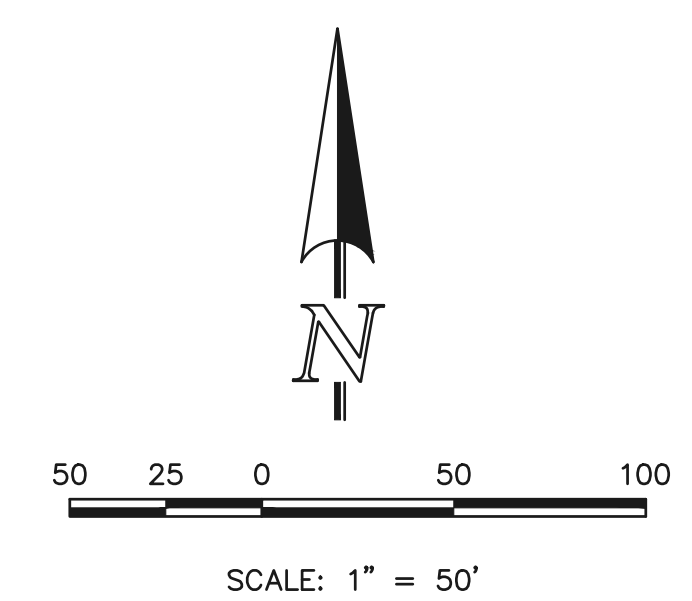
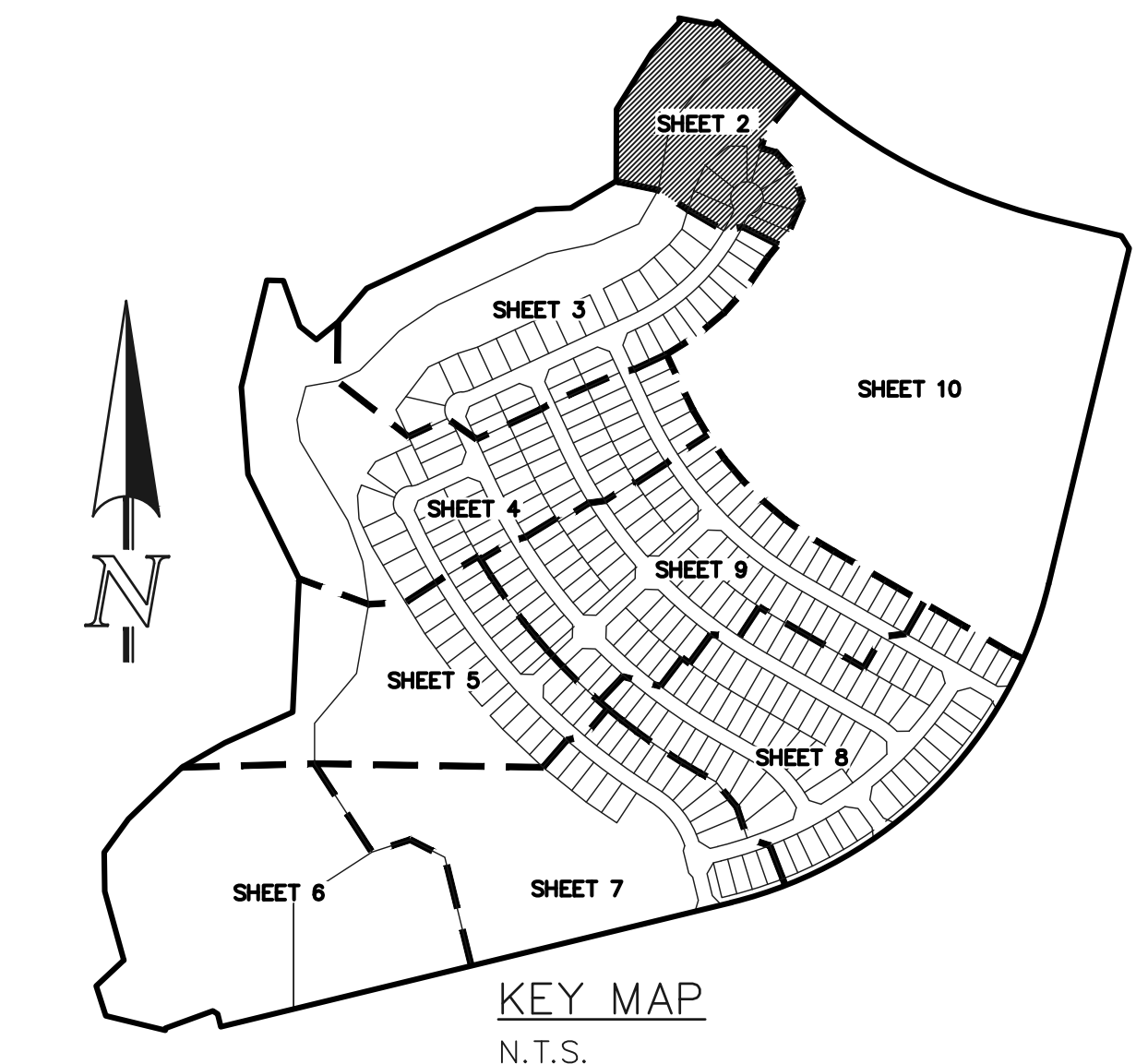
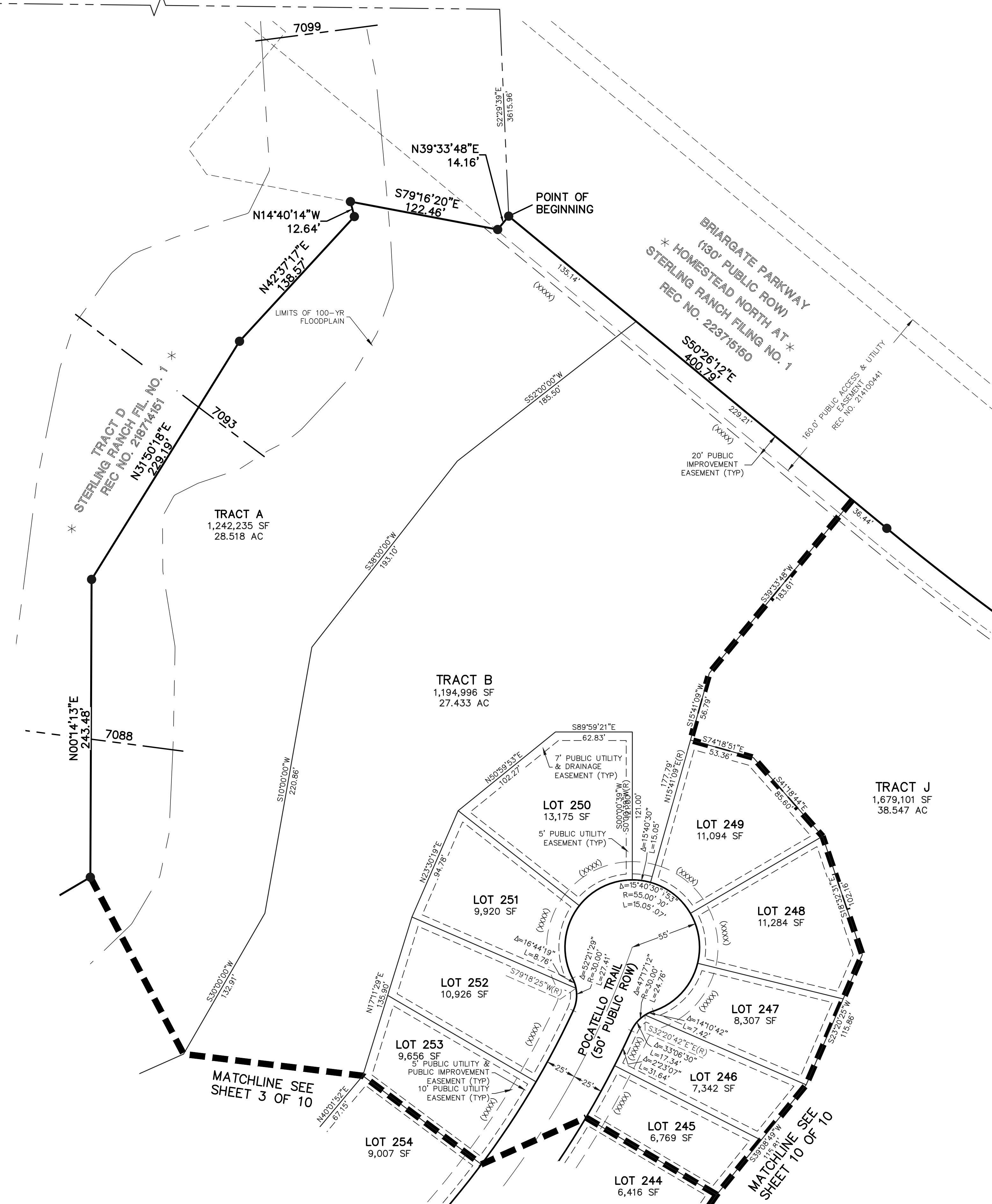
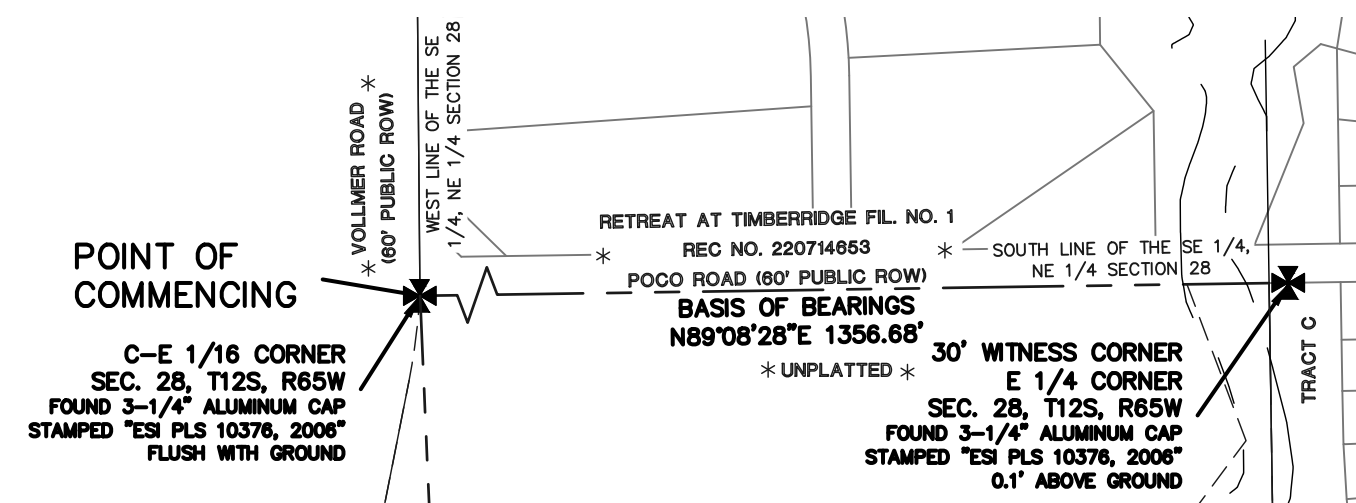


