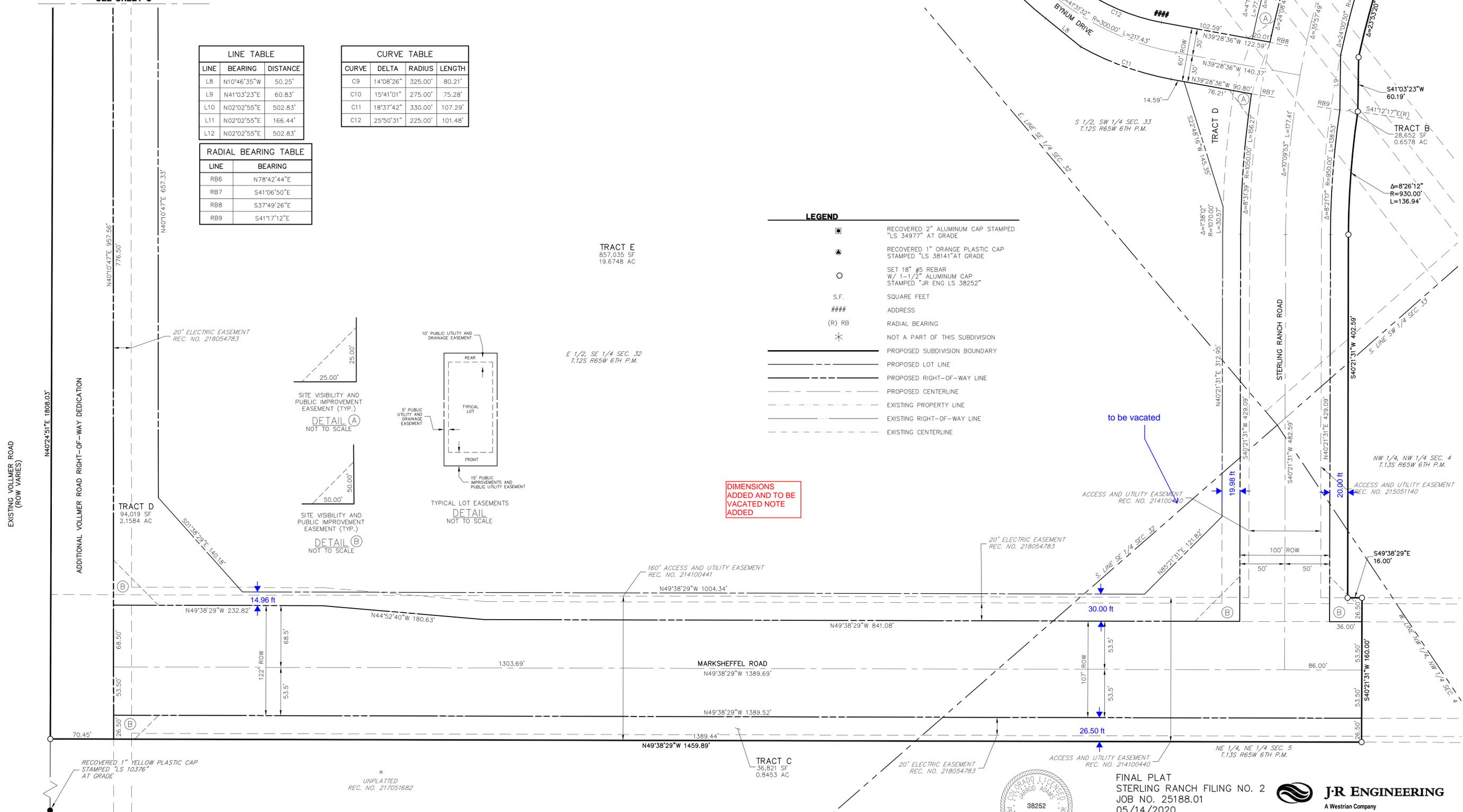
TRACT E
857,035 SF
19.6748 AC

E 1/2, SE 1/4 SEC. 32
T.12S R65W 6TH P.M.

