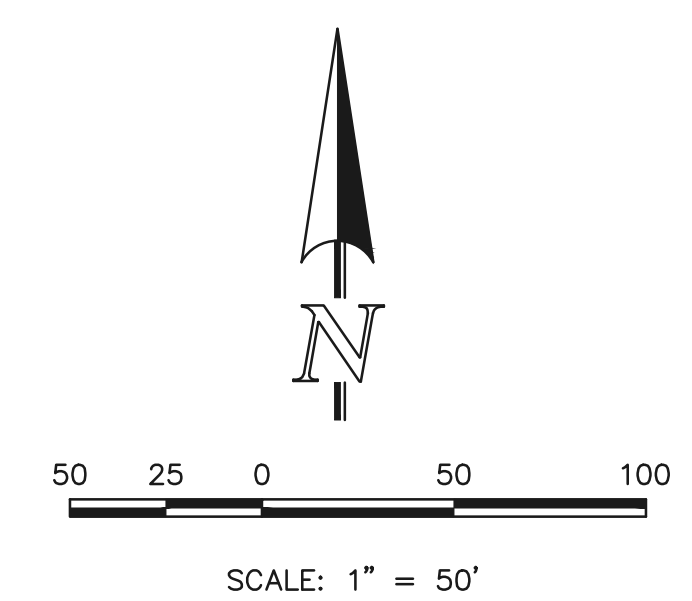
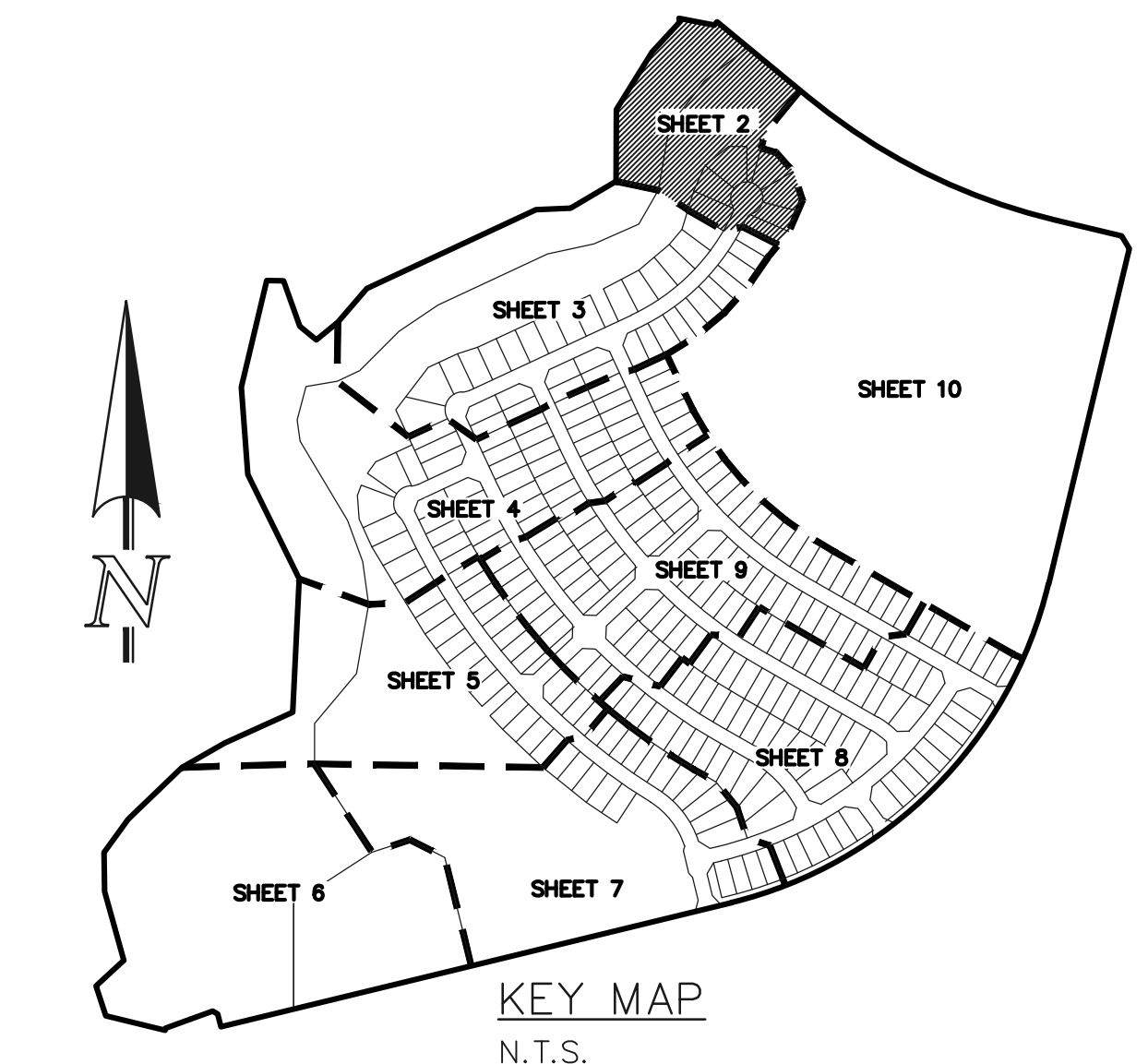
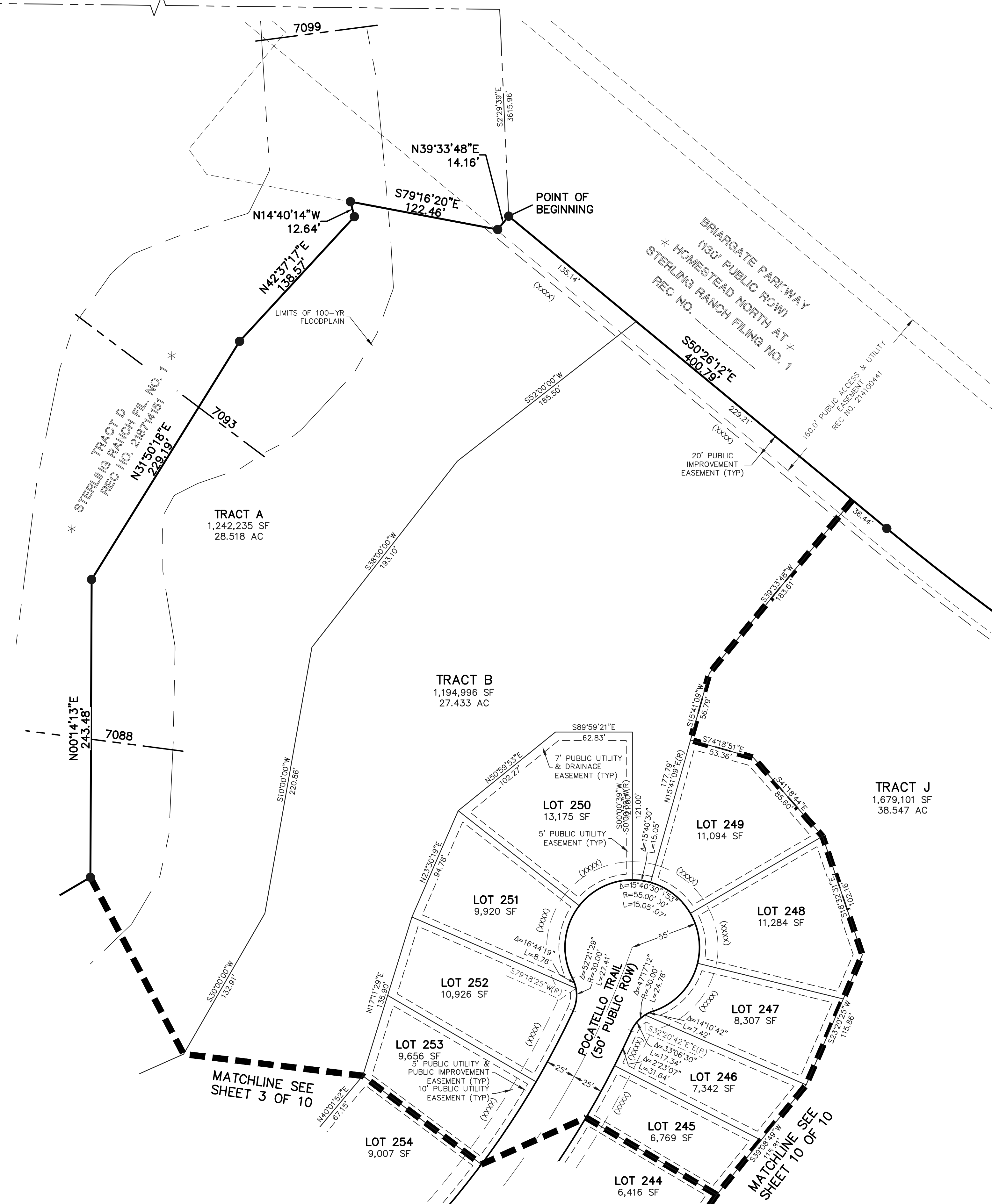
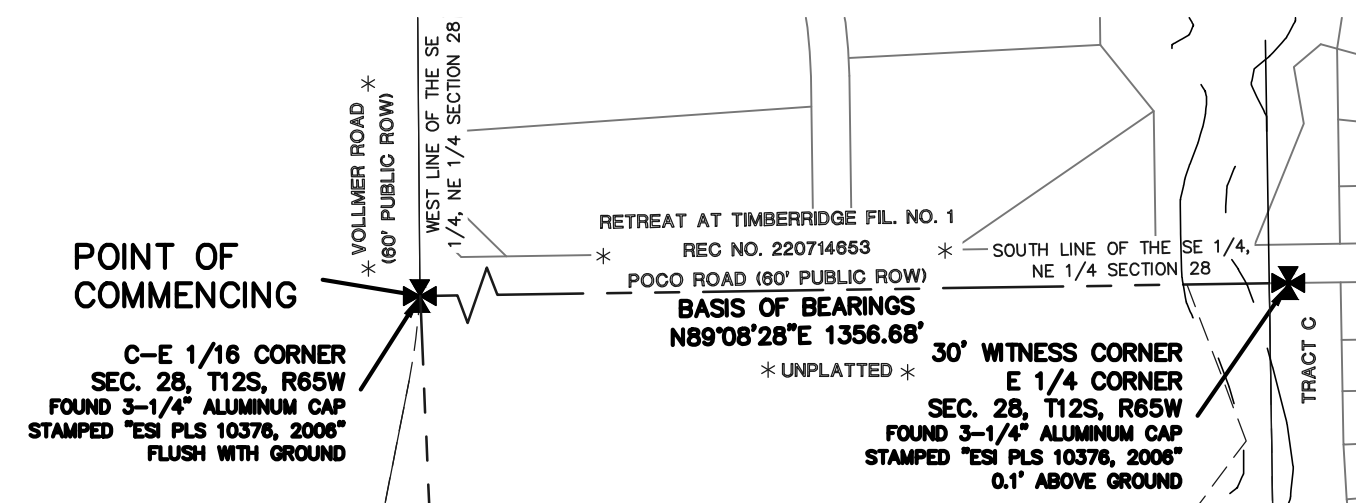


