A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°29'39"E. TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150, RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 3615.96 FEET SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY AND THE WESTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

- 1. S50°26'12"E. A DISTANCE OF 400.79 FEET TO A POINT OF CURVE:
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 2,065.00 FEET, AND A DISTANCE OF 940.26 FEET TO A POINT OF TANGENT;
- S76°31'31"E. A DISTANCE OF 232.57 FEET:
- 4. S31°31'31"E, A DISTANCE OF 49.50 FEET;
- 5. S13°28'29"W, A DISTANCE OF 1,168.84 FEET TO A POINT OF CURVE; 6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 62°50'51", A RADIUS OF
- 1,460.00 FEET, AND A DISTANCE OF 1,601.47 FEET TO A POINT OF TANGENT; S76°19'20"W, A DISTANCE OF 1,779.02 FEET;
- N13°40'40"W, A DISTANCE OF 44.22 FEET;
- N58°40'40"W, A DISTANCE OF 19.87 FEET;
- 10. S70°06'35"W, A DISTANCE OF 170.61 FEET;
- 11. S01"19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT D AS PLATTED IN STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING TWENTY-FIVE (25)

1.	N76°13'42"W, A DISTANCE OF 207.54 FEE	Τ.
2.	N17°53'47"W, A DISTANCE OF 105.91 FEE	
3.	N46°52'24"E, A DISTANCE OF 128.28 FEE	
4.	N15°27'56"W, A DISTANCE OF 241.77 FEE	
5.	N00°53'19"W, A DISTANCE OF 131.63 FEE	
6.	N35°47'33"E, A DISTANCE OF 139.61 FEE	
7.	N46°04'45"E, A DISTANCE OF 252.38 FEE	
8.	N60°18'33"E, A DISTANCE OF 166.84 FEE	
9.	N65°39'18"E, A DISTANCE OF 252.42 FEE	
10.	NO2°44'27"E, A DISTANCE OF 452.46 FEE	
11.	N26°06'12"W, A DISTANCE OF 393.42 FEE	
12.	NO4°22'24"W, A DISTANCE OF 296.69 FEE	
13.	N13°28'59"E, A DISTANCE OF 371.46 FEE	
14.	S88'53'18"E, A DISTANCE OF 56.14 FEET;	
15.	S19'39'33"E, A DISTANCE OF 163.51 FEET	
16.	S50°40'25"E, A DISTANCE OF 72.52 FEET	-
17.	N50°58'40"E, A DISTANCE OF 94.24 FEET	•
18.	N40°27'16"E, A DISTANCE OF 150.60 FEE	Ť:
19.	N65°02'48"E, A DISTANCE OF 632.56 FEE	
20.	N87°30'37"E, A DISTANCE OF 117.08 FEET	
21.	N59°31'52"E, A DISTANCE OF 178.71 FEET	-

24. N42°37'17"E, A DISTANCE OF 138.57 FEET 25. N14°40'14"W, A DISTANCE OF 12.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY THE

I. S79°16'20"E, A DISTANCE OF 122.46 FEET;

FOLLOWING TWO (2) COURSES:

22. N00°14'13"E, A DISTANCE OF 243.48 FEET;

23. N31°50'18"E, A DISTANCE OF 229.19 FEET;

2. N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.525 ACRES (7,036,015 SQUARE FEET).

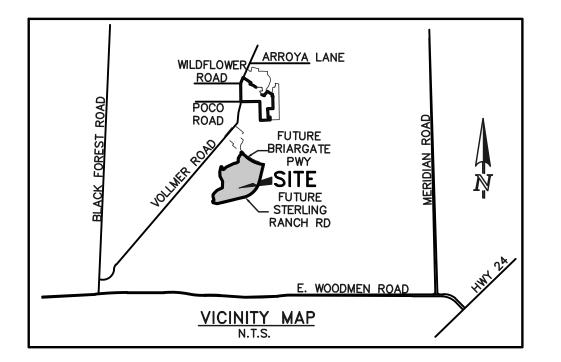
ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H AND I WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY:
OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.
STATE OF COLORADO)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS, DAY OF, 20, A.D. BY, AS, OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

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

NOTARY PUBLIC



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. TRACT J IS HEREBY DEDICATED TO EL PASO COUNTY ON BEHALF OF ACADEMY SCHOOL DISTRICT 20.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF _____, 20__, A.D.

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS NOVEMBER 9, 2022.

- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 33 AND SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES. AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP 22-004.
- 5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 294. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 10.
- 6. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS. AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE
- 8. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 1, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE
- 10. 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 NO._ _ 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 EXECUTIVE 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 PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE 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.

GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 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 STATE STATUTE 18-4-508, C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER RND55101996.3 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- PURSUANT TO RESOLUTION 24-45, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. 224003597. THE PARCELS WITHIN THE PLATTED BOUNDARY OF STERLING RANCH EAST FILING NO. 1 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS. AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08°28"W A DISTANCE OF 1356.68 FEET.
- 20. THIS PROPERTY IS SUBJECT TO STERLING RANCH METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
- TRACT A IS FOR PUBLIC DRAINAGE, LANDSCAPING, PARK, OPEN SPACE, FENCING, WALLS, 15' MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED EL PASS COUNTY AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3 PER STORMWATER MAINTENANCE AGREEMENT RECORDED ______, UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- 22. TRACT B IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE ROAD, PUBLIC PEDESTRIAN TRAIL, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, FENCING, WALLS AND SIGNAGE/MONUMENTATION, TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT. UNLESS IDENTIFIED IN AN EASEMENT THE PUBLIC TRAIL IS CONTAINED WITHIN TRACT B.
- 23. TRACT C IS FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE, TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- 24. TRACTS D, E, F, G, H AND I ARE FOR LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, FENCING, WALLS, MAIL KIOSK AND PUBLIC IMPROVEMENTS. TRACTS WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- 25. TRACT J IS FOR PUBLIC DRAINAGE, LANDSCAPING AND FUTURE SCHOOL SITE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY DISTRICT 20. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- CLASSIC SRJ LAND. LLC IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT. TRACT OR BUILDING SITE. WATER AND WASTEWATER SERVICE IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 1 RECORDED ______, UNDER RECEPTION NO. ______ RECORDS OF EL PASO COUNTY, COLORADO.
- 28. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 30. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD, EXCEPT THE SCHOOL TRACT (TRACT J).
- THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- 32. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND _ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH EASEMENT AS RECORDED UNDER RECEPTION NO. METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- 33. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY AND GEOLOGIC HAZARD STUDY REPORT BY ENTECH ENGINEERING INC., DATED APRIL 19, 2022 IN FILE SP 22-004 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT - POTENTIALLY UNSTABLE SLOPES: DRAINAGE ALONG WEST PORTION OF SITE, (FILING 1 LOTS 68-71, 235-241, 252-256 AND 184-201)
- SEASONAL SHALLOW GROUNDWATER: (FILING 1 LOTS 99-101 AND 173-191)
- FLOODPLAIN ALONG WESTERLY PORTION OF FILING 1 - HYDROCOMPACTION: (FILING 1 LOTS 88-118, 139-147, 183-187, 215, AND 216)
- NO INTEREST IN LOT 274 SHALL BE SOLD, CONVEYED, OR TRANSFERRED BY DEED, UNTIL THE SAND CREEK CHANNE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH AND AS DEFINED IN THE DEVELOPMENT AGREEMENT FOR STERLING RANCH AS RECORDED UNDER RECEPTION NUMBER 222098865 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, 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 COLLATERAL MUST BE APPROVED BY EITHER THE BOARD OF COUNTY COMMISSIONERS OR BY THE PLANNING AND COMMUNITY CHAIR, PROVIDED SUCH APPROVAL MEETS THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY, PRIOR TO THE RELEASE BY THE COUNTY OF LOT 274 FOR SALE, CONVEYANCE, OR TRANSFER. LOT 274 SHALL NOT RECEIVE ISSUANCE OF A BUILDING PERMIT UNTIL CHANNEL IMPROVEMENTS ADJACENT TO THE LOT ARE COMPLETED.

SUMMARY TABLE: SQUARE FEET PERCENTAGE OWNER MAINTENANCE TRACT A (LANDSCAPE, PARK, OPEN 1.242.235 SF EL PASO STERLING RANCH 17.66% SPACE, 15' TRAIL, UTILITIES, PUBLIC COUNTY METROPOLITAN DISTRICT NO. 3 DRAINAGE, FENCING AND WALLS) STERLING RANCH STERLING RANCH TRACT B (LANDSCAPE, OPEN SPACE, 1,194,996 SF 16.98% METROPOLITAN METROPOLITAN PARK, 15' TRAIL, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, DISTRICT NO. 3 DISTRICT NO. 3 SIGNAGE / MONUMENTATION, FENCING AND TRACT C (LANDSCAPE, PARK, PUBLIC STERLING RANCH STERLING RANCH UTILITIES, PUBLIC DRAINAGE, METROPOLITAN METROPOLITAN DISTRICT NO. 3 DISTRICT NO. 3 STORMWATER) 49,760 SF 0.71% STERLING RANCH STERLING RANCH TRACTS D, E, F, G, H & I METROPOLITAN METROPOLITAN (LANDSCAPE, PUBLIC IMPROVEMENTS, DISTRICT NO. 3 DISTRICT NO. 3 PUBLIC UTILITIES, PUBLIC DRAINAGE, MAIL KIOSK, FENCING AND WALLS) TRACT J (PUBLIC DRAINAGE. EL PASO EL PASO 1,677,602 SF 23.84% LANDSCAPE, FUTURE SCHOOL) COUNTY COUNTY LOTS (294 TOTAL) 2,051,151 SF 29.15% INDIVIDUAL LOT OWNERS EL PASO EL PASO 8.03% R.O.W. 564,924 SF COUNTY COUNTY TOTAL 7.035.999 SF 100.00%

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10.000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTECT THE	AROVE ON THIS	DAY OF	20
I ALILOI IIIL	ADOVE ON IIIIS		, 20

ROBERT L. MEADOWS JR., P.L.S. NO. 34977 PREPARED FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20__, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. 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.

