

STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, 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, 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 TIMBERIDGE FILING NO. 1 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:

- 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;
- S31°31'31"E, A DISTANCE OF 49.50 FEET;
- S13°28'29"W, A DISTANCE OF 1,168.84 FEET TO A POINT OF CURVE;
- 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;
- S70°06'35"W, A DISTANCE OF 170.61 FEET;
- 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 NO. 218714161;

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

- N76°13'42"W, A DISTANCE OF 207.54 FEET;
- N17°53'47"W, A DISTANCE OF 105.91 FEET;
- N46°52'24"E, A DISTANCE OF 128.28 FEET;
- N15°27'56"W, A DISTANCE OF 241.77 FEET;
- N00°53'19"W, A DISTANCE OF 131.63 FEET;
- N35°47'33"E, A DISTANCE OF 139.81 FEET;
- N46°04'45"E, A DISTANCE OF 252.38 FEET;
- N60°18'33"E, A DISTANCE OF 166.84 FEET;
- N65°39'18"E, A DISTANCE OF 252.42 FEET;
- N02°44'27"E, A DISTANCE OF 452.46 FEET;
- N26°06'12"W, A DISTANCE OF 393.42 FEET;
- N04°22'24"W, A DISTANCE OF 296.69 FEET;
- N13°28'58"E, A DISTANCE OF 371.46 FEET;
- S88°53'18"E, A DISTANCE OF 56.14 FEET;
- S19°39'33"E, A DISTANCE OF 163.51 FEET;
- S50°40'25"E, A DISTANCE OF 72.52 FEET;
- N50°58'40"E, A DISTANCE OF 94.24 FEET;
- N40°27'16"E, A DISTANCE OF 150.60 FEET;
- N65°02'48"E, A DISTANCE OF 632.56 FEET;
- N87°30'37"E, A DISTANCE OF 117.08 FEET;
- N59°31'52"E, A DISTANCE OF 178.71 FEET;
- N00°14'13"E, A DISTANCE OF 243.48 FEET;
- N31°50'18"E, A DISTANCE OF 229.19 FEET;
- N42°37'17"E, A DISTANCE OF 138.57 FEET;
- 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 FOLLOWING TWO (2) COURSES:

- S79°16'20"E, A DISTANCE OF 122.46 FEET;
- N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.524 ACRES (7,035,999 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: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

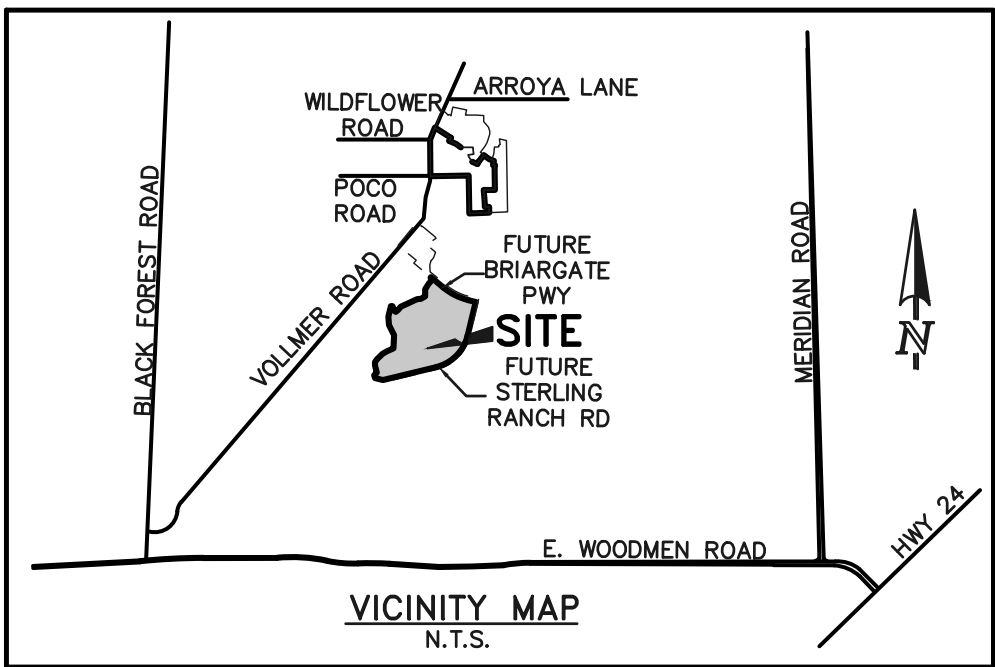
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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.



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.

BY: _____

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:

- THE DATE OF PREPARATION IS NOVEMBER 9, 2022.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) 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.
- 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.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 294. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 10.
- 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 AND FANWA.
- 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 ENDANGERED SPECIES ACT.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT: THIS 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 08041C05336, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
- 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. 222088865 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.
- 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
 - HYDROCOMPARISON: (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 CHANNEL IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH AND AS DEFINED IN THE DEVELOPMENT AGREEMENT FOR STERLING RANCH AS RECORDED UNDER RECEPTION NUMBER 222088865 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.

GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 RND5501996.3 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- PURSUANT TO RESOLUTION _____, 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. _____, 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 MAINTAIN 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.
- 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, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY AND STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- TRACT B IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE ROAD, PUBLIC PEDESTRIAN TRAIL, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS AND DRAINAGE/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.
- TRACT C IS FOR LANDSCAPING, PARK, OPEN SPACE, 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.
- TRACTS D, E, F, G, H AND I ARE FOR LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, 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.
- TRACT J IS FOR PUBLIC DRAINAGE, LANDSCAPING AND FUTURE SCHOOL SITE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY DISTRICT NO. 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.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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 AQUIFER IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. STUDY REPORT 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.
- 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.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP 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.
- 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
 - HYDROCOMPARISON: (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 CHANNEL IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH AND AS DEFINED IN THE DEVELOPMENT AGREEMENT FOR STERLING RANCH AS RECORDED UNDER RECEPTION NUMBER 222088865 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 SPACE, 15' TRAIL, UTILITIES, DRAINAGEWAY, FENCING AND WALLS)	1,242,235 SF	17.66%	EL PASO COUNTY	METROPOLITAN DISTRICT NO. 3 AND EL PASO COUNTY
TRACT B (LANDSCAPE, PARK, 15' TRAIL, PUBLIC UTILITIES, DRAINAGE, PUBLIC IMPROVEMENTS, SIGNAGE/ MONUMENTATION, FENCING AND WALLS)	1,194,996 SF	16.98%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT C (LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC DRAINAGE, STORMWATER)	255,331 SF	3.63%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACTS D, E, F, G, H & I (LANDSCAPE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PUBLIC DRAINAGE, MAIL KIOSK, FENCING AND WALLS)	49,760 SF	0.71%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT J (PUBLIC DRAINAGE, LANDSCAPE, FUTURE SCHOOL)	1,677,602 SF	23.84%	EL PASO COUNTY	EL PASO COUNTY
LOTS (294 TOTAL)	2,051,151 SF	29.15%	INDIVIDUAL LOT OWNERS	
R.O.W.	564,924 SF	8.03%	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 ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

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

DATE

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 DEVELOPMENT DEPARTMENT

DATE

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.

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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

DRAINAGE: SAND CREEK

DRAINAGE BASIN: SAND CREEK EAST FORK

DRAINAGE FEES: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: ACADEMY SCHOOL DISTRICT NO. 20

