

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 LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED THE EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 223715150, BEING MONUMENTED AT EACH END BY NO.5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS 38252" FOUND FLUSH WITH GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 13°28'38" WEST, A DISTANCE OF 1168.84 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD ALSO BEING THE NORTHEAST END OF THE ABOVE-DESCRIBED BEARING REFERENCE;

THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING TWO COURSES:

- 1. THENCE NORTH 58°28'29" EAST A DISTANCE OF 49.50 FEET
2. THENCE SOUTH 76°31'31" EAST, ON SAID RIGHT-OF-WAY AND ITS SOUTHEASTERLY EXTENSION, A DISTANCE OF 1,434.77 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 310.01 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 66.21 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 690.84 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 1,535.98 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE;

THENCE NORTH 13°28'29" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,516,147 SQUARE FEET (34.80595 ACRES) AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF VILLAGES AT STERLING RANCH. 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\_\_\_, AD.

BY \_\_\_\_\_, AS \_\_\_\_\_ OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO )
COUNTY OF EL PASO ) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

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

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q AND R ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: \_\_\_\_\_
AS: \_\_\_\_\_

OF STERLING RANCH METROPOLITAN DISTRICT NO. 1.
STATE OF COLORADO )
COUNTY OF EL PASO ) ss

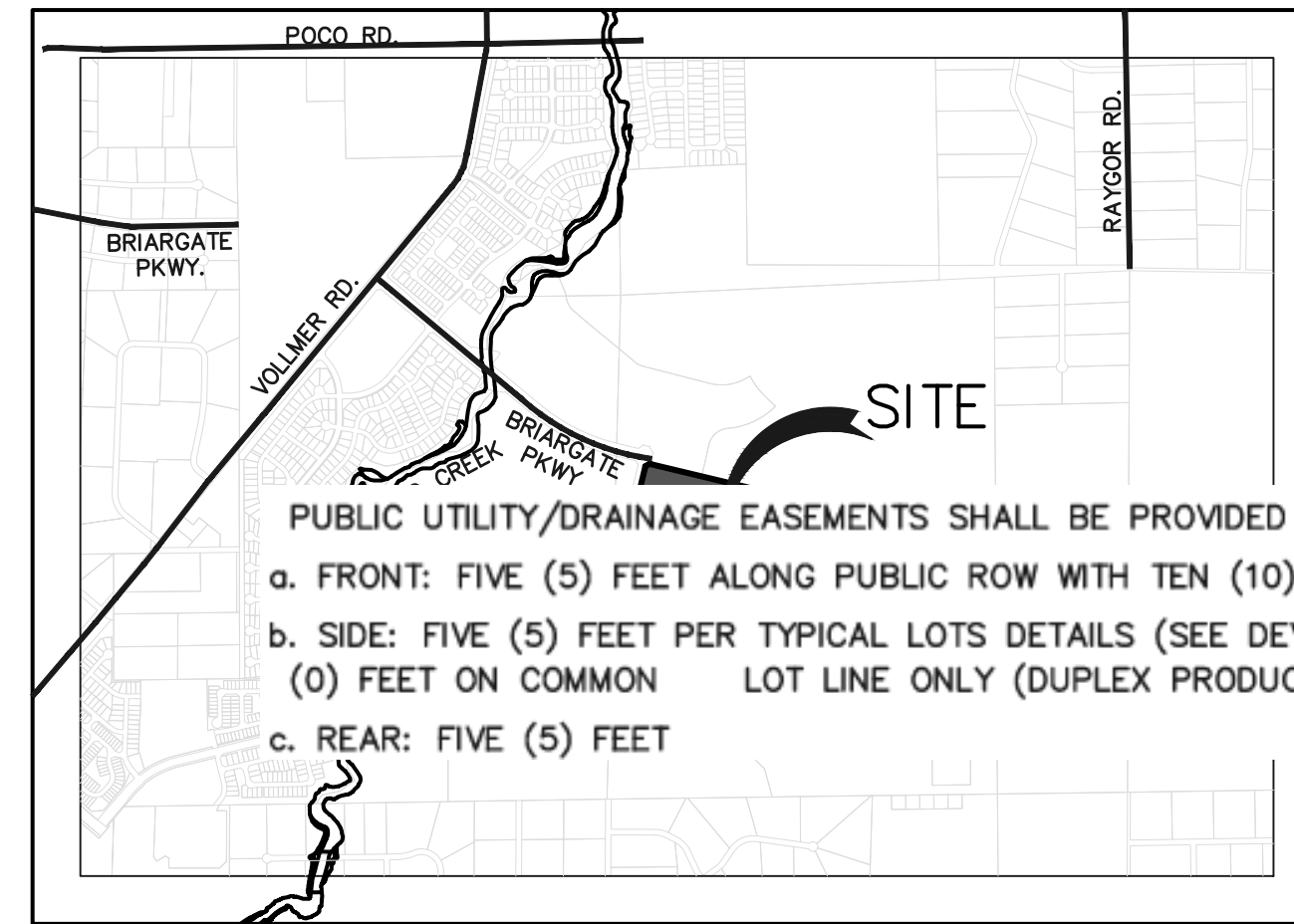
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1. WITNESS MY HAND AND OFFICIAL SEAL.

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

VILLAGES AT STERLING RANCH
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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 Recorder at Reception Number \_\_\_\_\_, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District \_\_\_\_\_ and as such is subject to applicable road impact fees and mill levy.

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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. 24-377), 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.



VICINITY MAP
1" = 2000'

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats). escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

- a. FRONT: FIVE (5) FEET ALONG PUBLIC ROW WITH TEN (10) FEET PUBLIC UTILITY
b. SIDE: FIVE (5) FEET PER TYPICAL LOTS DETAILS (SEE DEV. STANDARD DETAILS SHEET 3) / OR ZERO (0) FEET ON COMMON LOT LINE ONLY (DUPLIX PRODUCT - LOTS 1-54)
c. REAR: FIVE (5) FEET

Add notes from PUD

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS DECEMBER 11, 2024.
2. 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 C.R.S. § 18-4-408"
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. PUDSP226.
4. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A PUBLIC RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT AND ALL LOT LINES ADJACENT TO PRIVATE ROADWAYS HAVE A 10' PUBLIC UTILITY EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331. BE THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS AND OTHER AGENCY REQUIREMENTS, IF ANY, APPLICABLE TO THE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
11. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, WITHOUT PERMITS BEING 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 NUMBER \_\_\_\_\_ 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 DEPARTMENT 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.
15. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD.
16. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY CULVERTS FROM \_\_\_\_\_ ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
17. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
18. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
19. 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 REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY VILLAGES AT STERLING RANCH PRELIMINARY PLAN PARCEL NO. 14" WITH 21" & 21" BY ENTECH ENGINEERING INC. DATED APRIL 13, 2022 IN FILE PUDSP226 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER AND EROSION (LOTS 208-210)
- POTENTIALLY UNSTABLE SLOPE (LOTS 43-54, 64, 73-77)
- HYDROCOMPACTION (LOTS 2-11, 15-34, 43-64, 73-92)

GENERAL NOTES CONT'D.:

- 20. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED 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 SHALL 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 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. CLASSIC SRJ LAND, LLC, IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
WATER AND WASTEWATER SERVICE IS PROVIDED BY FLACON AREA AND WASTEWATER AUTHORITY 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. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
22. FLOODPLAIN STATEMENT: THIS SITE, VILLAGES AT STERLING RANCH, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0535G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
23. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS. CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES, THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
24. THE SUBDIVIDER(S) AGREES 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. 18-471), 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.
25. 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 RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT \_\_\_\_\_ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
26. THIS PLAT IS REGULATED BY P.U.D. AT STERLING RANCH DEVELOPMENT PLAN 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.
27. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023430 AND AS AMENDED.
28. 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 \_\_\_\_\_ ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE \_\_\_\_\_ AT \_\_\_\_\_:00 \_\_\_\_\_M.
29. Fire protection is by Black Forest Fire Protection District.
30. Basis of Bearings
31. All Structural foundations shall be designed by a professional engineer currently licensed in the state of Colorado.