EXECUTIVE	DIRECTOR	OF	PLANNING	AND	COMMUNITY
DEVELOPME	NT DEPAR	TME	:NT		

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/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 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

DATE

CLERK AND RECORDER:

STATE OF COLORADO)		
COUNTY OF FL DAGO) ss `		
COUNTY OF EL PASO)		
I HEREBY CERTIFY	THAT THIS INSTRUMENT	WAS FILED FOR REC	ORD IN MY OFFICE AT
O'CLOCK,M. THIS	DAY OF	, 20, A.D., Al	ND IS DULY RECORDED
AT RECEPTION NO		OF THE RECOR	DS OF EL PASO COUNT'
COLORADO.			
STEVE SCHLEIKER, REC	CORDER		
OTEVE GOTTEEN, NEO			

DRAINAGE: SAND CREEK

DEPUTY

DRAINAGE BASIN: SAND CREEK EAST FORK

DRAINAGE FEES: \$820,315.47

BRIDGE FEES: \$335,549.42

URBAN PARK: \$85,260.00 REGIONAL PARK: RPLA IN LIEU OF FEES

SCHOOL FEE: LAND IN LIEU OF FEES (ASD20)

CLASSIC SRJ LAND, LLC

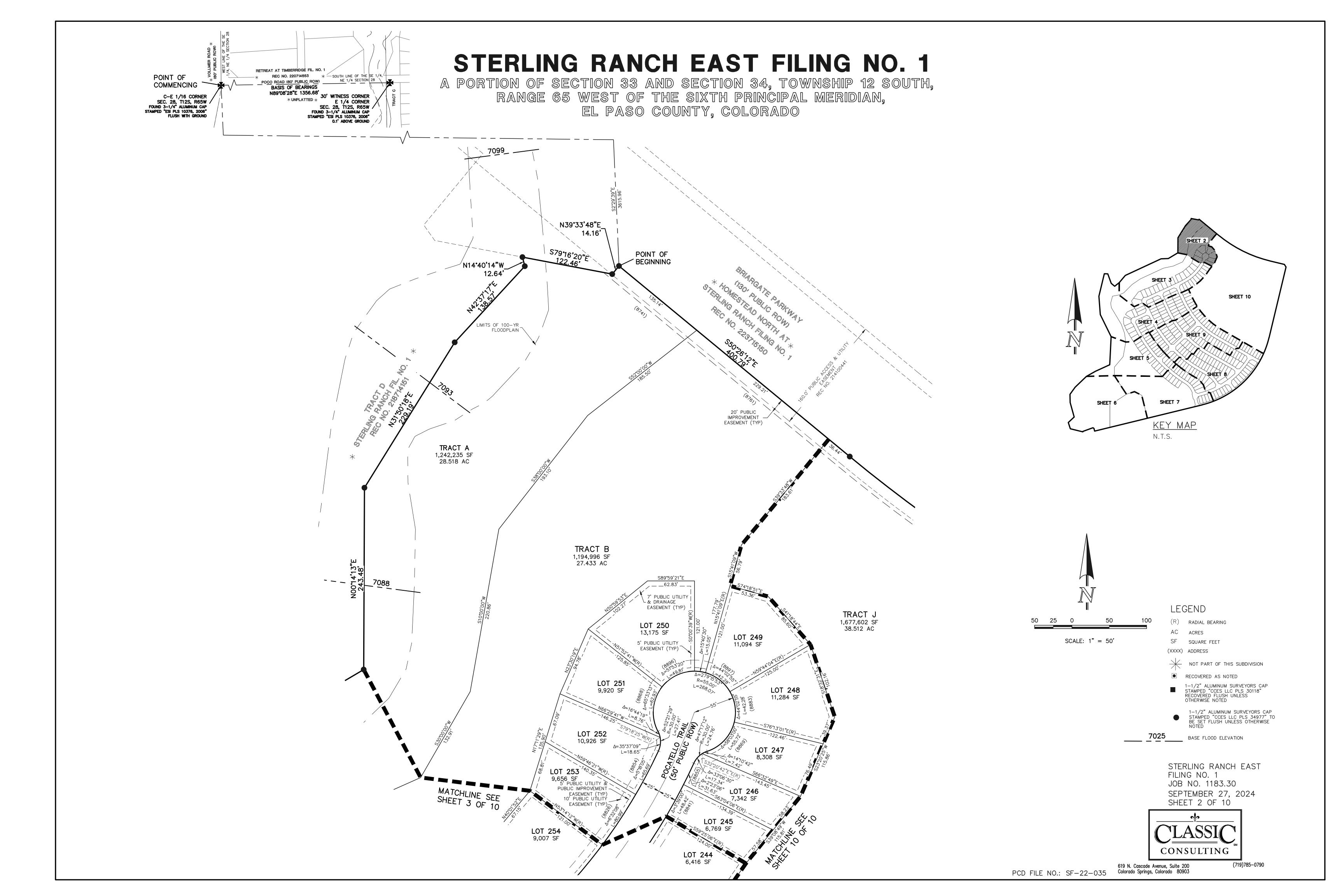
2138 FLYING HORSE CLUB DRIVE

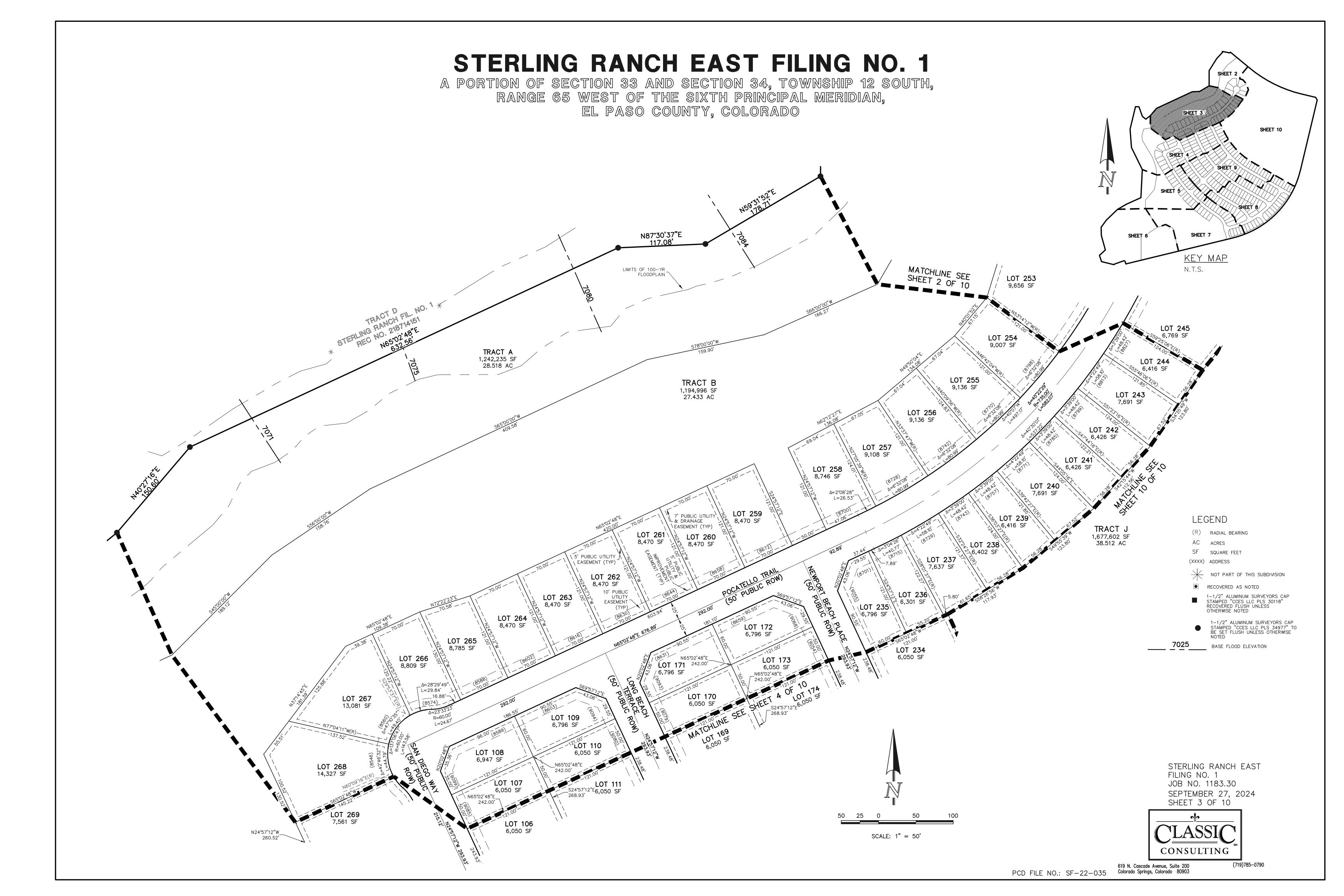
COLORADO SPRINGS, CO 80921

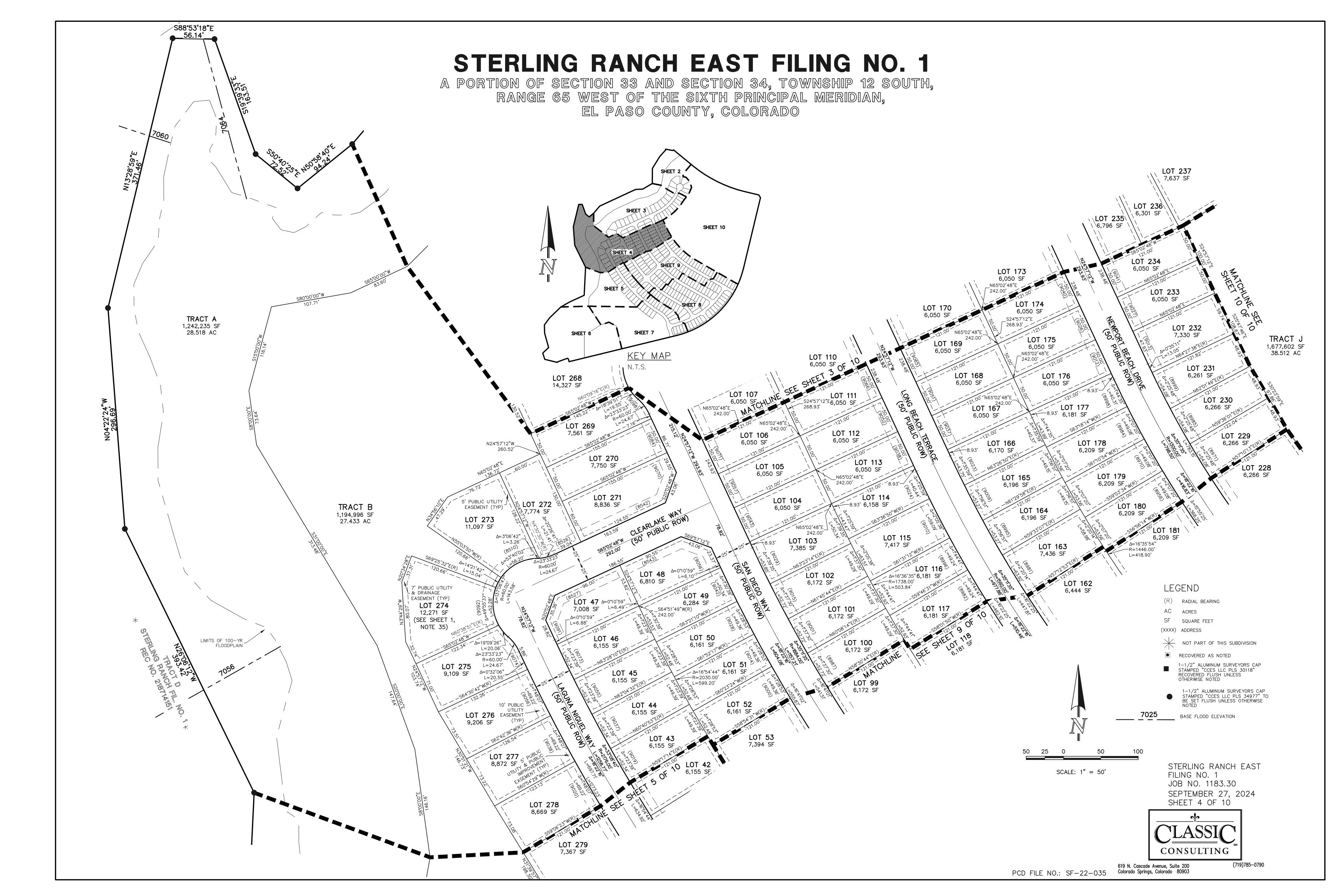
STERLING RANCH EAST FILING NO. 1 JOB NO. 1183.30 SEPTEMBER 27, 2024 SHEET 1 OF 10