OWNER:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 1 OF 10

NO.	REVISION	DATE



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

PCD FILE NO.: SF-22-035

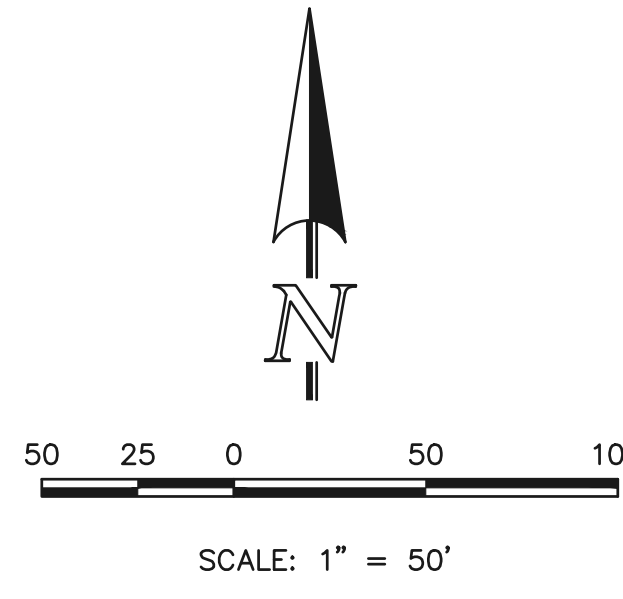
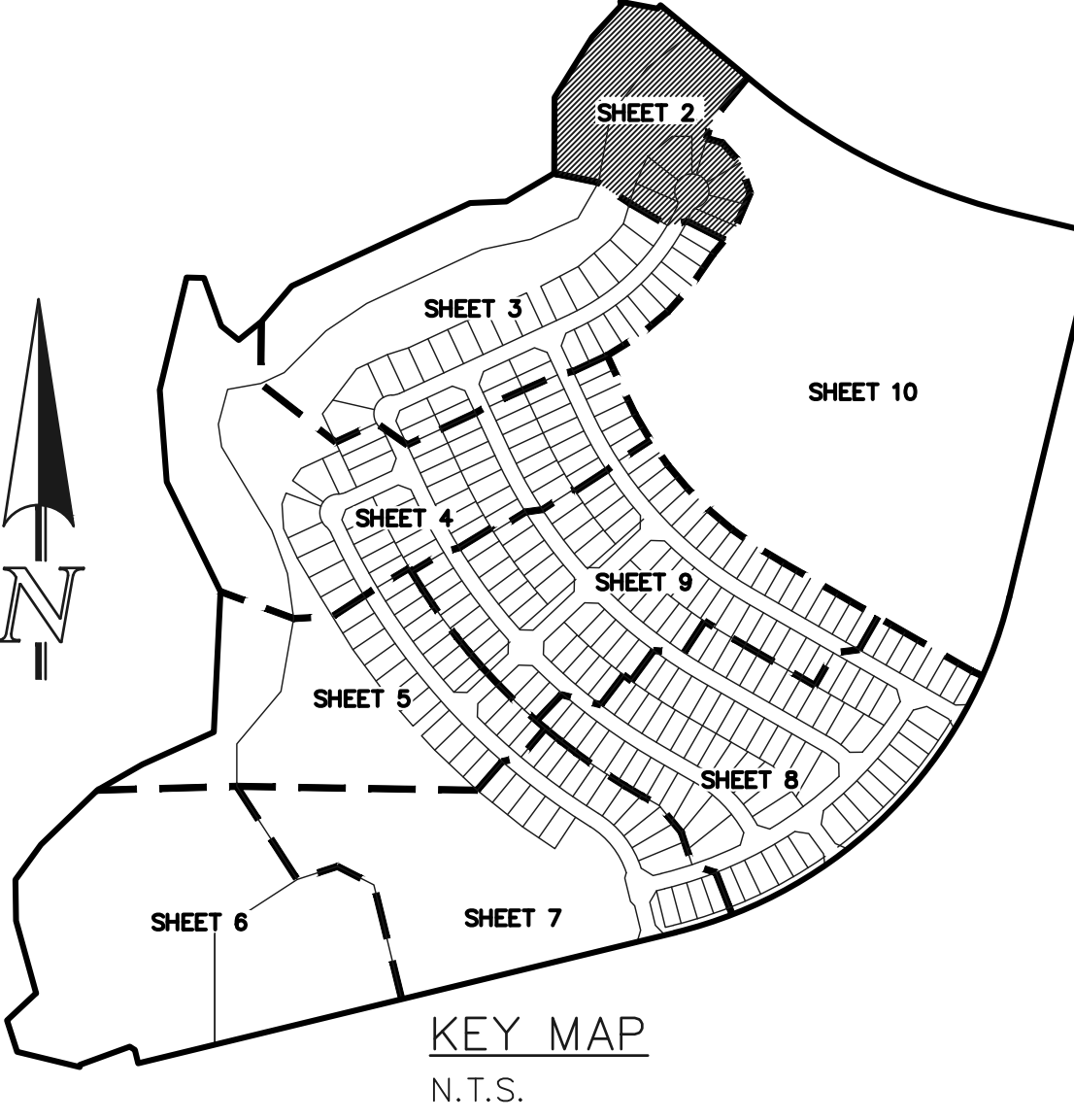
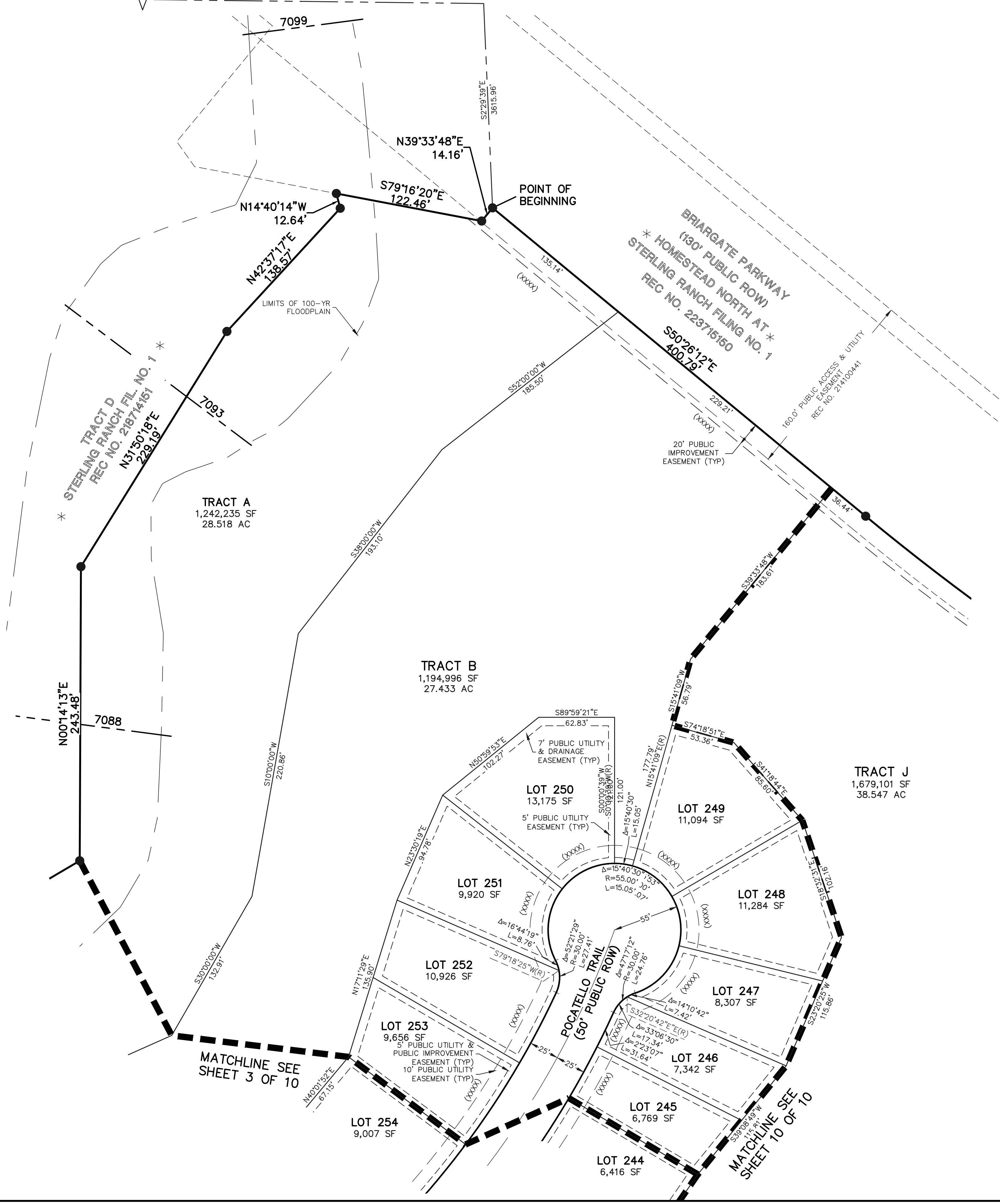
STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

POINT OF COMMENCING
C-E 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ES PLS 10376, 2008"
FLUSH WITH GROUND

* VOLLMER ROAD *
WEST LINE OF THE SE 1/4, NE 1/4 SECTION 28
RETREAT AT TIMBERIDGE FIL. NO. 1
REG. NO. 220714863
POGO ROAD (80' PUBLIC ROW)
BASIS OF BEARINGS
N89°08'28"E 1356.68'
* UNPLATTED *
30' WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ES PLS 10376, 2008"
0.1' ABOVE GROUND

TRACT D
STERLING RANCH FIL. NO. 1
REC. NO. 218714181



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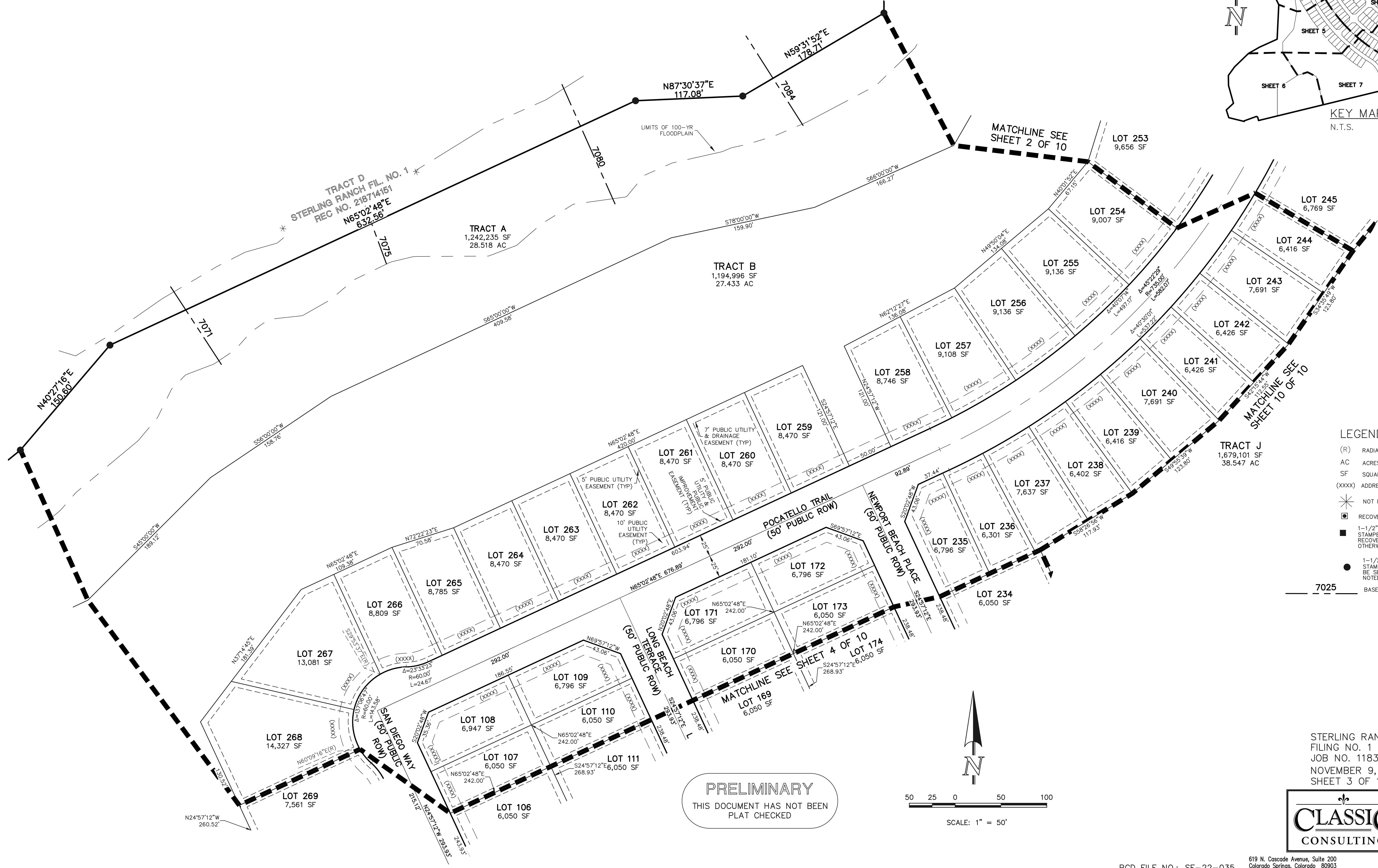
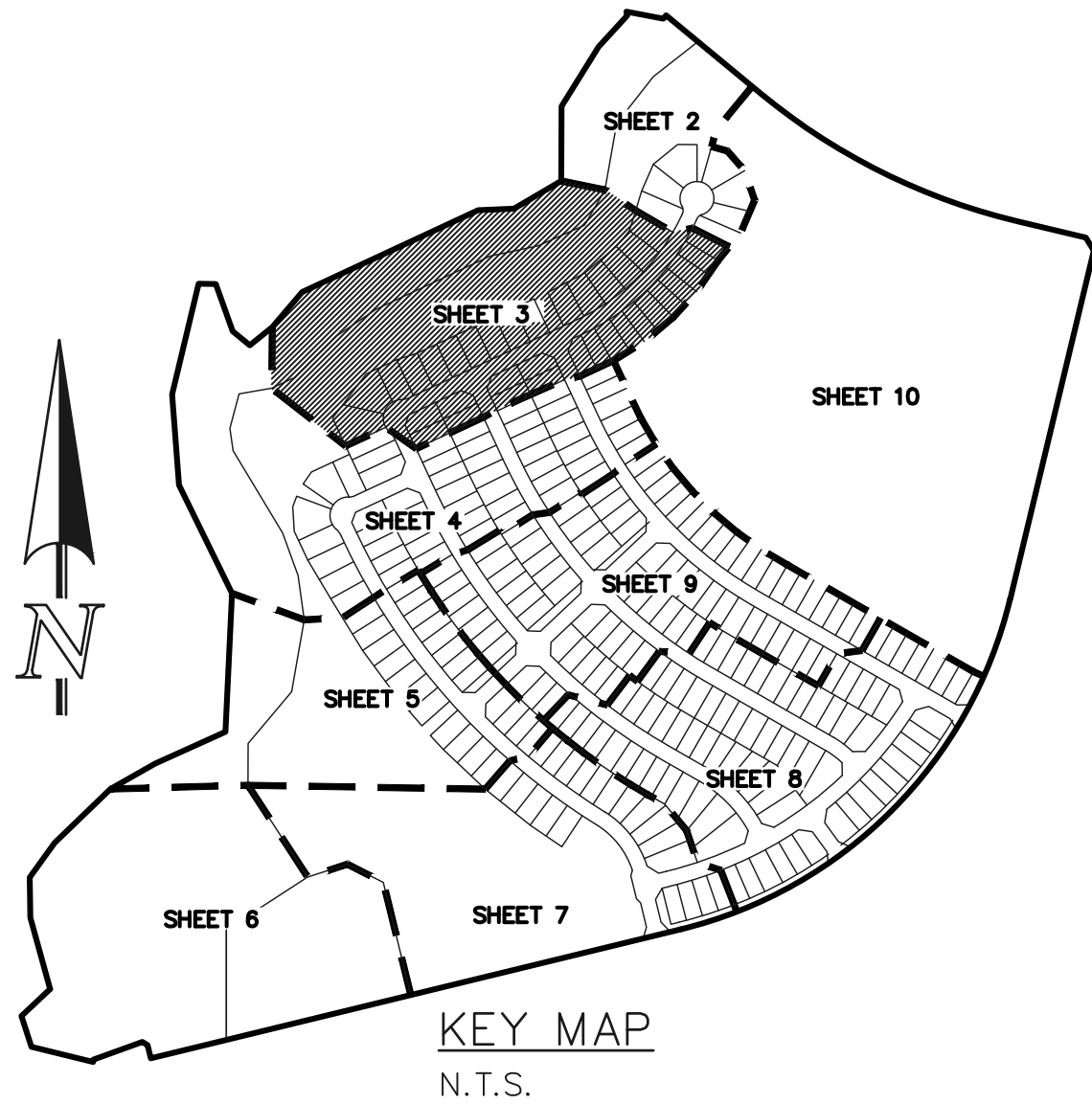
- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - RECOVERED AS NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES LLC PLS 30118"
RECOVERED FLUSH UNLESS
OTHERWISE NOTED
 - 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES LLC PLS 34977"
TO BE SET FLUSH UNLESS
OTHERWISE NOTED
 - 7025 BASE FLOOD ELEVATION

STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 2 OF 10



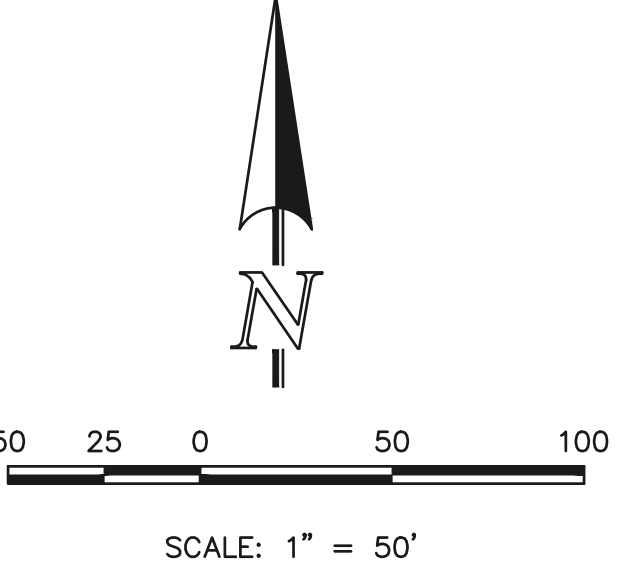
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EL PASO COUNTY, COLORADO



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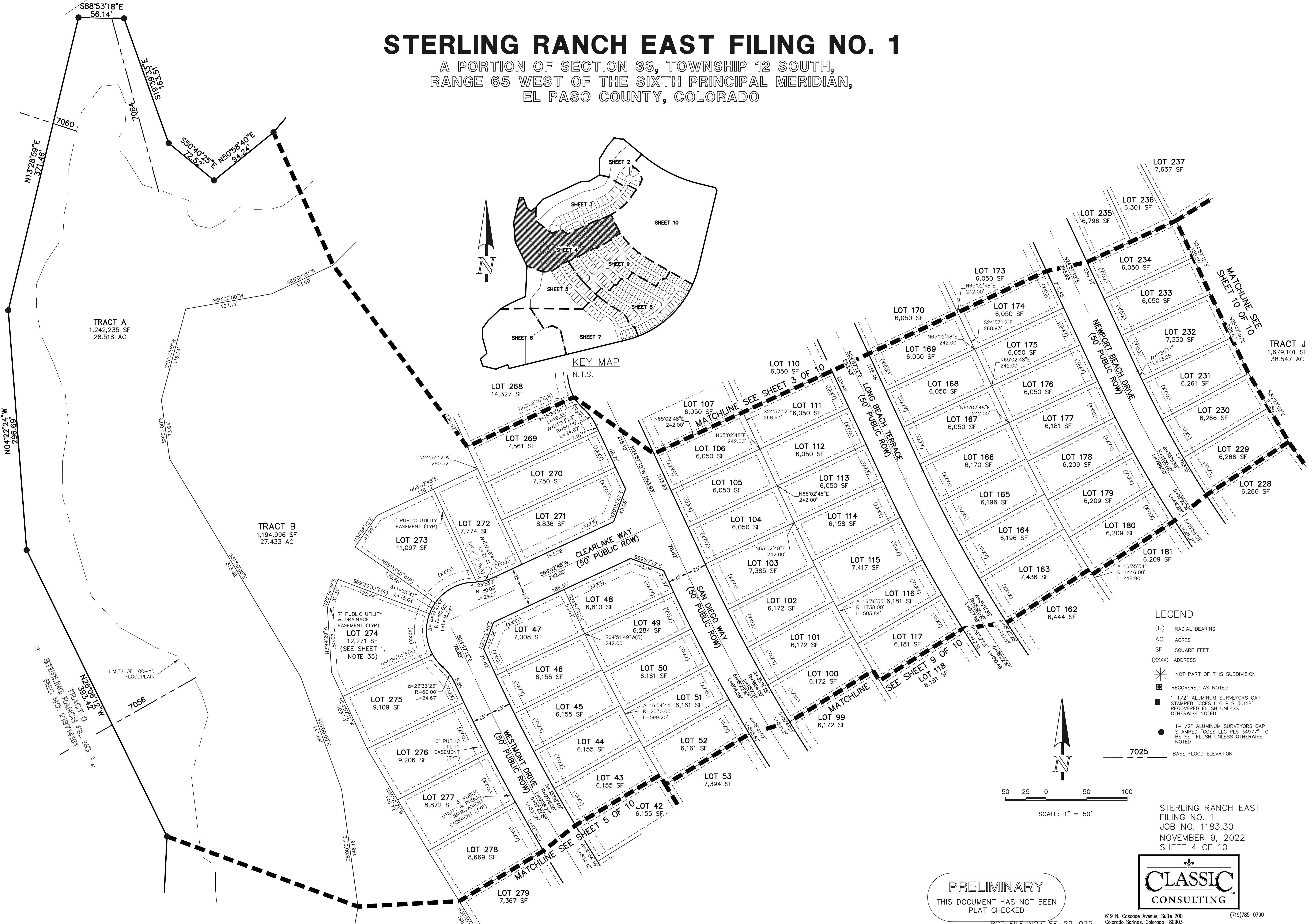
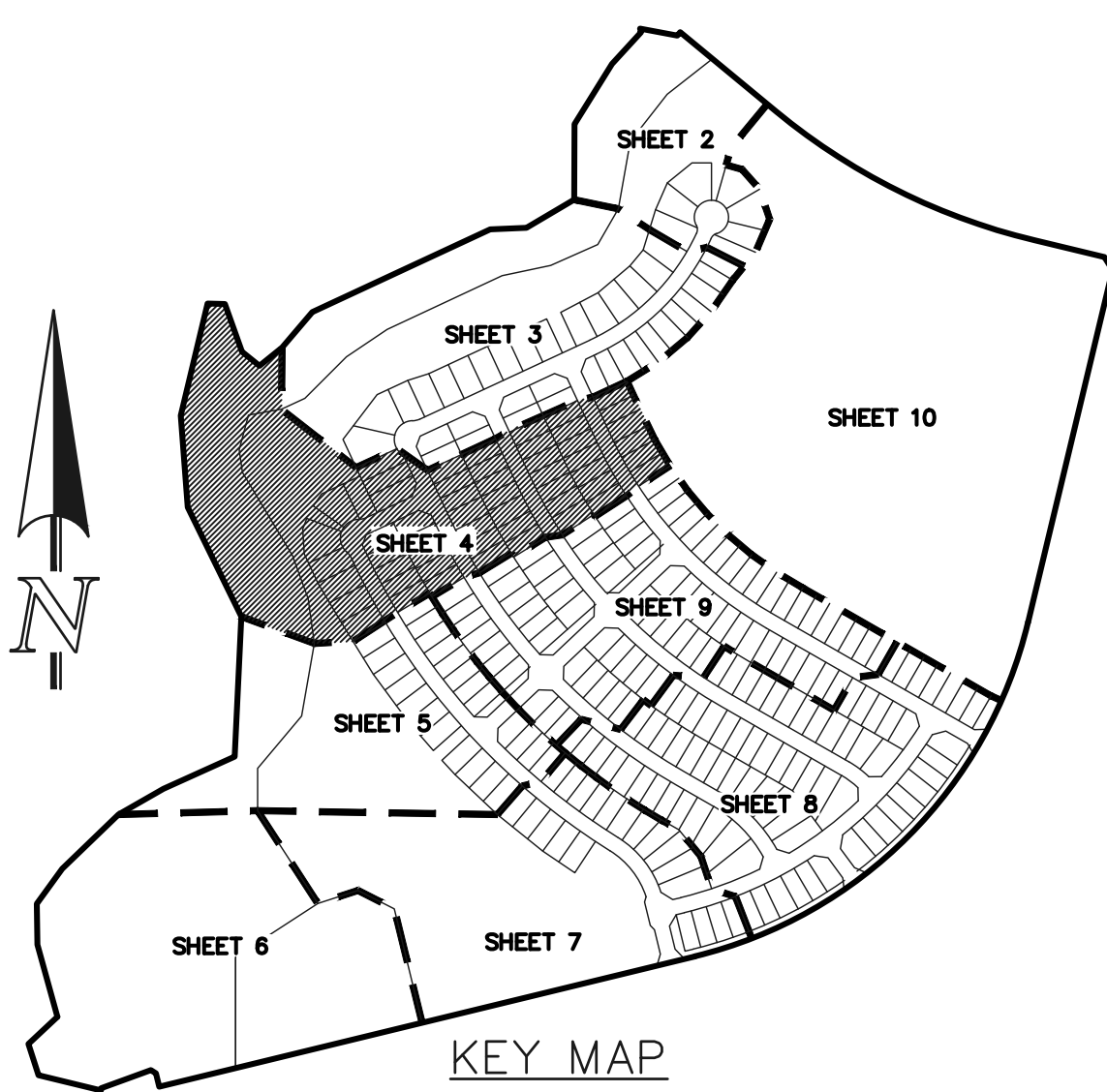
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JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 3 OF 10