When the Property is Subject to Existing or Proposed Covenants: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

who is maintaining private roads within development?

Delete this note as this project is not constructing a pond

SUMMARY TABLE:

Table with columns: name of Metro district, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE. Rows include TRACTS A, C, E, F, G, I, J, K, L, N, O AND R, TRACTS B, D, H, AND M, TRACTS P AND Q, LOTS (227 TOTAL), PUBLIC R.O.W., and TOTAL.

AS NOTED IN THIS PUD DEVELOPMENT PLAN & PRELIMINARY PLAN, SOME LOTS WILL INCLUDE A 5' USE EASEMENT FOR EACH UNIT AT THE PATIO SIDE OR SIDE HOUSE ACCESS OF THE TENANT. HOWEVER, PATIOS MAY NOT ENCROACH INTO THE 5' SIDE YARD SETBACK/EASEMENT. ADDITIONALLY, EACH UNIT WILL BE SUBJECT TO A 5' MAINTENANCE ACCESS FOR THE BENEFIT OF AN ADJOINING UNIT. END UNITS WILL NOT HAVE A USE EASEMENT IF ADJACENT TO A TRACT OR OPEN SPACE. SPECIFICS OF THE USE AND PERMISSIONS FOR THESE AREAS ARE DEFINED IN THE CCR'S.

ACCESSORY DWELLING UNITS (ADU) WILL NOT BE ALLOWED TO BE SOLD VIA CONDO PLAT BUT MAY BE RENTED OUT BY THE OWNER. ONLY LOTS 55-92 ALLOW FOR ADU OPTION.

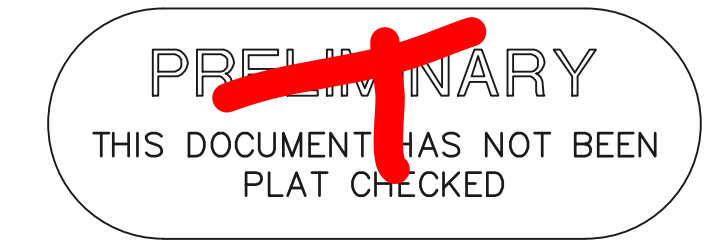
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 CODED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

is all water by FAWWA Denver? This is for wells- not needed for central water



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.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR VILLAGES AT STERLING RANCH 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 THERON 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 DEPARTMENT DATE DEVELOPMENT \_\_\_\_\_

