

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 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 27, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 28, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4NE1/4) OF SECTION 33, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015, WILL ALL REFERENCED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A SET NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 34977 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38;

BEGINNING AT SAID SOUTHWEST ONE-SIXTEENTH CORNER, BEING THE SOUTHEAST CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;

THENCE SOUTH 00°54'30" EAST A DISTANCE OF 1,319.64 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°41'31", AN ARC DISTANCE OF 14.01 FEET;

THENCE SOUTH 77°09'45" WEST A DISTANCE OF 229.23 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 850.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 944.83 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 121.71 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 246.10 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°05'19", AN ARC DISTANCE OF 79.68 FEET;

THENCE NORTH 50°26'12" WEST A DISTANCE OF 829.21 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 60.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'23", AN ARC DISTANCE OF 24.67 FEET TO A 60.00 FEET FOOT REVERSE CURVE;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°06'50", AN ARC DISTANCE OF 59.81 FEET;

THENCE NORTH 50°26'12" WEST, A DISTANCE OF 249.85 FEET;

THENCE NORTH 73°13'29" WEST A DISTANCE OF 288.74 FEET TO POINT ON THE EASTERLY LINE OF TRACT I OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE THE FOLLOWING SIXTEEN (16) COURSES:

1. THENCE NORTH 12°28'27" EAST A DISTANCE OF 90.70 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 85.46 FEET, WHOSE CENTER BEARS SOUTH 77°31'32" EAST;
2. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°24'40", AN ARC DISTANCE OF 127.40 FEET TO A 208.41 FEET FOOT REVERSE CURVE;
3. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°27'48", AN ARC DISTANCE OF 78.07 FEET TO A 43.53 FEET FOOT REVERSE CURVE;
4. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°07'59", AN ARC DISTANCE OF 50.24 FEET;
5. THENCE SOUTH 63°10'02" EAST, A DISTANCE OF 59.72 FEET;
6. THENCE SOUTH 82°52'49" EAST A DISTANCE OF 82.74 FEET;
7. THENCE NORTH 82°29'37" EAST A DISTANCE OF 85.63 FEET;
8. THENCE NORTH 51°10'06" EAST A DISTANCE OF 86.23 FEET;
9. THENCE NORTH 56°06'51" EAST A DISTANCE OF 68.55 FEET;
10. THENCE NORTH 29°35'35" EAST A DISTANCE OF 198.68 FEET;
11. THENCE NORTH 51°16'10" EAST A DISTANCE OF 361.44 FEET;
12. THENCE NORTH 27°44'47" EAST A DISTANCE OF 82.16 FEET;
13. THENCE NORTH 07°20'33" EAST A DISTANCE OF 248.45 FEET;
14. THENCE NORTH 17°58'09" EAST A DISTANCE OF 105.84 FEET;
15. THENCE NORTH 23°30'33" EAST A DISTANCE OF 96.02 FEET;
16. THENCE NORTH 04°00'08" EAST A DISTANCE OF 38.97 FEET TO A POINT ON THE SOUTH LINE OF TRACT C OF RETREAT AT TIMBERRIDGE FILING NO 1, RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653;

THENCE NORTH 87°35'00" EAST ON THE SOUTH LINE OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 AND SAID RETREAT AT TIMBERRIDGE FILING NO. 2, A DISTANCE OF 1,259.14 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,845,327 SQUARE FEET (65.31973 ACRES), MORE OR LESS.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 4 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 _____