STERLING RANCH EAST FILING NO. 1

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
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" 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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

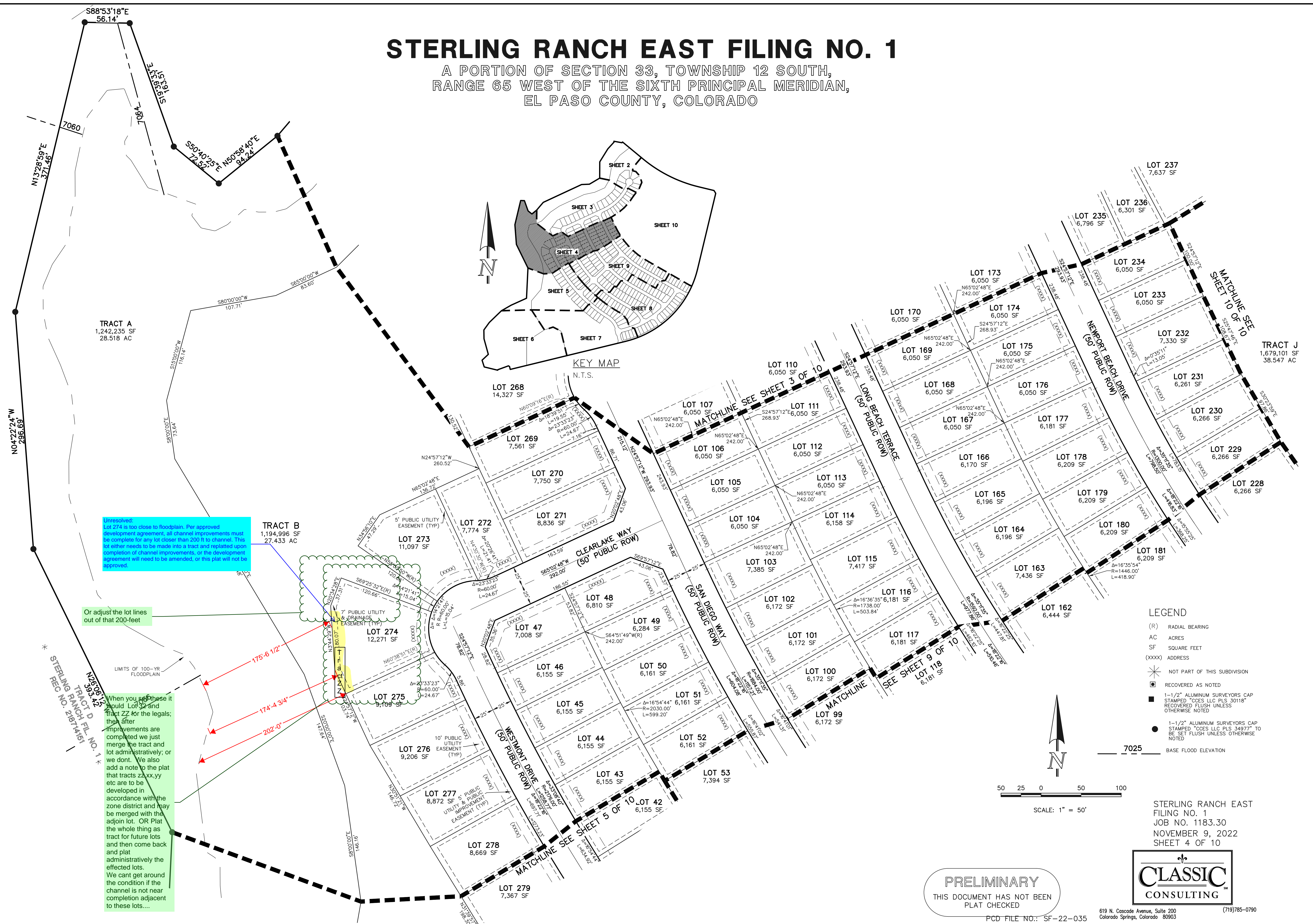
STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 2 OF 10



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STERLING RANCH EAST FILING NO. 1