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

FEES: \_\_\_\_\_ complete names/amounts and denote if credits are to be used

DRAINAGE: \_\_\_\_\_
BRIDGE FEES: \_\_\_\_\_
URBAN PARK: \_\_\_\_\_
REGIONAL PARK: \_\_\_\_\_
SCHOOL FEE: \_\_\_\_\_

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

SHEET 1 OF 7
DECEMBER 16, 2024
JOB NO. 1183.26

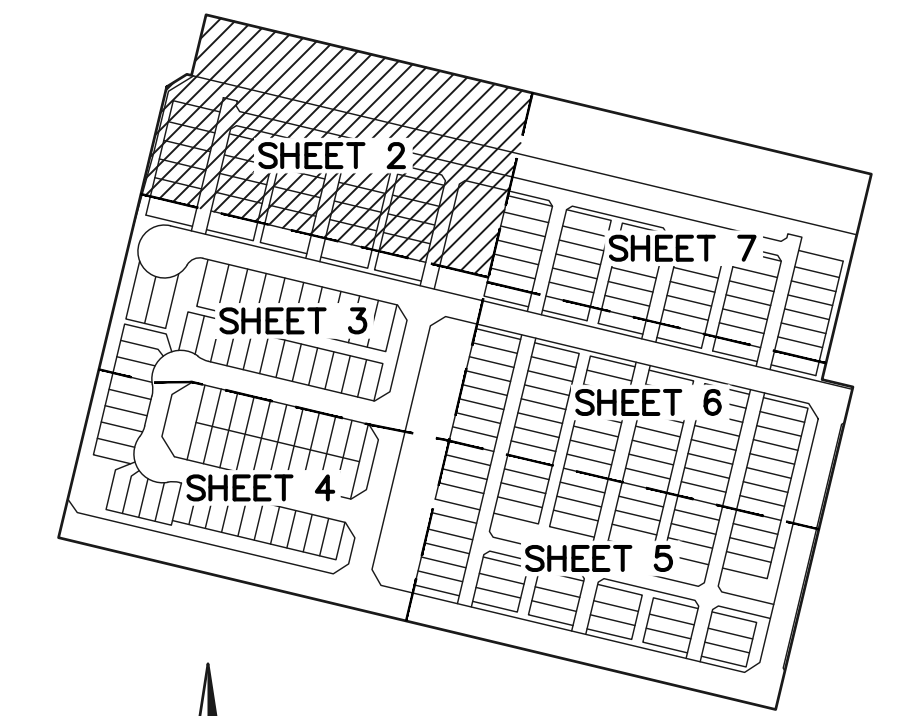
VILLAGES AT STERLING RANCH



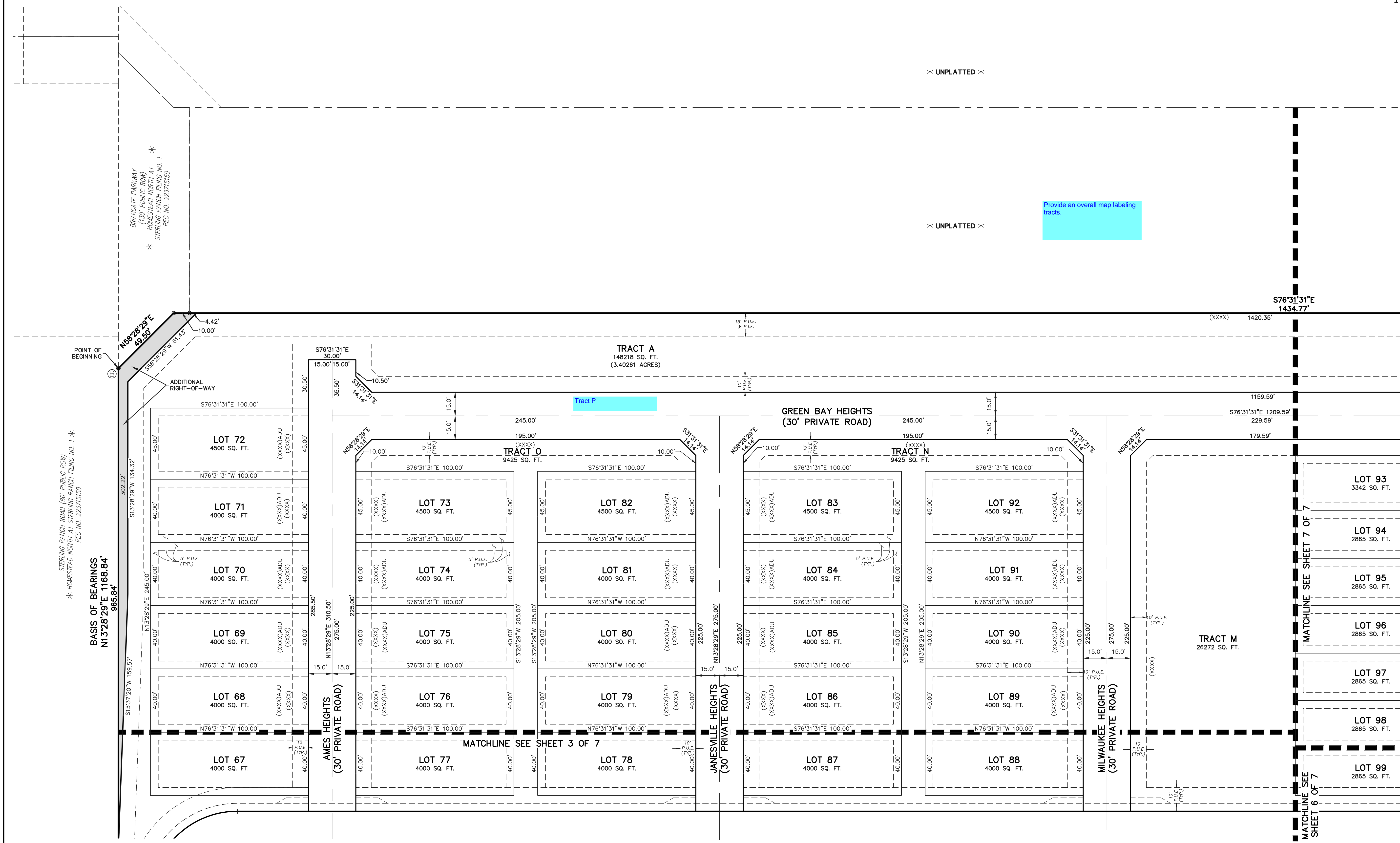
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. SF2439

# VILLAGES AT STERLING RANCH



KEY MAP  
N.T.S.



\* UNPLATTED \*

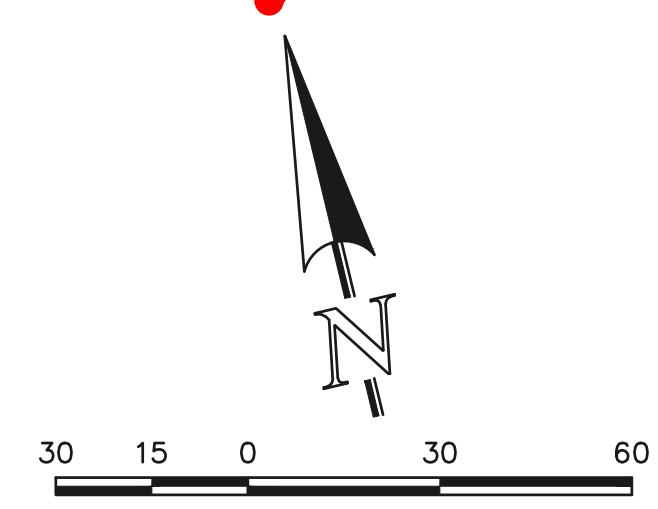
\* UNPLATTED \*

Provide an overall map labeling tracts.

- LEGEND**
- (R) RADIAL BEARING
  - AC. ACRES
  - SQ. FT. SQUARE FEET
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (XXXX) ADDRESS
  - \* NOT PART OF THIS SUBDIVISION
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
  - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
  - ⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE

- MONUMENT LEGEND**
- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND FLUSH WITH GRADE.
  - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

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



SCALE: 1" = 30'  
U.S. SURVEY FEET

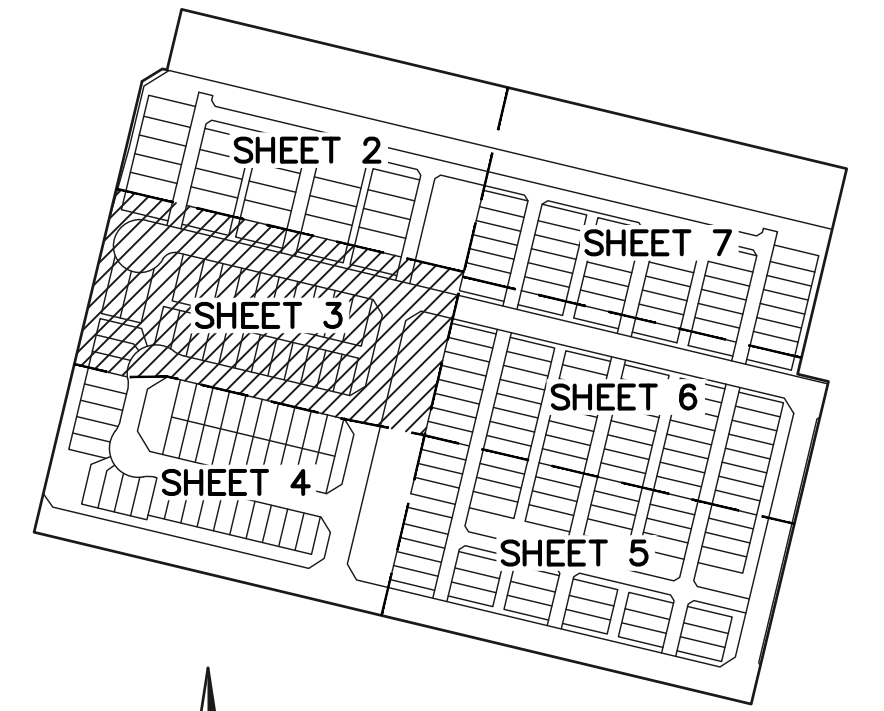
SHEET 2 OF 7  
DECEMBER 16, 2024  
JOB NO. 1183.26  
VILLAGES AT STERLING RANCH



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PCD FILE NO. \_\_\_\_\_

# VILLAGES AT STERLING RANCH



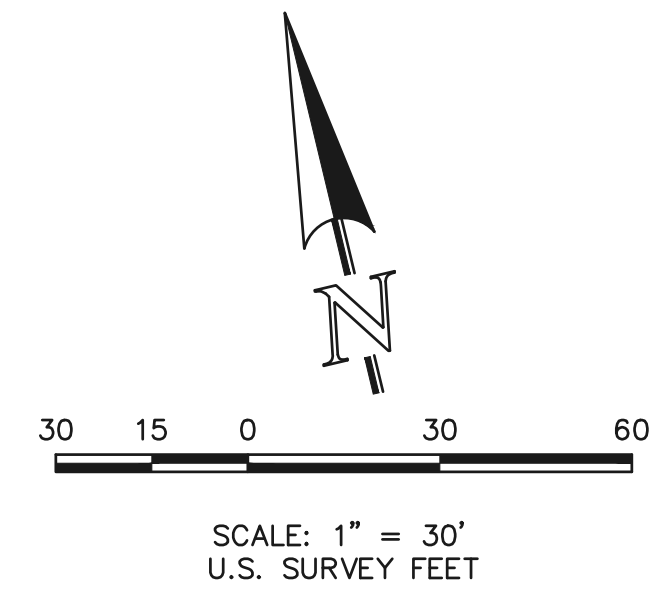
KEY MAP  
N.T.S.