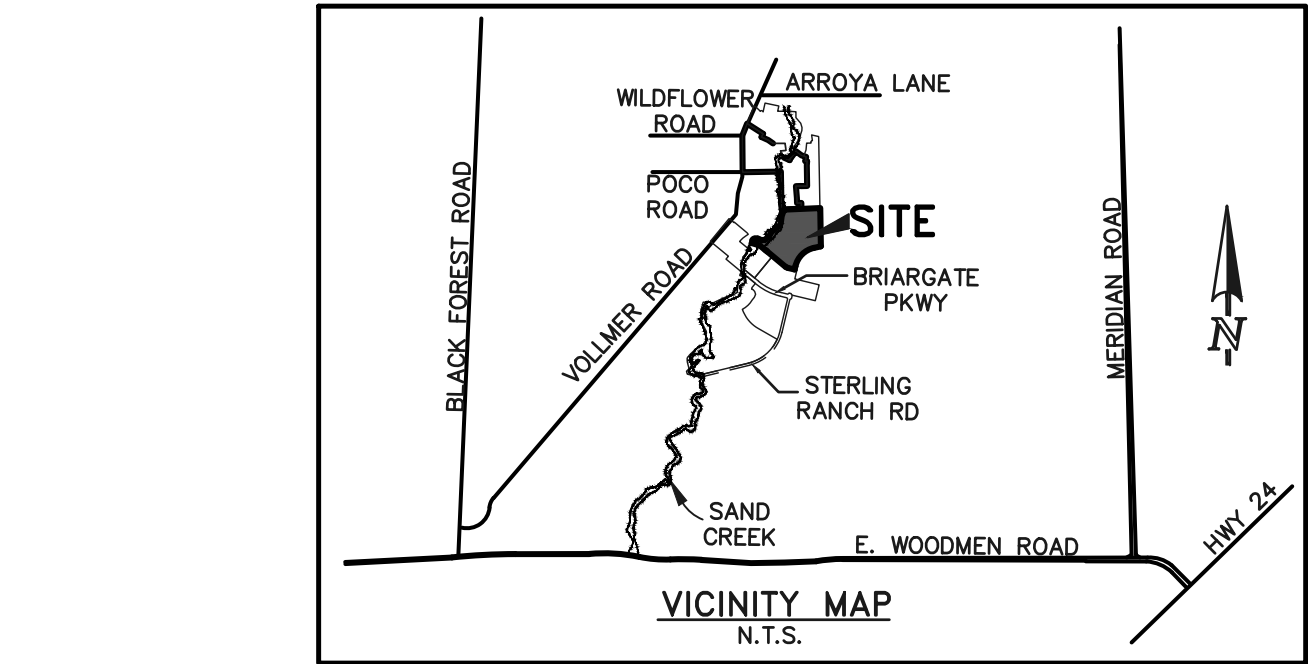
NOTICE:

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.

FINAL PLAT

STERLING RANCH EAST FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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 STERLING RANCH EAST FILING NO. 4. 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 DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER 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 DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, AND F ARE 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

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, AS _____

METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

Please add the following note for the non-revocable public improvement easement required for the proposed temporary turn around at the end of Corvallis Terrace:

The non-revocable public improvement easement shown at the end of Corvallis Terrace cul-de-sac is intended for turn around and emergency response purposes. At such a time that Corvallis Terrace is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Corvallis Terrace.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS MARCH 26, 2026
2. BASIS OF BEARINGS: THE SOUTH LINE OF RETREAT AT TIMBERRIDGE FILING NO. 2, RECORDED SEPTEMBER 16, 2022 UNDER RECEPTION NO. 222715015 RECORDED IN THE OFFICE OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDED, BEING MONUMENTED AT THE WEST END BY A FOUND NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS 30118 AND MONUMENTED ON THE EAST END BY A SET 2-1/2" ALUMINUM CAP AT THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 27, STAMPED PLS 34977, FLUSH WITH GRADE AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 87°35'00" EAST, A DISTANCE OF 639.38.
3. 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. § 18-4-508*
4. FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 4, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C05356 AND 08041C05336, EFFECTIVE DATES OF DECEMBER 7, 2018. (ZONE X, ZONE AE (WITH BASE FLOOD ELEVATIONS), AND ZONE AE (REGULATORY FLOODWAY WITH BASE FLOOD ELEVATIONS)). THOSE BASE FLOOD ELEVATIONS SHOWN LISTED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROVIDED BY FEMA.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT IN FILE NO. SP224.
6. 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.
7. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A (5) FOOT PUBLIC EASEMENT, ALL FRONT LOT LINES WITH A FIVE (5) FOOT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ALL REAR LOT LINES WITH A SEVEN (7) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
8. 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 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE 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, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
10. 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. 25-337), 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.
11. PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH EAST FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 5 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
14. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
15. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
16. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL THE EASEMENTS BE USED, UNTIL 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.

NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. ONLY AREAS OF THE SITE WITHIN TRACT A CONTAIN THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY UNSTABLE SLOPE AND FLOWING/PONDED WATER. HOWEVER, NO LOTS ARE AFFECTED BY THESE AREAS AND NO HOME CONSTRUCTION IS PROPOSED ON TRACT A. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST - FILING NO. 4", PREPARED BY ENTECH ENGINEERING, INC., DATED MAY 22, 2026 AND FOUND IN THE FILE NUMBER FOR STERLING RANCH EAST FILING NO. 4.

NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.

ELITE PROPERTIES OF AMERICA, INC. AS THE OWNER OF CLASSIC SRJ LAND, LLC, IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. WATER AND WASTEWATER SERVICE IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

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.

The owner agrees on behalf of him/herself and any developer or builder successors and assignees that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution, or any amendments thereto, at or prior to the time of building permit approvals.

SUMMARY TABLE:		is this correct district?		
LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (SAND CREEK CHANNEL, OPEN SPACE, 15' MAINTENANCE TRAIL, UTILITIES, DRAINAGE)	259,167 SF	9.11%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND EL PASO COUNTY PER MAINT. AGREEMENT
TRACT B (LANDSCAPE, OPEN SPACE)	27,440 SF	0.96%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT C (LANDSCAPE, PARK, UTILITIES)	199,318 SF	7.01%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT D (LANDSCAPE)	5,200 SF	0.18%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT E (LANDSCAPE, UTILITIES)	10,722 SF	0.38%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
TRACT F (LANDSCAPE, PUBLIC UTILITIES, OPEN SPACE)	93,797 SF	3.30%	STERLING RANCH METROPOLITAN DISTRICT NO. 3	STERLING RANCH METROPOLITAN DISTRICT NO. 3
LOTS (238 TOTAL)	1,774,847 SF	62.38%	INDIVIDUAL LOT OWNERS	
R.O.W.	474,836 SF	16.69%	COUNTY	COUNTY
TOTAL	2,845,327 SF	100.00%		

GENERAL NOTES (CONTINUED)

21. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE E PROVISIONS AS RECOMMENDED BY THE COLORADO PUBLICATIONS AVAILABLE THROUGH THE STATE FO
22. A LETTER OF COMPLIANCE HAS BEEN RECEIVED FROM THE CALIFORNIA STATE FOREST SERVICE, FIRE DEPARTMENT, FIRE MARSHAL, OR OTHER QUALIFIED PROFESSIONAL STATING PRACTICES DESIGNED TO REDUCE WILDFIRE HAZARDS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE WILDLAND FIRE AND HAZARD MITIGATION PLAN. SUCH WORK MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - FOREST-WIDE THINNINGS
 - FUELBREAK THINNINGS
 - PRUNINGS
 - DEBRIS DISPOSAL
23. 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.
24. 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 ____ :__ A.M.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.

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 CODES.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20 ____.



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

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: _____
DRAINAGE: _____
BRIDGE FEES: _____
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: _____

OWNER:
CLASSIC SRJ LAND LLC
2183 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921



SHEET 1 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SW1/16 CORNER SECTION
27, T12S, R65W
SET 2-1/2" ALUMINUM CAP
STAMPED AS SHOWN

CCES LLC
T12S R65W
SW1/16 S27
2026
PLS 34977

- 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED FLUSH WITH GROUND
- FOUND MONUMENT - AS NOTED
- ▲ 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED FLUSH WITH GROUND
- SET MONUMENT -AS NOTED
NO. 5 REBAR AND 1-1/4"
ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
- BFE BASE FLOOD ELEVATION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TTY TYPICAL
- (XXXX) ADDRESS