LEGEND

- ◻ RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" 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"
- 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

DIMENSIONS
ADDED AND TO BE
VACATED NOTE
ADDED



EXISTING VOLLMER ROAD (ROW VARIES)

ADDITIONAL VOLLMER ROAD RIGHT-OF-WAY DEDICATION

TRACT D
94,019 SF
2.1584 AC

MARKSHEFFEL ROAD
N49°38'29"W 1389.69'

J-R ENGINEERING
A Westrian Company

FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 4 OF 6



STERLING RANCH FILING NO. 2

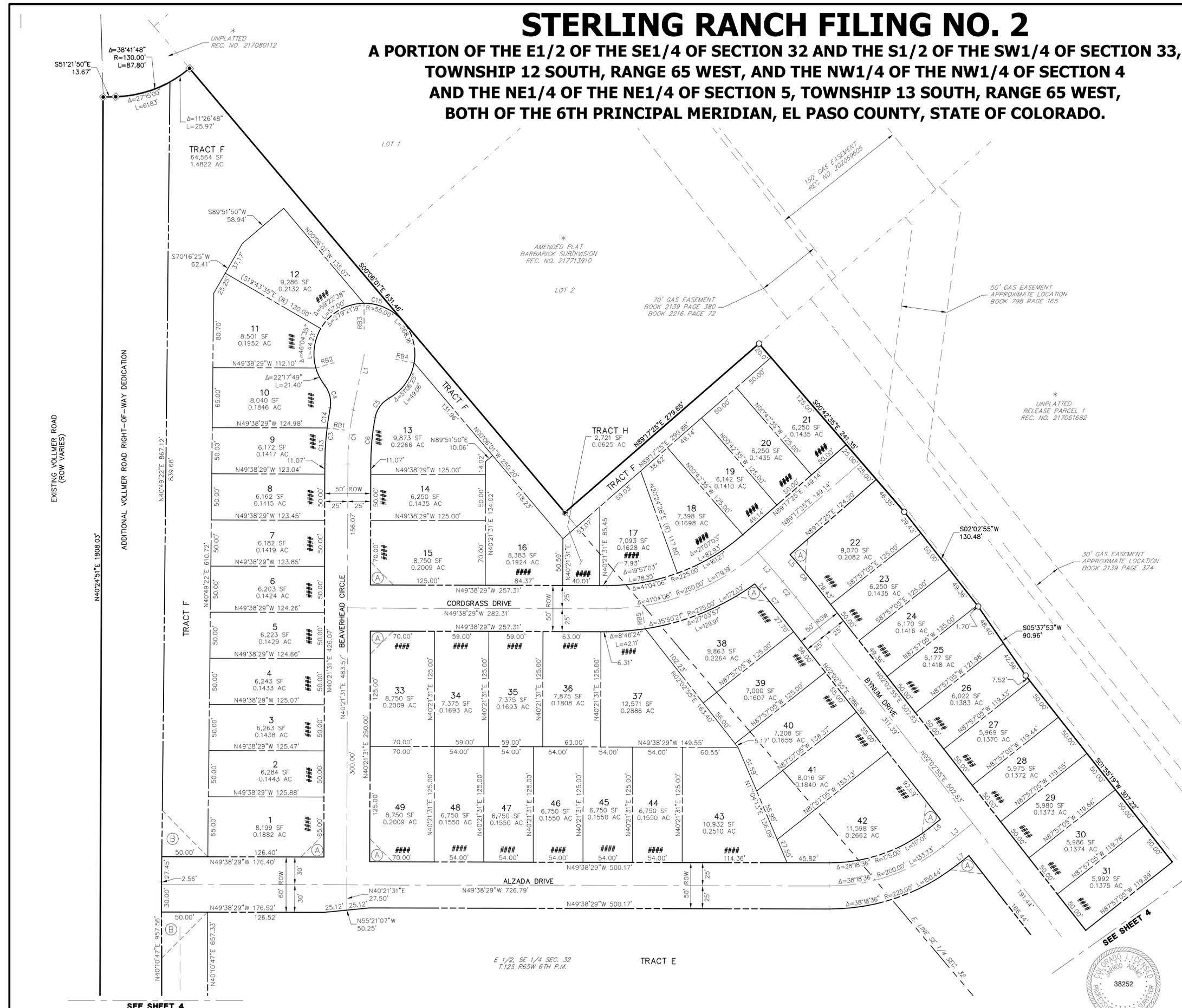
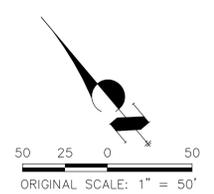
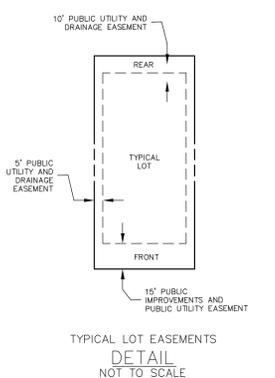
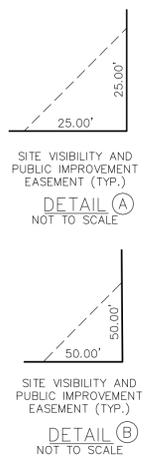
A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4 AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