STERLING RANCH EAST FILING NO. 1

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



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - RECOVERED AS NOTED
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 - 7025 BASE FLOOD ELEVATION

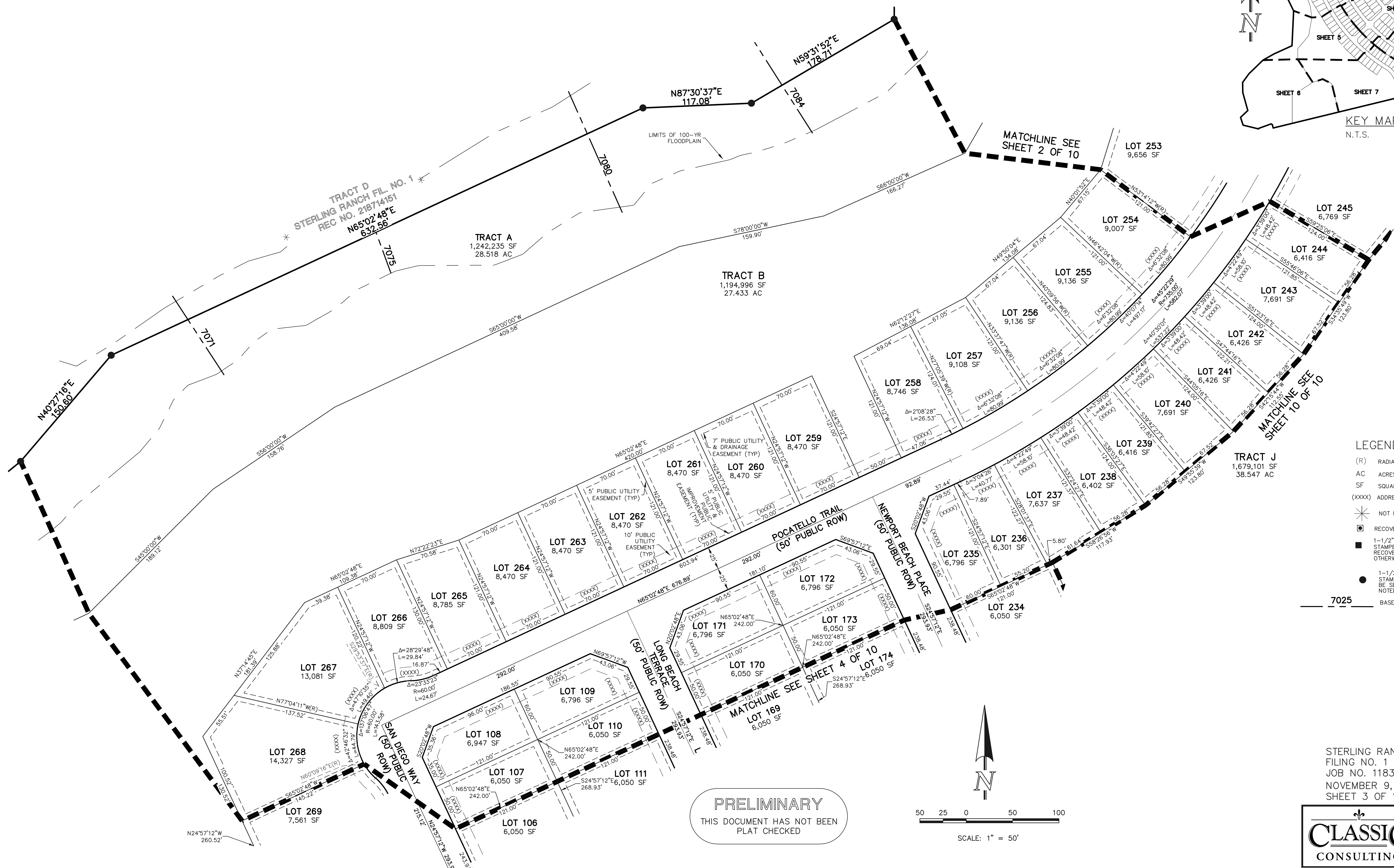
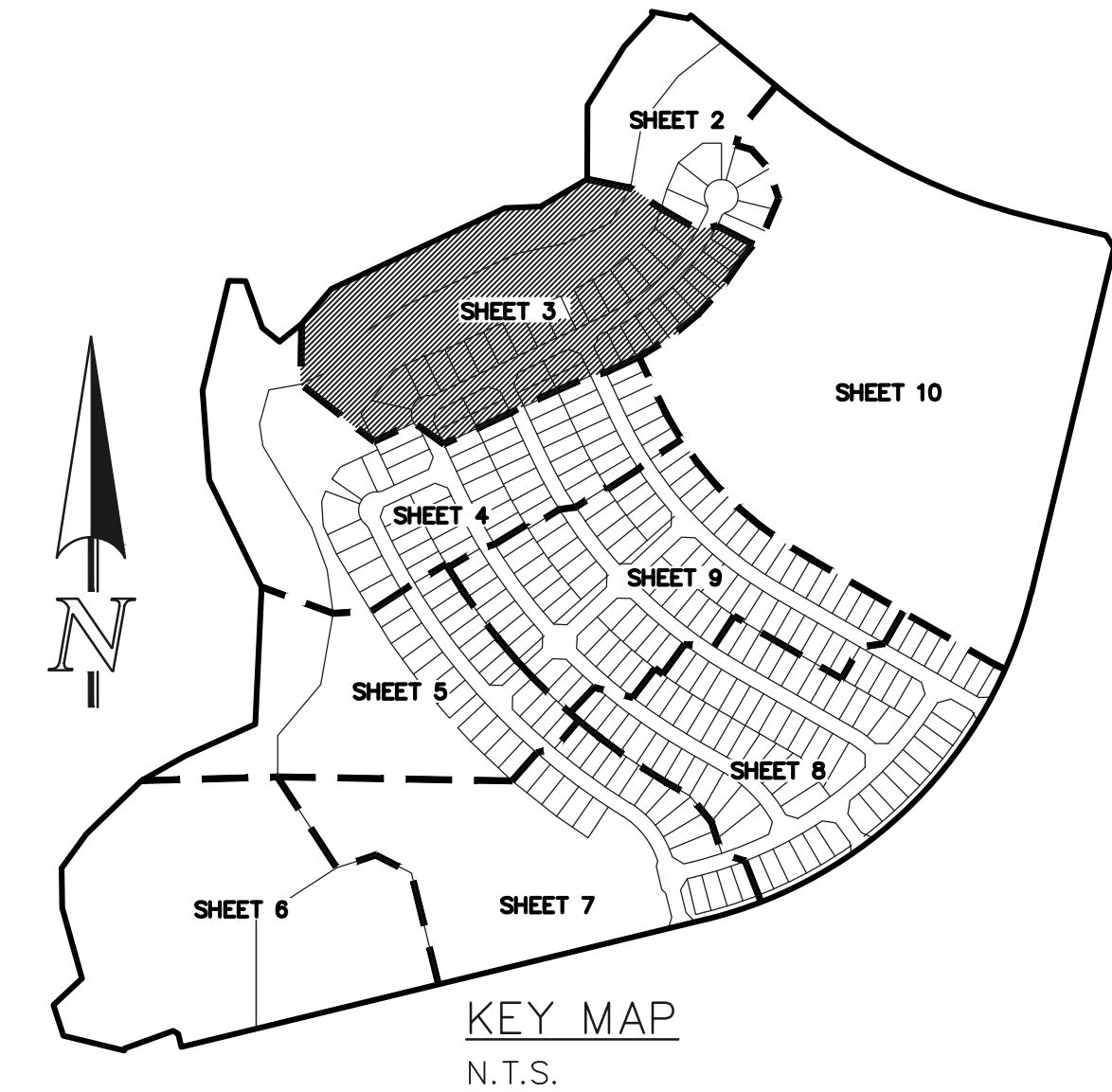
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