SCALE: 1" = 50'
U.S. SURVEY FEET

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

SHEET 2 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

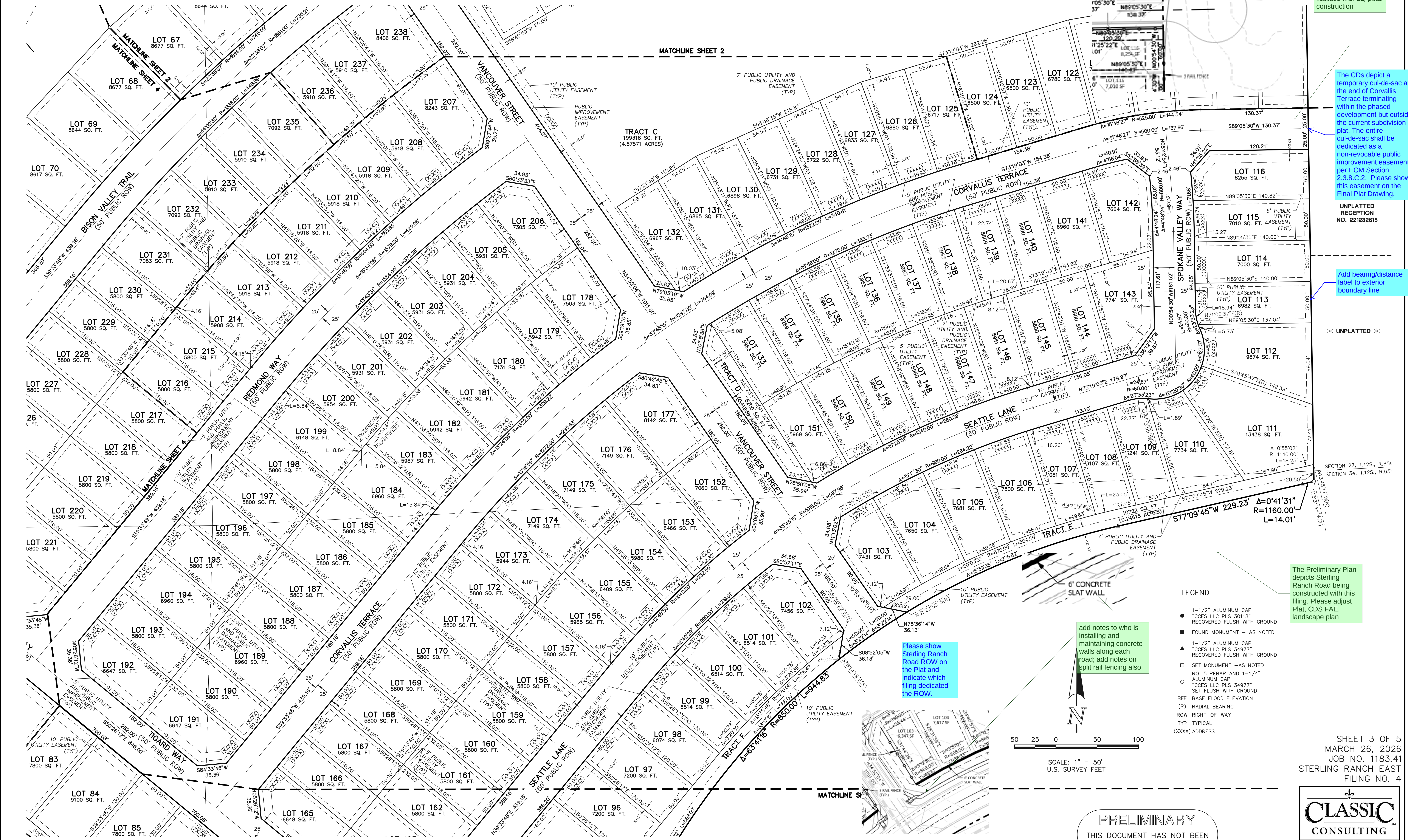
CLASSICSM
CONSULTING

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

PCD FILE NO. _____

STERLING RANCH EAST FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



please add the
cud-de-sac as
temporary
to be
vacated with adj plats
construction

The CDs depict a
temporary cul-de-sac at
the end of Corvallis
Terrace terminating
within the phased
development but outside
the current subdivision
plat. The entire
cul-de-sac shall be
dedicated as a
non-revocable public
improvement easement
per ECM Section
2.3.8.C.2. Please show
this easement on the
Final Plat Drawing.