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	LENGTH
C1	111°3'53"	300.00'	58.81'
C2	2°36'21"	500.00'	22.74'
C3	10°46'34"	325.00'	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°36'21"	475.00'	21.60'
C8	2°36'21"	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'

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 34977" 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"
 - 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 CFNTRFRNF



FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 5 OF 6



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FILE NO. SF-18-20

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.

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:

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 3,334.61 FEET TO THE SOUTHWESTERLY 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:

- S76°19'20"W A DISTANCE OF 386.99 FEET, TO A POINT OF CURVE;
- 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;
- S41°03'23"W A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S41°12'17"E, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF TANGENT;
- 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. 217713910;

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

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

- S00°06'01"E A DISTANCE OF 631.46 FEET;
- N89°17'25"E A DISTANCE OF 279.65 FEET;

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

- S00°42'35"E A DISTANCE OF 241.35 FEET;
- S02°02'55"W A DISTANCE OF 130.48 FEET;
- S05°37'53"W A DISTANCE OF 90.96 FEET;
- S01°55'19"W A DISTANCE OF 307.22 FEET;
- 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:

- 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;
- 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°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, N76°19'20"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 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.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, 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: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME 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:

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, COLORADO.

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 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY: _____

AS: _____ OF SR LAND, LLC

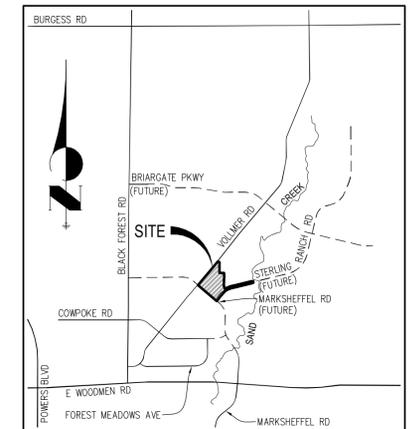
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

Multiple owners

SR LAND, LLC TO OWN ALL PROPERTY PRIOR TO RECORDATION



VICINITY MAP
N.T.S.

FEES:	SUMMARY:
DRAINAGE FEE: _____	49 LOTS 8.3337 ACRES 16.82%
BRIDGE FEE: _____	9 TRACTS 6.8625 ACRES 13.85%
SCHOOL FEE: _____	FUTURE DEV. TRACT 19.6748 ACRES 39.72%
PARK FEE: _____	RIGHTS-OF-WAY 14.6677 ACRES 29.61%
	TOTAL 49.5387 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 ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 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

Strong number

FILE NUMBER CORRECTED



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FILE NO. SF-18-20

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:

- 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 2,722.56 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 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - UNLESS OTHERWISE INDICATED, ALL SIDE, 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.
 - DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 HAS BEEN GRANTED BY EL PASO COUNTY.
 - NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" 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.)