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



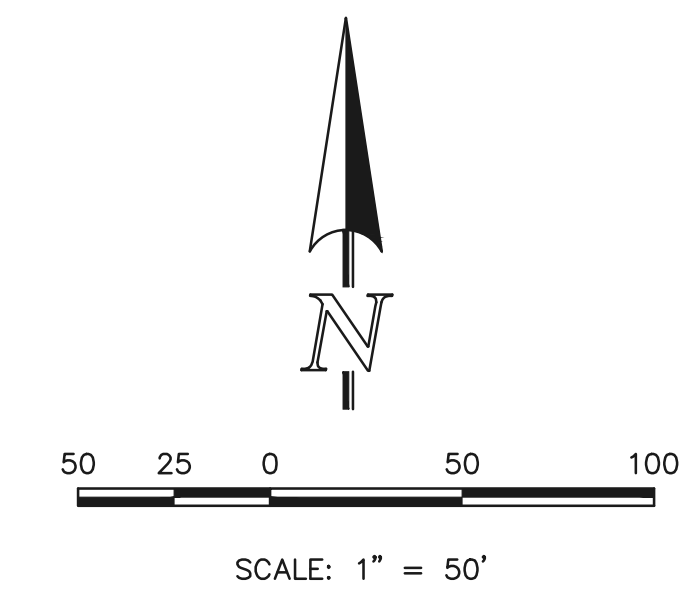
STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
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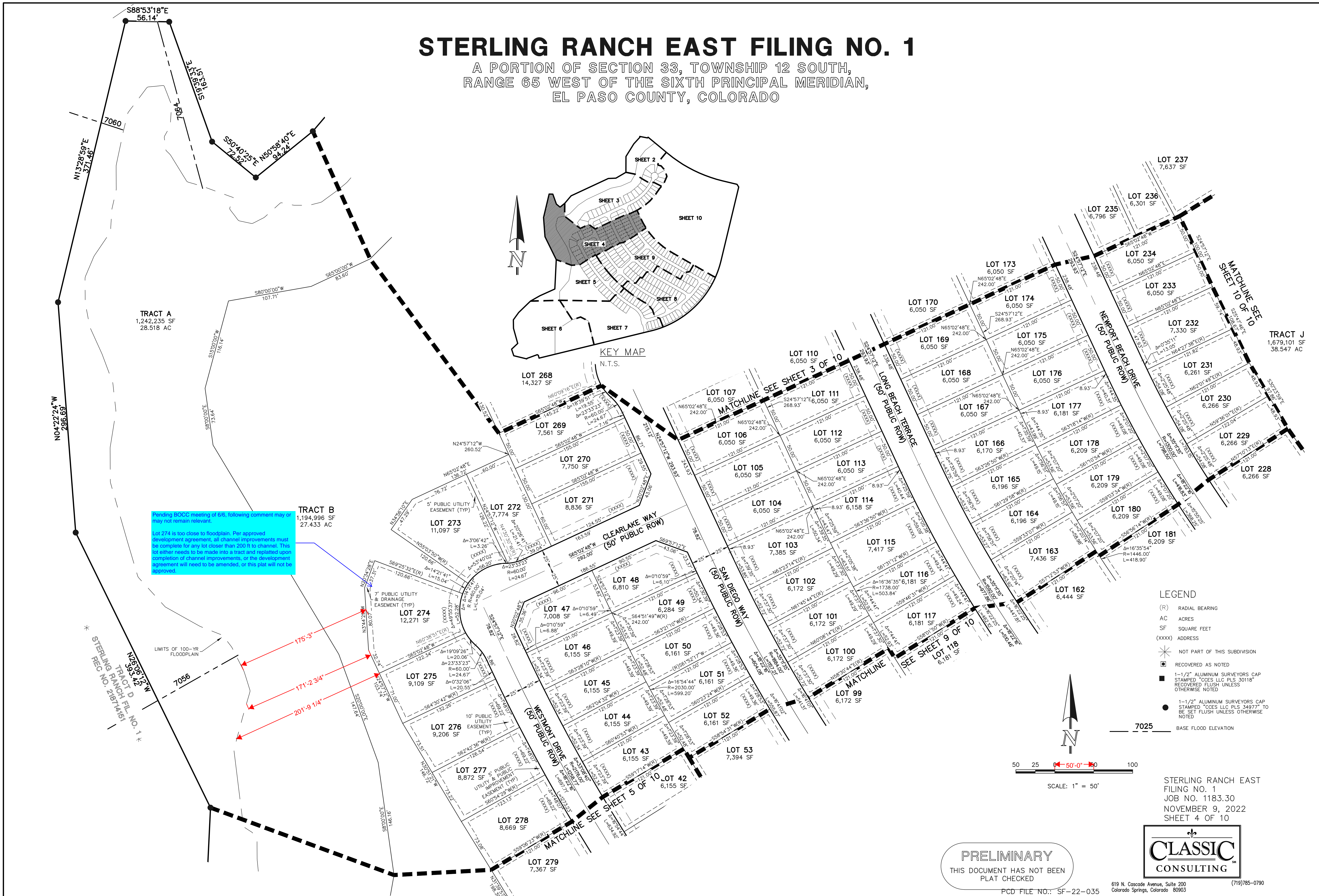


STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 3 OF 10



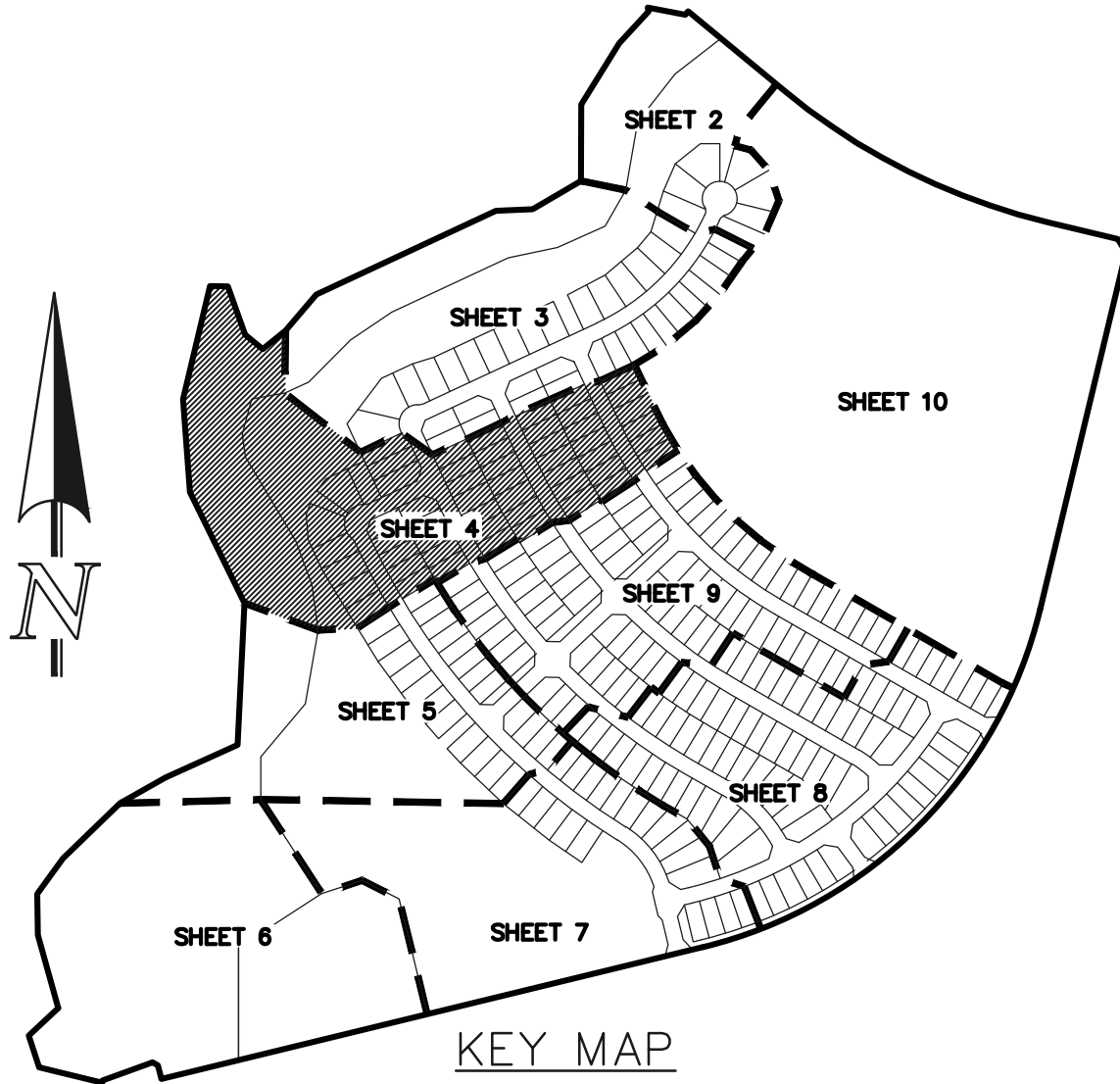
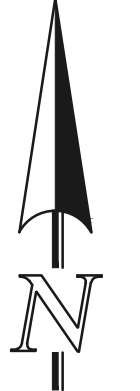
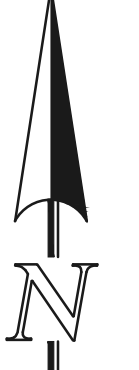
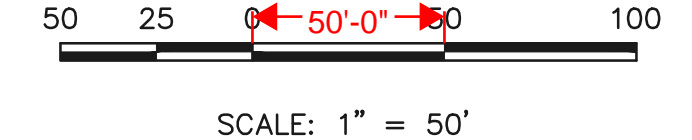
STERLING RANCH EAST FILING NO. 1

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

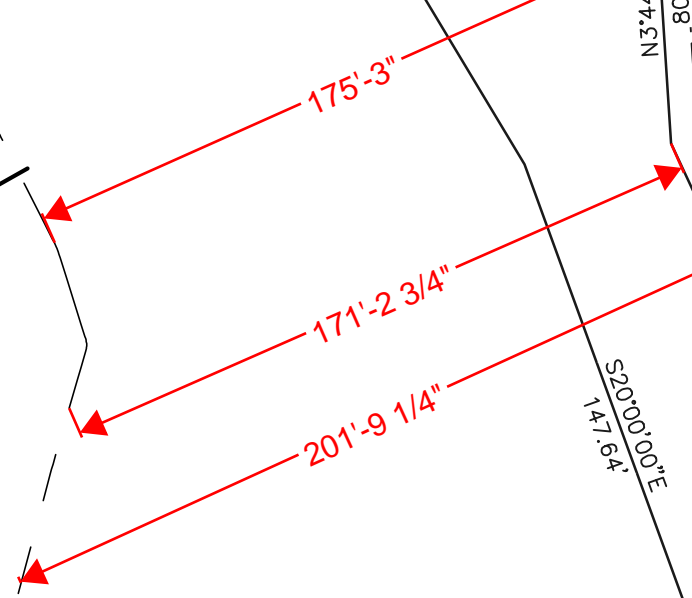


Pending BOCC meeting of 6/6, following comment may or may not remain relevant.