Add bearing/distance
label to exterior
boundary line

* UNPLATTED *

SECTION 27, T.12S., R.65E
SECTION 34, T.12S., R.65E

The Preliminary Plan
depicts Sterling
Ranch Road being
constructed with this
filing. Please adjust
Plat, CDS FAE,
landscape plan

- LEGEND
- 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED FLUSH WITH GROUND
 - FOUND MONUMENT - AS NOTED
 - 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED FLUSH WITH GROUND
 - SET MONUMENT - AS NOTED
 - NO. 5 REBAR AND 1-1/4"
ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
 - BFE BASE FLOOD ELEVATION
 - (R) RADIAL BEARING
 - ROW RIGHT-OF-WAY
 - TYP TYPICAL
 - (XXXX) ADDRESS

add notes to who is
installing and
maintaining concrete
walls along each
road; add notes on
split rail fencing also

Please show
Sterling Ranch
Road ROW on the Plat
and indicate which
filing dedicated the
ROW.

SCALE: 1" = 50'
U.S. SURVEY FEET

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

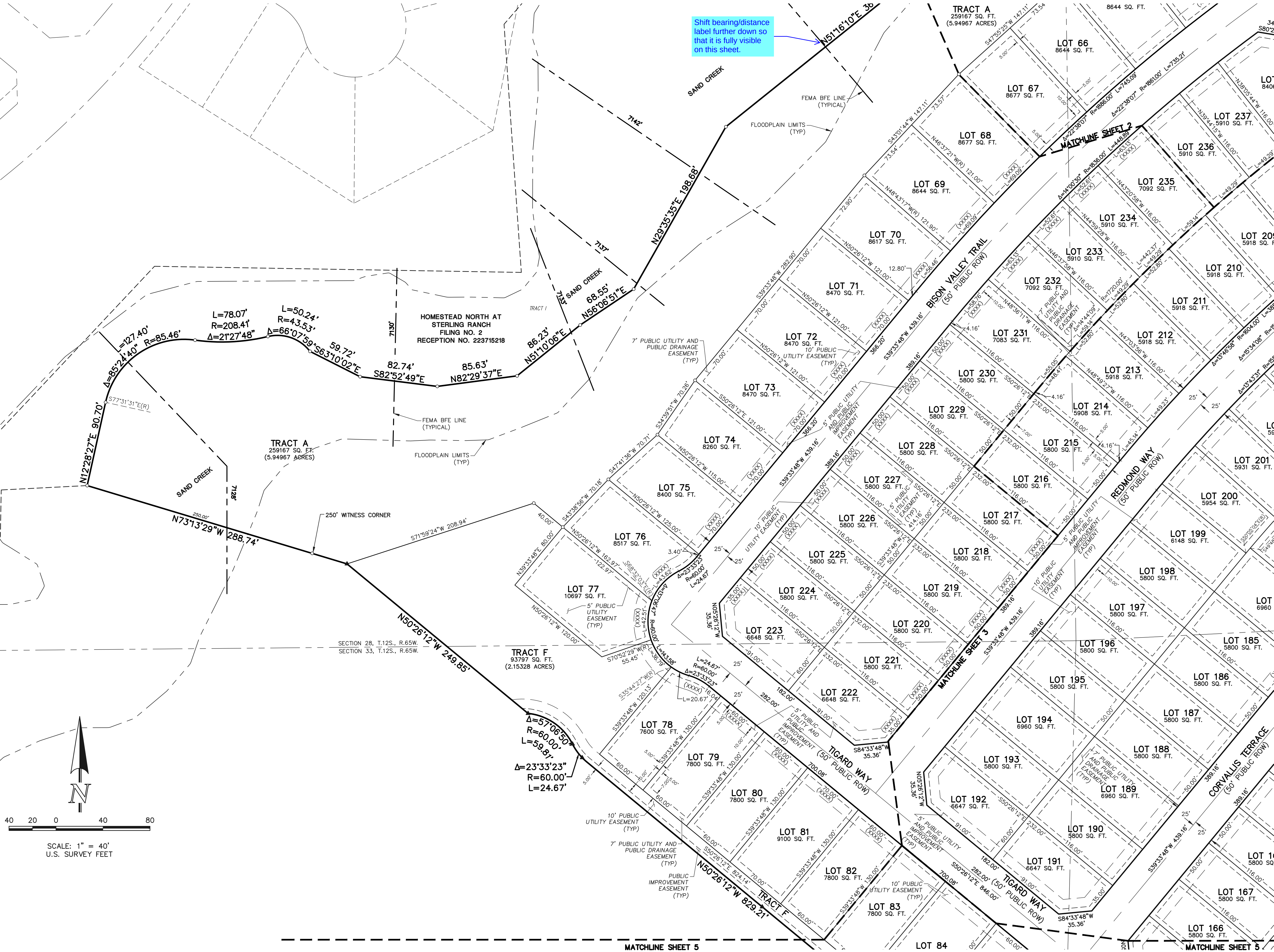
SHEET 3 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