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 ADMINISTRATOR, 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 08041C0529G, 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 DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- NO REPLAT 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. 1.
- 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE 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 ASSIGNEES 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.
- 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 _____ DATED _____ IN _____ AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES:
SHALLOW GROUNDWATER:
SEASONAL SHALLOW GROUNDWATER:
HYDROCOMPACTIVE SOILS:
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

TRACT TABLE				
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			

PLAT CHECKLIST ITEMS

- 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:
- Central angle -
 - Radius - R
 - 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 intersection of all private drives/access points with public roads,
 - Dedication statements for streets, parks, 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 fine 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)Summary Notes
 - 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 recreation facilities, private parks, open space and recreation centers,
 - 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,

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

????????????

FILE NUMBER ADDED

file numbers

this is different than easement detail

EASEMENT NOTE UPDATED

is this going into a PID/add note...

????????

19-471

RESOLUTION NUMBET REVISED

TRAILS AND SIDEWALKS EXIST IN ALL TRACTS. PUBLIC TRAILS ADDED AS A USE.

TRAIL?

VERIFY ALL ITEMS ARE ON PLAT: TRAILS, PUBLIC OR PRIVATE LABELS FOR ROWS, SHOULD BE DEPICTED FOR EXAMPLE

lot numbers

NOTE IS A GENERAL STATEMENT NO LOTS ABOUT THE MAJOR ROADS

complete this note

????????

delete park and openspace from this note

PARKS AND OPEN SPACES DELETED.

no basements? underdrains who maintains add notes please

????????????

CHECK LIST ITEMS ADDRESSED TO THE BEST OF OUR KNOWLEDGE



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.

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

THIS IS AN
OVERALL EXHIBIT
INTENDED TO
SHOW ALL OF THE
PLATTED ITEMS
AND THE OVERALL
BOUNDARY ON
ONE SHEET FOR
EASY REFERENCE.
DIMENSIONS ARE
SHOWN ON THE
PLAN SHEETS
THAT FOLLOW.

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THAT FOLLOW.

IT IS PART OF
TRACT D

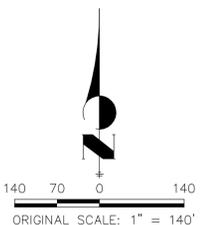
a portion of this row
of lots to be platted with the
Vollmer Ranch Plat need
Send 5500000222
parcel number

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

parcel owned by
challenger

ALL OWNERSHIPS TO BE
CONSOLIDATED INTO SR
LAND, LLC BEFORE
RECORDATION OF PLAT

LEGEND	
	RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" 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"
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



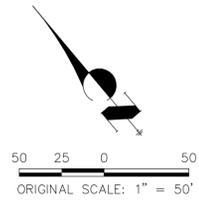
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 25188.01
05/14/2020
SHEET 3 OF 6
FILE NO. SF-18-20



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Fort Collins 970-491-9888 • 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.



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'

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'

