

# 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

S.R. District No. 3  
only

## 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, A DISTANCE OF 3615.96 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 364.35 FEET;  
THENCE S39°33'48"W, A DISTANCE OF 183.61 FEET;  
THENCE S19°41'09"W, A DISTANCE OF 56.79 FEET;  
THENCE S7°11'51"E, A DISTANCE OF 53.36 FEET;  
THENCE S41°18'44"E, A DISTANCE OF 85.60 FEET;  
THENCE S18°32'31"E, A DISTANCE OF 102.16 FEET;  
THENCE S23°20'25"W, A DISTANCE OF 115.86 FEET;  
THENCE S39°08'49"W, A DISTANCE OF 115.81 FEET;  
THENCE S34°35'49"W, A DISTANCE OF 123.80 FEET;  
THENCE S42°15'44"W, A DISTANCE OF 112.55 FEET;  
THENCE S49°55'39"W, A DISTANCE OF 123.80 FEET;  
THENCE S58°26'56"W, A DISTANCE OF 117.93 FEET;  
THENCE S24°57'12"E, A DISTANCE OF 100.00 FEET;  
THENCE S25°47'46"E, A DISTANCE OF 108.67 FEET;  
THENCE S30°23'59"E, A DISTANCE OF 97.86 FEET;  
THENCE S35°15'35"E, A DISTANCE OF 17.86 FEET;  
THENCE S40°07'11"E, A DISTANCE OF 97.86 FEET;  
THENCE S44°58'47"E, A DISTANCE OF 97.86 FEET;  
THENCE S49°50'24"E, A DISTANCE OF 97.86 FEET;  
THENCE S54°42'00"E, A DISTANCE OF 97.86 FEET;  
THENCE S59°13'04"E, A DISTANCE OF 98.67 FEET;  
THENCE S60°08'46"E, A DISTANCE OF 700.00 FEET;  
THENCE S69°02'10"E, A DISTANCE OF 37.35 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°02'11"W, HAVING A DELTA OF 52°21'31", A RADIUS OF 1460.00 FEET AND A DISTANCE OF 1334.19 FEET TO A POINT OF TANGENT;  
THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;  
THENCE N13°40'40"W, A DISTANCE OF 44.22 FEET;  
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;  
THENCE S70°06'35"W, A DISTANCE OF 170.61 FEET;  
THENCE S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N76°13'42"W, A DISTANCE OF 207.54 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°42'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'26"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 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N00°11'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 12.64 FEET;

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

CONTAINING A CALCULATED AREA OF 122.977 ACRES (5,356,900 SQUARE FEET).

## ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS 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

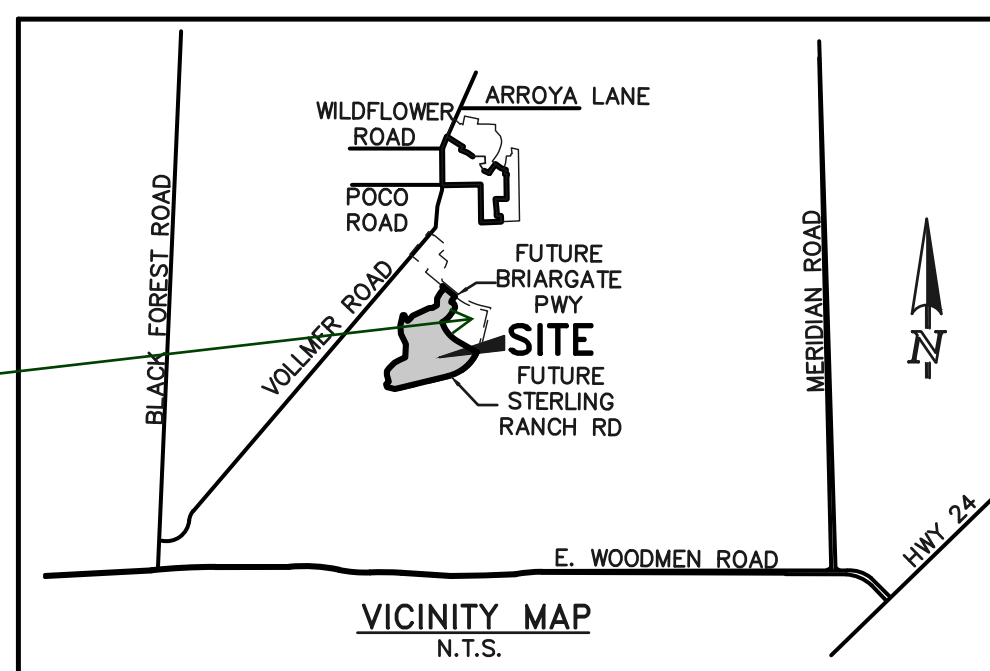
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

Please identify who will be owning and maintaining concrete wall

school site should be included; the school land dedication agreement is nearly ready for hearing-correct?



this may change with sterling ranch road row and school tract

## 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.

## 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. add this to please

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., BY \_\_\_\_\_ 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, 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 9. add school tract
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 ENDANGERED SPECIES ACT.
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 FEMA GIS MAPS.
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 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 RESIGNED 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.

Include Soils & Geology Note

Current prelim plan note needs to be modified to address CGS then inserted here also.

School site conveyed to EPC on behalf of D20

## GENERAL NOTES (CONT.):

1. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED. delete this note will be straight zoned
2. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
3. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.
5. 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 \_\_\_\_\_ PREPARED BY \_\_\_\_\_ WITH AN EFFECTIVE DATE OF \_\_\_\_\_ AT \_\_\_\_\_ M.
6. 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.
7. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS 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 WOULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. 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.
10. 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.
11. 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.
12. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED. Seems to be missing first portion of sentence. Please revise
13. TRACT A IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
14. TRACT B IS FOR LANDSCAPING, PARK, OPEN SPACE, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS 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. Sterling Ranch Metro District
15. 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.
16. TRACTS D, E, F, G, H AND I ARE FOR LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, MAIL KIOSK AND PUBLIC IMPROVEMENTS. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT. identify by note what tracts the trails are in outside of depicted trail easements
17. UTILITY PROVIDERS:  
WATER AND SANITARY SEWER: FALCON AREA WATER AND WASTEWATER AUTHORITY  
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
GAS: COLORADO SPRINGS UTILITIES
18. 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. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
19. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
20. 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.
21. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD.
22. 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.
23. 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. 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.
24. Pikes Peak Regional Building Department has signed and stamped the mylars at reception no. \_\_\_\_\_ if they stamp mylar this is not needed-it was needed for COVID pandemic except school tract

## SUMMARY TABLE:

| LOTS  | SQUARE FEET  | PERCENTAGE | OWNER                       | MAINTENANCE                                       |
|---|--------------|------------|-----------------------------|---|
| TRACT A (LANDSCAPE, PARK, OPEN 15' TRAIL, UTILITIES, DRAINAGEWAY)   | 1,246,347 SF | 23.26%     | EL PASO COUNTY              | EL PASO (AESTHETIC MAINTENANCE BY DISTRICT NO. 3) |
| TRACT B (LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, SIGNAGE/MONUMENTATION)          | 1,207,300 SF | 22.54%     | METROPOLITAN DISTRICT NO. 3 | METROPOLITAN DISTRICT NO. 3                       |
| TRACT C (LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC DRAINAGE, STORMWATER)  | 238,901 SF   | 44.46%     | 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) | 49,766 SF    | 0.93%      | METROPOLITAN DISTRICT NO. 3 | METROPOLITAN DISTRICT NO. 3                       |
| LOTS (294 TOTAL)  | 2,051,146 SF | 38.29%     | INDIVIDUAL LOT OWNERS       |   |
| R.O.W.  | 563,427 SF   | 10.52%     | COUNTY                      | COUNTY  |
| TOTAL   | 5,356,900 SF | 100.00%    |                             |   |

## SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, 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 DATE  
COLORADO P.L.S. NO. 34977  
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, 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.