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

STERLING RANCH EAST FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Shift bearing/distance
label further down so
that it is fully visible
on this sheet.



LEGEND

- 1-1/2" ALUMINUM CAP
- "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND
- FOUND MONUMENT - AS NOTED
- 1-1/2" ALUMINUM CAP
- "CCES LLC PLS 34977" RECOVERED FLUSH WITH GROUND
- SET MONUMENT - AS NOTED
- NO. 5 REBAR AND 1-1/4" ALUMINUM CAP
- "CCES LLC PLS 34977" SET FLUSH WITH GROUND
- BFE BASE FLOOD ELEVATION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL
- (XXXX) ADDRESS

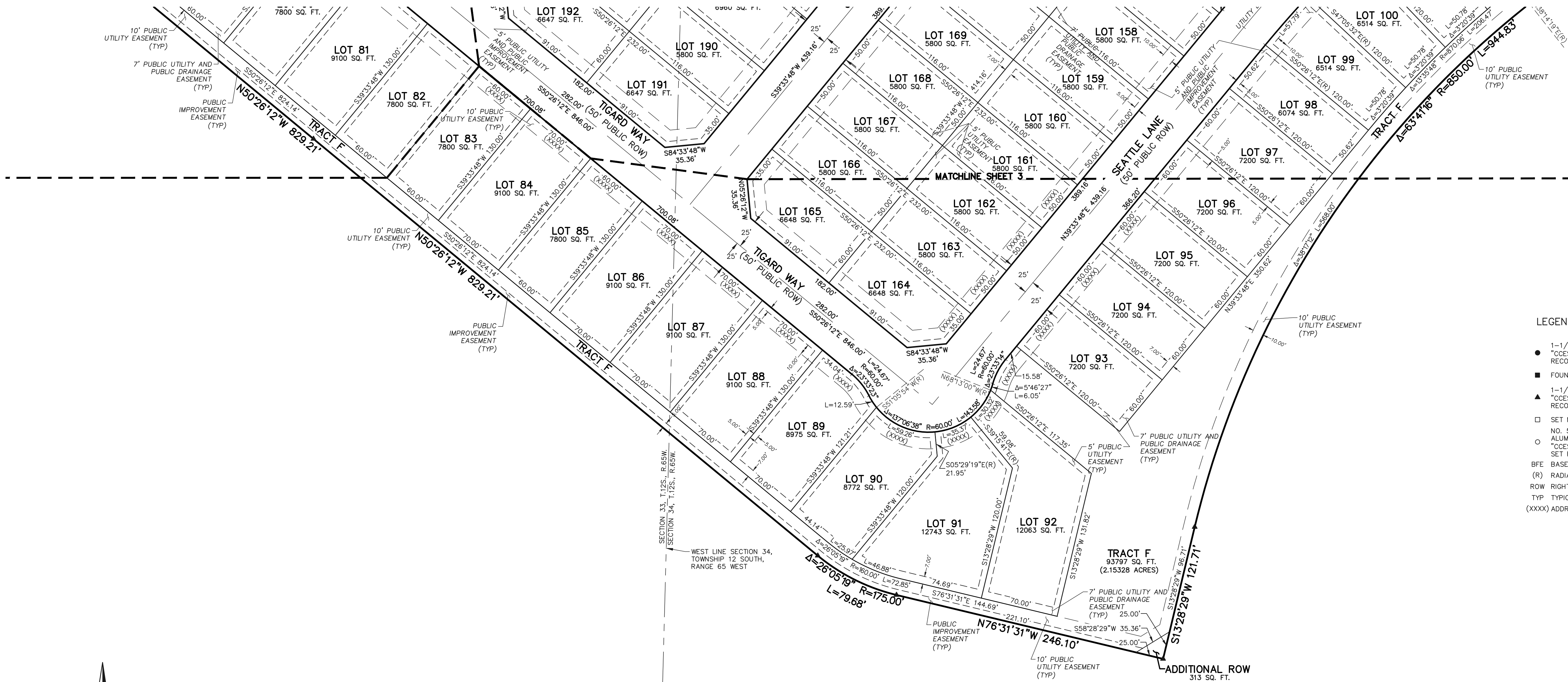
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