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

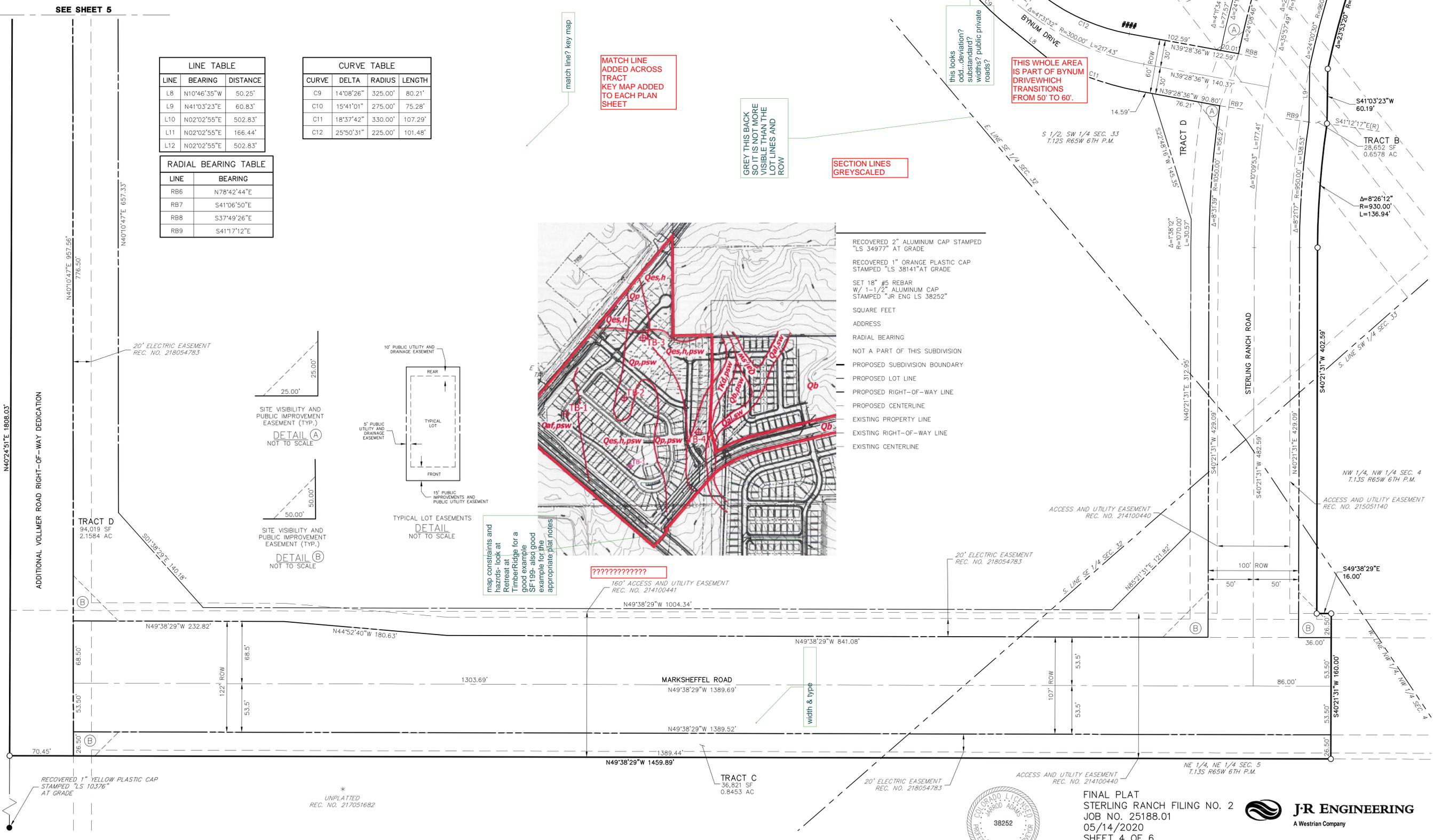
MATCH LINE ADDED ACROSS TRACT KEY MAP ADDED TO EACH PLAN SHEET

GREY THIS BACK SO IT IS NOT MORE VISIBLE THAN THE LOT LINES AND ROW

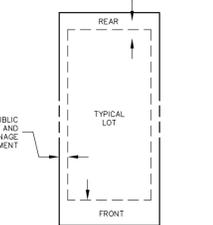
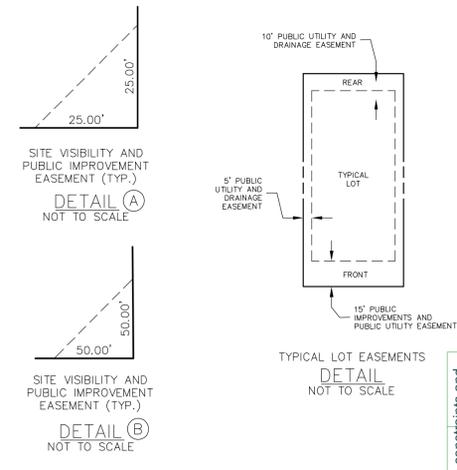
SECTION LINES GREYSCALED