## 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.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY  
Drainage Basin: \_\_\_\_\_  
Drainage Fees: \_\_\_\_\_

DRAINAGE: SAND CREEK

BRIDGE FEES: \_\_\_\_\_

URBAN PARK: \_\_\_\_\_

REGIONAL PARK: \_\_\_\_\_

SCHOOL FEE: ACADEMY SCHOOL DISTRICT NO. 20

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

| NO. | REVISION | DATE |
|-----|----------|------|
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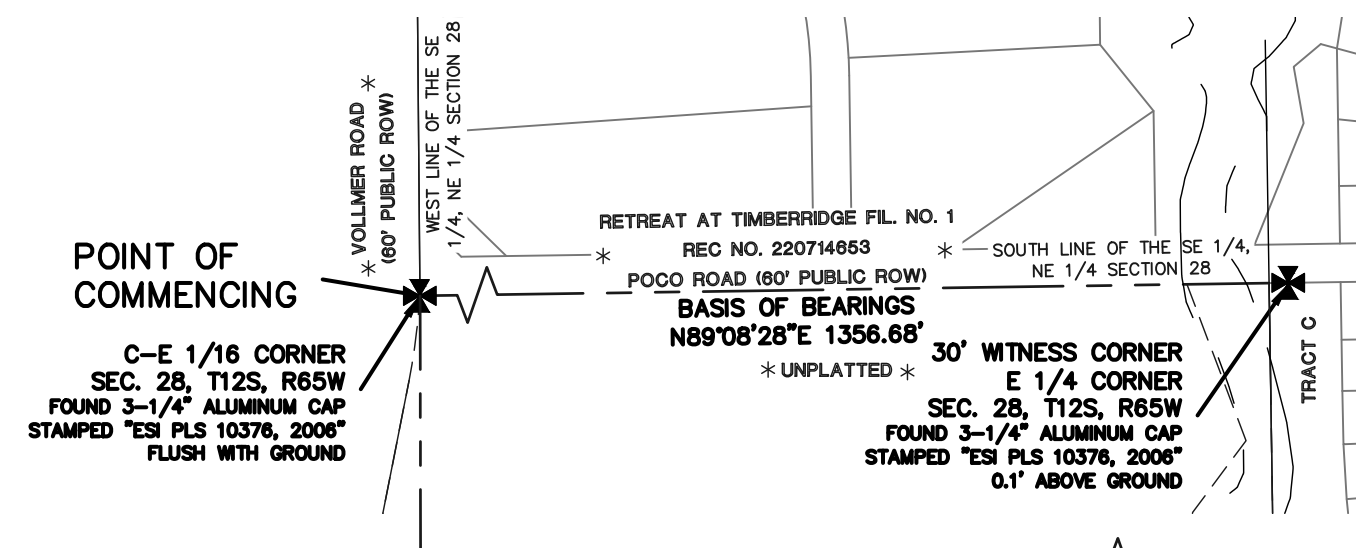
PCD FILE NO.: SF-22-035

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

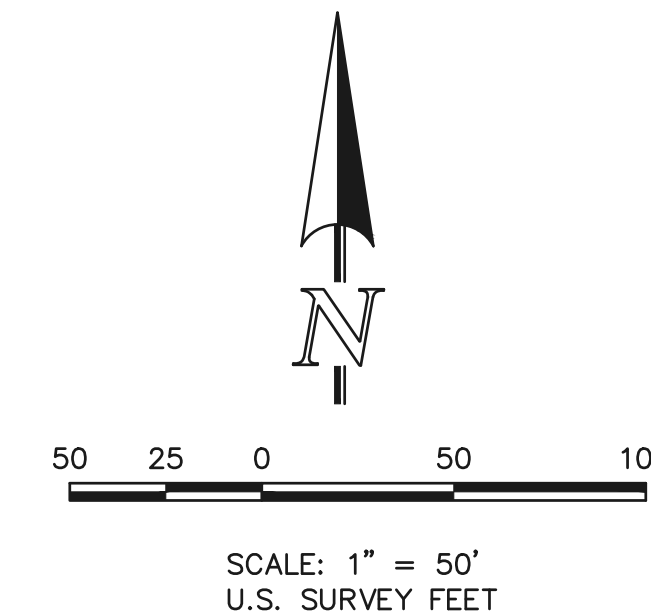
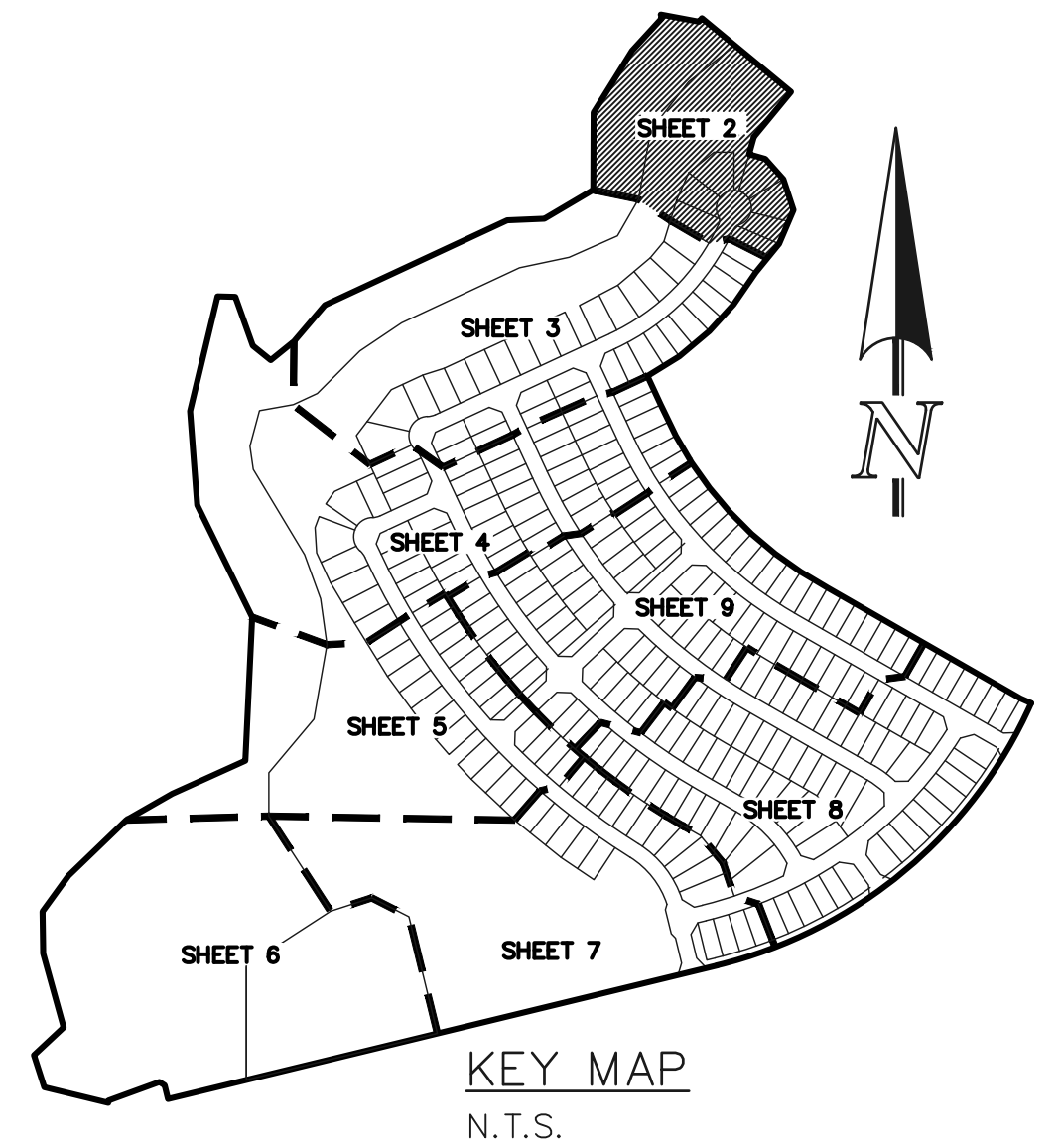