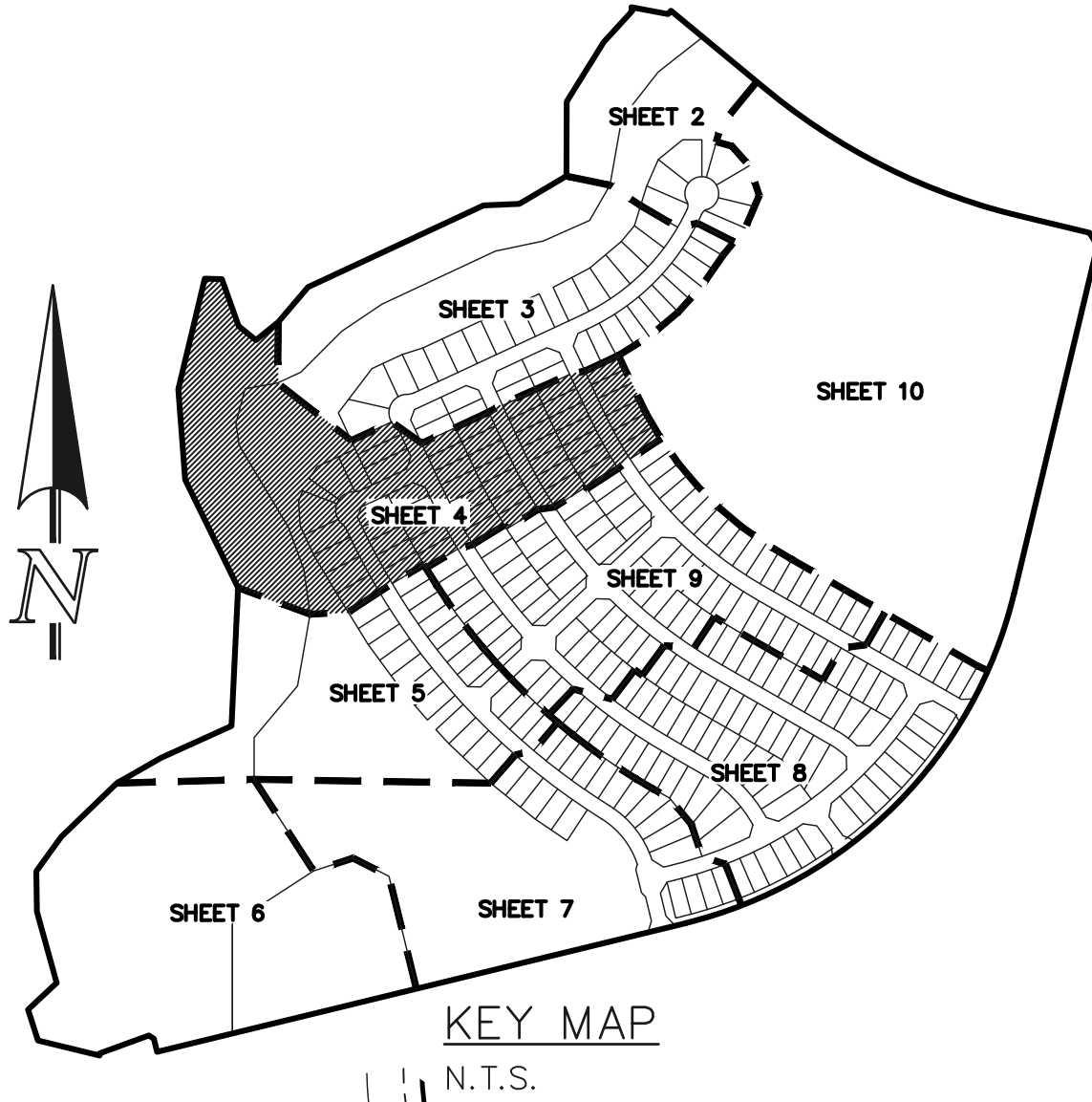
A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



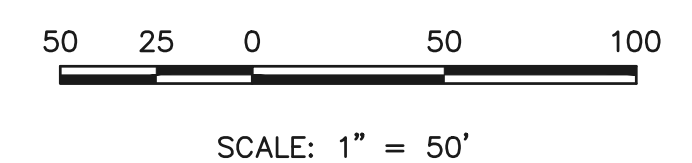
Unresolved:
Lot 274 is too close to floodplain. Per approved development agreement, all channel improvements must be complete for any lot closer than 200 ft to channel. This lot either needs to be made into a tract and replatted upon completion of channel improvements, or the development agreement will need to be amended, or this plat will not be approved.

Or adjust the lot lines out of that 200-foot

When you see these it would Lot 32 and tract ZZ for the legals; then after improvements are completed we just merge the tract and lot administratively; or we dont. We also add a note to the plat that tracts zzz,yy etc are to be developed in accordance with the zone district and may be merged with the adjoin lot. OR Plat the whole thing as tract for future lots and then come back and plat administratively the effected lots. We cant get around the condition if the channel is not near completion adjacent to these lots....



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

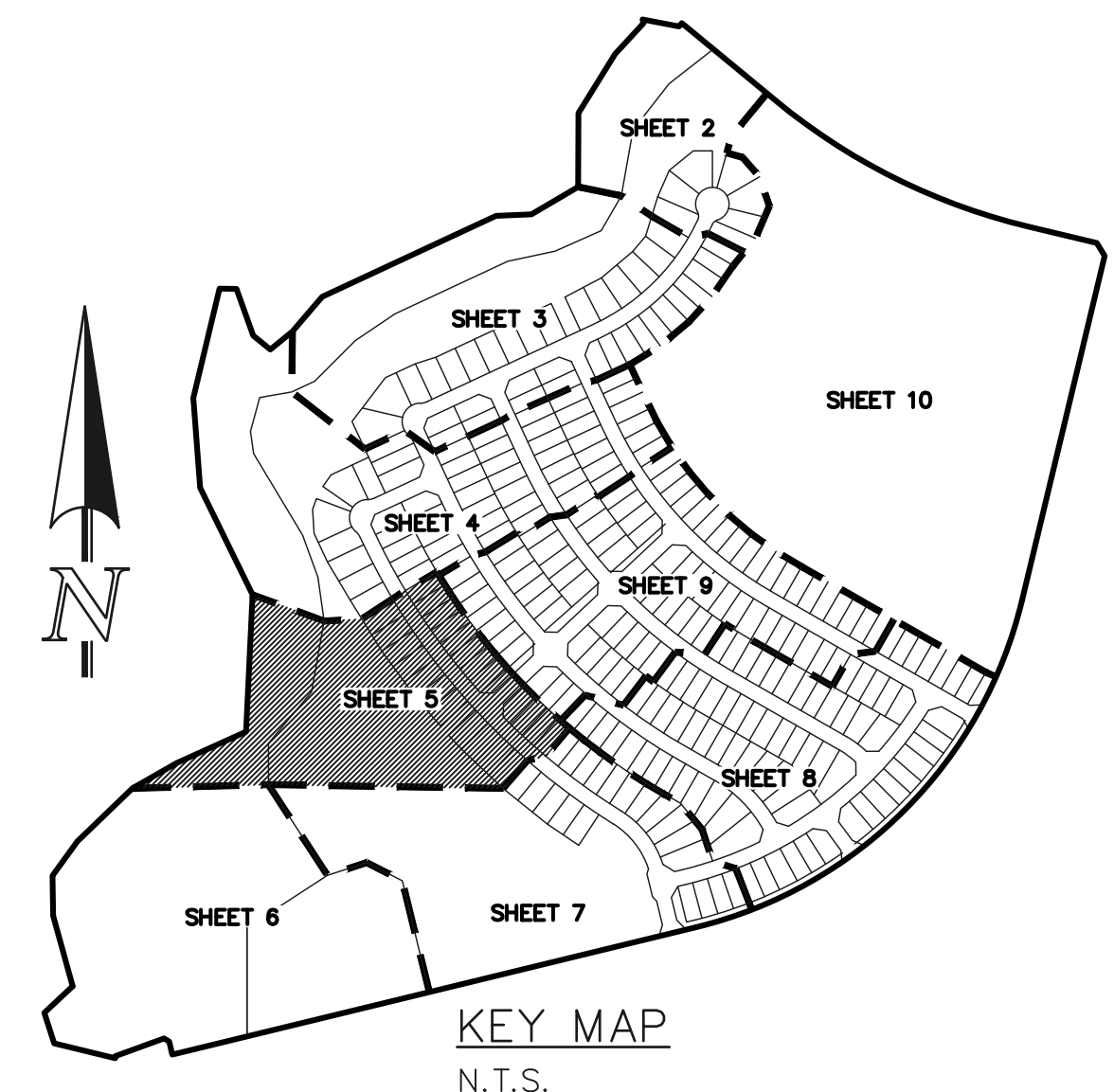
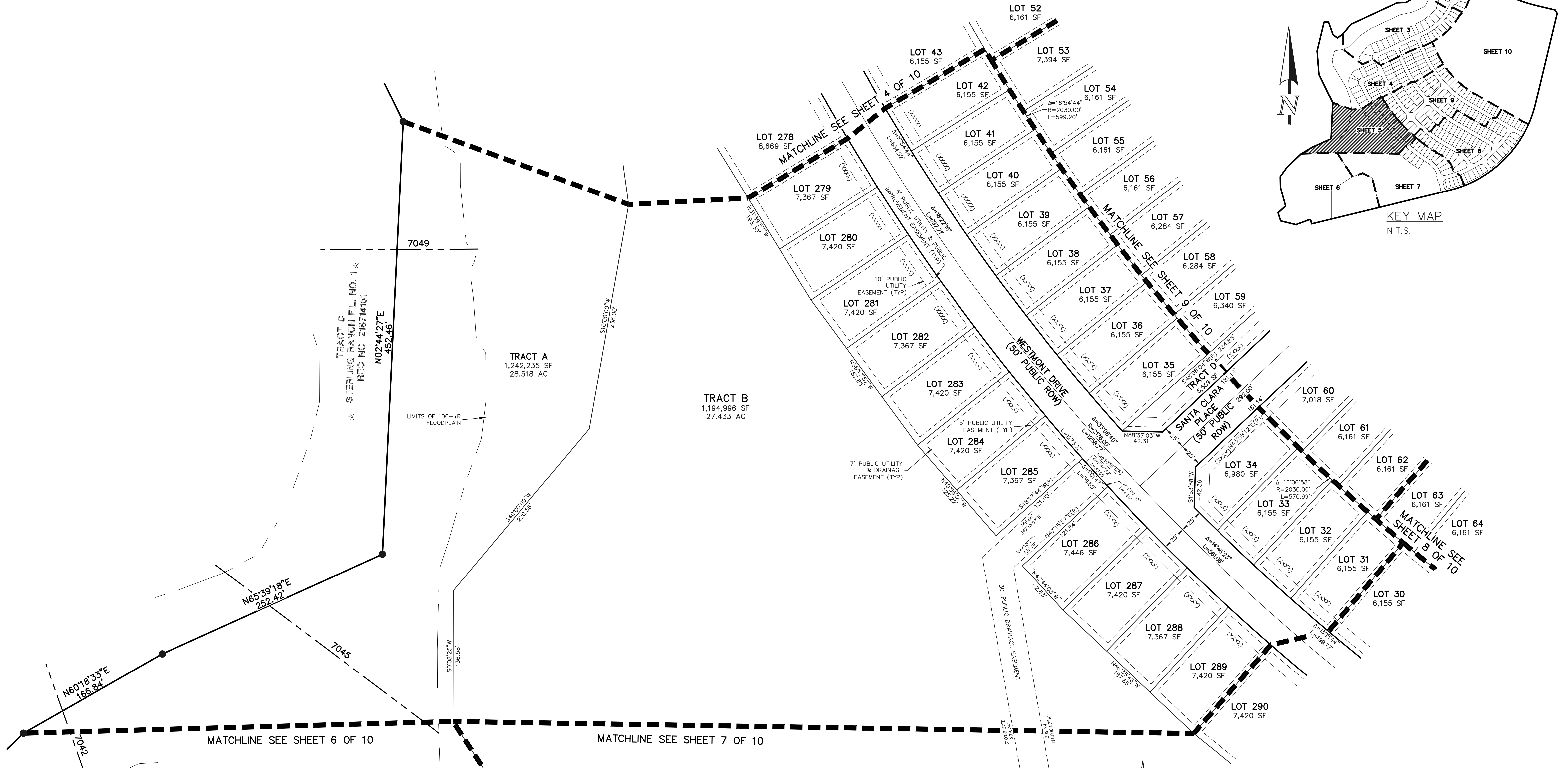
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.: SF-22-035