- LEGEND**
- (R) RADIAL BEARING
  - AC. ACRES
  - SQ. FT. SQUARE FEET
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ADDRESS
  - (XXXX) NOT PART OF THIS SUBDIVISION
  - \* 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
  - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
  - MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE

- MONUMENT LEGEND**
- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND FLUSH WITH GRADE.
  - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

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



SHEET 3 OF 7  
DECEMBER 16, 2024  
JOB NO. 1183.26  
VILLAGES AT STERLING RANCH

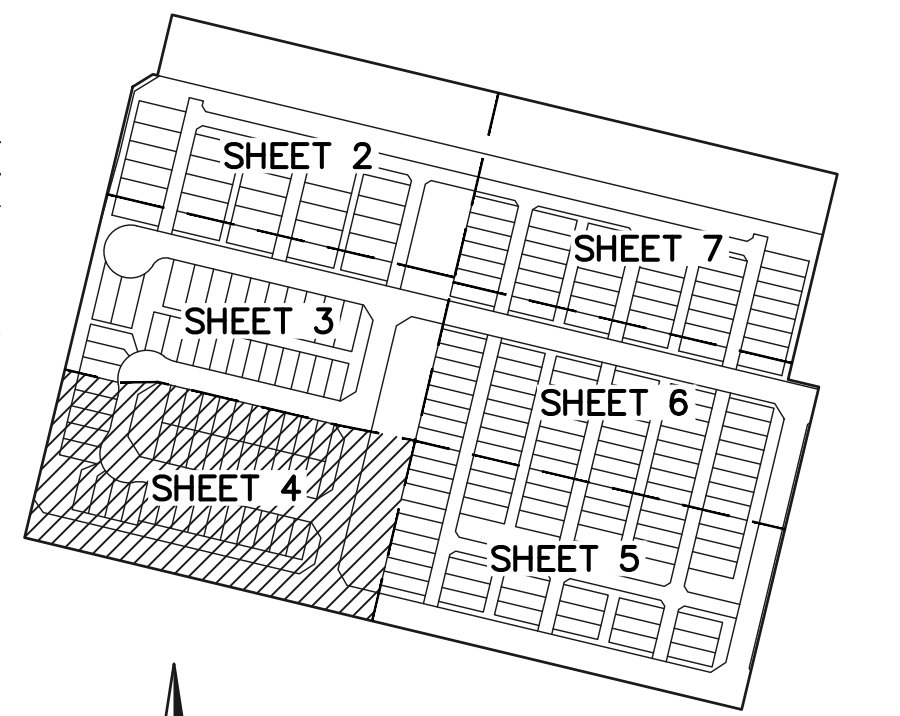
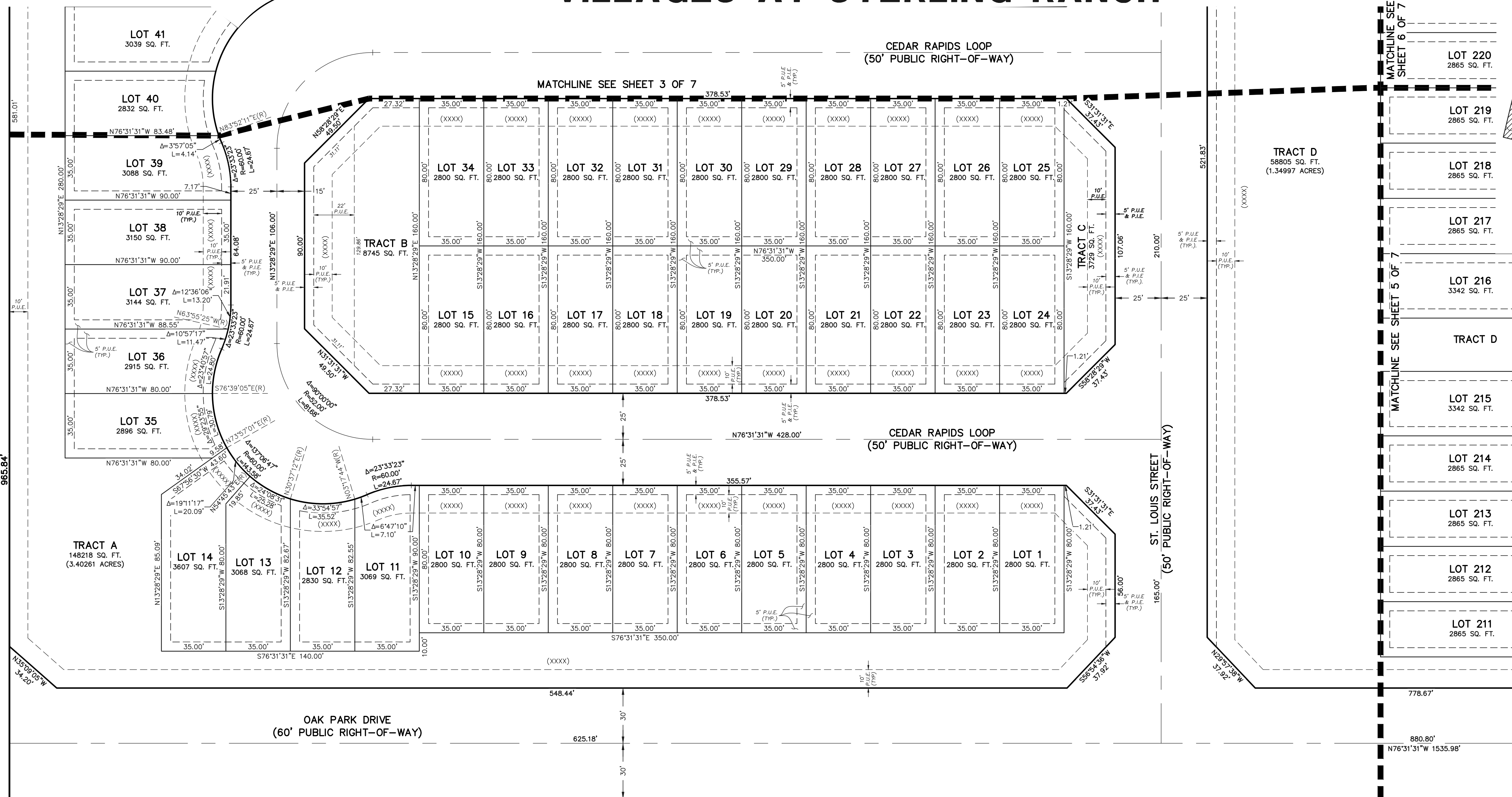


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790

PCD FILE NO. \_\_\_\_\_

\* STERLING RANCH ROAD (60' PUBLIC ROW)  
 \* HOMESTEAD NORTH AT STERLING RANCH PLING NO. 1 \*  
 REC. NO. 22371950  
**BASIS OF BEARINGS**  
**N13°28'29"E 1168.84'**  
**965.84'**