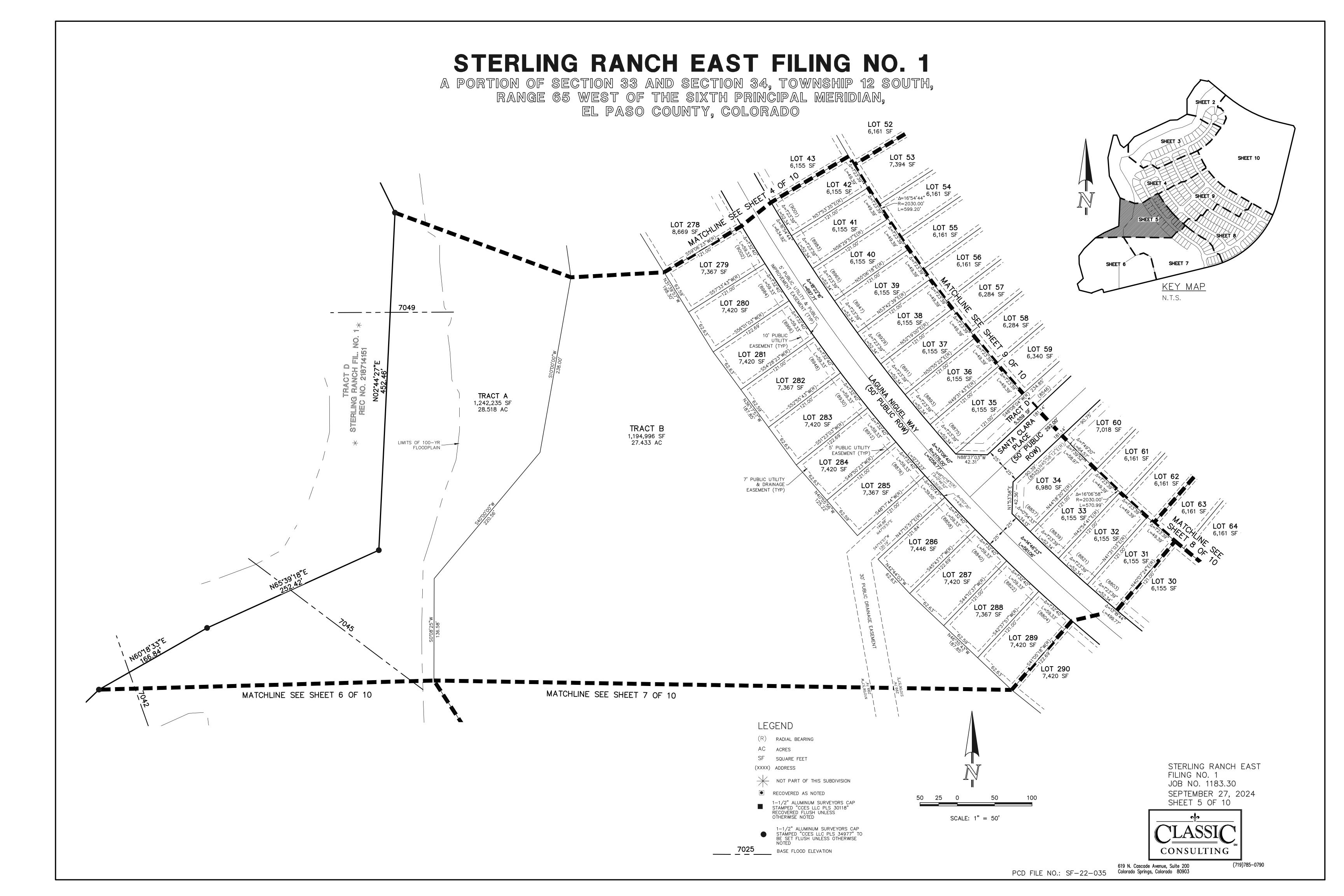


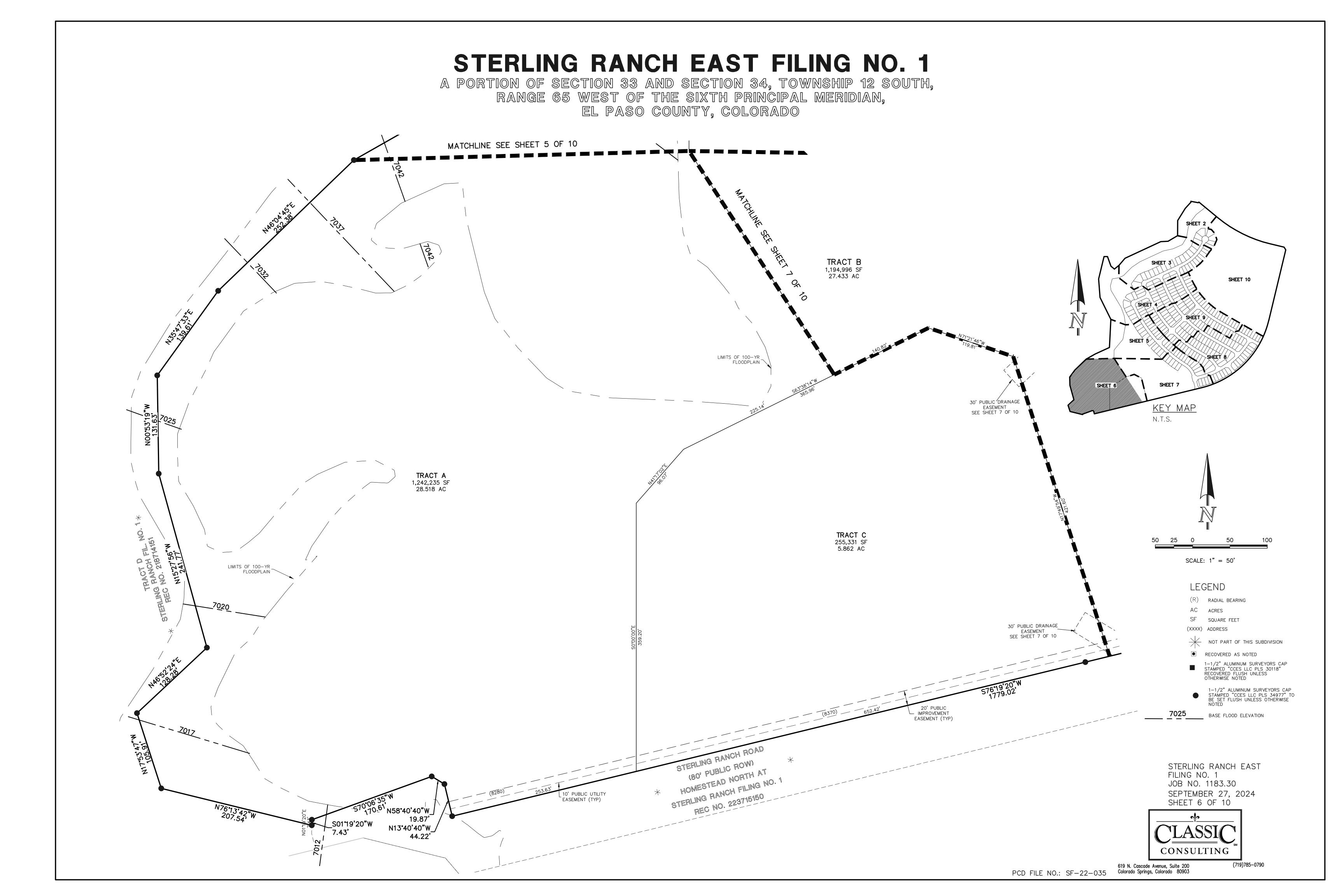
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790