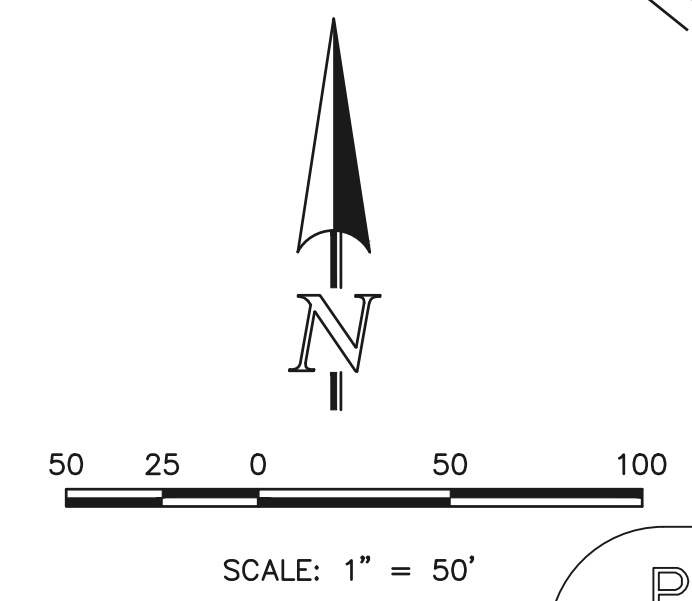
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STERLING RANCH EAST FILING NO. 1

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



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
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STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 5 OF 10

PCD FILE NO.: SF-22-035

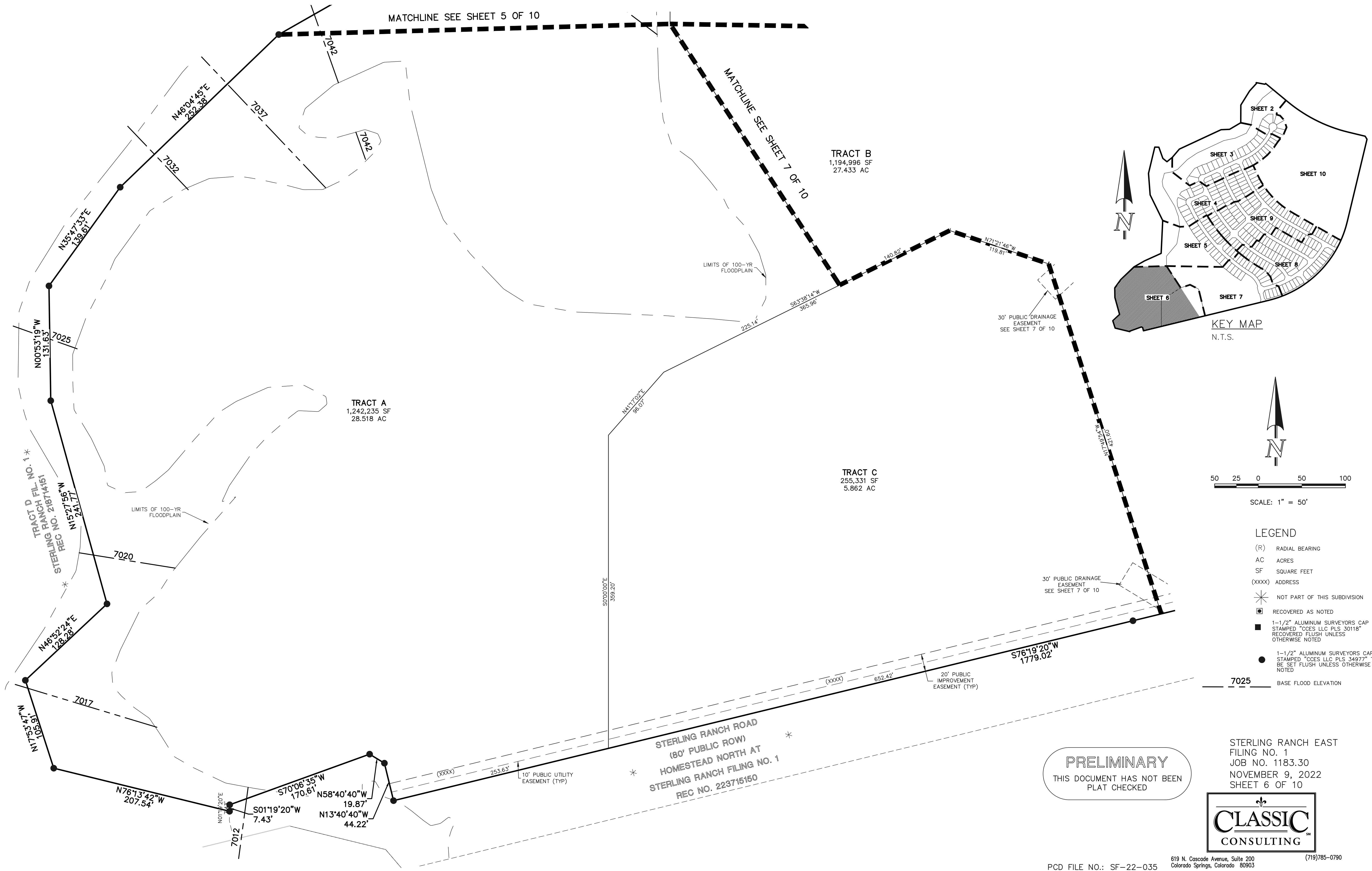
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

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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