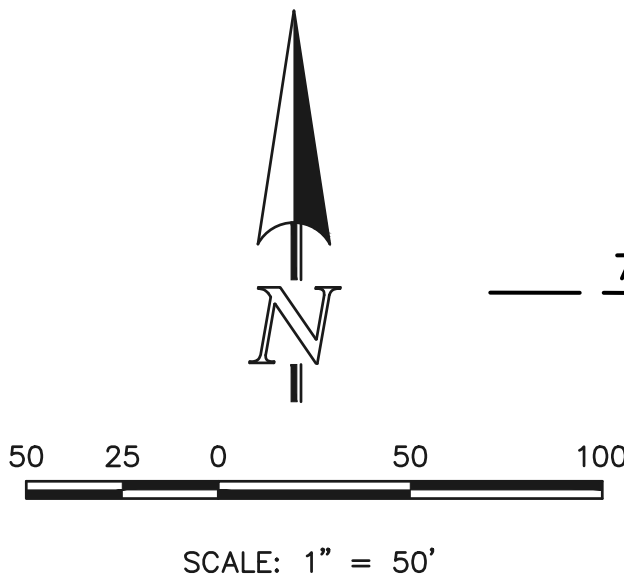
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STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



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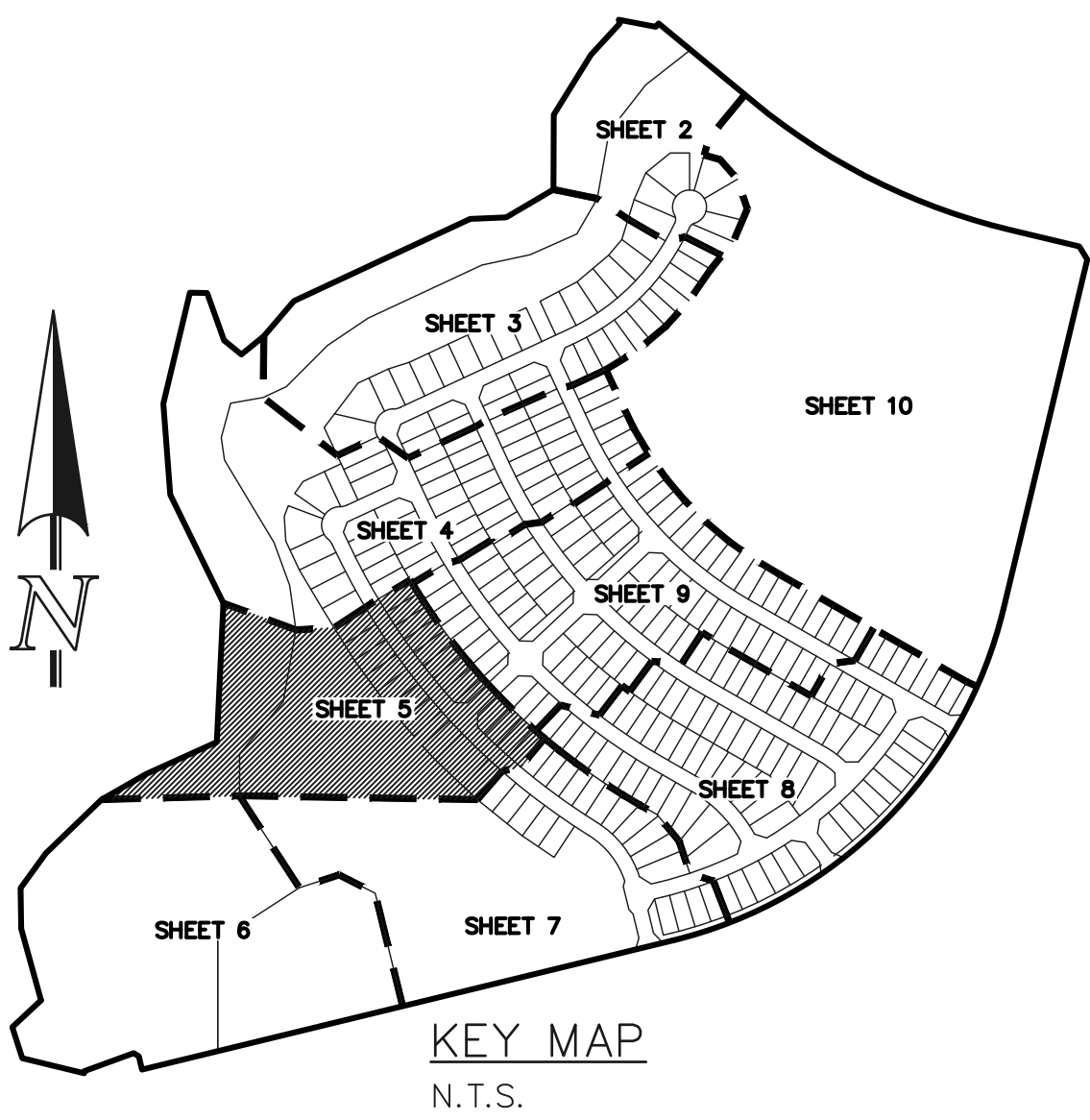
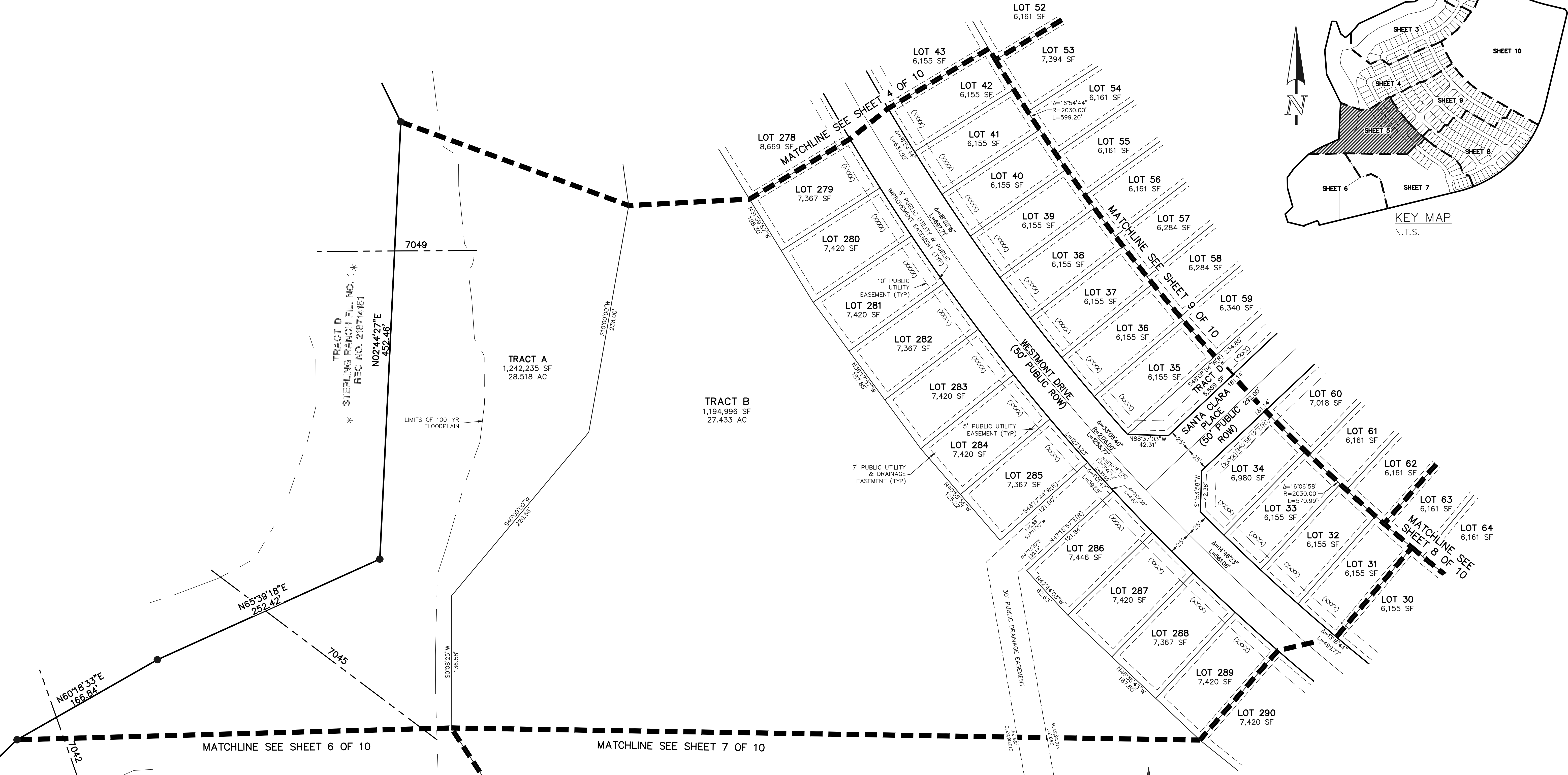
619 N. Cascade Avenue, Suite 200
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(719)785-0790