# VILLAGES AT STERLING RANCH



- LEGEND**
- (R) RADIAL BEARING
  - AC. ACRES
  - SQ. FT. SQUARE FEET
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - ADDRESS
  - \* NOT PART OF THIS SUBDIVISION
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
  - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
  - ⊙ MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE

- MONUMENT LEGEND**
- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND FLUSH WITH GRADE.
  - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLATTED



30 15 0 30 60  
SCALE: 1" = 30'  
U.S. SURVEY FEET

SHEET 4 OF 7  
DECEMBER 16, 2024  
JOB NO. 1183.26  
VILLAGES AT STERLING RANCH

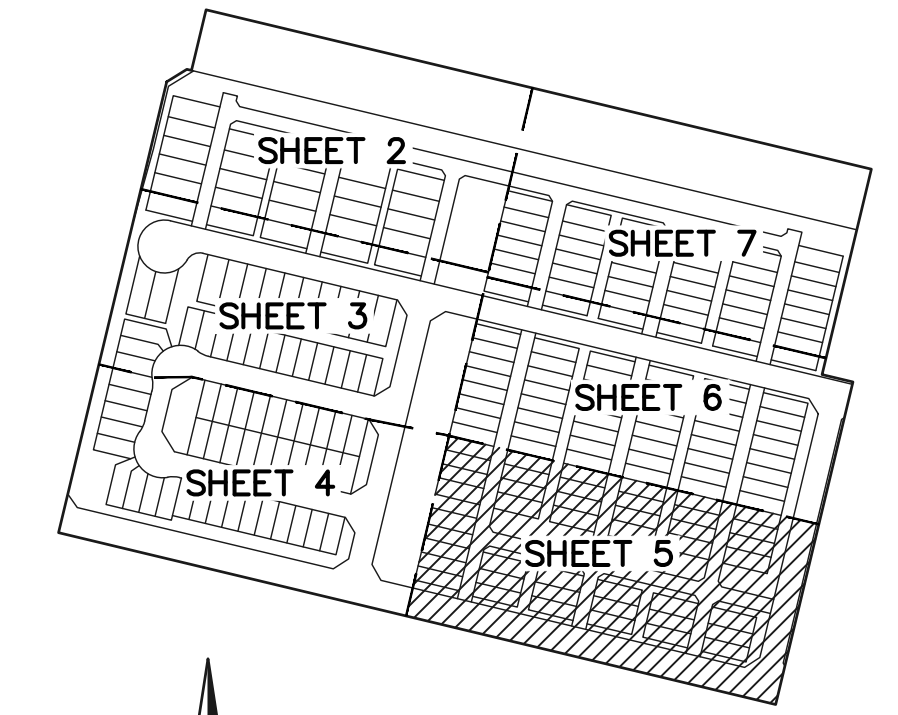


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790

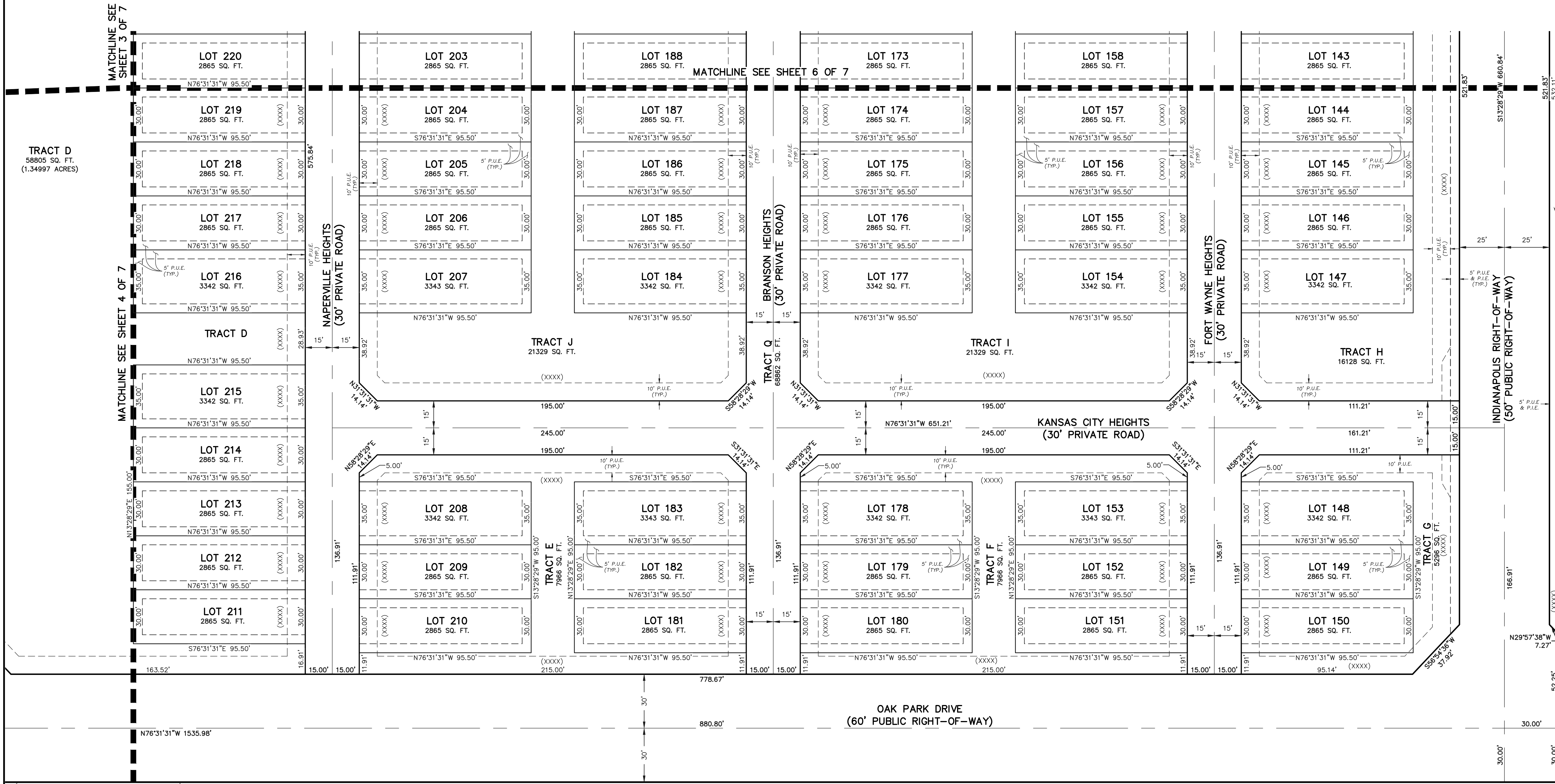
PCD FILE NO. \_\_\_\_\_

STERLING RANCH ROAD (60' PUBLIC ROW)  
BASIS OF BEARINGS  
N13°28'29"E 1168.84'  
965.84'

# VILLAGES AT STERLING RANCH



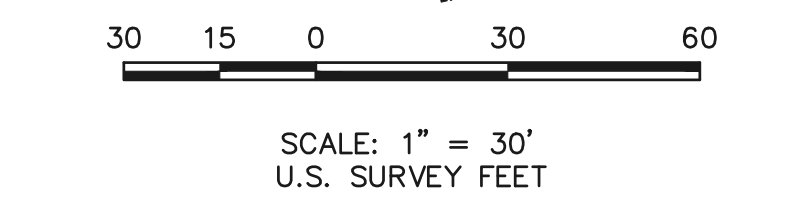
KEY MAP  
N.T.S.