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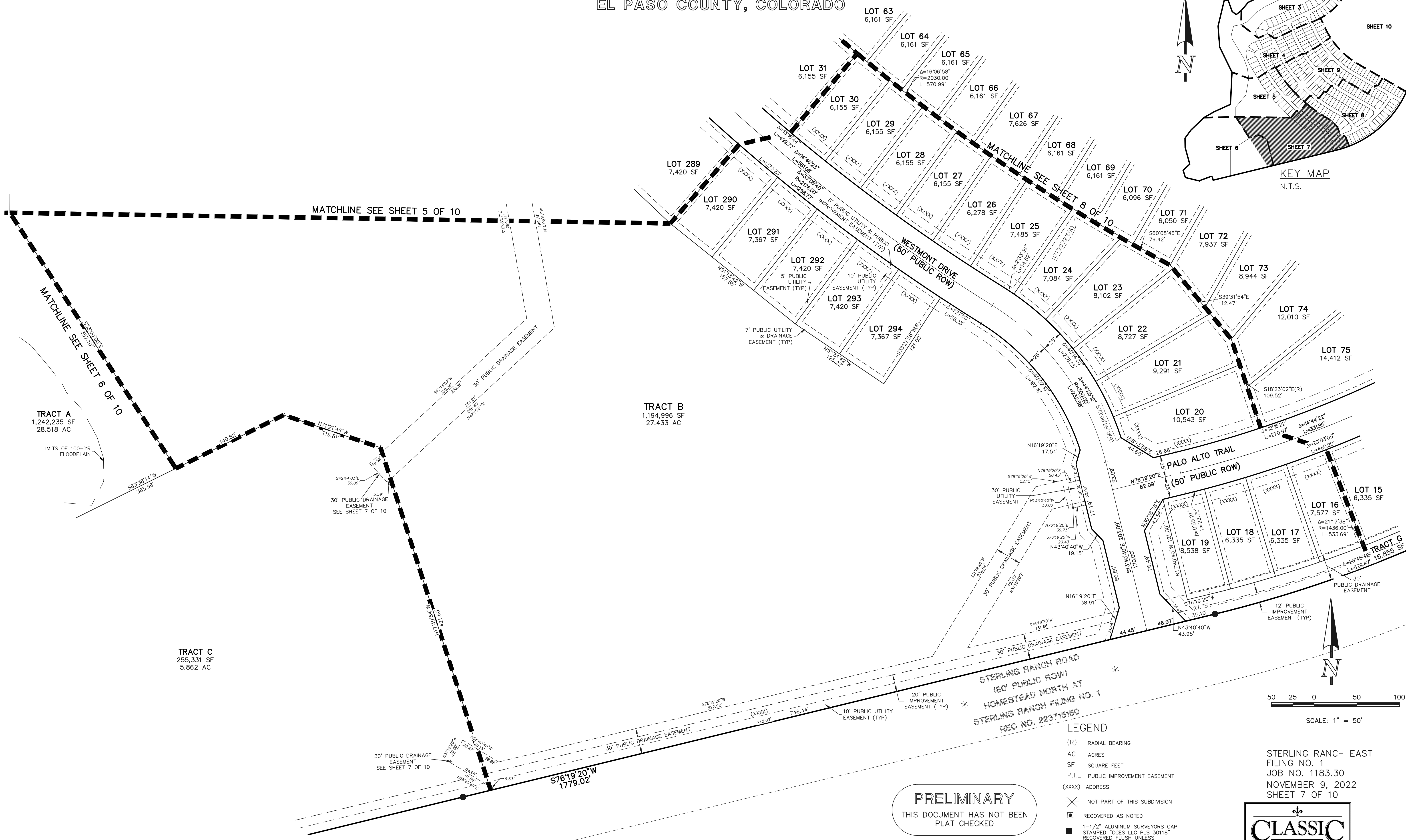
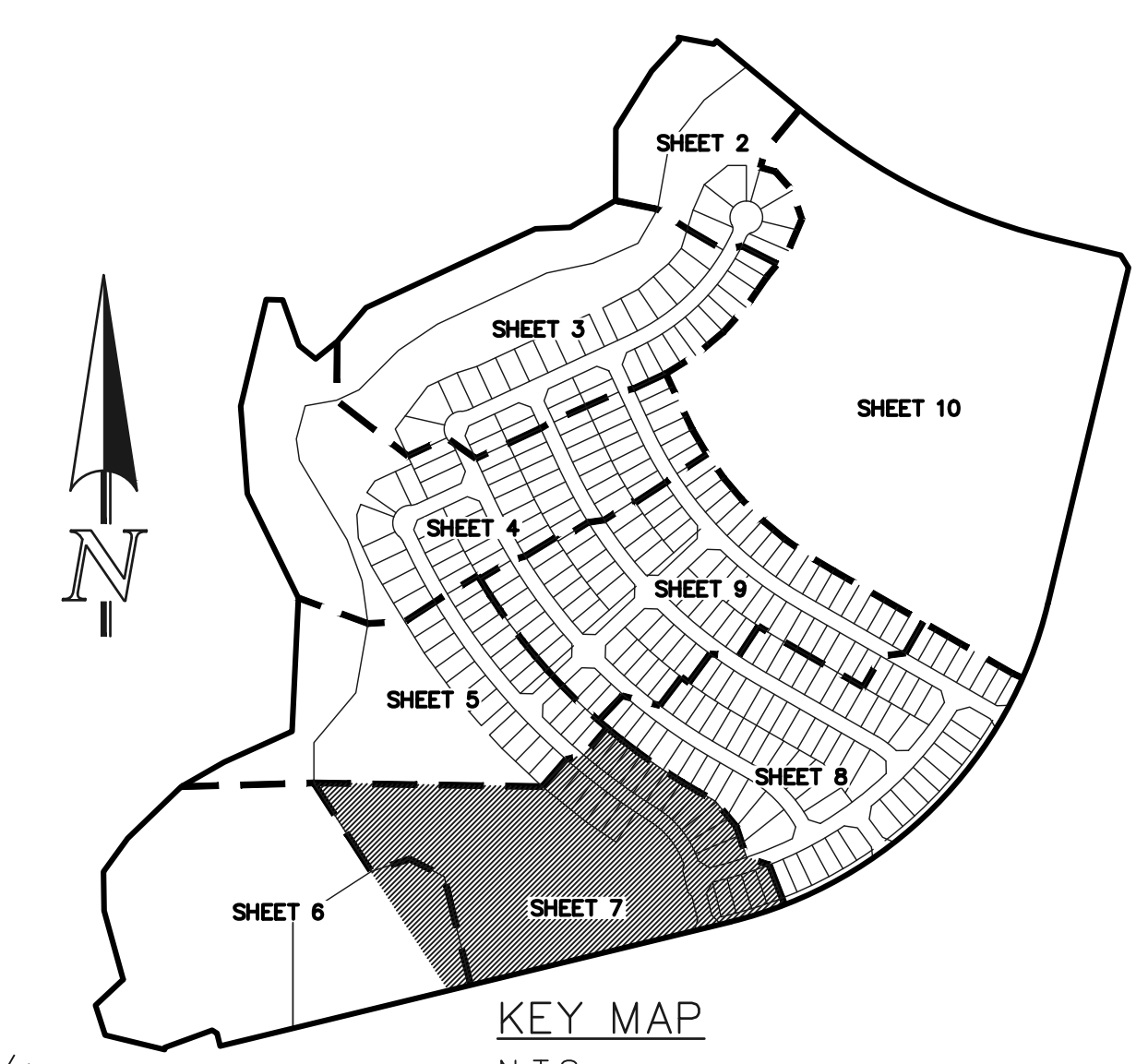
STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 6 OF 10



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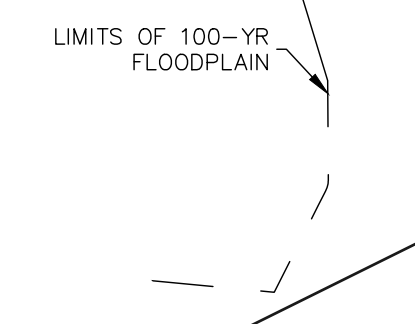
A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