Bearings/Distances shown from POC & POB do not appear to match information given legal description on cover sheet. Please update between two locations.

delete "future" if Homestead North 1 will be recorded prior to this plat

Include roadway classification & ROW width

dedicated by Homestead North at Sterling Ranch Filing No. 1



## 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

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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



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

PCD FILE NO.:

MATCHLINE SEE SHEET 3 OF 9

TRACT A  
1,246,347 SF  
28.612 AC

TRACT B  
1,207,300 SF  
27.716 AC

LOT 250  
13,175 SF  
5' PUBLIC UTILITY EASEMENT (TYP)

LOT 249  
11,094 SF

LOT 248  
11,284 SF

LOT 247  
8,307 SF

LOT 246  
7,342 SF

LOT 245  
6,769 SF

LOT 244  
6,416 SF

LOT 253  
9,656 SF  
5' PUBLIC UTILITY & PUBLIC IMPROVEMENT EASEMENT (TYP)  
10' PUBLIC UTILITY EASEMENT (TYP)

LOT 252  
10,926 SF

LOT 251  
9,920 SF

LOT 250  
13,175 SF  
5' PUBLIC UTILITY EASEMENT (TYP)

LOT 249  
11,094 SF

LOT 248  
11,284 SF

LOT 247  
8,307 SF

LOT 246  
7,342 SF

LOT 245  
6,769 SF

LOT 244  
6,416 SF

POCATELLO TRAIL  
(80' PUBLIC ROW)

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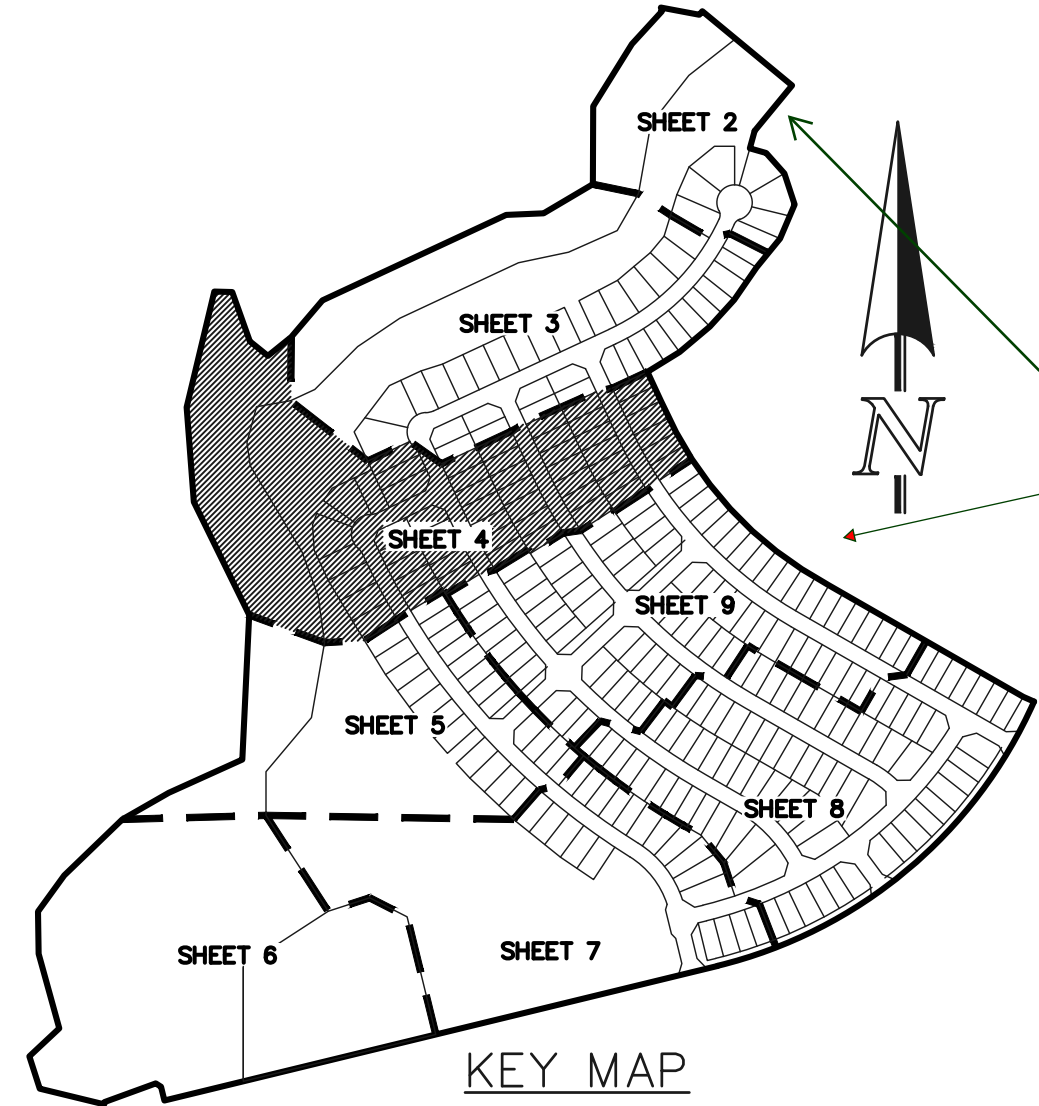
POCATELLO TRAIL  
(80' PUBLIC ROW)

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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



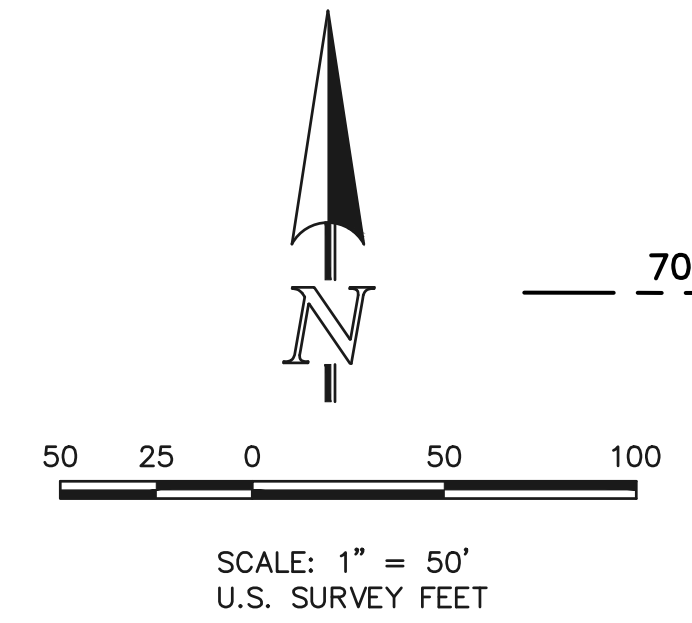
TRACT A  
1,246,347 SF  
28.612 AC

TRACT B  
1,207,300 SF  
27.716 AC

Lots 274 and 275 are too close to floodplain (<200') per development agreement.

are there no trail connections?

- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - (XXX) 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



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

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



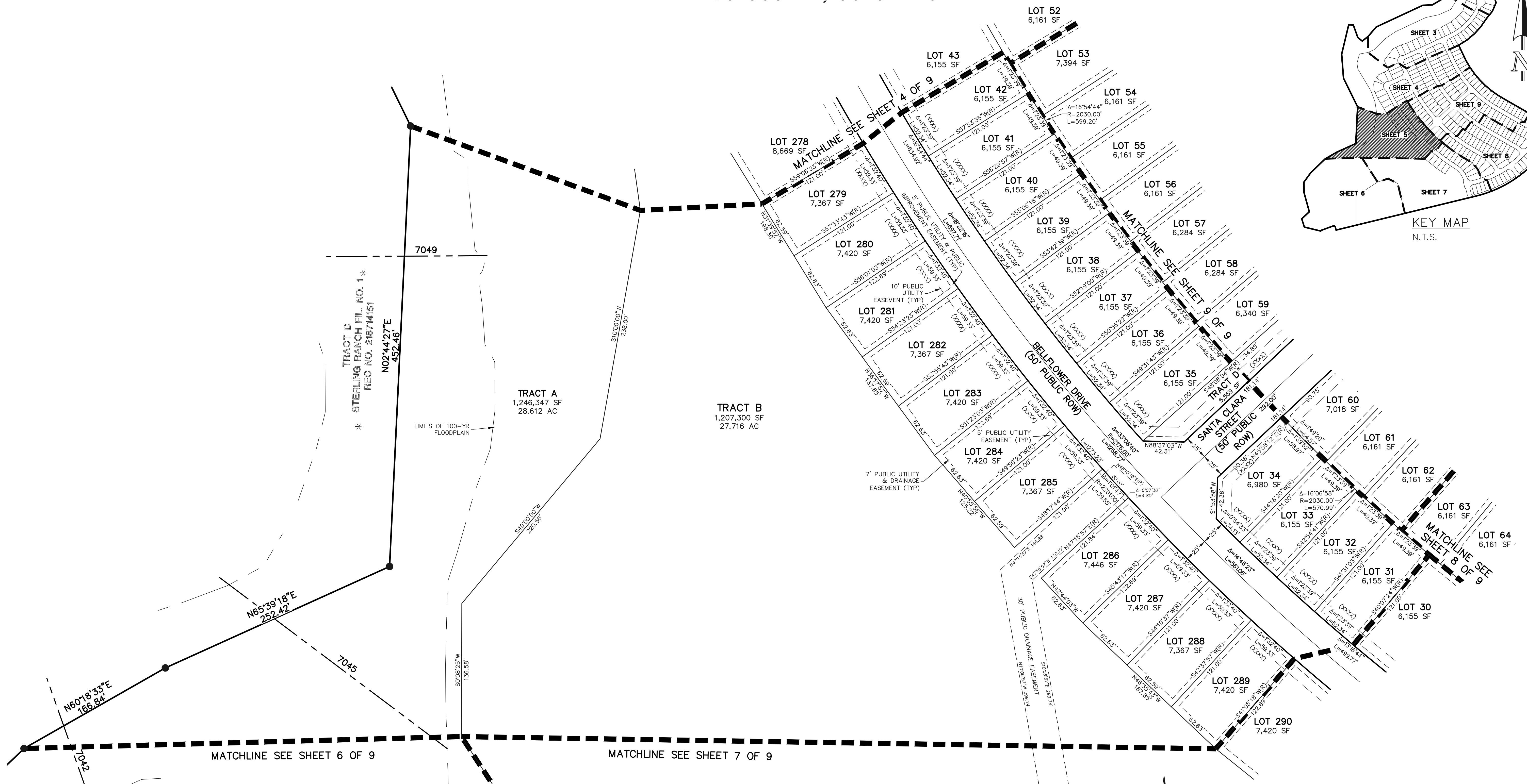
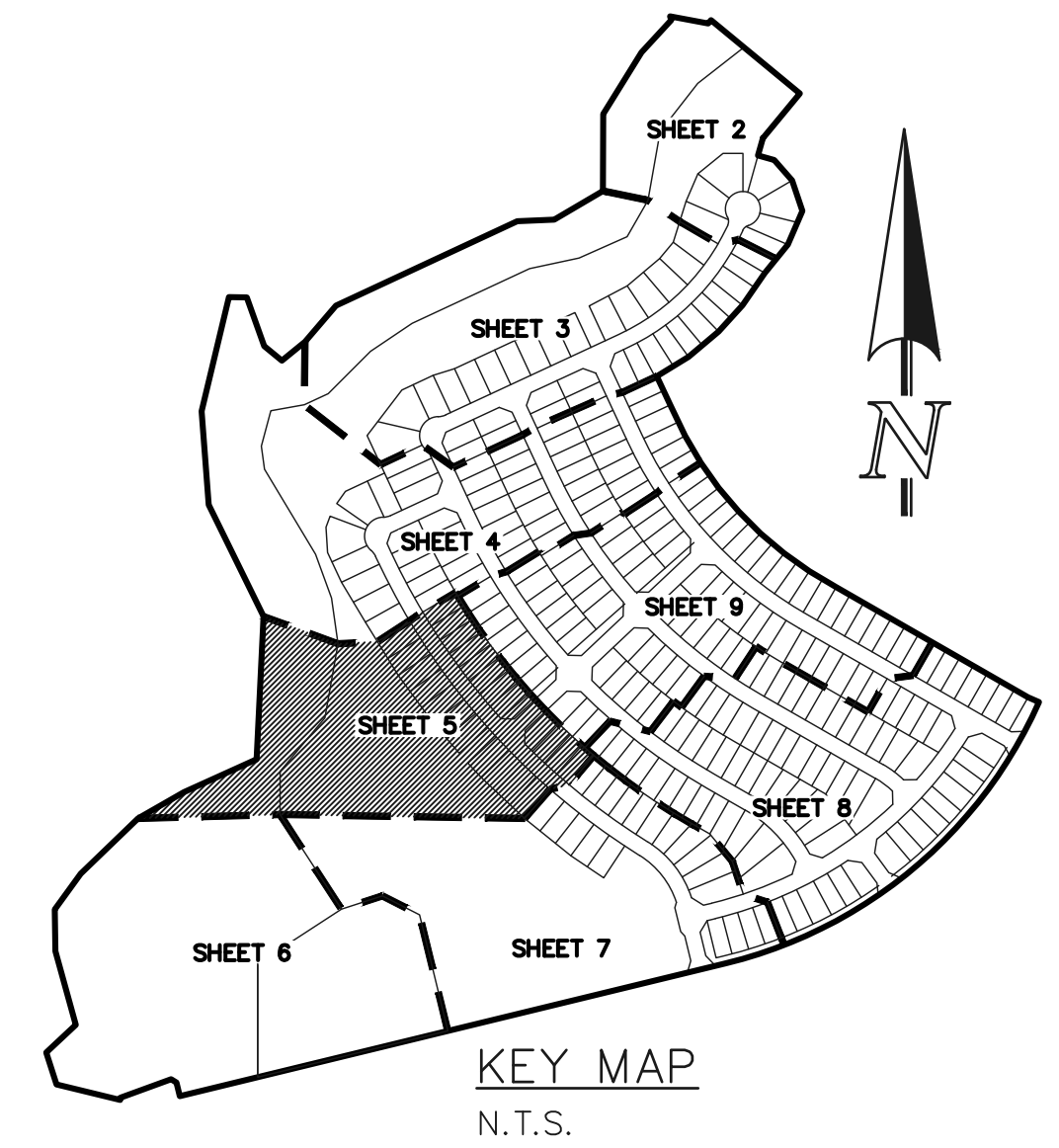
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.:

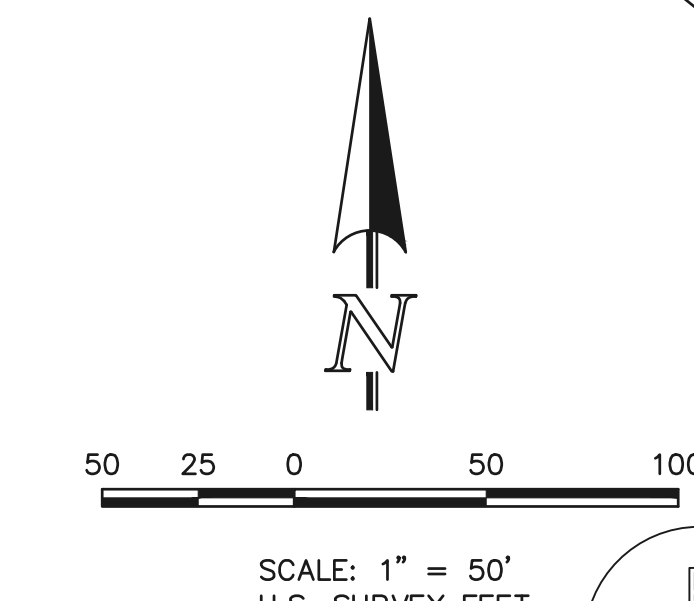
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# STERLING RANCH EAST FILING NO. 1

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
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  - 7025 — BASE FLOOD ELEVATION