- LEGEND**
- (R) RADIAL BEARING
  - AC. ACRES
  - SQ. FT. SQUARE FEET
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - (XXXX) ADDRESS
  - \* NOT PART OF THIS SUBDIVISION
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
  - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
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  - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG LS 38252"; FOUND FLUSH WITH GRADE.

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLANNED



TRACT F  
LOT 1  
STERLING RANCH EAST FILING  
NO. 5  
REC NO. \_\_\_\_\_

\* UNPLATTED \*

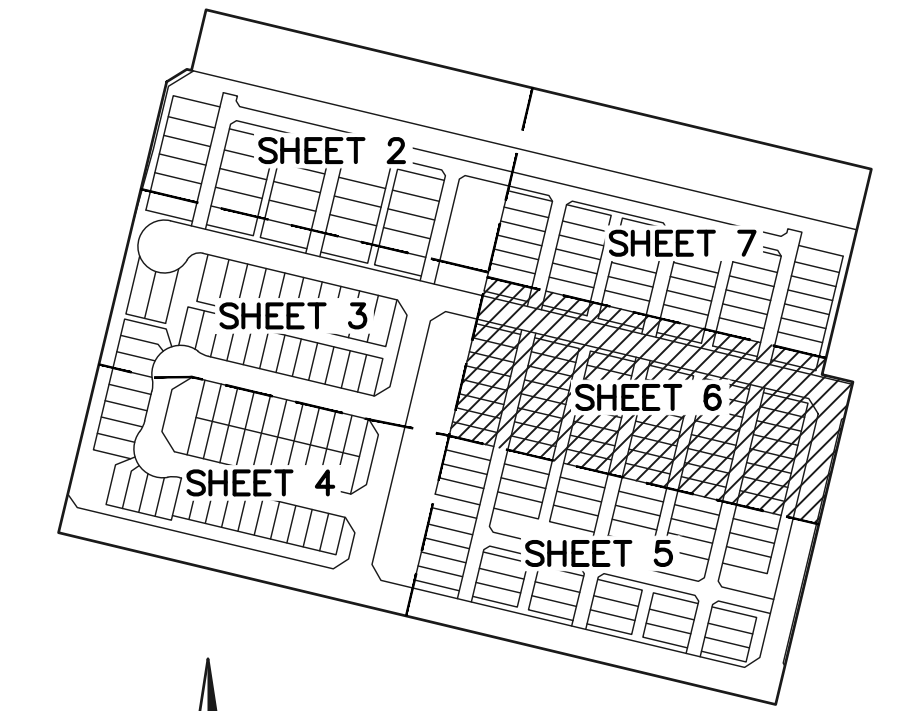
SHEET 5 OF 7  
DECEMBER 16, 2024  
JOB NO. 1183.26  
VILLAGES AT STERLING RANCH



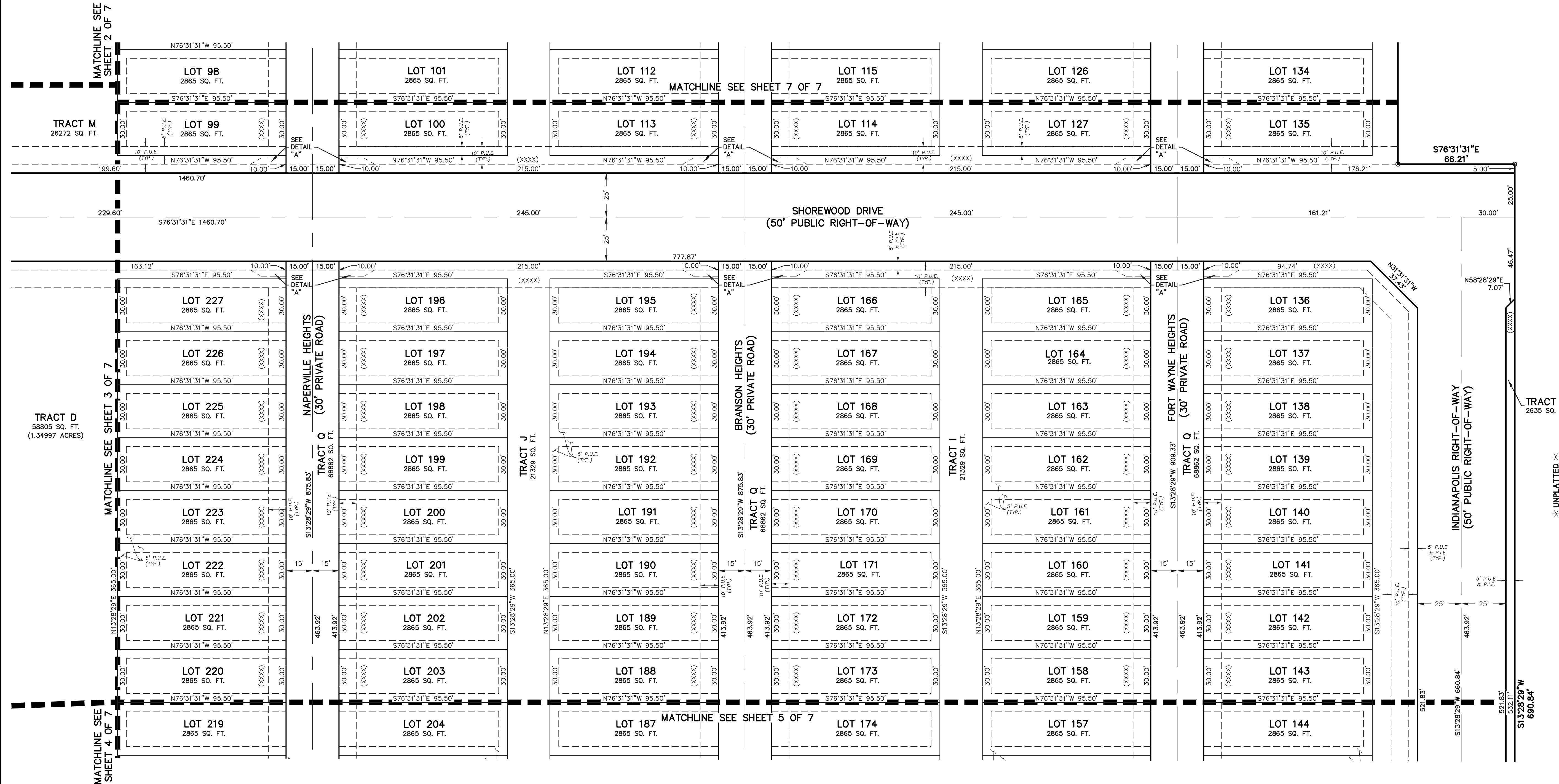
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790