TRACT A
1,242,235 SF
28.518 AC

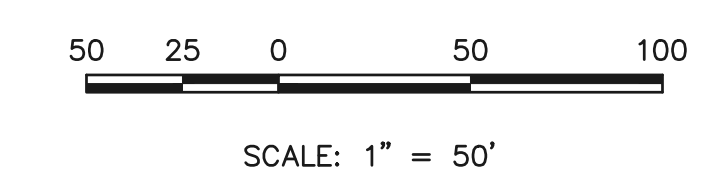
TRACT B
1,194,996 SF
27.433 AC

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



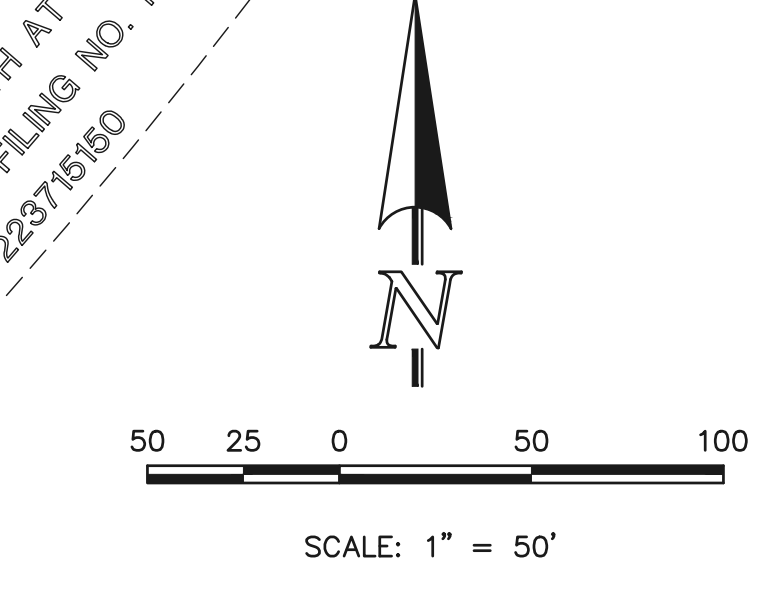
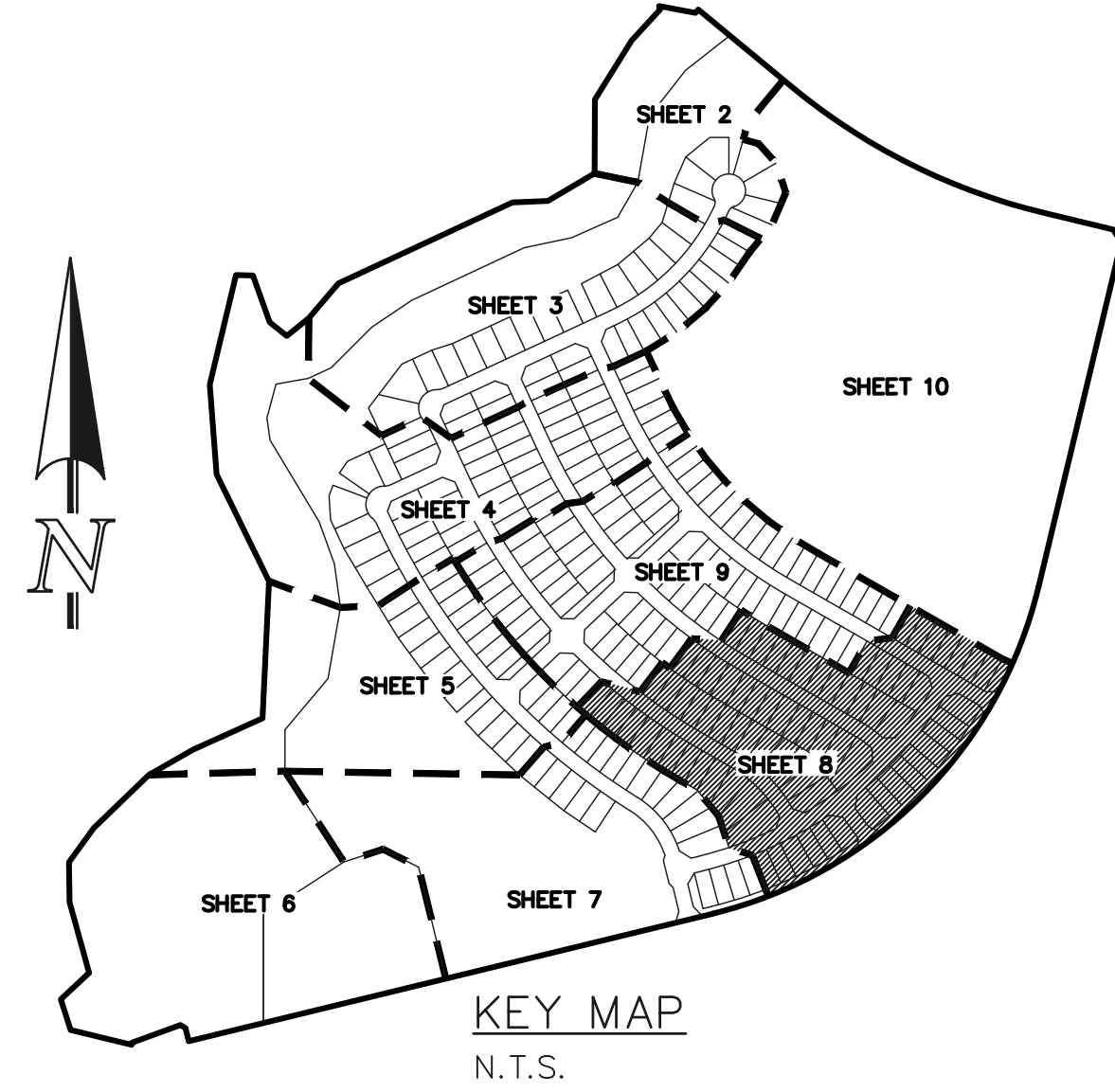
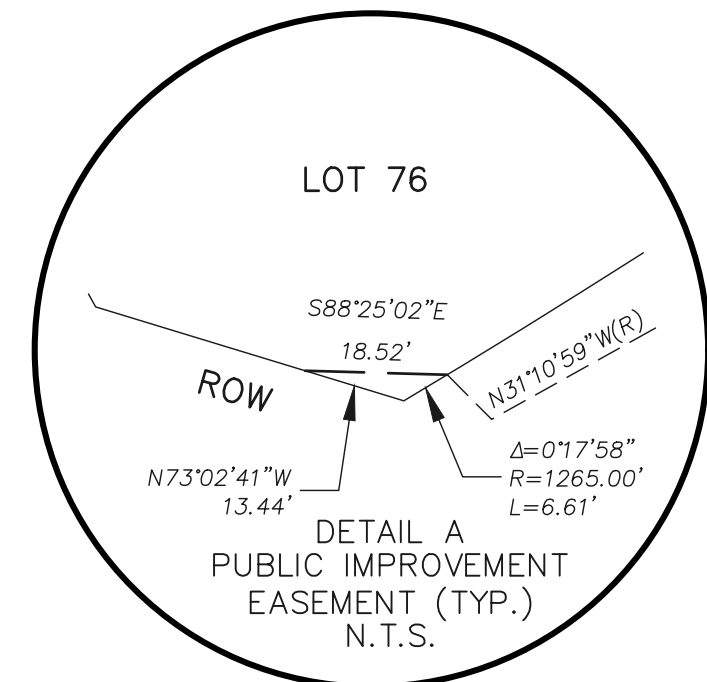
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