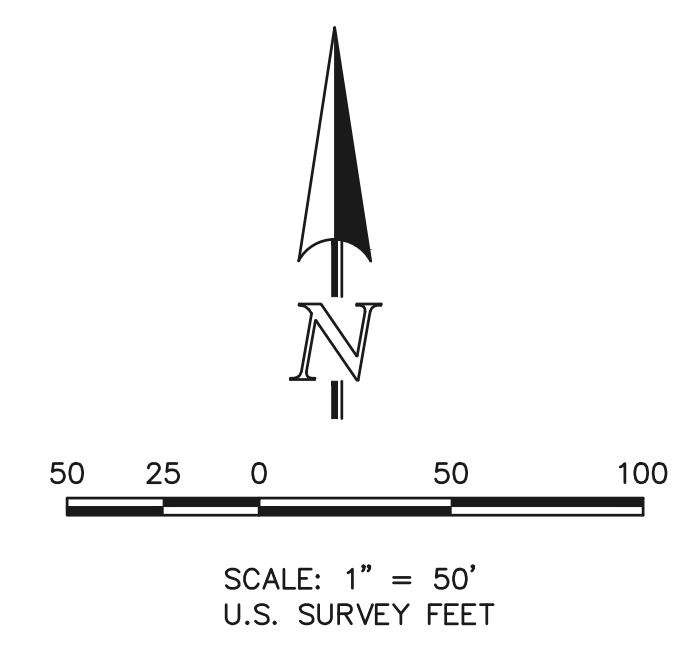
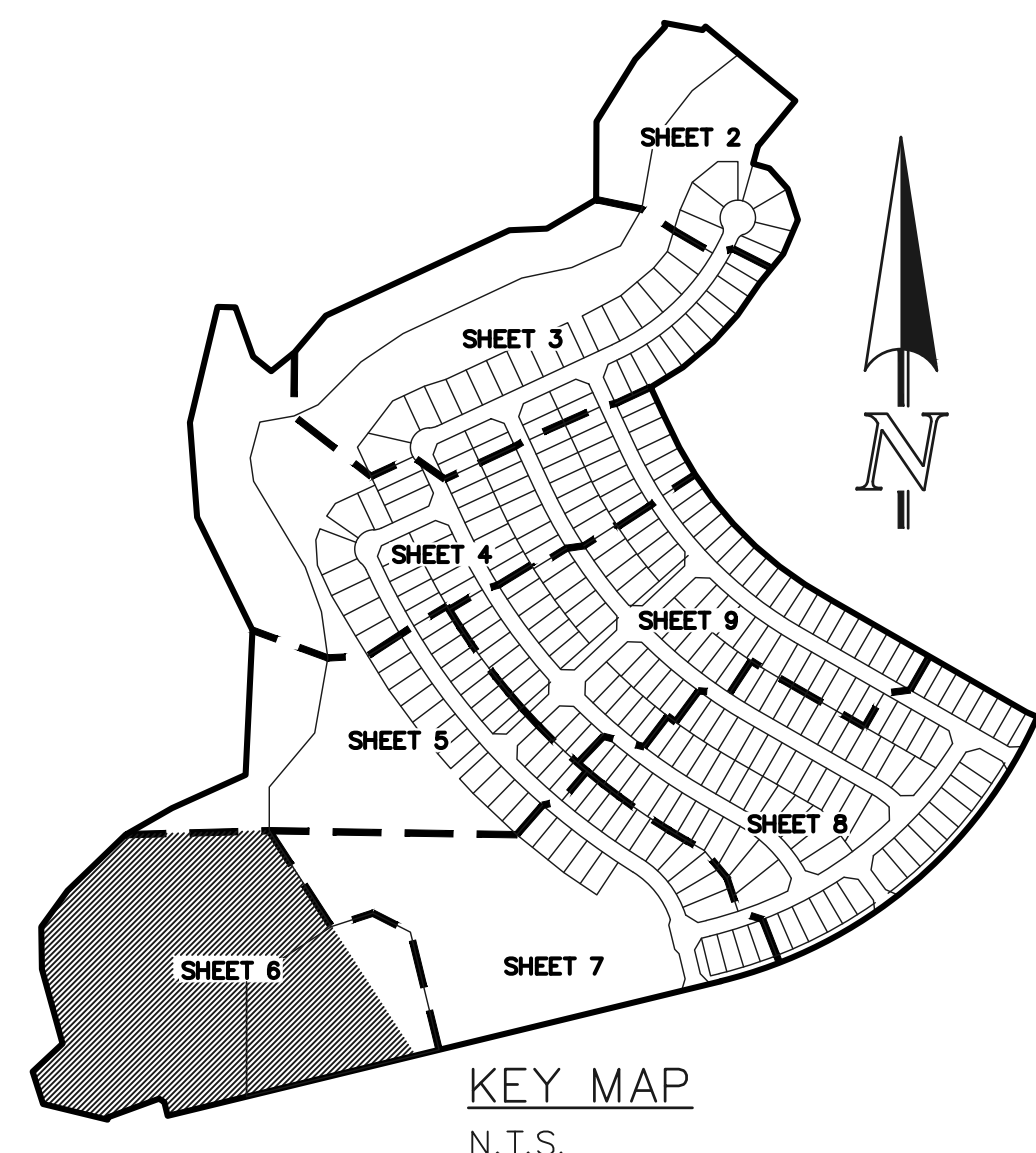
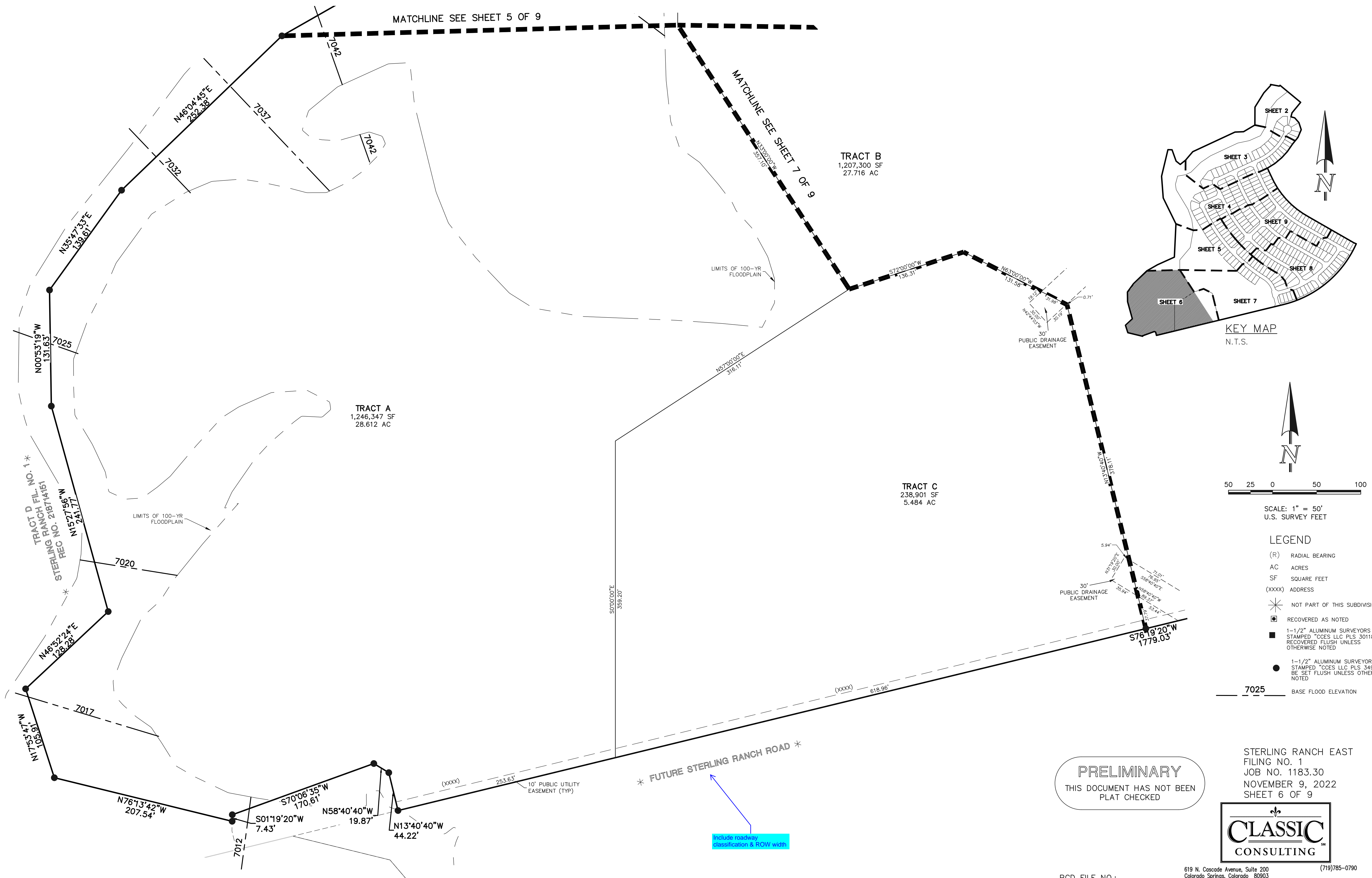
**PRELIMINARY**  
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STERLING RANCH EAST FILING NO. 1  
JOB NO. 1183.30  
NOVEMBER 9, 2022  
SHEET 5 OF 9