PCD FILE NO.: SF-22-035

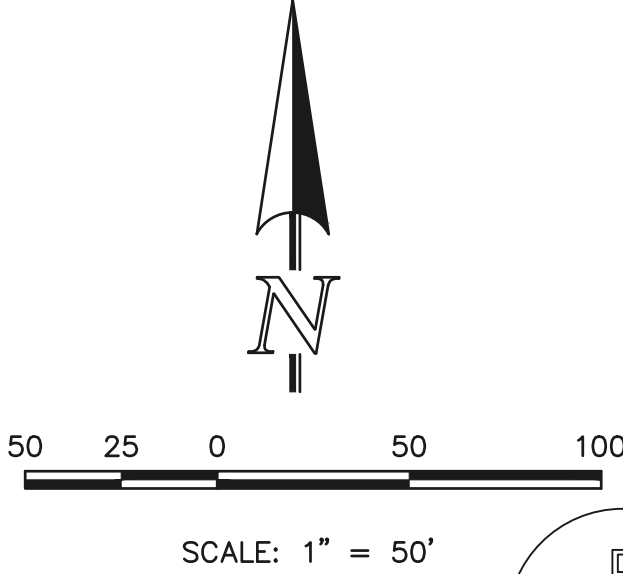
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STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 5 OF 10

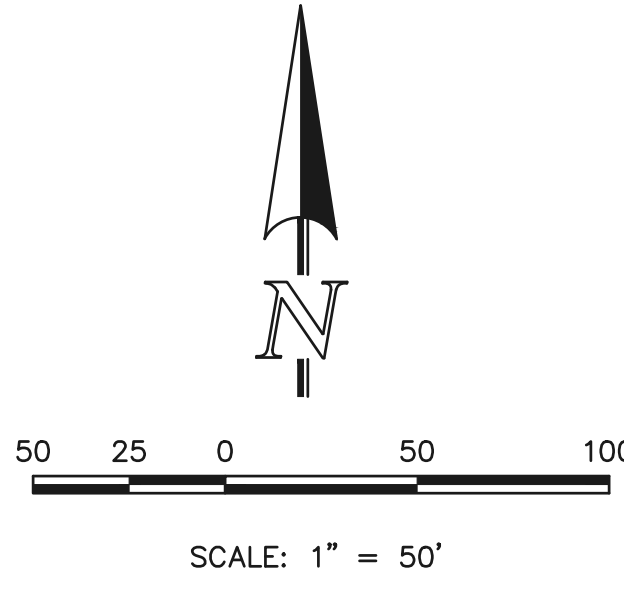
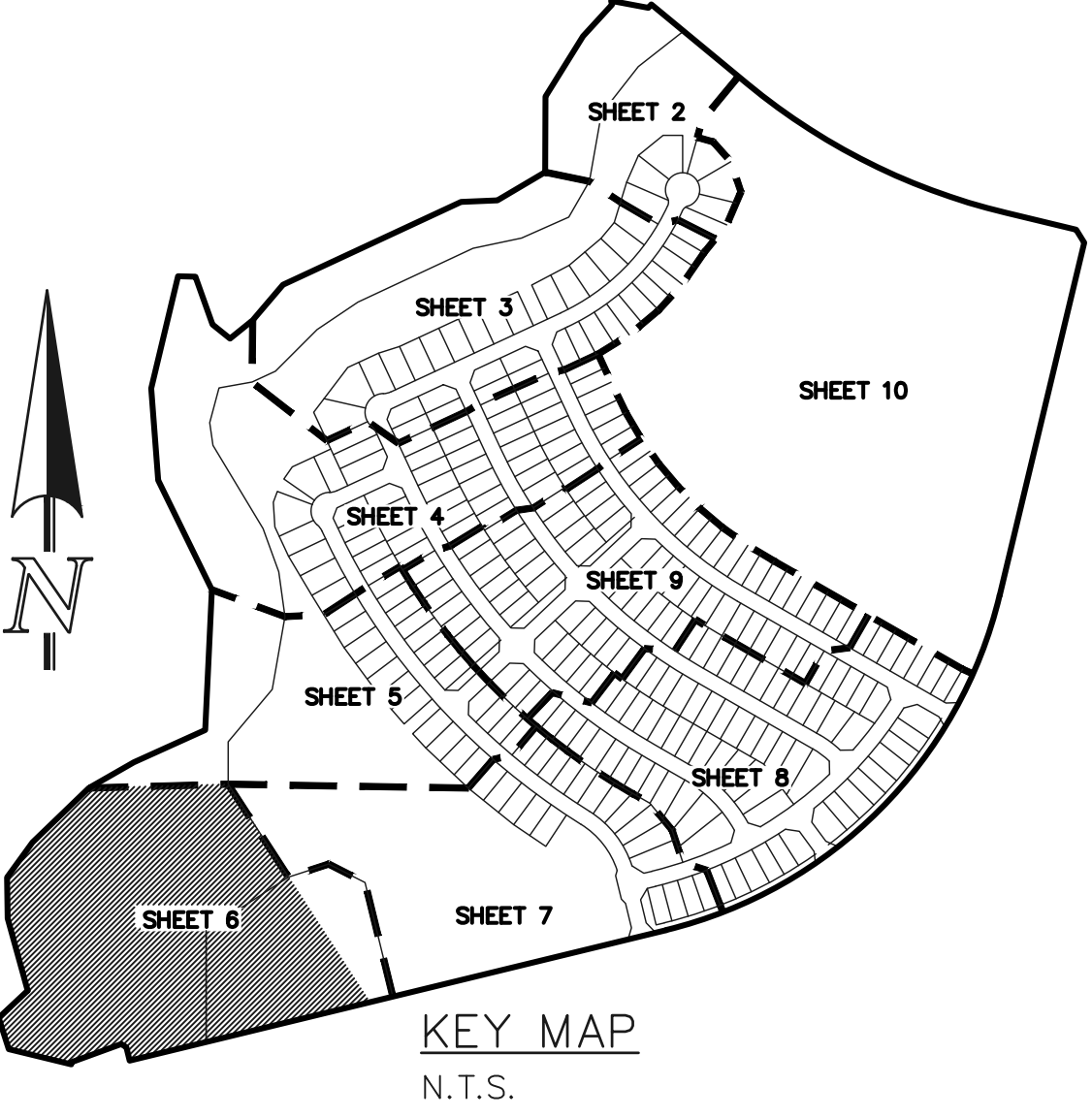
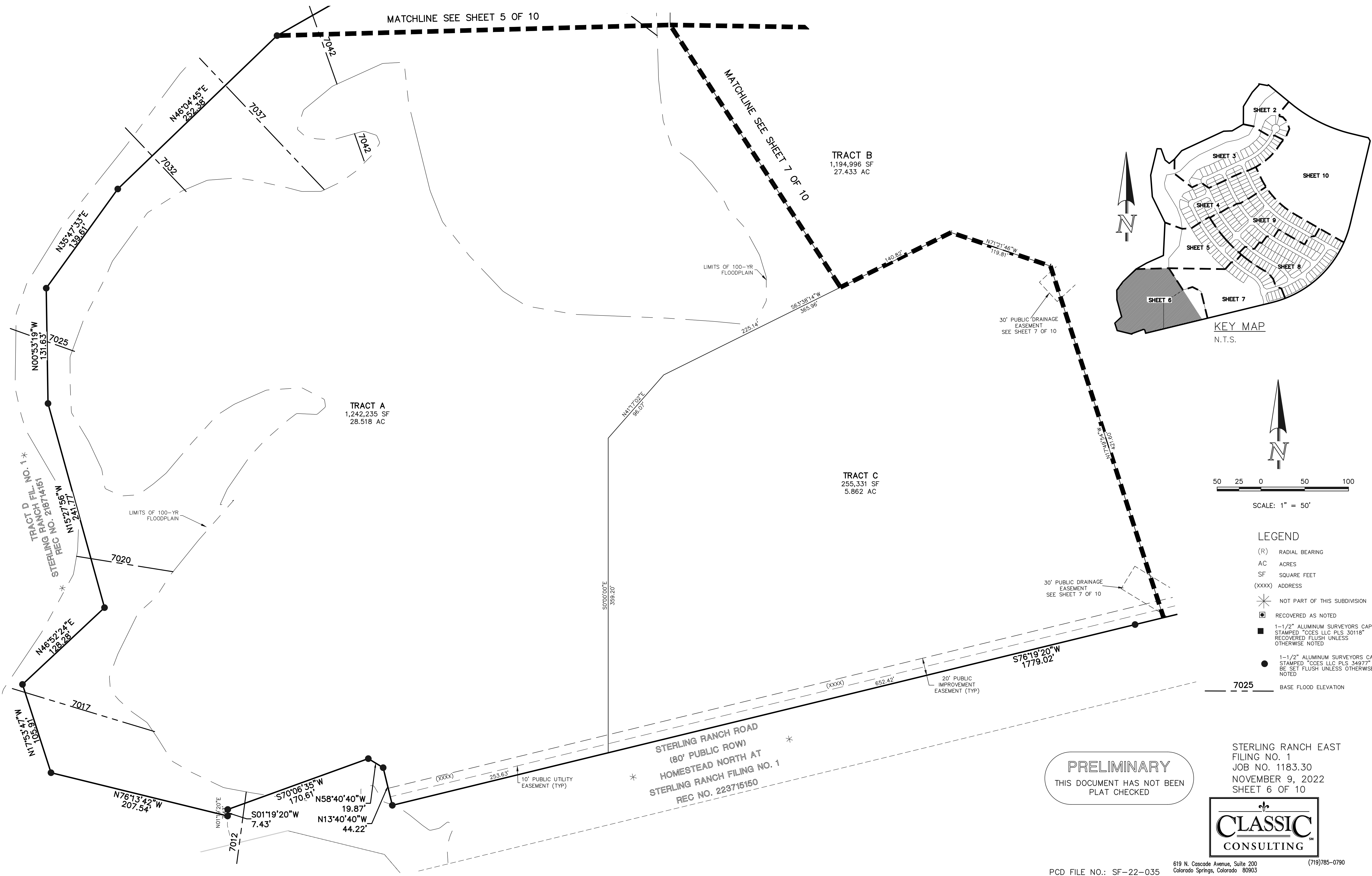
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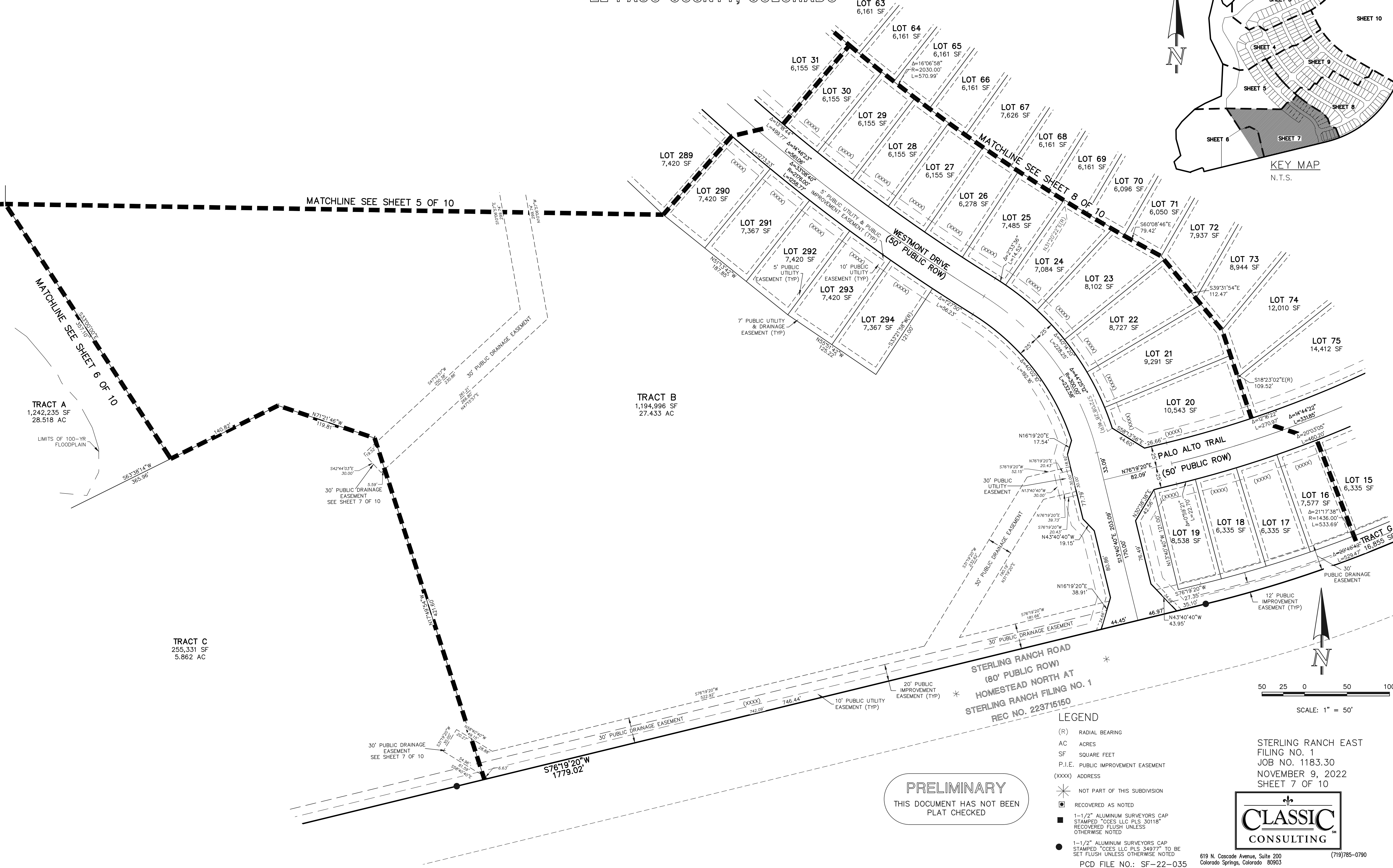
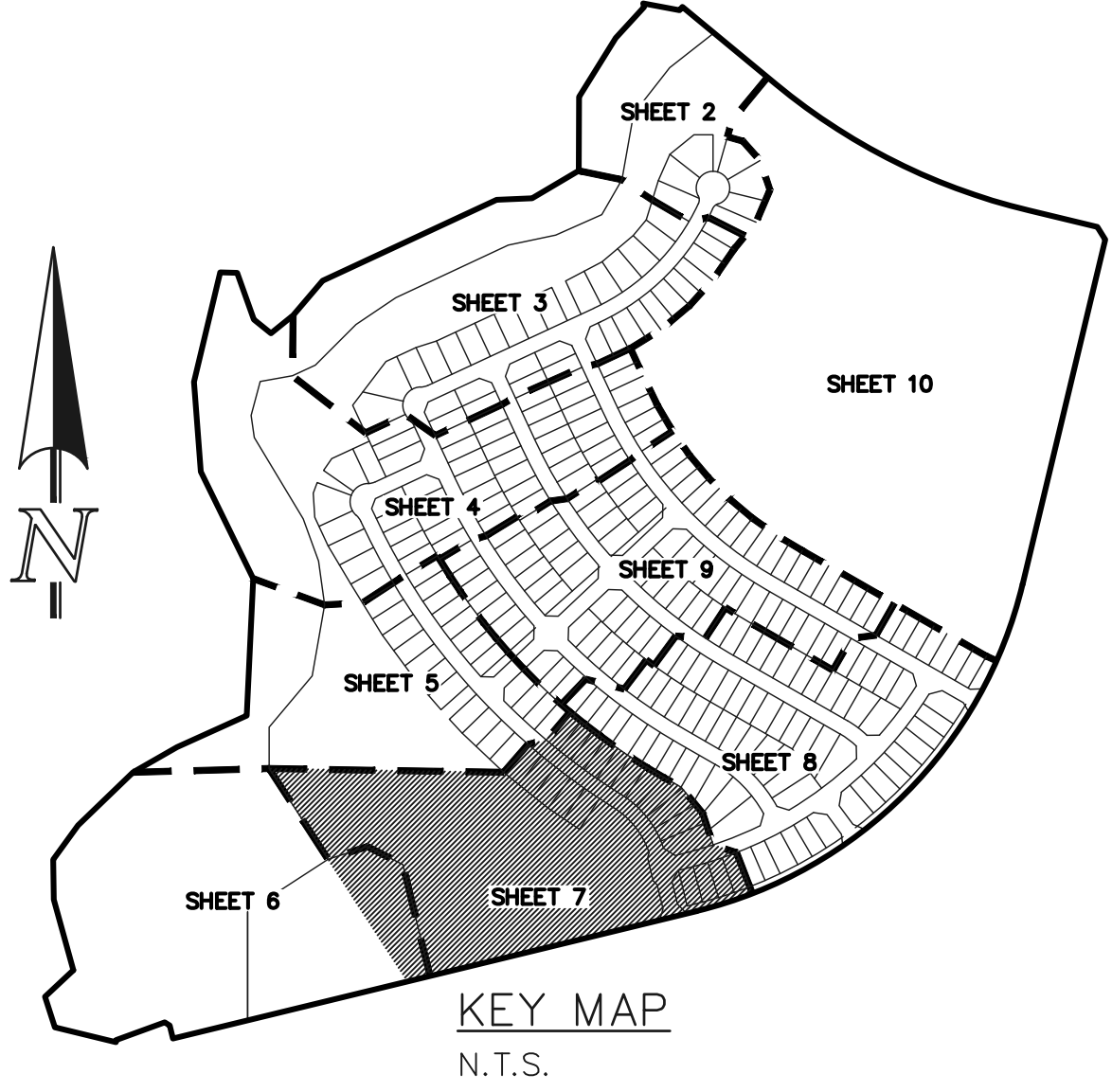
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FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 6 OF 10