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LIMITS OF 100-YR FLOODPLAIN



TRACT A
1,242,235 SF
28.518 AC

TRACT B
1,194,996 SF
27.433 AC

TRACT J
1,679,101 SF
38.547 AC

KEY MAP
N.T.S.

LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXX) ADDRESS
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- 7025 BASE FLOOD ELEVATION

SCALE: 1" = 50'

STERLING RANCH EAST FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 4 OF 10



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

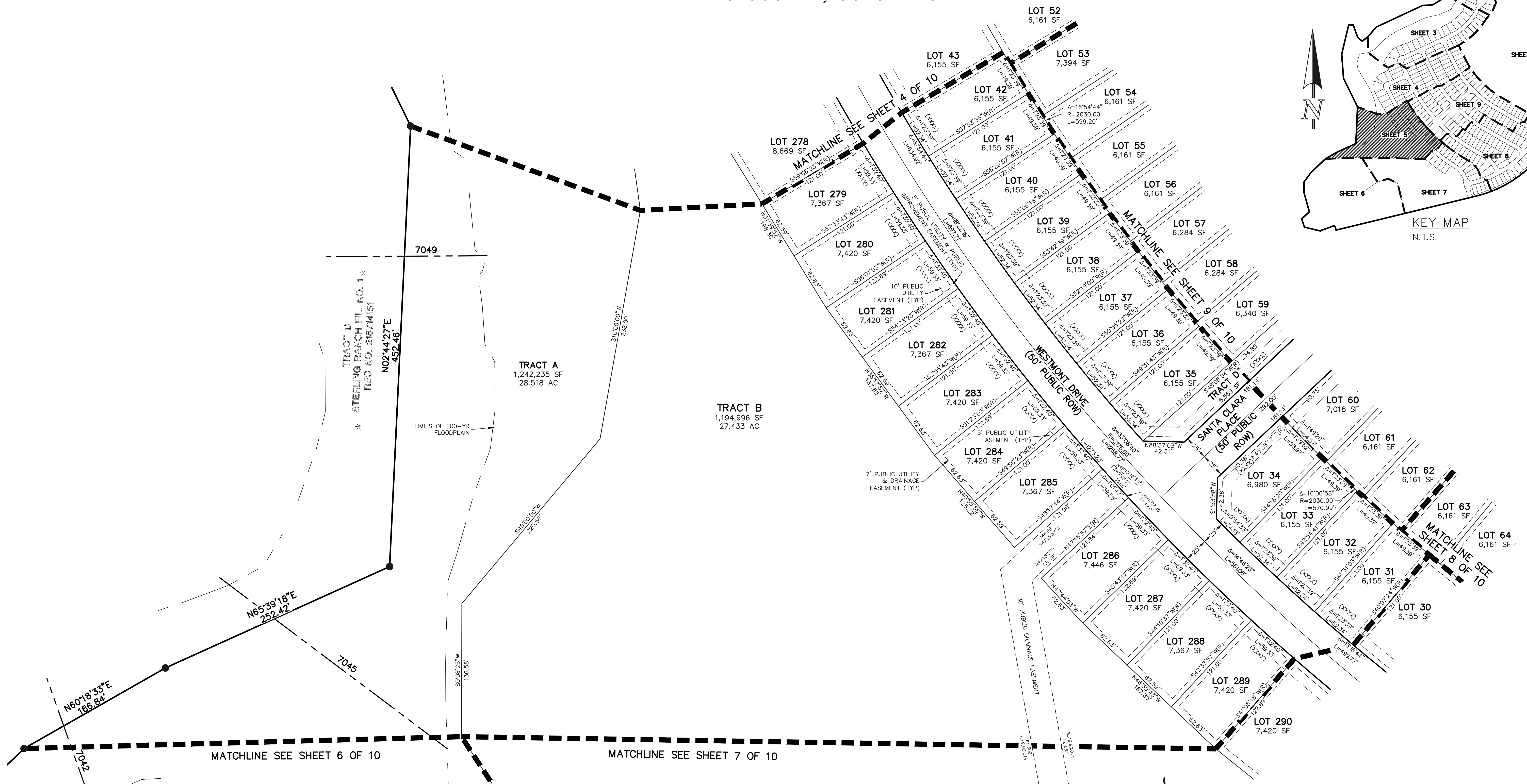
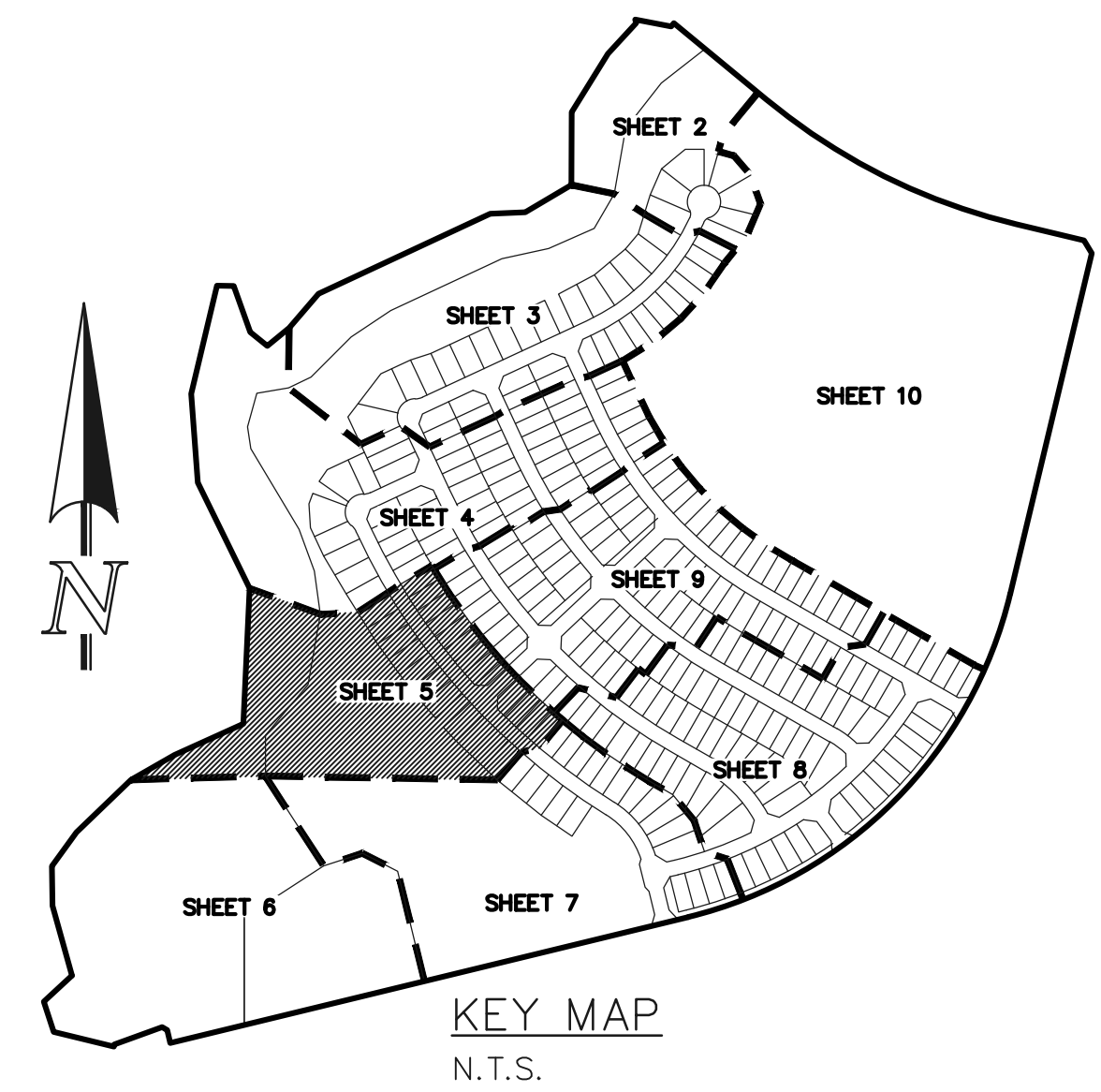
PCD FILE NO.: SF-22-035