PCD FILE NO. \_\_\_\_\_

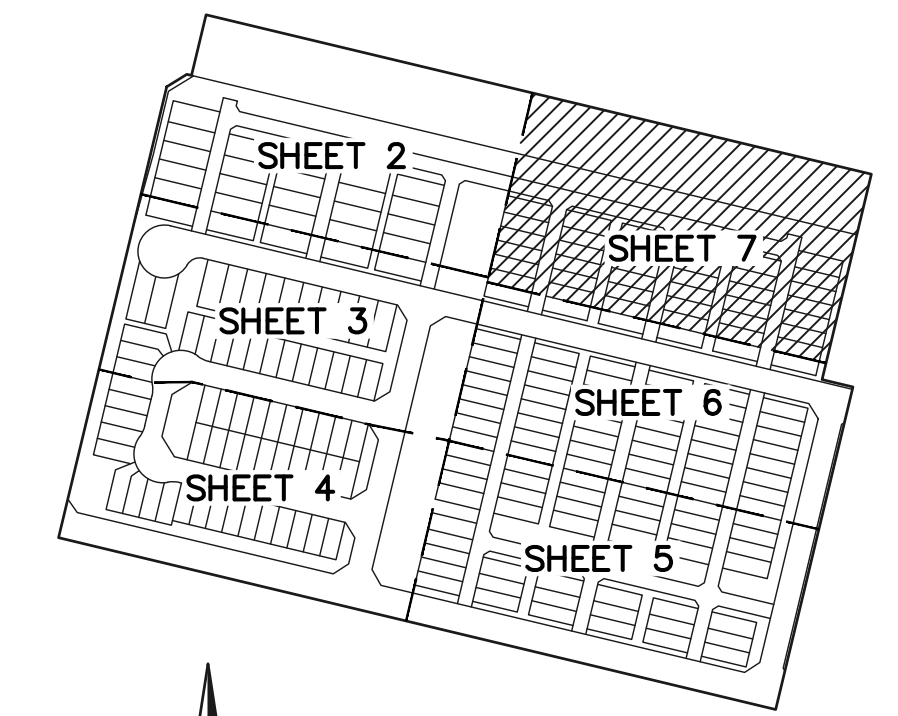
# VILLAGES AT STERLING RANCH



KEY MAP  
N.T.S.



# VILLAGES AT STERLING RANCH



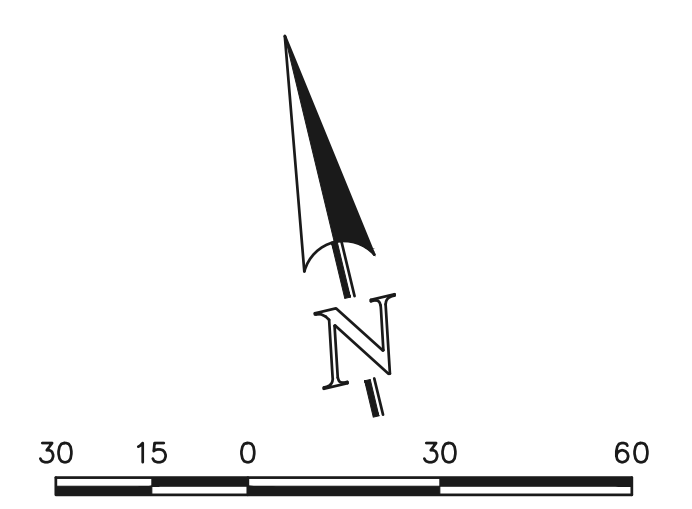
KEY MAP  
N.T.S.

\* UNPLATTED \*

- LEGEND**
- (R) RADIAL BEARING
  - AC. ACRES
  - SQ. FT. SQUARE FEET
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
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  - \* 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
  - FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
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**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLATTED



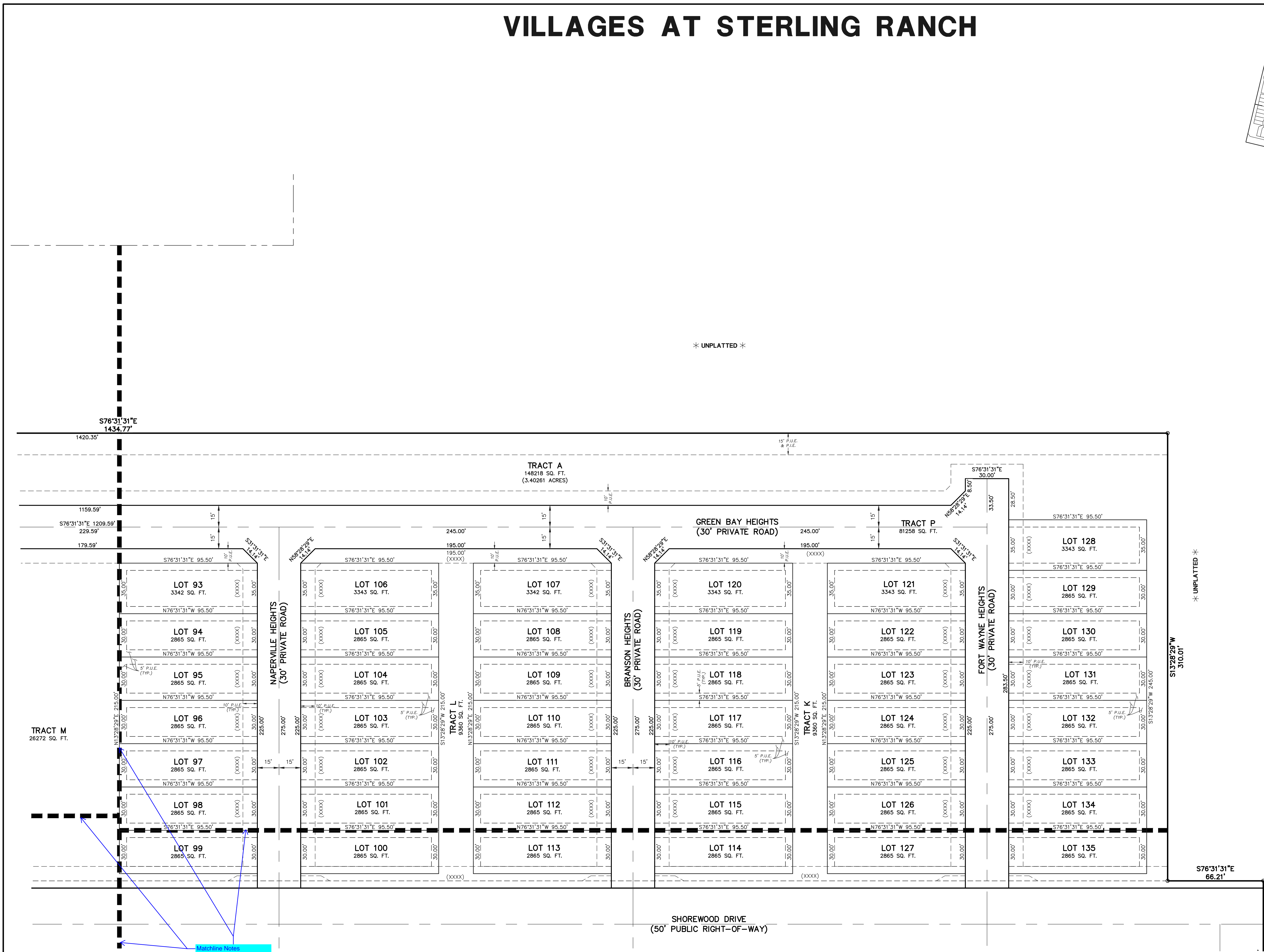
SCALE: 1" = 30'  
U.S. SURVEY FEET

SHEET 7 OF 7  
DECEMBER 16, 2024  
JOB NO. 1183.26  
VILLAGES AT STERLING RANCH



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

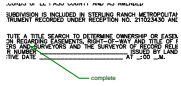
PCD FILE NO. \_\_\_\_\_



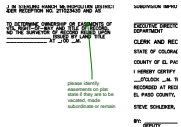
Matchline Notes

# V1\_Final Plat Drawings.pdf Markup Summary

## Callout (15)



**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1 complete  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:06:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1 please identify easements on plat state if they are to be vacated, made subordinate or remain  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:07:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