THIS WHOLE AREA IS PART OF BYNUM DRIVE WHICH TRANSITIONS FROM 50' TO 60'.

this looks odd... deviation? substantial? widens? public private roads?



- RECOVERED 2" ALUMINUM CAP STAMPED "LS 34977" 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"
- SQUARE FEET
- ADDRESS
- 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



map constraints and hazards- look at TimberKidge for a good example SF 195- also good example for the appropriate plat notes

160' ACCESS AND UTILITY EASEMENT REC. NO. 214100441

20' ELECTRIC EASEMENT REC. NO. 218054783

ACCESS AND UTILITY EASEMENT REC. NO. 214100440

NW 1/4, NW 1/4 SEC. 4 T.13S R65W 6TH P.M.

ACCESS AND UTILITY EASEMENT REC. NO. 215051140

S49°38'29"E 16.00'

RECOVERED 1" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE

* UNPLATTED REC. NO. 217051682

TRACT C 36,821 SF 0.8453 AC

20' ELECTRIC EASEMENT REC. NO. 218054783

ACCESS AND UTILITY EASEMENT REC. NO. 214100440

NE 1/4, NE 1/4 SEC. 5 T.13S R65W 6TH P.M.



FINAL PLAT
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STERLING RANCH FILING NO. 2

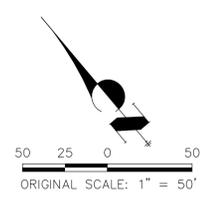
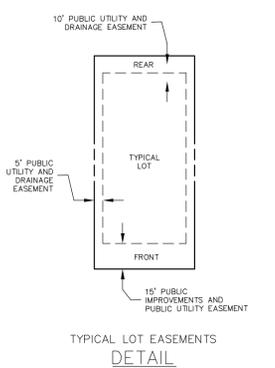
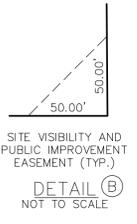
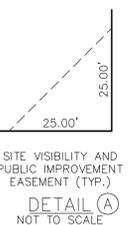
A PORTION OF THE E1/2 OF THE SE1/4 OF SECTION 32 AND THE S1/2 OF THE SW1/4 OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW1/4 OF THE NW1/4 OF SECTION 4
AND THE NE1/4 OF THE NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST,
BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

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	LENGTH
C1	111°3'53"	300.00'	58.81'
C2	2°36'21"	500.00'	22.74'
C3	10°46'34"	325.00'	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°36'21"	475.00'	21.60'
C8	2°36'21"	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'

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 34977" 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"
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 - #### ADDRESS
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 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - - - PROPOSED RIGHT-OF-WAY LINE
 - - - PROPOSED CENTERLINE
 - EXISTING PROPERTY LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING CENTERLINE