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

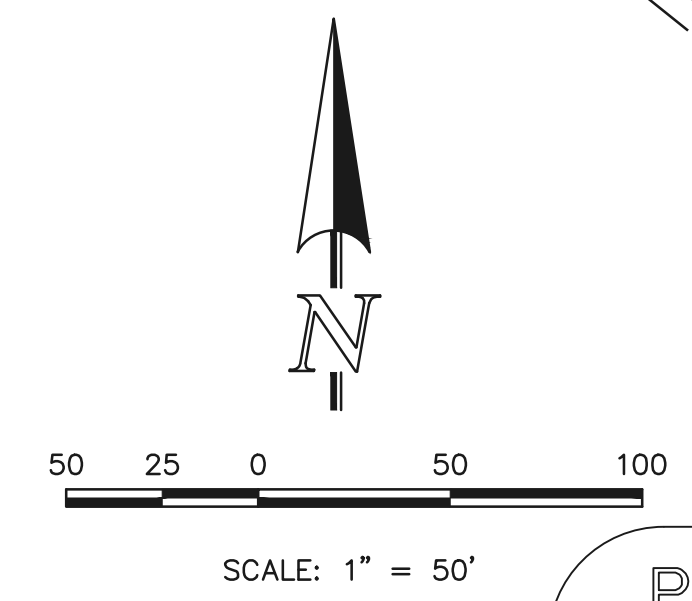
(719)785-0790

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



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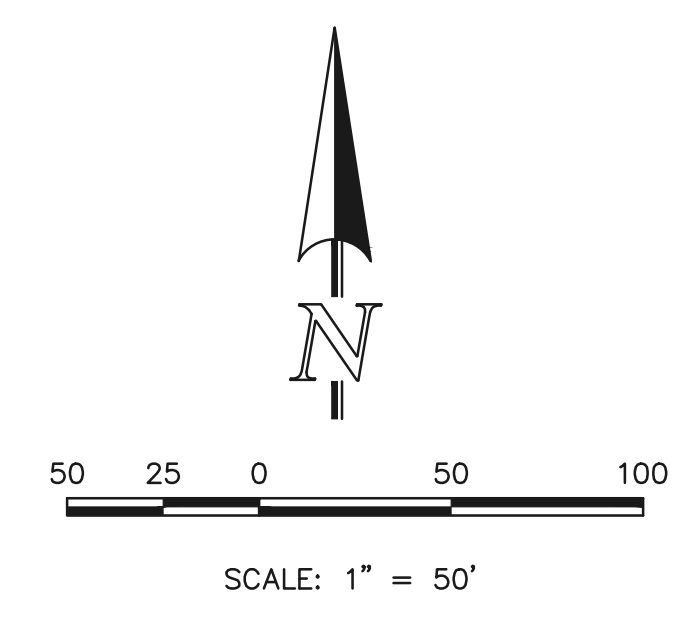
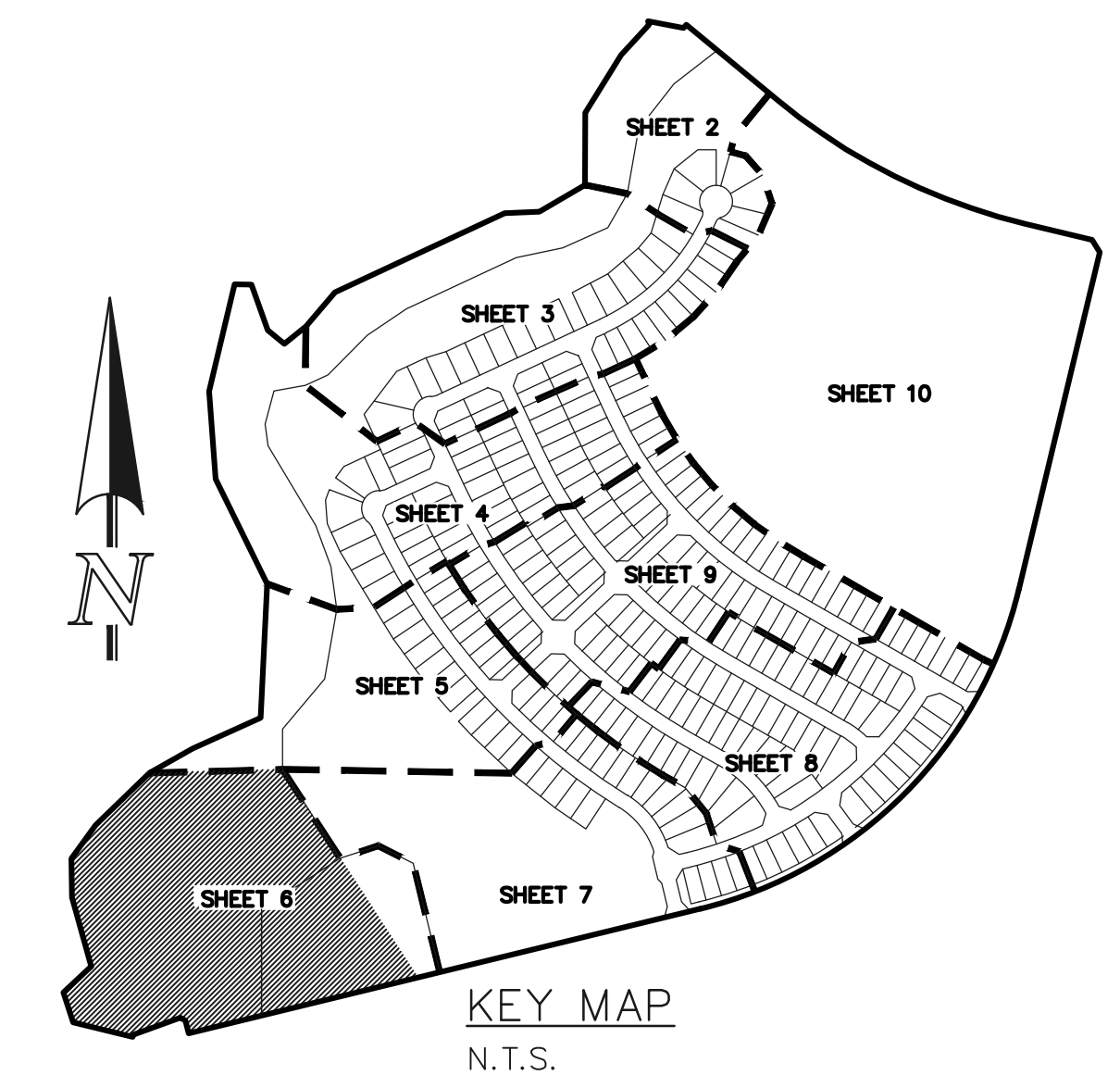
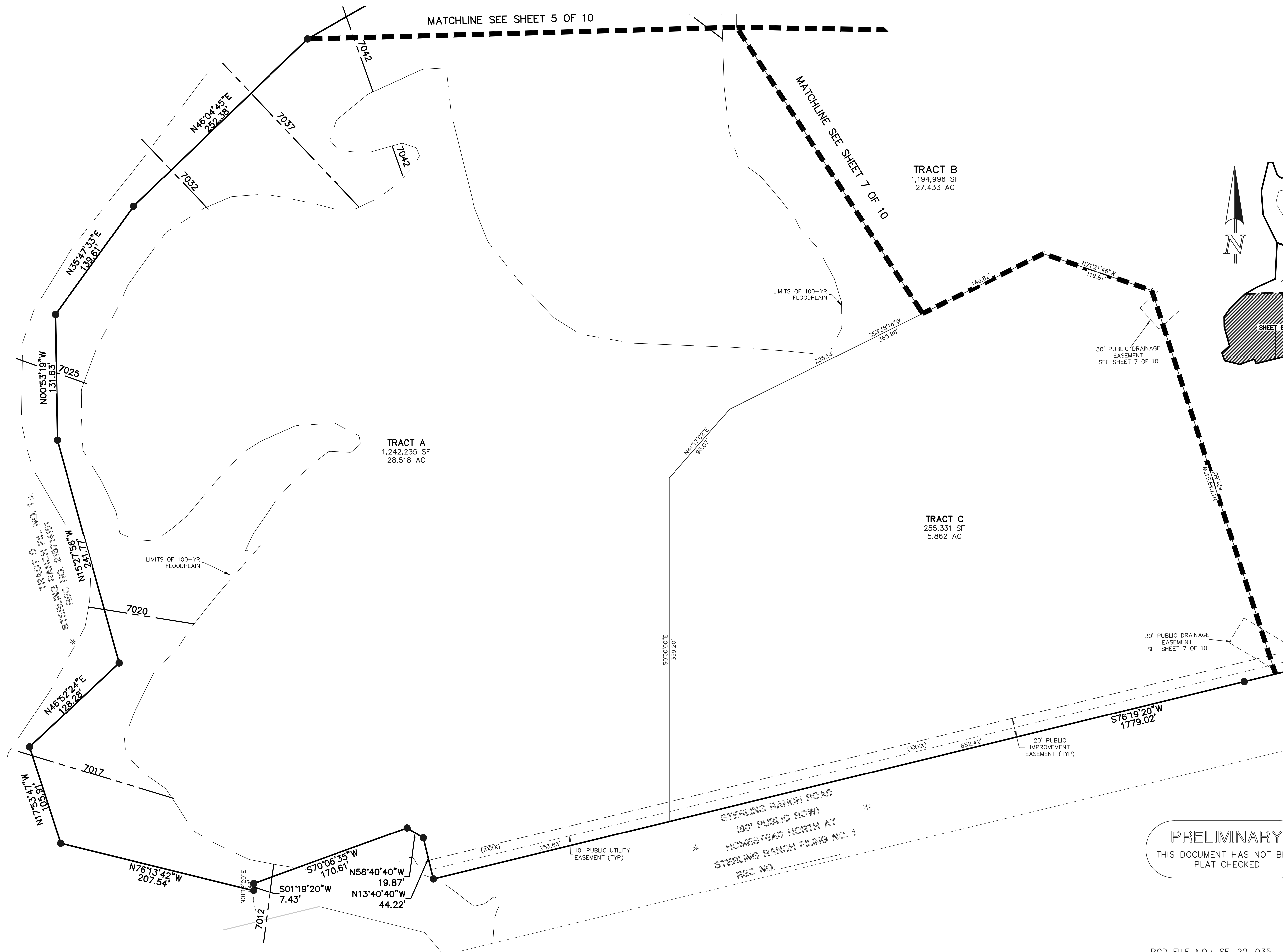
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STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 5 OF 10