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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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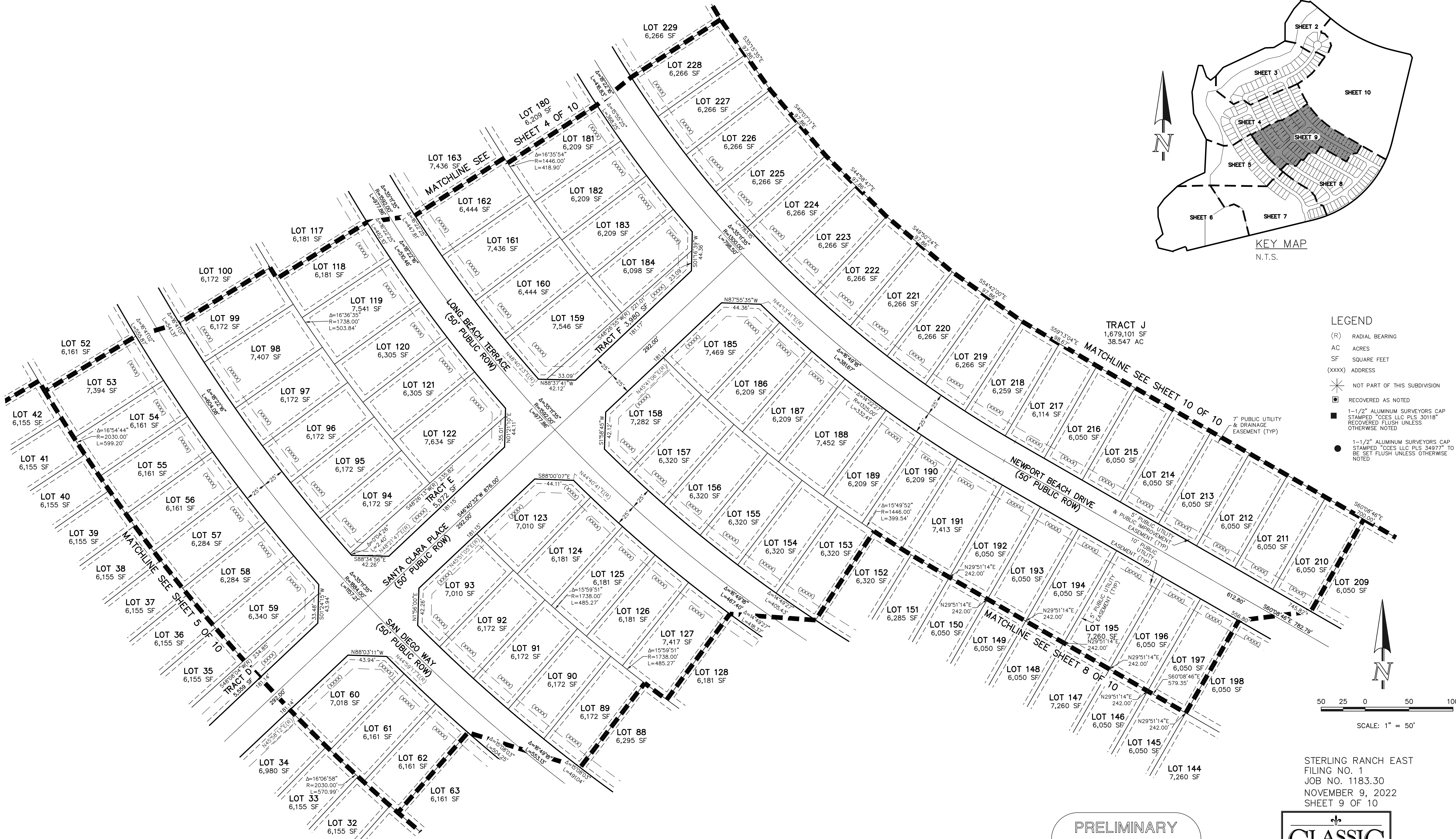
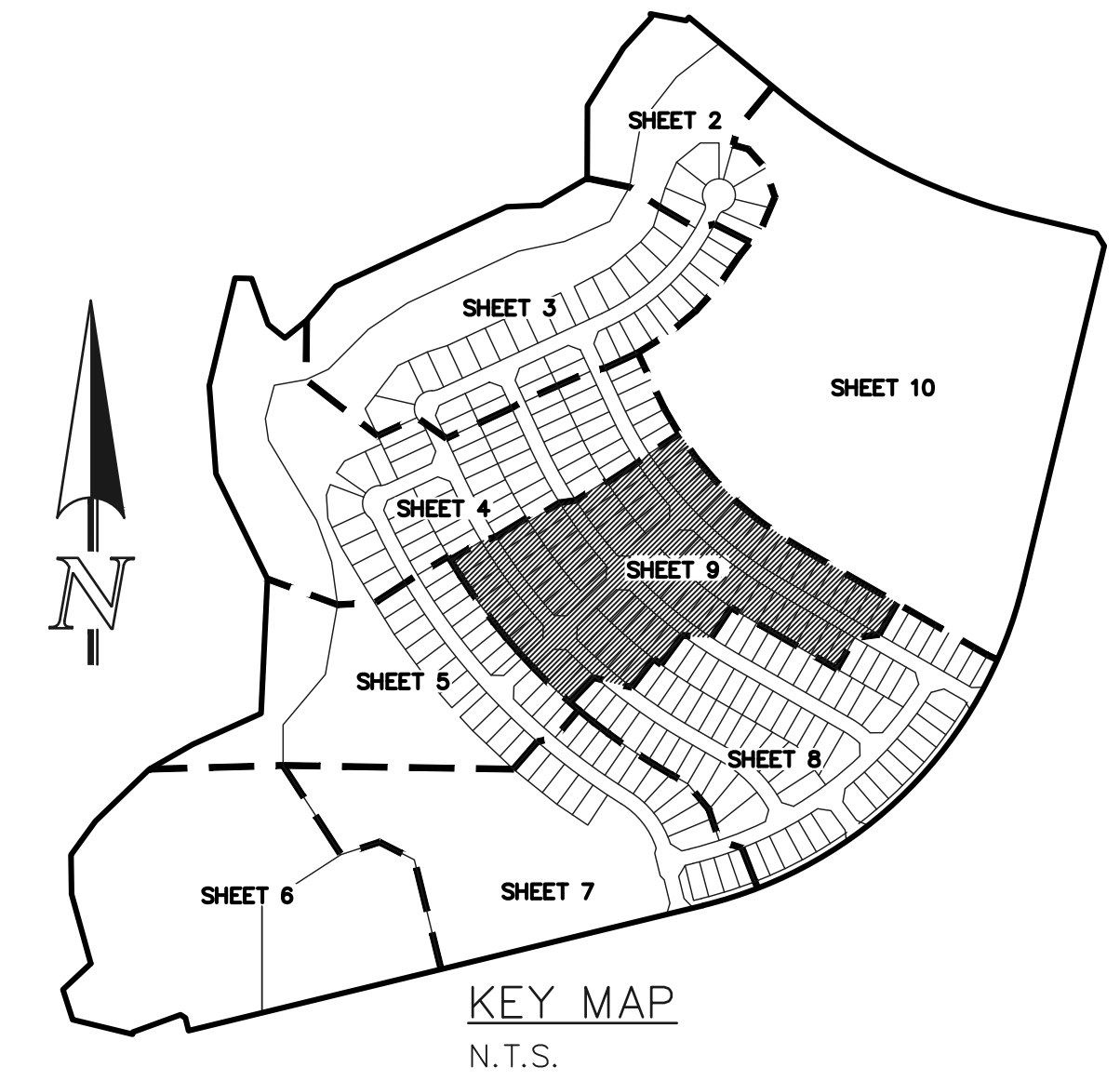
- LEGEND**
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NOVEMBER 9, 2022
SHEET 8 OF 10