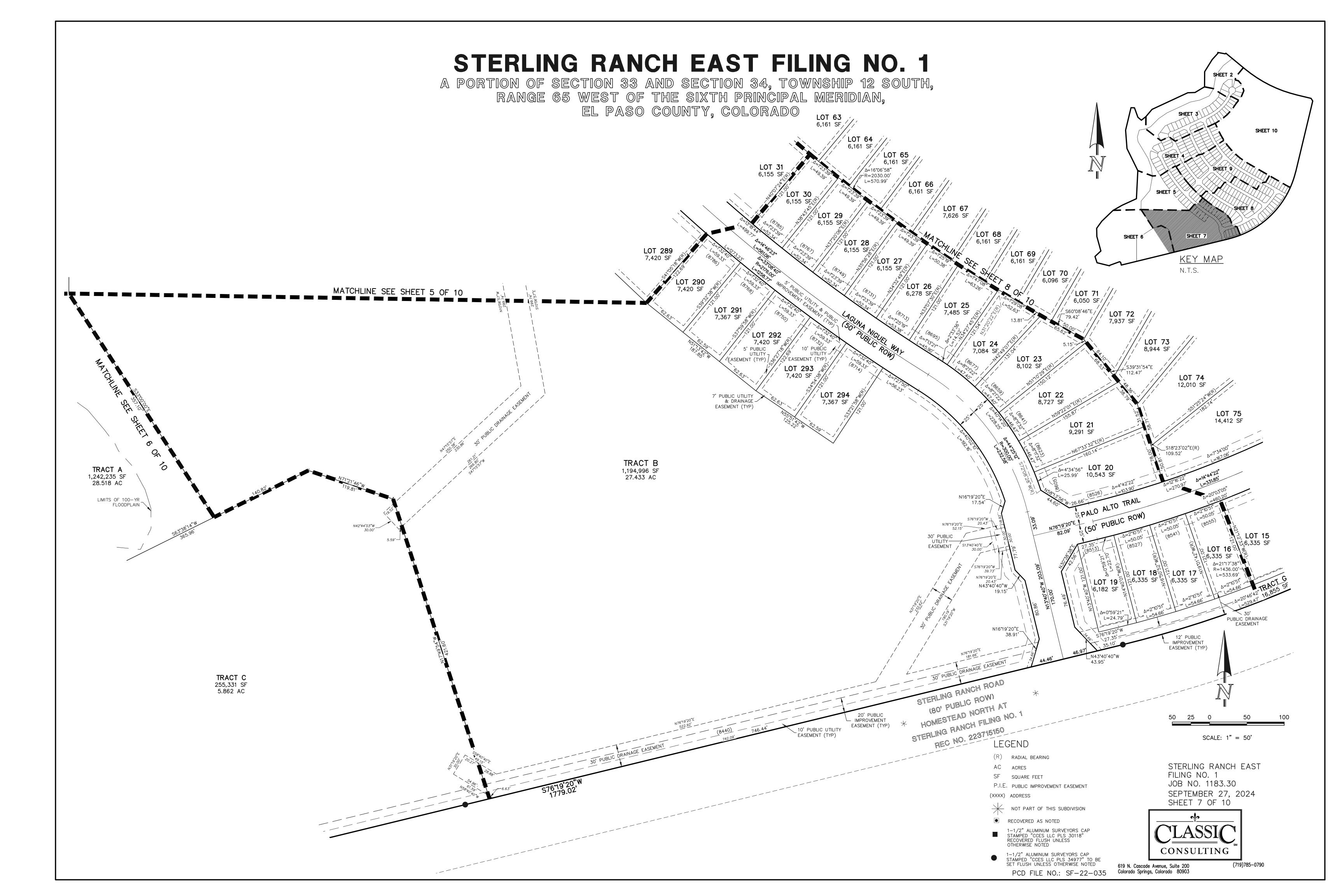












STERLING RANCH EAST FILING NO. 1 AND SECTION 34, TOWNSHIP 12 SOUTH, THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO LOT 190 6,209 SF/ LOT 153 6,320 SF /<mark>LOT 192</mark> / / 6,050 SF// LOT 210 6,050 SF /LOT 193 / 6,050 SF// TRACT J 1,677,602 SF 38.512 AC LOT 76 LOT 209 //LOT 194 / 6,050 SF/ LOT 208 20' PUBLIC IMPROVEMENT — EASEMENT (TYP) **NLOT 151** 6,285 SF /LOT 150 / 6,050 SF/ (LOT 207) 6,050 SF; LOT 127 7,417 SF △=15°59'51" R=1738.00' L=485.27' b LOT 149/ 6,050 SF/ //LOT 196 /// 6,050 SF/// NEWPORT BEACH DRIVE LOT 206 6,050 SF N73°02'41"W ___ 13.44' - R=1265.00 L=6.61' DETAIL A PUBLIC IMPROVEMENT EASEMENT (TYP.) N.T.S. (50. PUBLIC ROW) LOT 205 (1) 6,050 SF (1) CLOT 148/ 6,050 SF// S60°08'46"E/LOT 198 5/2 6,050 SF 20' PUBLIC IMPROVEMENT EASEMENT (TYP) 30' PUBLIC DRAINAGE EASEMENT \(\bar{\chi_0T 204 \\ \chi_050 SF \(\chi_0 \chi_0 \) LOT 147 7,260 SF// /LOT 129 6,181 SF /LOT 199 / / 6,050 SF &/ & LONG BEACH TERRACE ROW) ©LOT 146/ © 6,050 SF// /LOT 200 // / 6,050 SF 4,734 SF 7,357 SF LOT 201 6,050 SF LOT 62 6,161 SF LOT 87 6,295 S **LOT 202** 7,099 SF LOT 144 7,260 SF § N88°11'11"E_ LOT 143 6,050 SF //LOT 132 / 6,050 SF// Δ=1°51'28" L=47.34' /LOT 133 6,050 SF/ **LOT 1** 8,273 SF LOT 85 6,295 SF S29°51'14"W // LOT 134 6,050 SF. _∆=1°44'26" L=44.35' **LOT 142** 7,882 SF LOT 32 6,155 SF/ __N30°08'46"W __38.69' Δ=16°06′58" -R=2030.00' LOT 84 6,305 SF LOT 135 7,260 SF LOT 141 9,079 SF **LOT 2** 6,211 SF LOT 83 / 6,050 SF/ //S29°51'14"W / 242.00' //LOT 136 5/50 / 6,171 SF 5/50 LOT 82 6,050 SF/ LOT 30 