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



- LEGEND**
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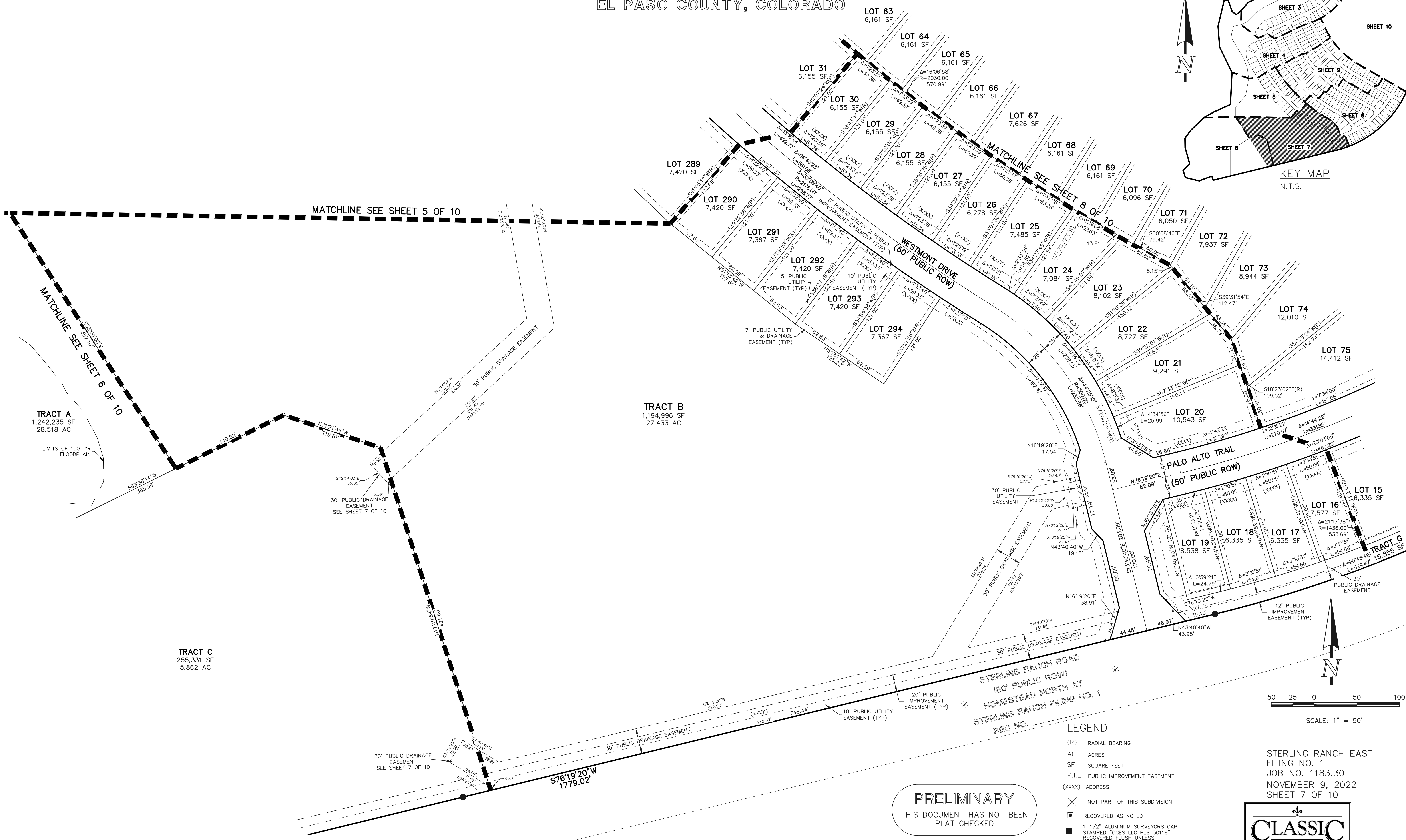
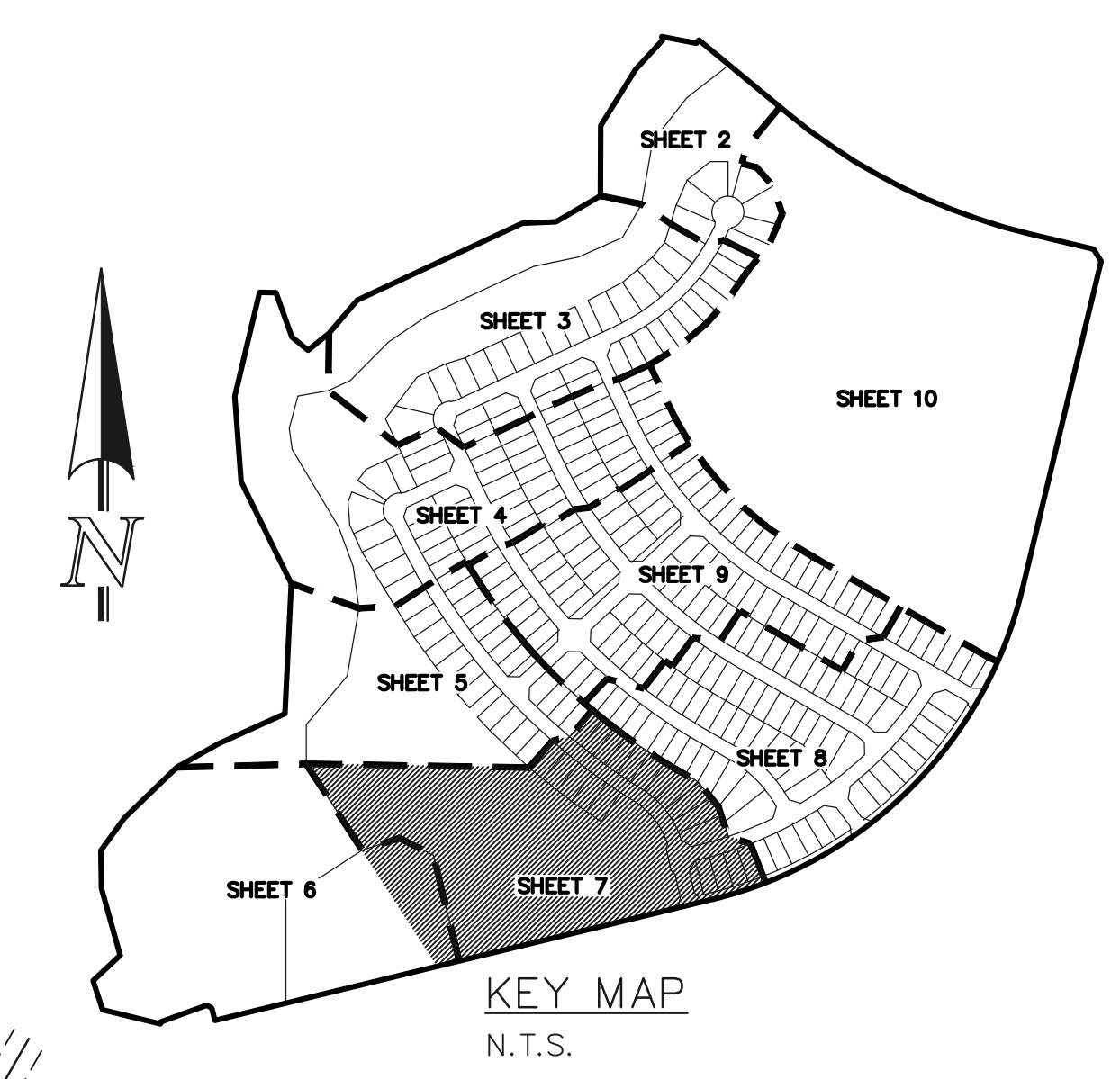
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STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 6 OF 10



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



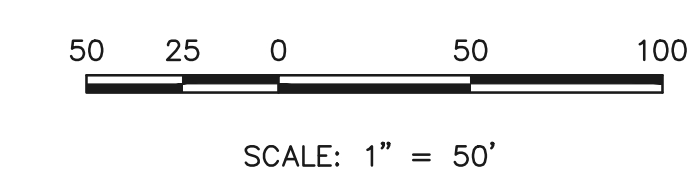
TRACT A
1,242,235 SF
28.518 AC

TRACT B
1,194,996 SF
27.433 AC

TRACT C
255,331 SF
5.862 AC

PRELIMINARY
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- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - (XXXX) ADDRESS
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STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 7 OF 10