DIMENSIONS ALREADY PROVIDED. ADDED SQ FT AND ACRES

SQ FT TAG ADDED TRACT F IS ONE CONTIGUOUS TRACT

PUBLIC TRAIL ADDED TO LAND USE TABLE

PUBLIC R.O.W. DEDICATED TO EL PASO COUNTY BY THIS PLAT ADDED TO ALL STREETS

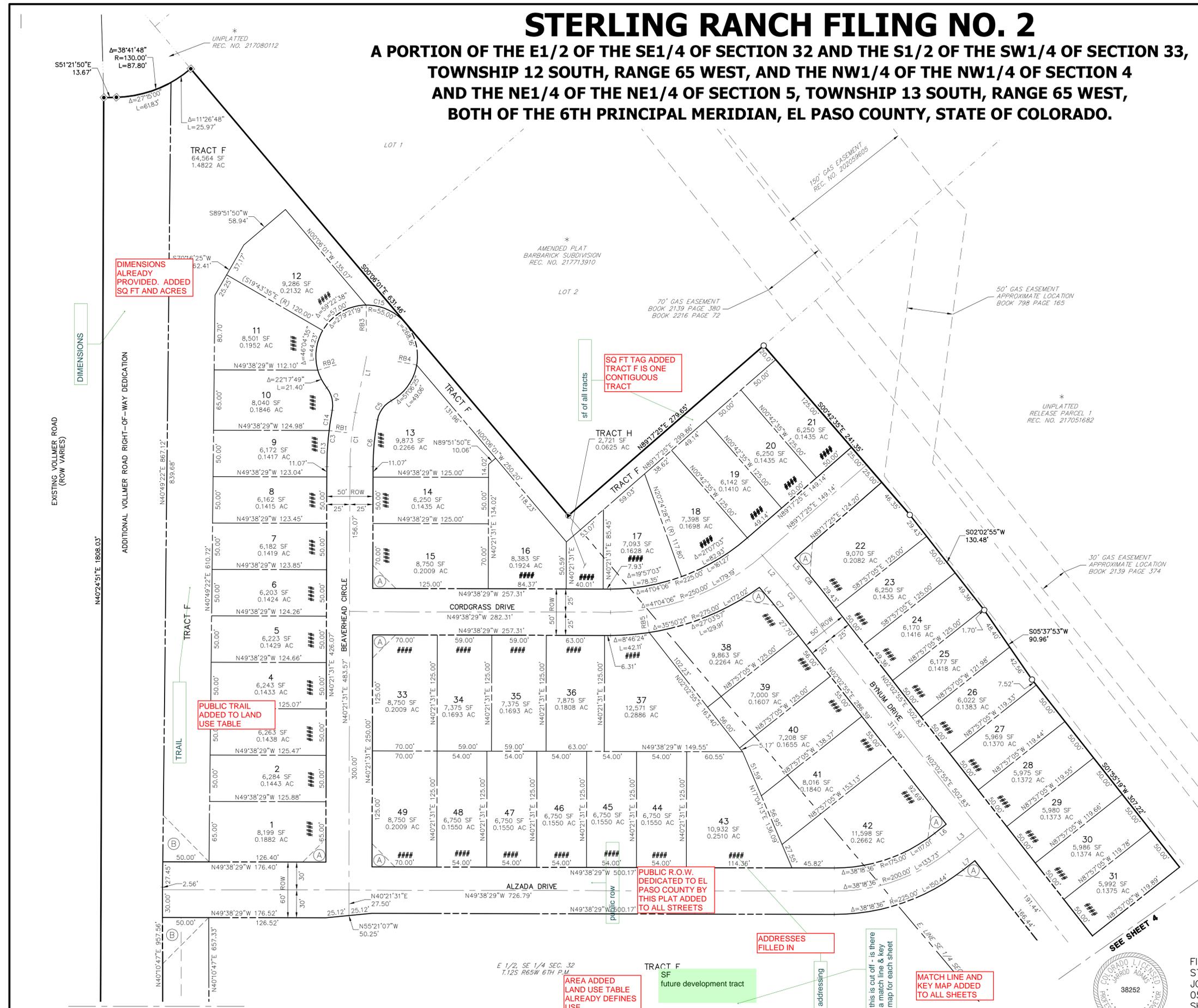
ADDRESSES FILLED IN

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

MATCH LINE AND KEY MAP ADDED TO ALL SHEETS

AREA ADDED LAND USE TABLE ALREADY DEFINES USE

TRACT F future development tract

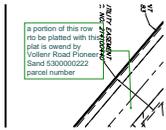


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05/14/2020
SHEET 5 OF 6
FILE NO. SF-18-20