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

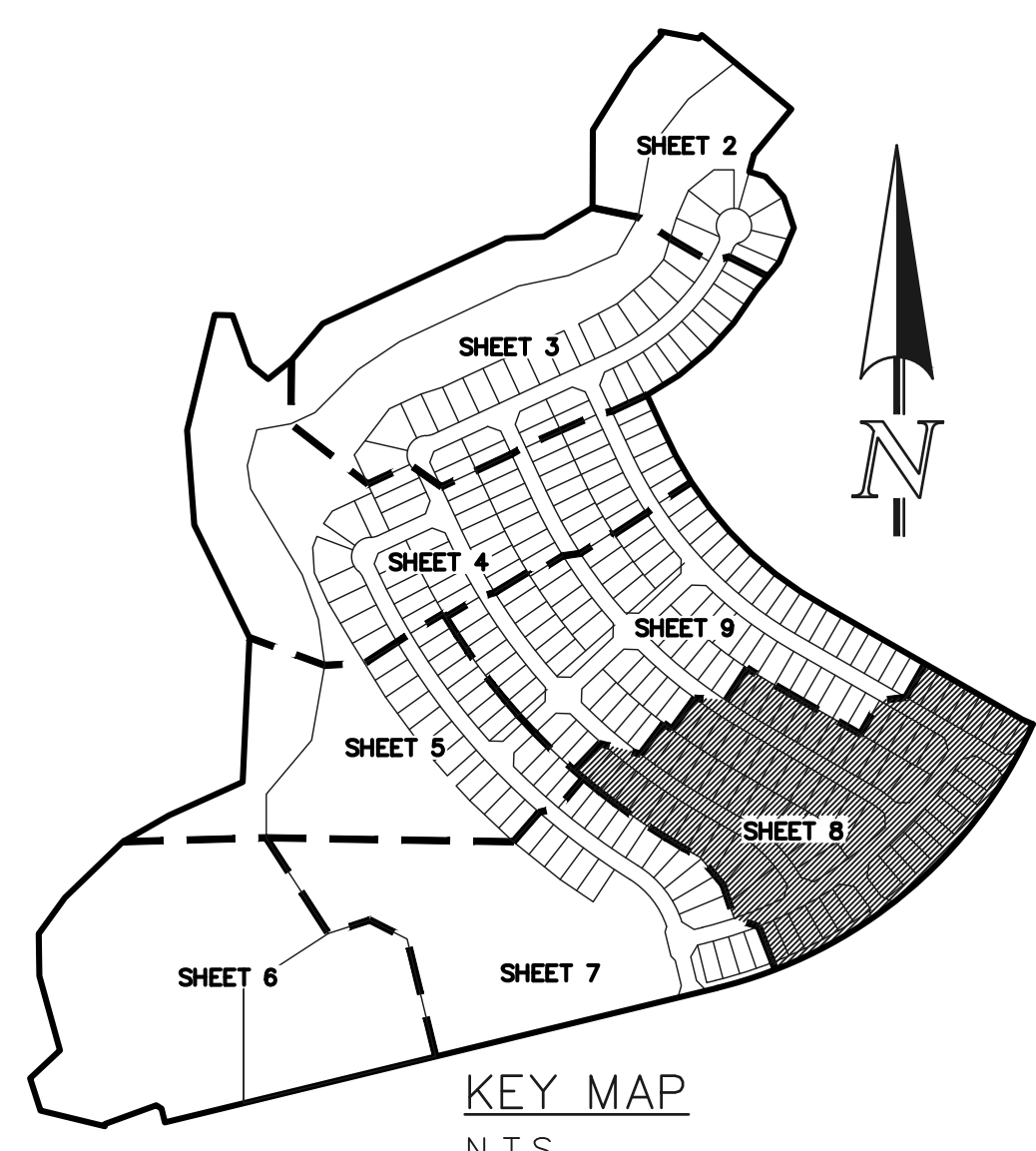
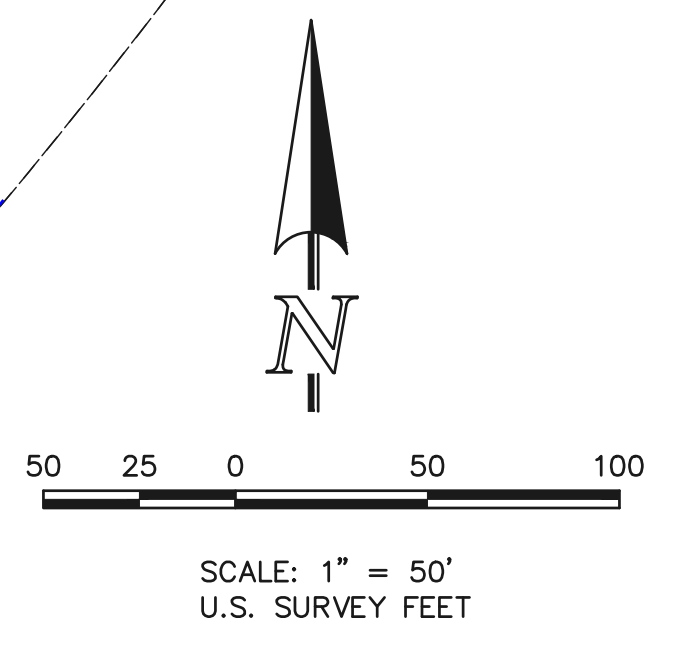
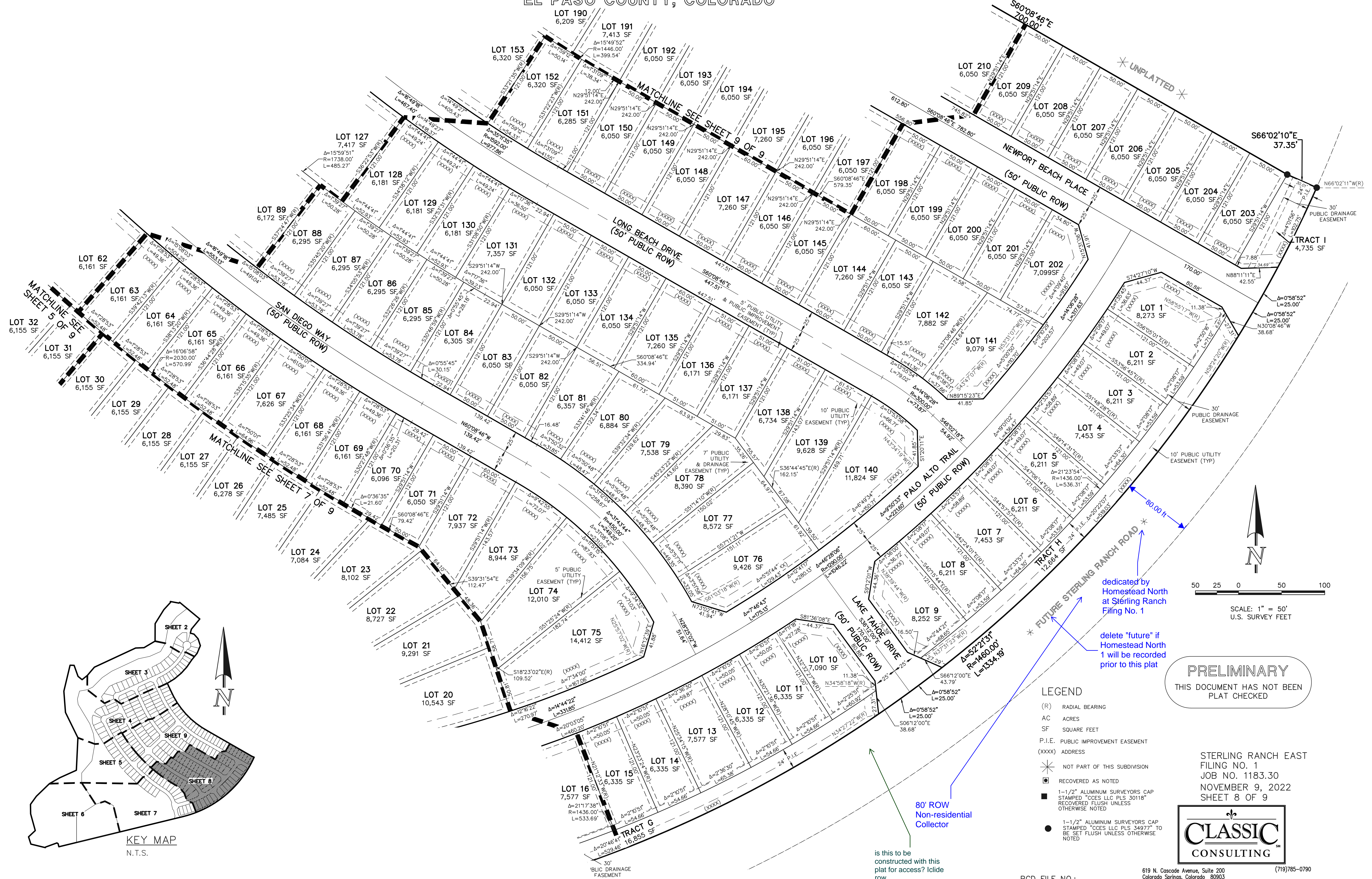


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# STERLING RANCH EAST FILING NO. 1

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



dedicated by  
Homestead North  
at Sterling Ranch  
Filing No. 1

delete "future" if  
Homestead North  
1 will be recorded  
prior to this plat

80' ROW  
Non-residential  
Collector

is this to be  
constructed with this  
plat for access? I cide  
row.