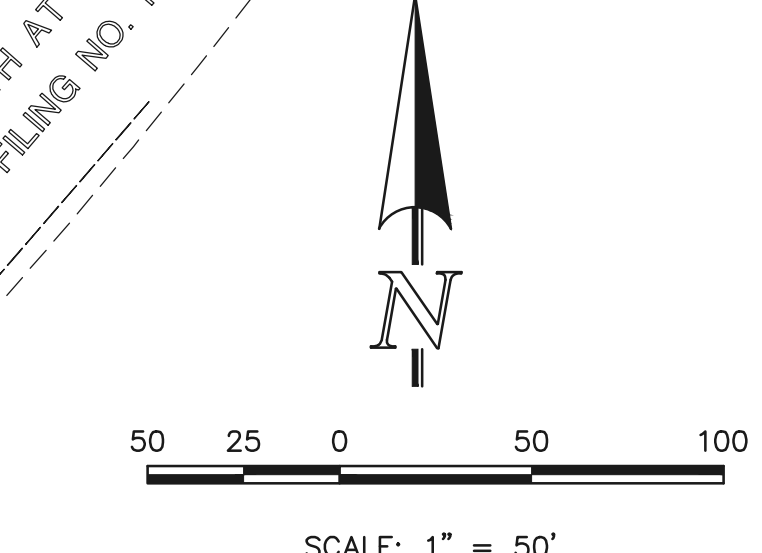
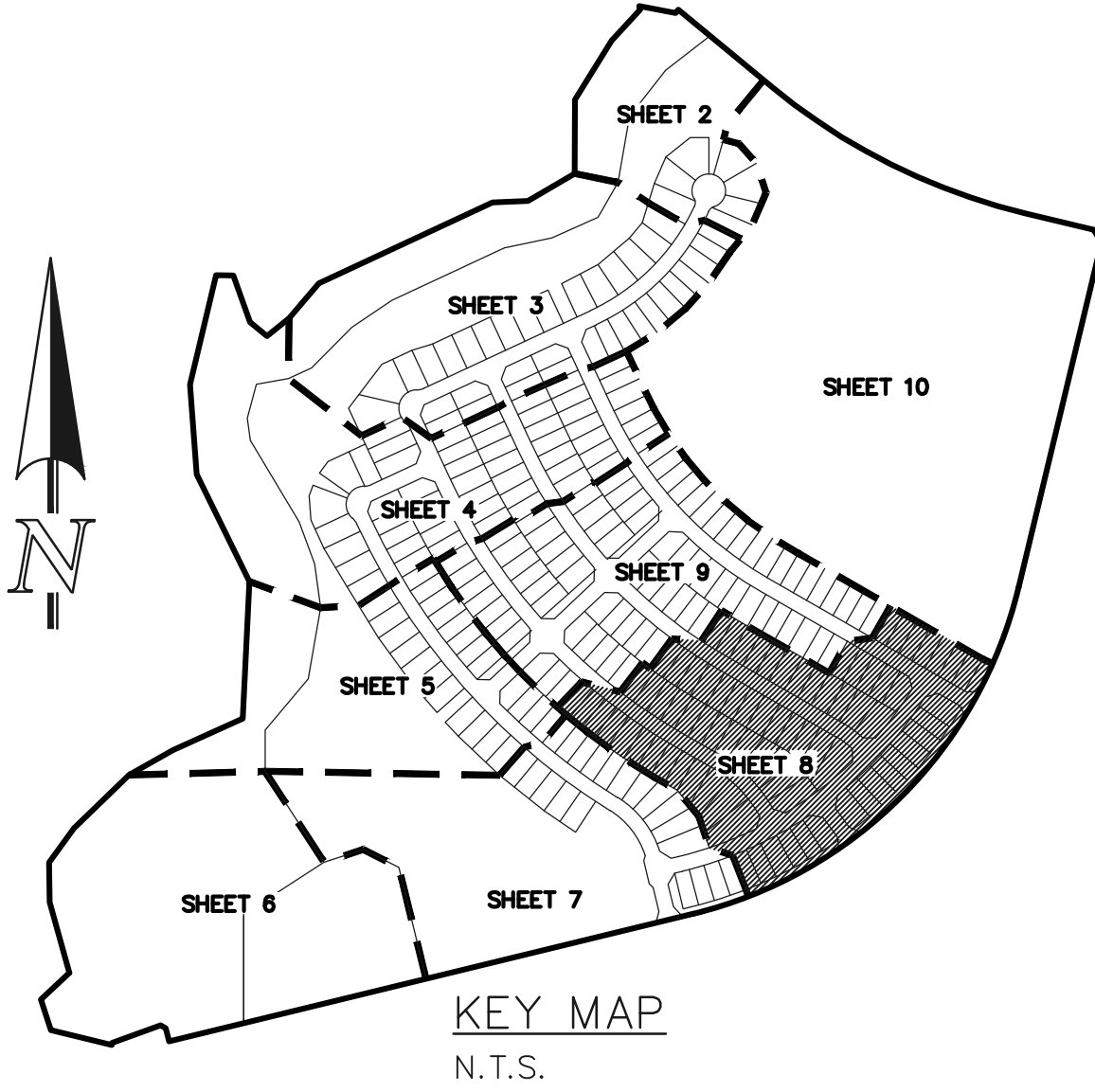
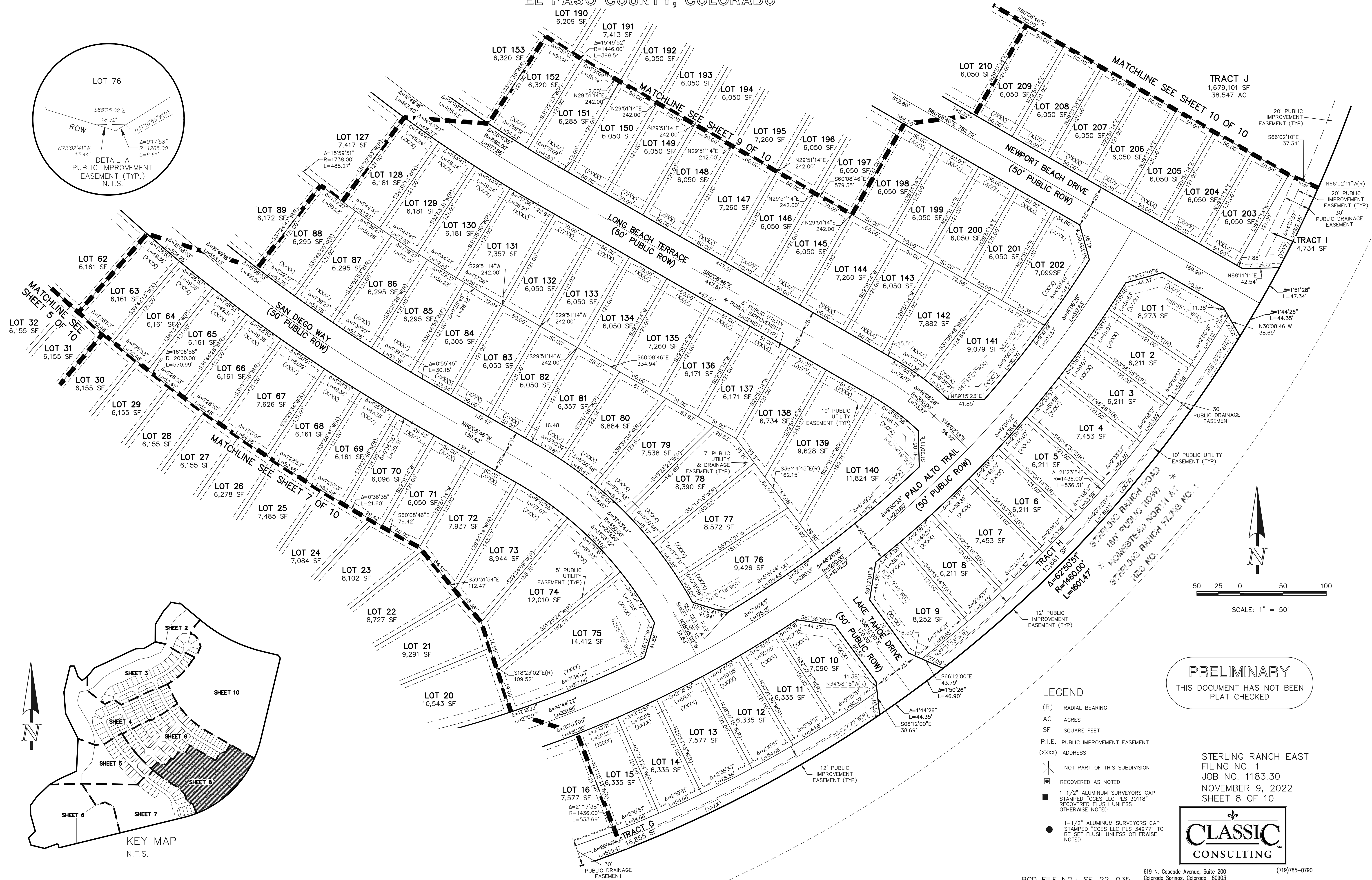
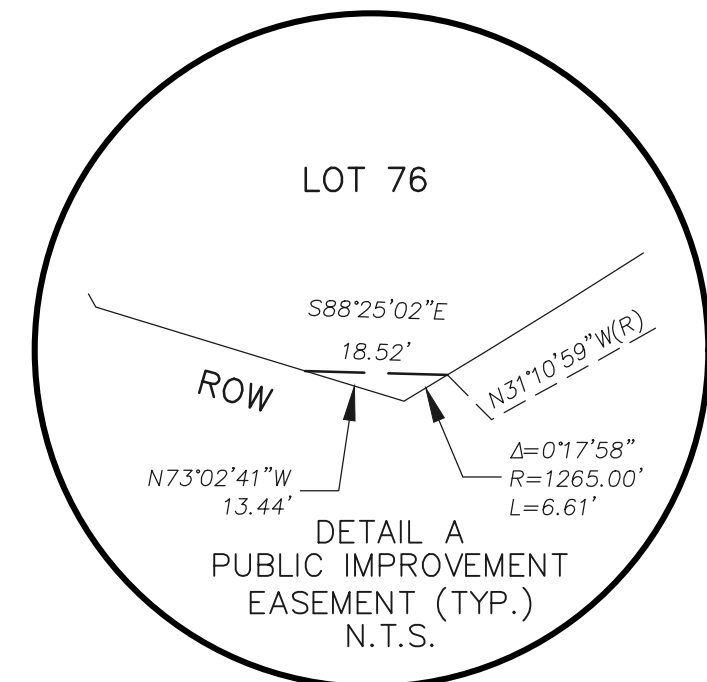
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO.: SF-22-035