J-R ENGINEERING
A Westrian Company
Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PLat V_1 planning only.pdf Markup Summary

dsdparsons (38)



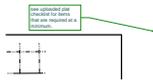
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Page Label: 3
Author: dsdparsons
Date: 7/23/2020 11:34:35 AM
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Color: ■
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Space:

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



Subject: Callout
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Author: dsdparsons
Date: 7/23/2020 11:34:56 AM
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parcel owned by challenger



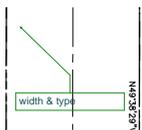
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Author: dsdparsons
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see uploaded plat checklist for items that are required at a minimum.



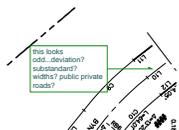
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dimension and add SF



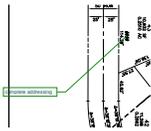
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Author: dsdparsons
Date: 7/23/2020 11:42:15 AM
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width & type



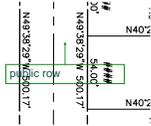
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Author: dsdparsons
Date: 7/23/2020 11:43:47 AM
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this looks odd...deviation? substandard? widths? public private roads?



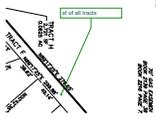
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complete addressing



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Author: dsdparsons
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public row



Subject: Callout
Page Label: 5
Author: dsdparsons
Date: 7/23/2020 11:45:02 AM
Status:
Color: ■
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sf of all tracts



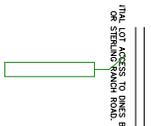
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Multiple owners

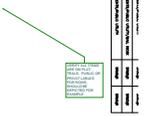


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Author: dsdparsons
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complete this note



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



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.

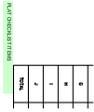
On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (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.

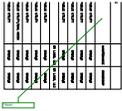
The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the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



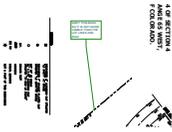
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Space:

PLAT CHECKLIST ITEMS



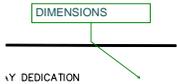
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TRAIL?



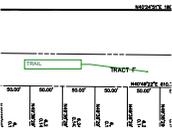
Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 7/23/2020 4:43:20 PM
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Color: ■
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GREY THIS BACK SO IT IS NOT MORE VISIBLE THAN THE LOT LINES AND ROW



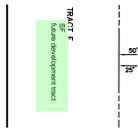
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DIMENSIONS



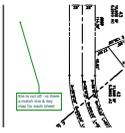
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Space:

TRAIL



Subject: Text Box
Page Label: 5
Author: dsdparsons
Date: 7/23/2020 4:45:57 PM
Status:
Color: ■
Layer:
Space:

SF
 future development tract



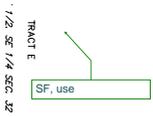
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this is cut off - is there a match line & key map for each sheet



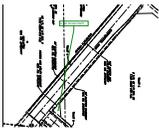
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Space:

match line? key map



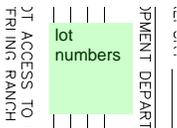
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Date: 7/23/2020 4:48:26 PM
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Layer:
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SF, use



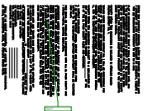
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/23/2020 4:48:53 PM
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Color: ■
Layer:
Space:

is this its own tract?



Subject: Text Box
Page Label: 2
Author: dsdparsons
Date: 7/23/2020 4:50:23 PM
Status:
Color: ■
Layer:
Space:

lot numbers



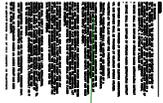
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19-471



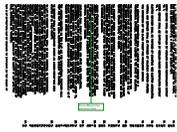
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Space:

is this going into a PID?add note...



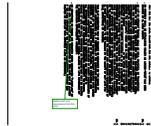
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Date: 7/23/2020 4:52:32 PM
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Layer:
Space:

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: ■
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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:
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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: ■
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Space:

wrong number