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

- 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 8 OF 9



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

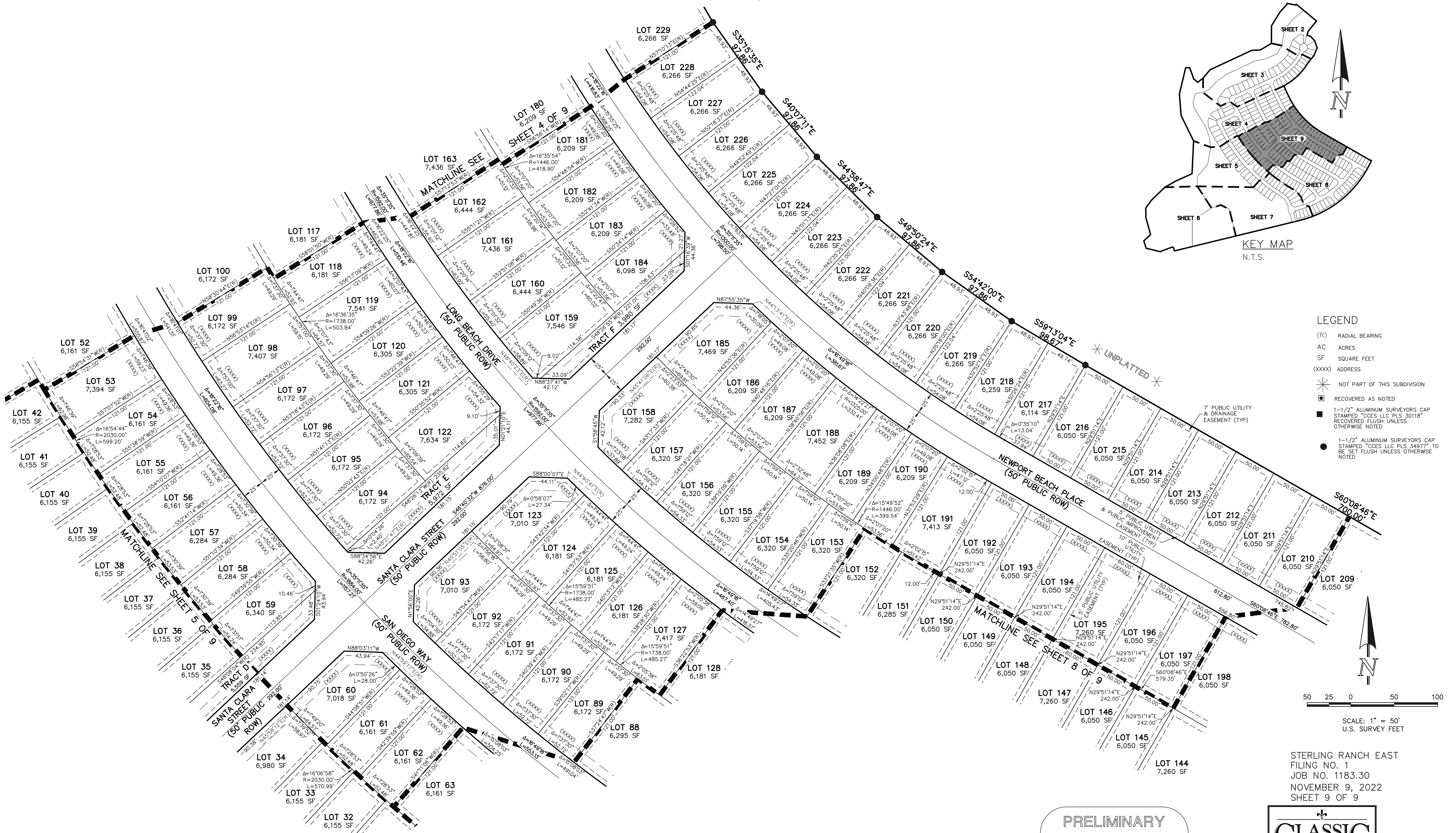
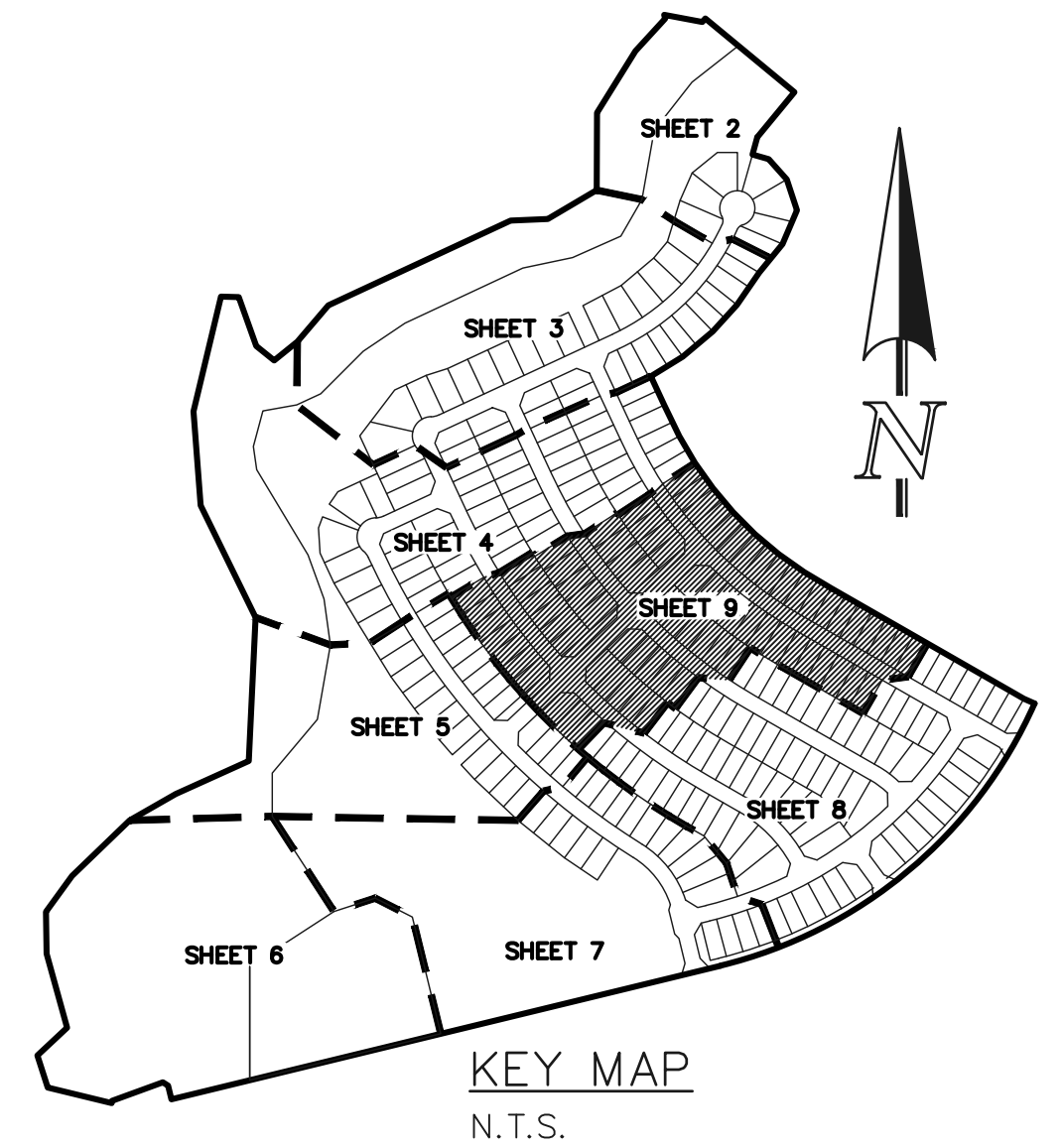
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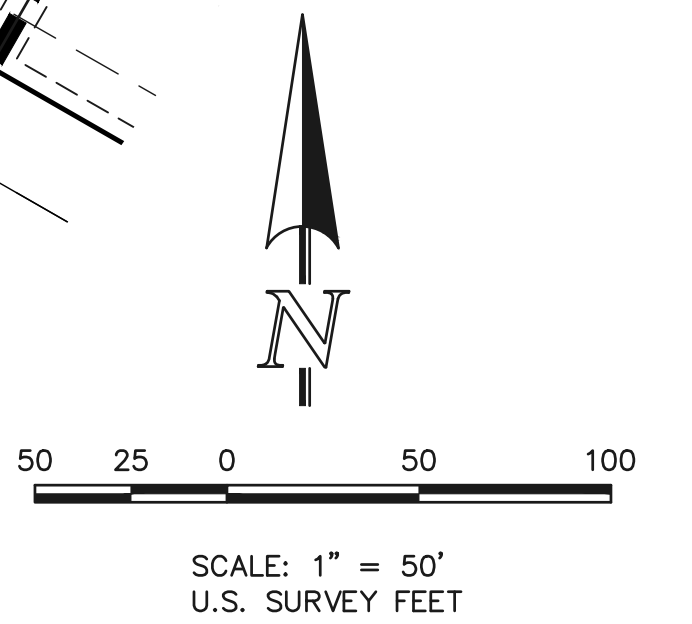


# STERLING RANCH EAST FILING NO. 1

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



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

**PRELIMINARY**  
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