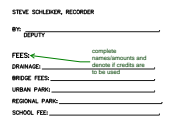
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**Page Label:** [1] 118326-FP-P1 complete  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:07:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1 is all water by FAWWA Denver? This is for wells-not needed for central water  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:31:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1 Add notes from PUD  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:32:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1 complete names/amounts and denote if credits are to be used  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:33:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



name of Metro district  
AGE OWNER MAINTENANCE  
METROPOLITAN DISTRICT NO. 1 METROPOLITAN DISTRICT NO. 1

**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:50:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

name of Metro district

THESE NOTES ARE TO BE MAINTAINED AS PART OF THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:57:01 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

who is maintaining private roads within development?

THESE NOTES ARE TO BE MAINTAINED AS PART OF THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:57:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

is this correct?

THESE NOTES ARE TO BE MAINTAINED AS PART OF THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:57:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

easements are unique to the PUD see PUD

THESE NOTES ARE TO BE MAINTAINED AS PART OF THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

**Subject:** Callout  
**Page Label:** [1] 118326-FP-P1  
**Author:** CDurham  
**Date:** 2/18/2025 3:44:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note as this project is not constructing a pond

ASSOCIATED NOISE (AIRPORT OPERATIONS) AND ANY DEVELOPMENT OR SAID SUCCESSORS SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. THE NOTES SHALL BE MAINTAINED IN THE PROJECT RECORD AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

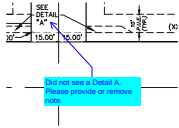
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**Page Label:** [1] 118326-FP-P1  
**Author:** CDurham  
**Date:** 2/18/2025 3:44:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

24-377

TITLE SEARCH WOULD FIND THE FEE OBLIGATION APPROVED BY THE BOARD DISTRICT AND RECORDED IN THE RECORDS OF EL PASO COUNTY AND THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE DISTRICT AND AS SUCH IS SUBJECT TO THE DEVELOPMENT GUIDELINES AS RECORDED UNDER THE RECORDS OF EL PASO COUNTY AND THIS SUBDIVISION IS INCLUDED IN STERLING BY INSTRUMENT RECORDED UNDER RECEIPT

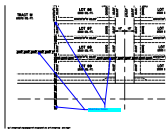
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**Author:** CDurham  
**Date:** 2/18/2025 3:45:14 PM  
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**Layer:**  
**Space:**

Fill in subdivision name



**Subject:** Callout  
**Page Label:** [3] 118326-FP-P3  
**Author:** CDurham  
**Date:** 2/18/2025 3:50:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Did not see a Detail A. Please provide or remove note.



**Subject:** Callout  
**Page Label:** [7] 118326-FP-P7  
**Author:** CDurham  
**Date:** 2/18/2025 3:52:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Matchline Notes

**Collateral (1)**

IP 12 SOUTH, RANGE 66 WEST COUNTY, COLORADO

**Subject:** Collateral  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:32:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

**Covenants (1)**

CLASSIC CONVEYANCE INSTRUMENTS AND SUBORDINATED TO THE DOMINANT INTERESTS OF THE GRANTEE THEREOF

**Subject:** Covenants  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:09:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


When the Property is Subject to Existing or Proposed Covenants:  
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.

**Highlight (2)**

PUBLIC UTILITIES WITH THE INDIVIDUAL PROPERTY OWNERS  
ALL EASEMENTS SHOWN ON TO THOSE TERMS AND CO NOT 224026337 OF THE RI INTERESTS OF RECORD ARE BE AFFECTED AND SHALL DEVELOPER SHALL COMPLY AND PERMIT REQUIREMENT AGENCIES INCLUDING, BUT

**Subject:** Highlight  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:57:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

)/OR SAID :  
CORDANCE W  
) 19-471),  
TTALS. THE  
J ALL SAIFC

**Subject:** Highlight  
**Page Label:** [1] 118326-FP-P1  
**Author:** CDurham  
**Date:** 2/18/2025 3:44:42 PM  
**Status:**  
**Color:**   
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**Space:**

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Image (2)



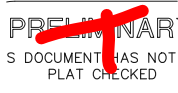
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**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
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**Space:**




**Subject:** Image  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:32:11 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

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Pen (7)



**Subject:** Pen  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:32:49 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**


T



**Subject:** Pen  
**Page Label:** [3] 118326-FP-P3  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:17 AM  
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**Color:**   
**Layer:**  
**Space:**

X



**Subject:** Pen  
**Page Label:** [2] 118326-FP-P2  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:21 AM  
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**Layer:**  
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X

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

**Subject:** Pen  
**Page Label:** [4] 118326-FP-P4  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

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

**Subject:** Pen  
**Page Label:** [5] 118326-FP-P5  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:30 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

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

**Subject:** Pen  
**Page Label:** [6] 118326-FP-P6  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

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

**Subject:** Pen  
**Page Label:** [7] 118326-FP-P7  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:35:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

X

## PID (1)

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 Recorder at Reception Number \_\_\_\_\_, the parcels within the platted boundaries of subdivision are included within the boundaries of the El Paso County Public Improvement District \_\_\_\_\_ and as such is subject to applicable road impact fees and mill levy.

**Subject:** PID  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:14:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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 Recorder at Reception Number \_\_\_\_\_, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District \_\_\_\_\_ and as such is subject to applicable road impact fees and mill levy.

## Road Impact (1)

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-377), 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.

GENERAL NOTES:  
1. THE DATE OF PREPARATION IS DECEMBER 11, 2024.

**Subject:** Road Impact  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:30:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-377), 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.

Text Box (5)

Colorado Springs, CO

SF2439

**Subject:** Text Box  
**Page Label:** [1] 118326-FP-P1  
**Author:** dsdparsons  
**Date:** 2/18/2025 9:34:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

SF2439

Preparation by Black Forest Fire Protection District  
© Black Forest  
Fire Protection District  
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may be reproduced without the written permission  
of the publisher.

**Subject:** Text Box  
**Page Label:** [1] 118326-FP-P1  
**Author:** CDurham  
**Date:** 2/18/2025 3:47:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

29. Fire protection is by Black Forest Fire Protection District.

30. Basis of Bearings

31. All Structural foundations shall be designed by a professional engineer currently licensed in the state of Colorado.

Provide an overall map labeling tracts.

**Subject:** Text Box  
**Page Label:** [2] 118326-FP-P2  
**Author:** CDurham  
**Date:** 2/18/2025 3:49:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

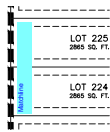
Provide an overall map labeling tracts.

(2,442.01' ALRES.)

Tract P

**Subject:** Text Box  
**Page Label:** [2] 118326-FP-P2  
**Author:** CDurham  
**Date:** 2/18/2025 3:49:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Tract P



**Subject:** Text Box  
**Page Label:** [3] 118326-FP-P3  
**Author:** CDurham  
**Date:** 2/18/2025 3:50:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Matchline