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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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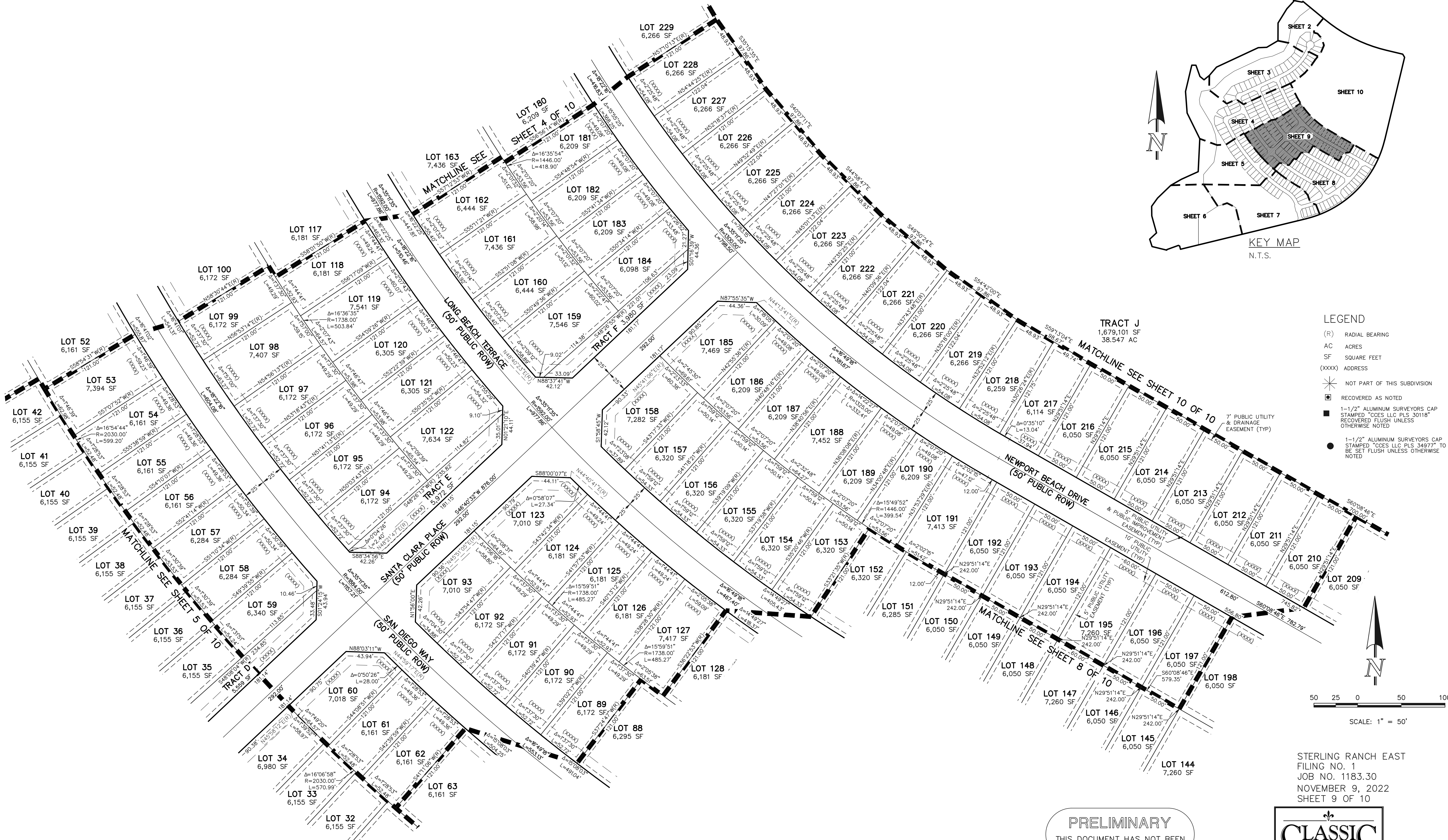
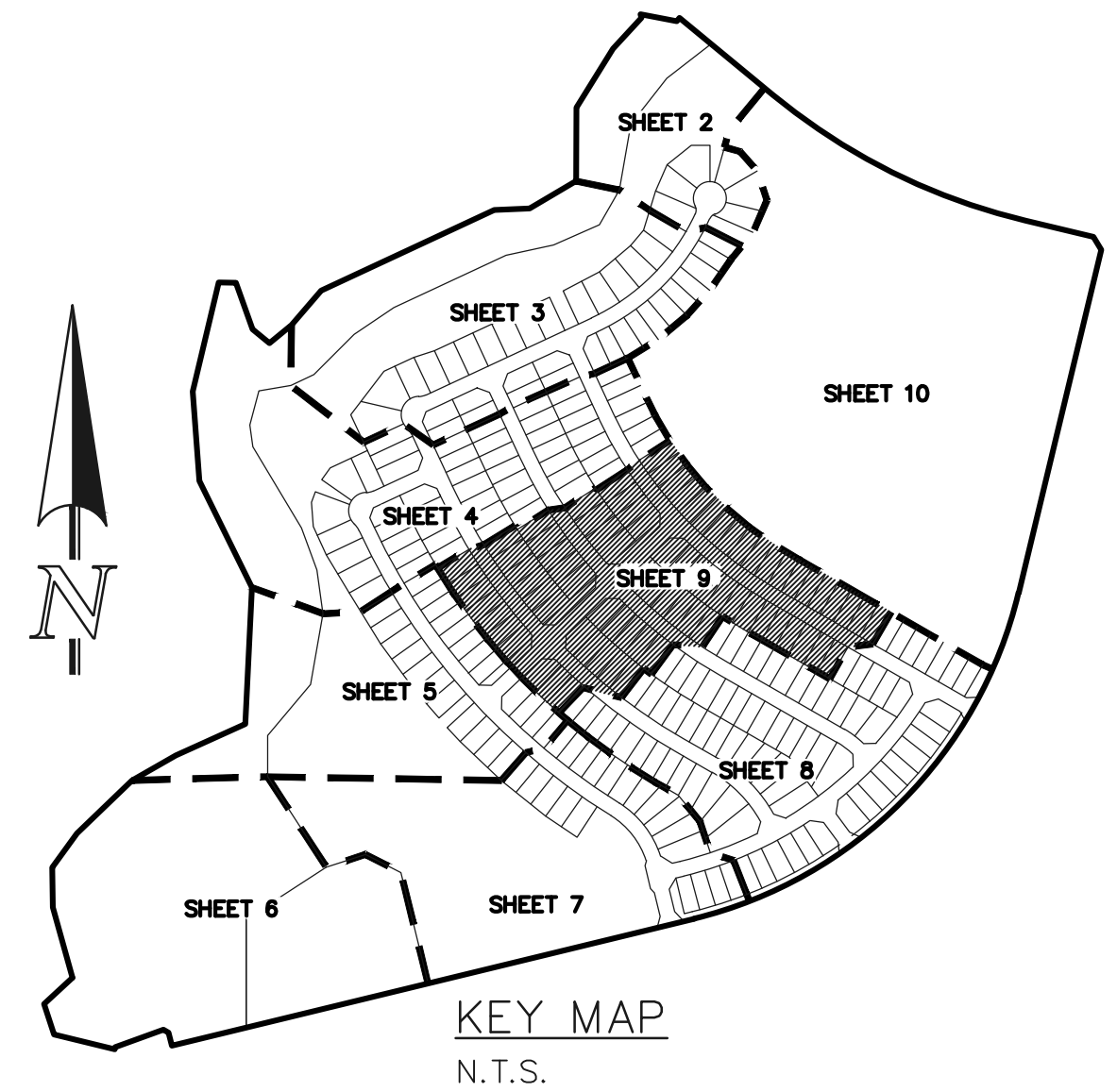
- LEGEND**
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STERLING RANCH EAST FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 8 OF 10

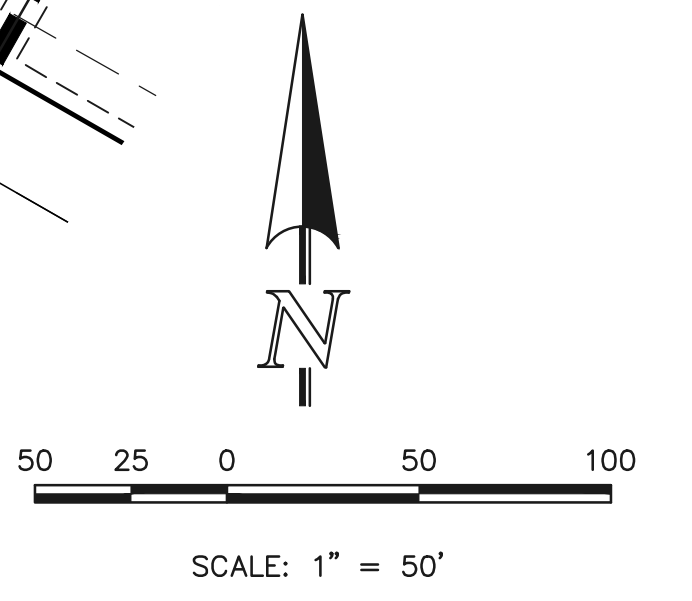


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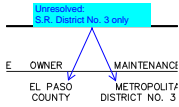
STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 9 OF 10

PRELIMINARY
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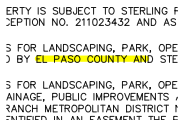
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CDurham (10)

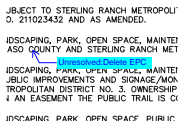


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S.R. District No. 3 only

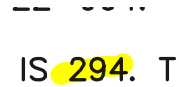


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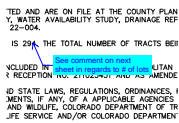


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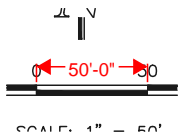


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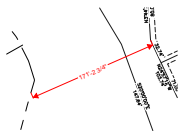
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See comment on next sheet in regards to # of lots

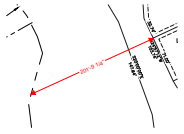


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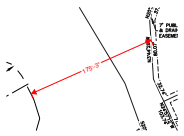
50'-0"



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Author: CDurham
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Subject: Length Measurement
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Author: CDurham
Date: 5/3/2023 8:37:54 AM
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Subject: Length Measurement
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Author: CDurham
Date: 5/3/2023 8:38:45 AM
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Subject: Callout
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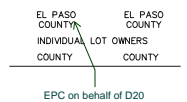
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dsdparsons (8)

APR, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PUBLIC DRAINAGE, FENCING AND WALLS)
 J (PUBLIC DRAINAGE)
 PE, FUTURE SCHOOL)
 :94 TOTAL)

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Author: dsdparsons
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Layer:
Space:

EPC on behalf of D20