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STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SCALE: 1" = 50'

STERLING RANCH EAST
FILING NO. 1
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NOVEMBER 9, 2022
SHEET 7 OF 10



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PRELIMINARY
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STERLING RANCH ROAD
(80' PUBLIC ROW)
HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1
REC NO. 223715150

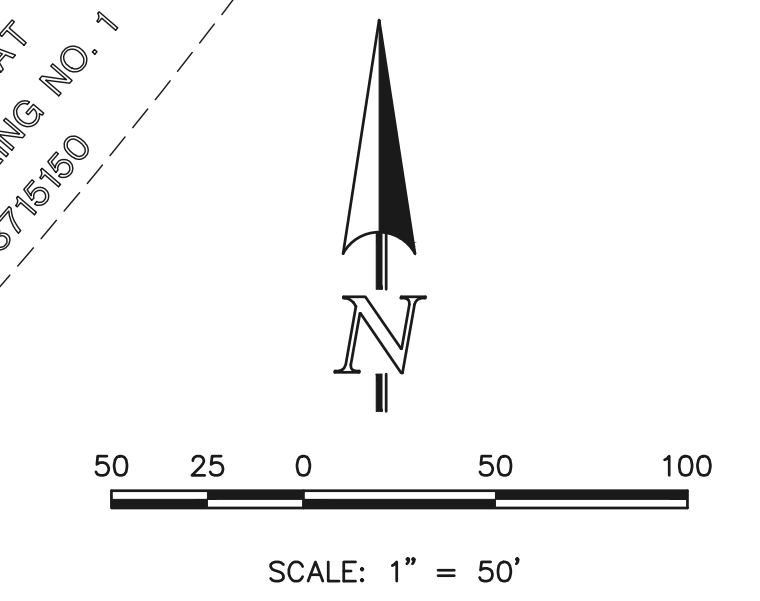
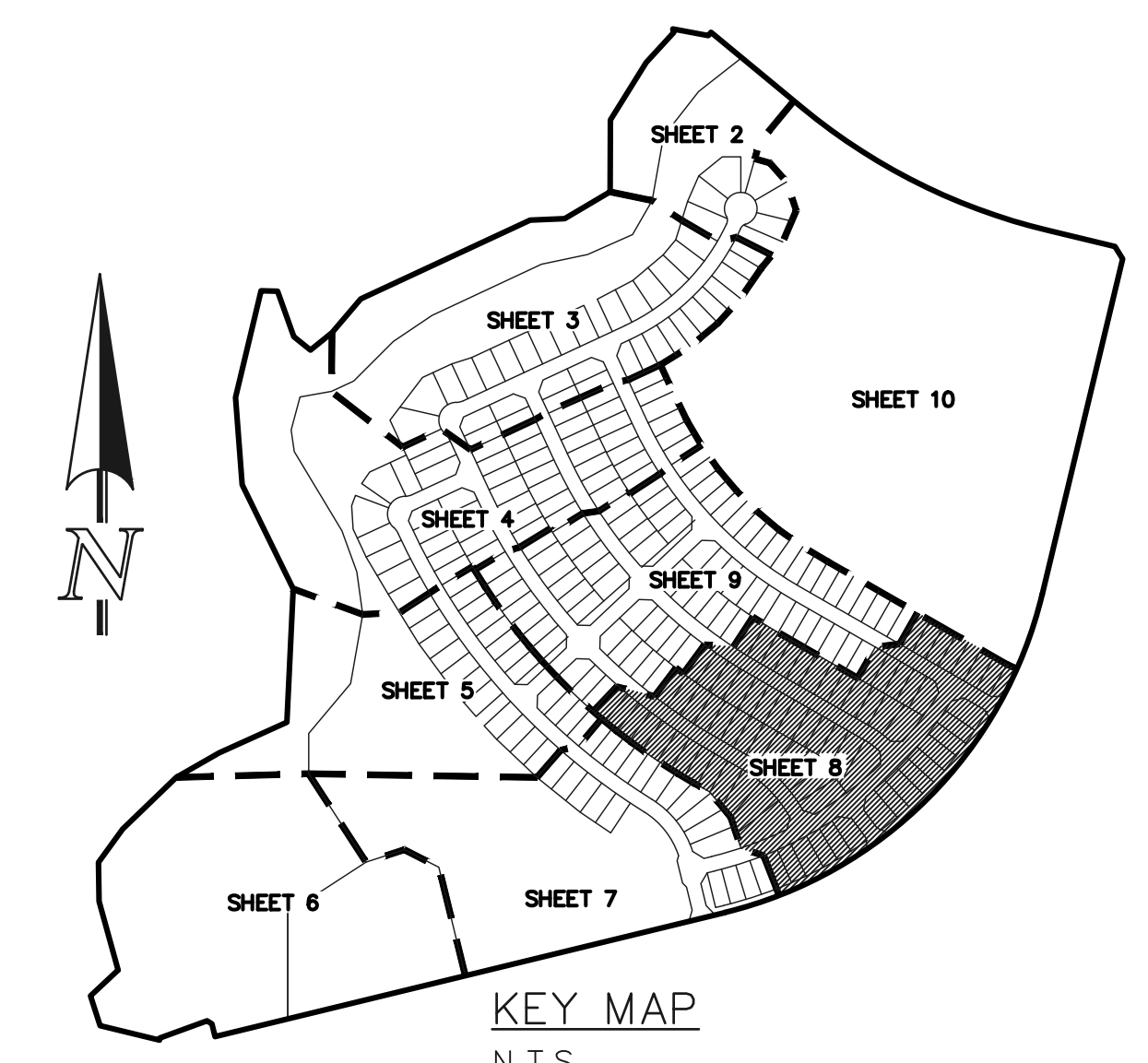
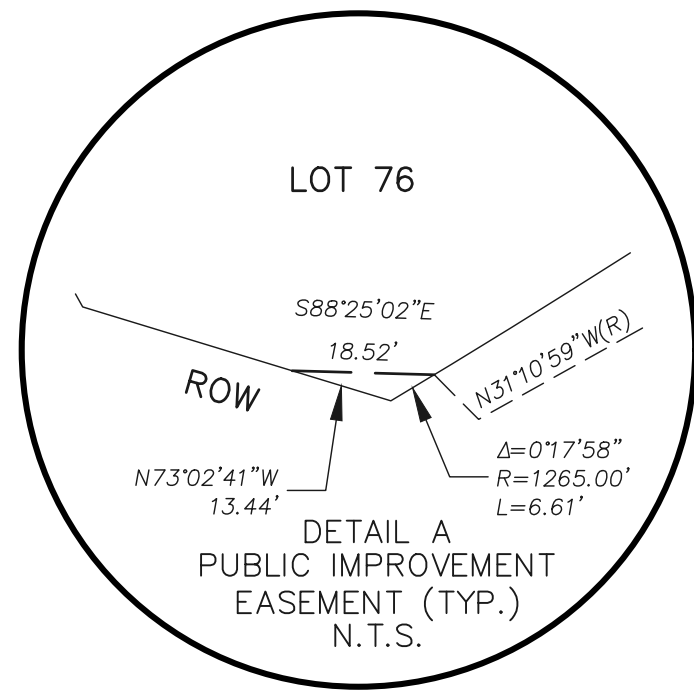
TRACT A
1,242,235 SF
28.518 AC