6,155 SF //LOT 137 () 6,171 SF () LOT 81 6,357 SF /LOT 29 LOT 138 10' PUBLIC UTILITY J 6,155 SF LOT 80 6,884 SF PUBLIC DRAINAGE EASEMENT 6,161 SF **LOT 4** 7,453 SF / LOT 28 6,155 SF/ LOT 139 7,538 SF 7' PUBLIC UTILITY & DRAINAGE EASEMENT (TYP) 9,628 SF LOT 5^{7,}0, 6,211 SF 10' PUBLIC UTILITY EASEMENT (TYP) **LOT 140** 11,824 SF Δ=21°23'54" R=1436.00'-L=536.31' 6,050 SF LOT 6 **LOT 25** 7,485 SF **LOT 72** 7,937 SF **LOT 77** 8,572 SF **LOT 7** 7,453 SF / **LOT 24** 7,084 SF/ 8,944 SF **LOT 23** 8,102 SF 5' PUBLIC UTILITY -EASEMENT (TYP) , 6,211 SF **LOT 74** 12,010 SF SCALE: 1" = 50'**LOT 22** 8,727 SF LOT 9 8,252 SF 12' PUBLIC └─ IMPROVEMENT EASEMENT (TYP) SHEET 2 **LOT 75** 14,412 SF **LOT 21** 9,291 SF た、**LOT 10 [™]** 、な7,090 SF __S66°12'00"E 43.79' لِي LOT 11 ﴿ رَحْيَ6,335 SF __Δ=1°50′26″ LEGEND SHEET 10 **LOT 20** 10,543 SF L=46.90' (R) RADIAL BEARING LOT 12 \ (2) 6,335 SF \ \ _Δ=1°44'26" _ L=44.35' AC ACRES _S06°12'00"E 38.69' **LOT 13** 5, 7,577 SF SF SQUARE FEET P.I.E. PUBLIC IMPROVEMENT EASEMENT (XXXX) ADDRESS STERLING RANCH EAST **LOT 14**\ 6,335 SF SHEET 5 FILING NO. 1 12' PUBLIC IMPROVEMENT EASEMENT (TYP) NOT PART OF THIS SUBDIVISION તે LOT 15 √ેં.6,335 SF JOB NO. 1183.30 RECOVERED AS NOTED SEPTEMBER 27, 2024 LOT 16⁹6,335 SF 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH UNLESS OTHERWISE NOTED SHEET 8 OF 10 Δ=21°17'38"\ R=1436.00'L=533.69' SHEET 6 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED KEY MAP CONSULTING PUBLIC DRAINAGE EASEMENT (719)785-0790 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 PCD FILE NO.: SF-22-035