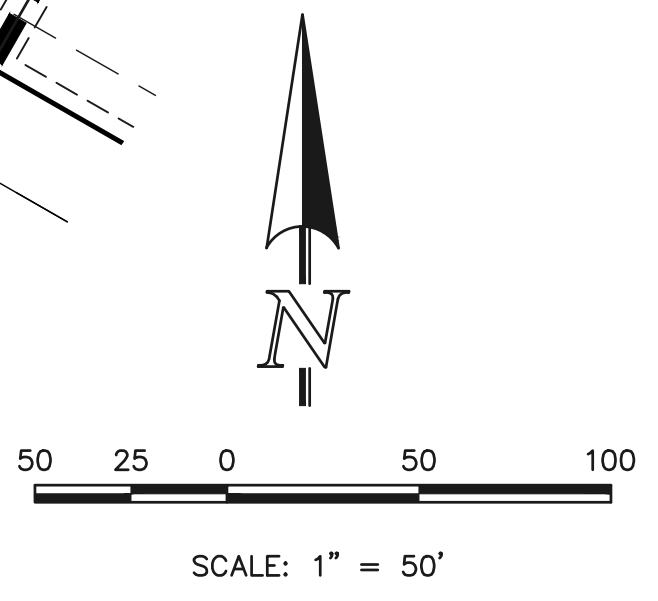


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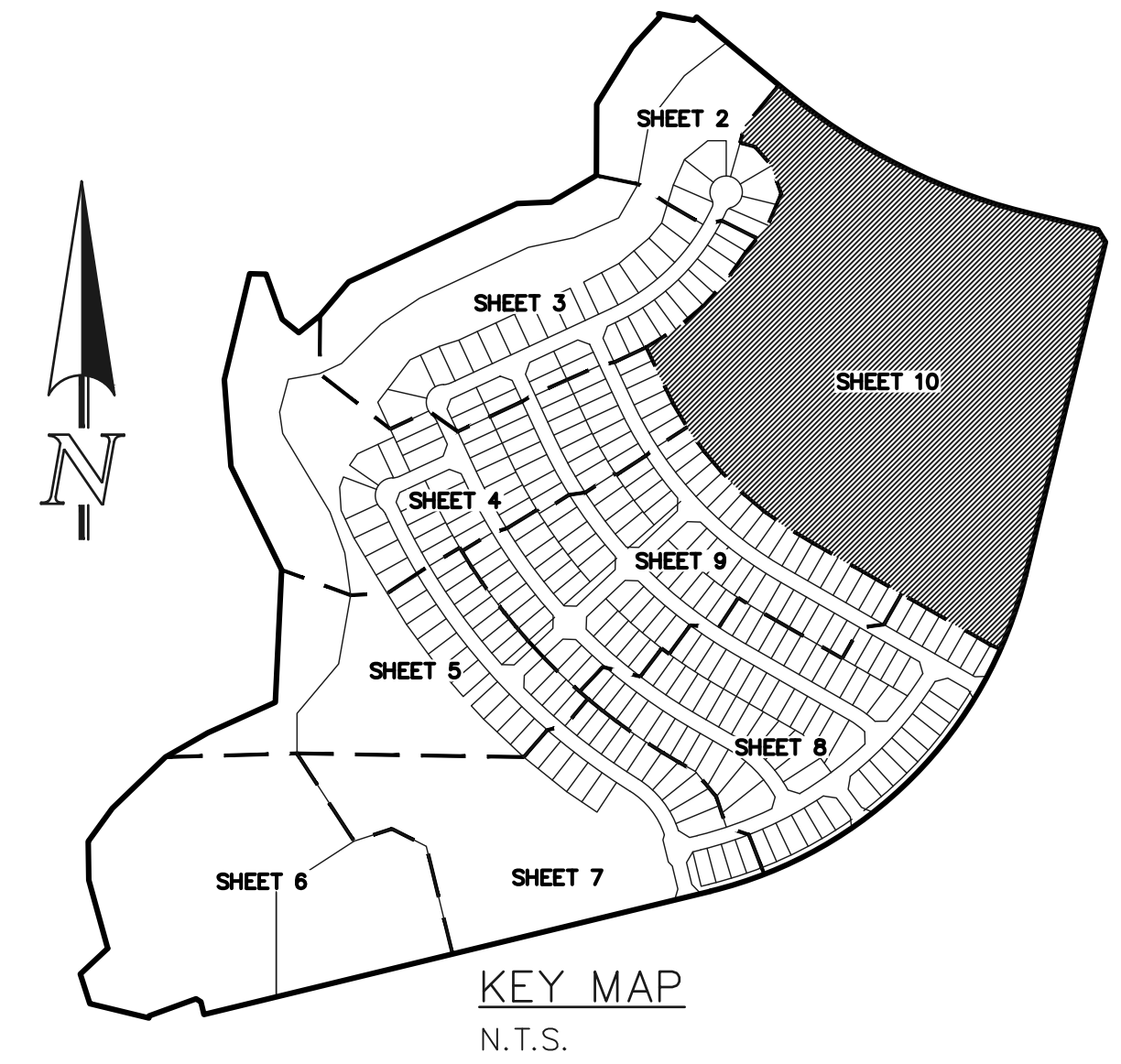
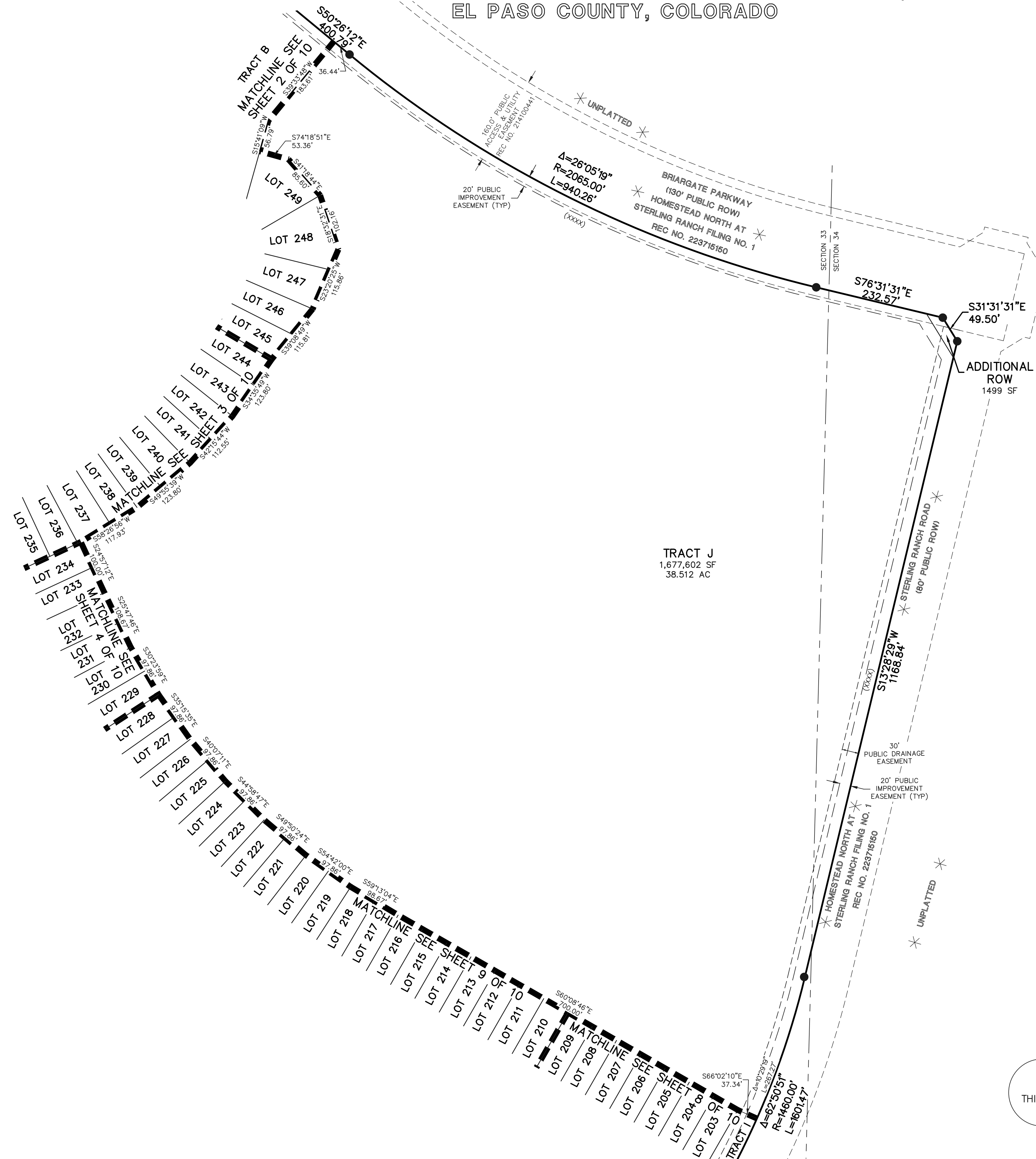


STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 9 OF 10

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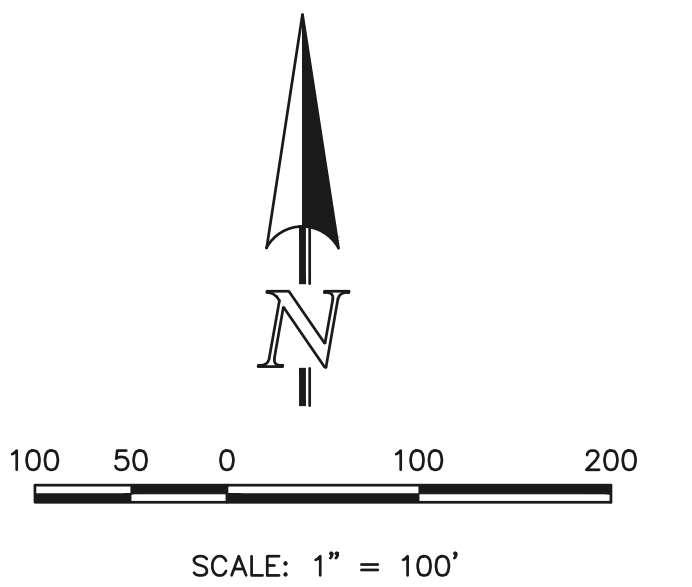
STERLING RANCH EAST FILING NO. 1

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



LEGEND

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

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

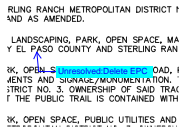
(719)785-0790

PCD FILE NO.: SF-22-035

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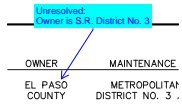
v3_Final Plat Drawings.pdf Markup Summary

CDurham (6)



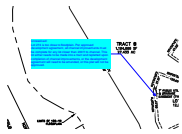
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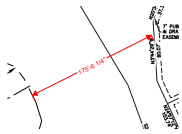
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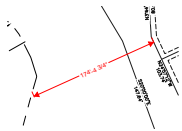
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Unresolved:
Lot 274 is too close to floodplain. Per approved development agreement, all channel improvements must be complete for any lot closer than 200 ft to channel. This lot either needs to be made into a tract and replatted upon completion of channel improvements, or the development agreement will need to be amended, or this plat will not be approved.



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Page Label: [4] 118330P2-P9 - SH4
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175'-6 1/2"



Subject: Length Measurement
Page Label: [4] 118330P2-P9 - SH4
Author: CDurham
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Status:
Color: ■
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174'-4 3/4"



Subject: Length Measurement
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Author: CDurham
Date: 9/27/2023 3:10:42 PM
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202'-0"