TRACT B
1,194,996 SF
27.433 AC

TRACT C
255,331 SF
5.862 AC

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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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STERLING RANCH EAST
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NOVEMBER 9, 2022
SHEET 8 OF 10

CLASSIC
CONSULTING

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

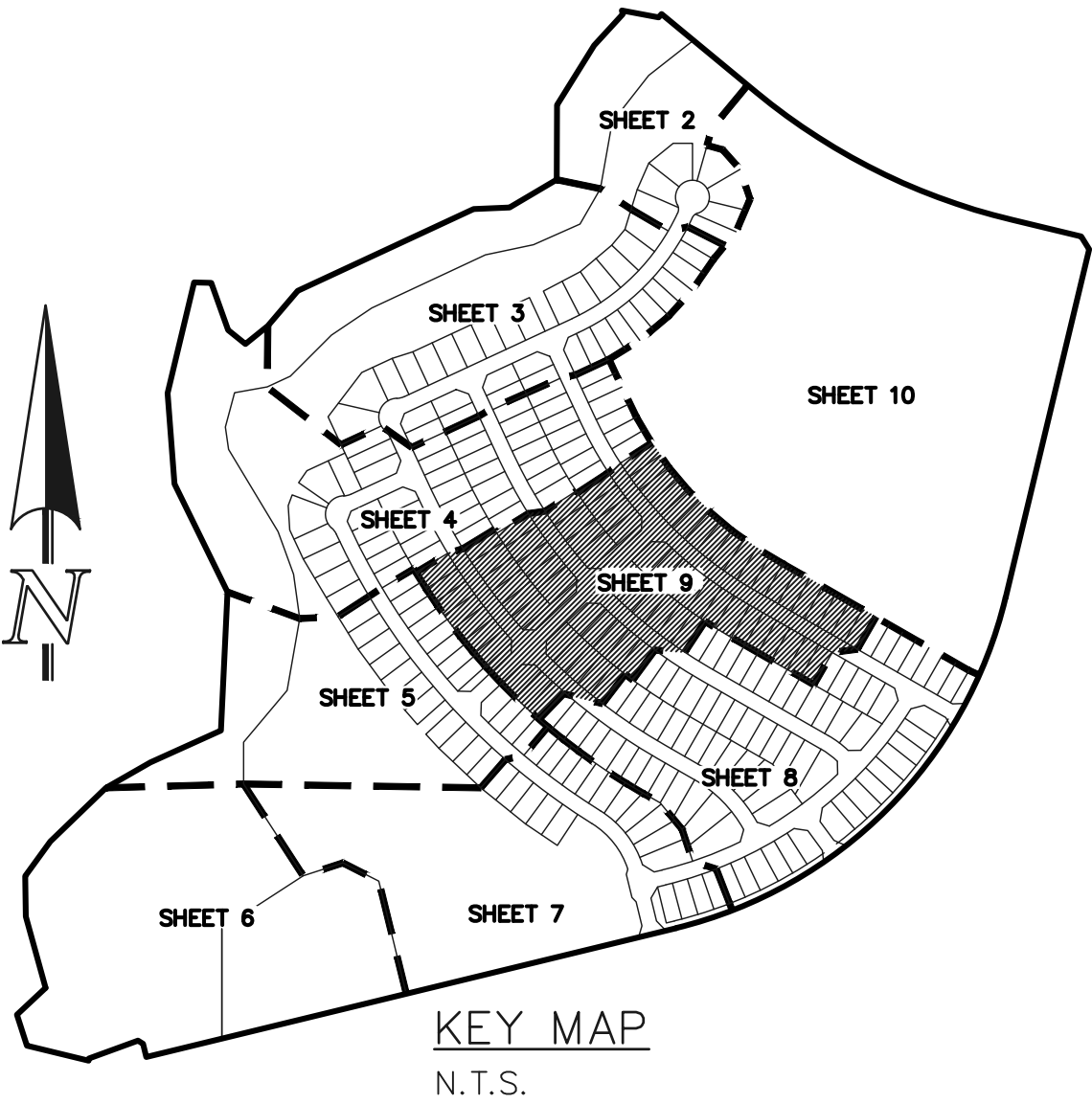
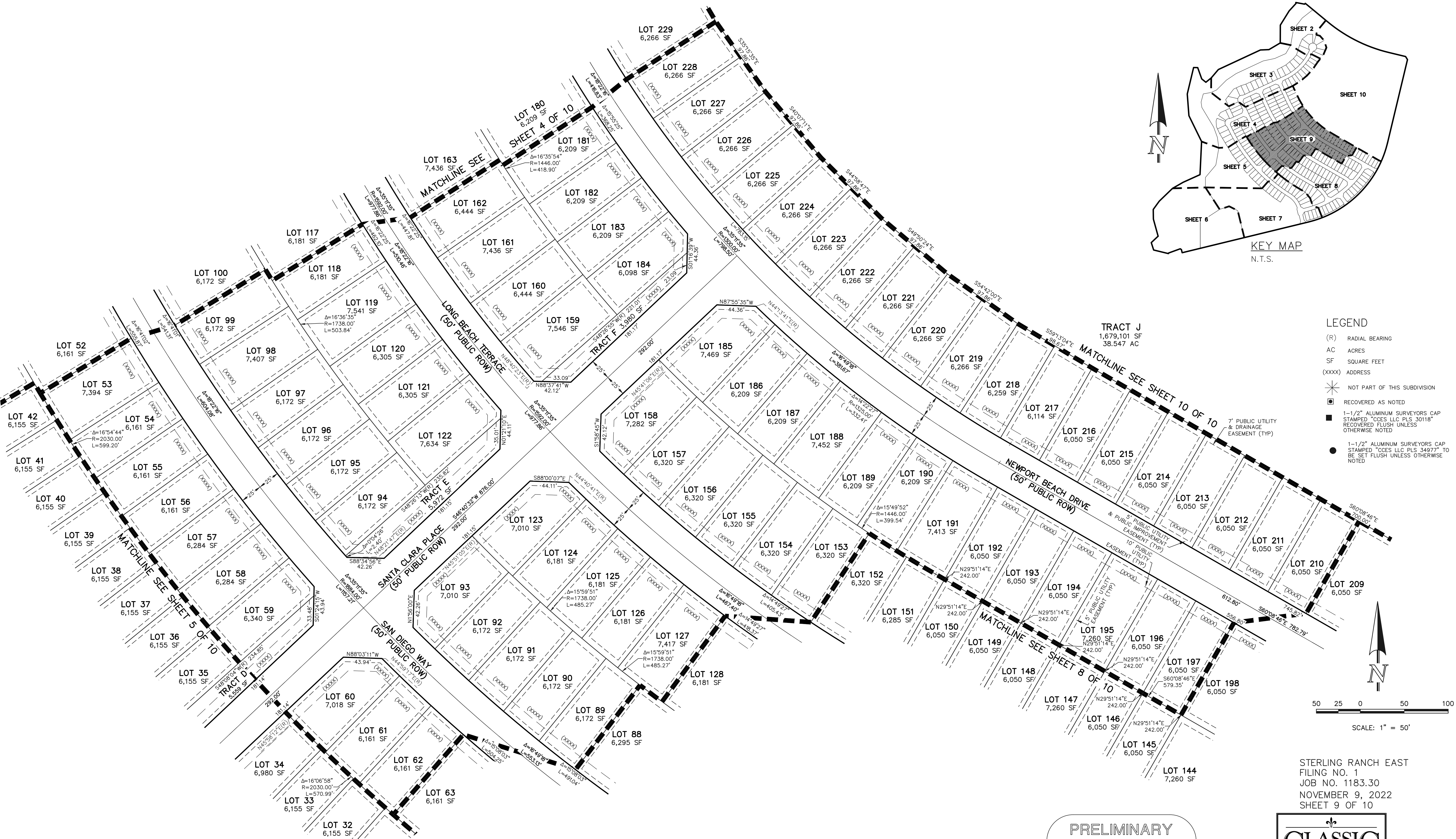
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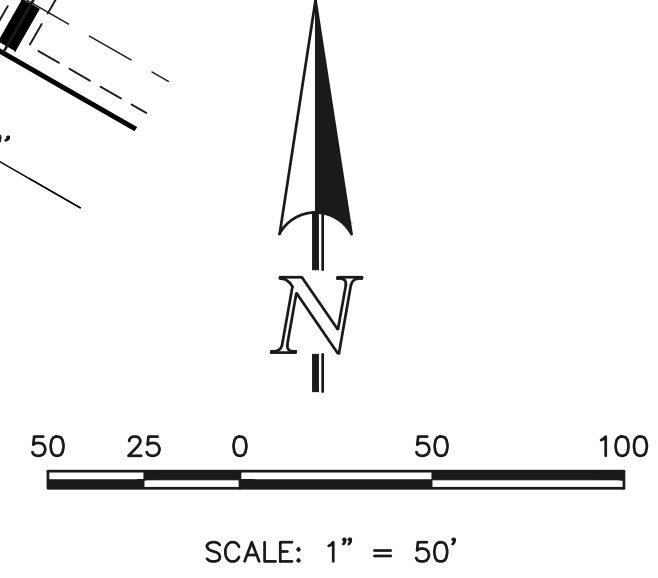
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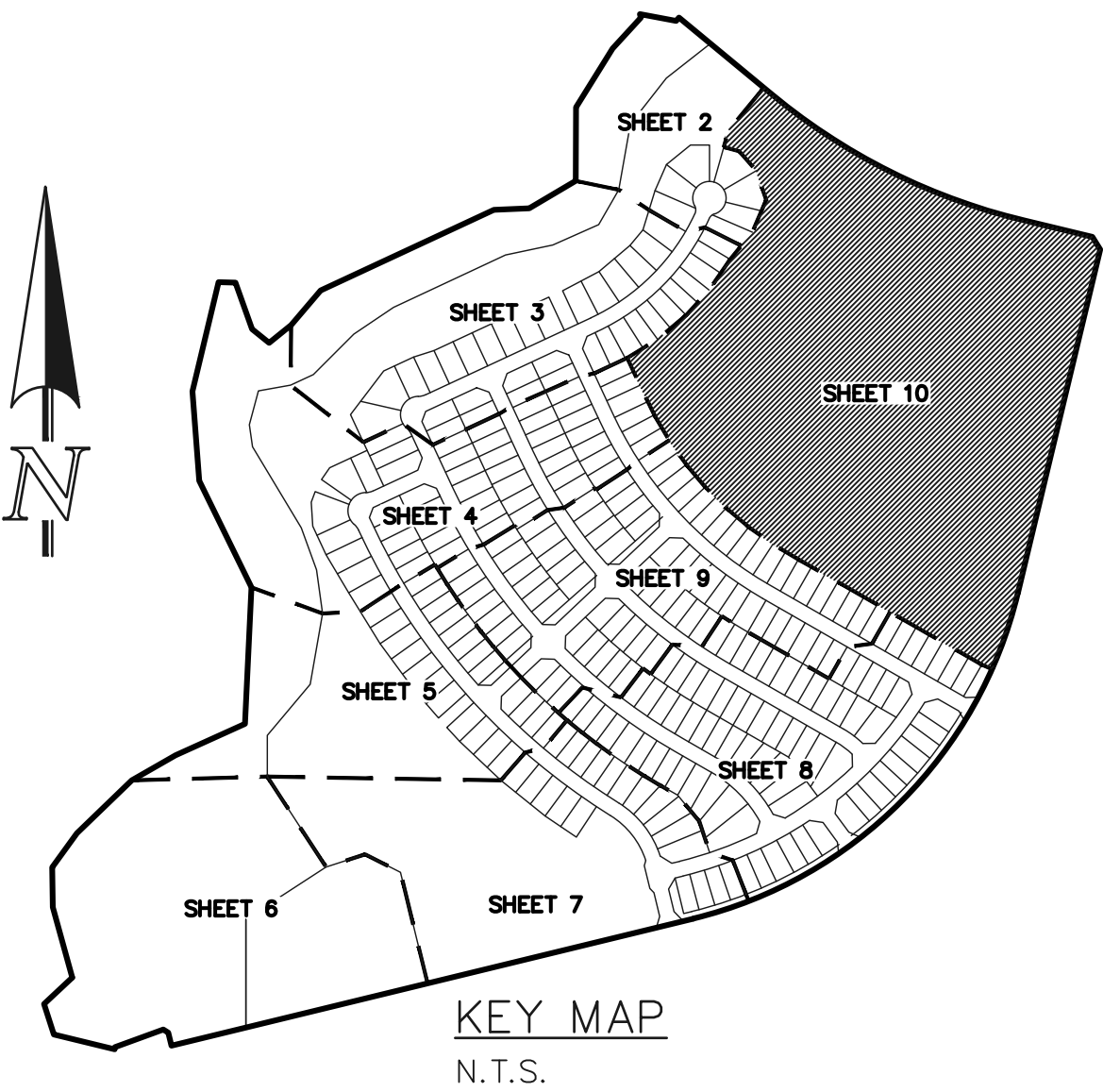
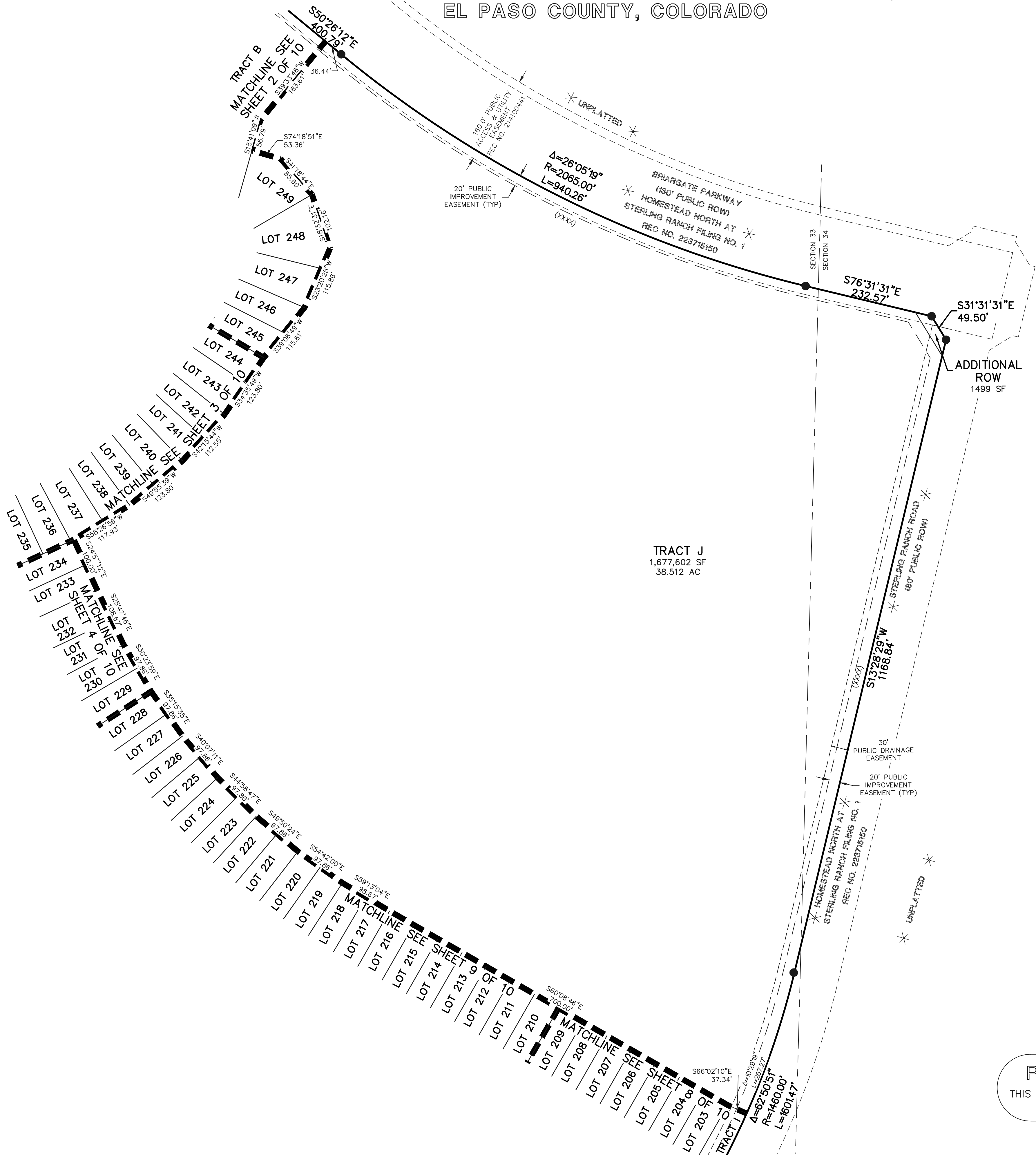
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NOVEMBER 9, 2022
SHEET 9 OF 10

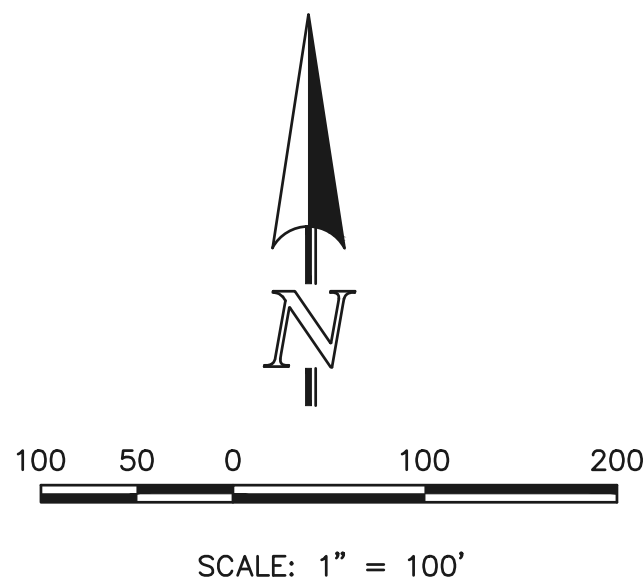
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