SHEET 4 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

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

STERLING RANCH EAST FILING NO. 4

A PORTION OF SECTIONS 27, 28, 33, AND 34, ALL IN TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND
- 1-1/2" ALUMINUM CAP
"CCES LLC PLS 30118"
RECOVERED FLUSH WITH GROUND
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 - (XXXX) ADDRESS

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

SHEET 5 OF 5
MARCH 26, 2026
JOB NO. 1183.41
STERLING RANCH EAST
FILING NO. 4

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

V1_Final Plat Drawings.pdf Markup Summary

Bret Dilts - DPW Engineering (2)

Please add a Key map for the plat sheets

Subject: Engineer

Page Label: [2] 118341 - FP-P2 (COUNTY)

Author: Bret Dilts - DPW Engineering

Date: 8/17/2026 3:10:59 PM

Status:

Color:

Layer:

Space:

Please add a Key map for the plat sheets

Please show Sterling Ranch Road ROW on the Plat and indicate which filing dedicated the ROW.

Subject: Engineer

Page Label: [3] 118341 - FP-P3 (COUNTY)

Author: Bret Dilts - DPW Engineering

Date: 8/17/2026 3:09:34 PM

Status:

Color:

Layer:

Space:

Please show Sterling Ranch Road ROW on the Plat and indicate which filing dedicated the ROW.

dsdparsons (32)

Subject: Planner

Page Label: [1] 118341 - FP-P1 (COUNTY)

Author: dsdparsons

Date: 8/18/2026 1:27:10 PM

Status:

Color:

Layer:

Space:

Correct note to identify constraints and hazards for each lots per CGS and report

Subject: Soils & Geology

Page Label: [1] 118341 - FP-P1 (COUNTY)

Author: dsdparsons

Date: 8/18/2026 10:51:07 AM

Status:

Color:

Layer:

Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

[illegible]

update- split rail is allowed; are the sound walls or
screening walls in tracts adj to roads? O and M
byX

please file PID w CAO and complete note

23. ALL INFORMATION WITHIN THIS SURVEYOR'S DISCLOSURE IS SUBJECT TO A TITLE SEARCH AND RECORDATION OF THE RECORDS OF THE _____.

24. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO REVEAL RECORDS, FOR ALL INFORMATION REGARDING EASEMENTS, BENEFICIARIES, CONSULTING ENGINEERS AND SURVEYORS AND THE TITLE COMMITMENT CHECK NUMBER _____ AT _____.

Special Disclosures: None.

Special Disclosures (Before the plat is located in a special district):

1. This plat is a Special District Annual Report and Disclosure From Satisfaction to the Planning and Community Development Department shall be included with each plat.

SURVEYOR'S STATEMENT:

I, **ROBERT L. MCARDY JR.**, A FULLY LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS

? add letter to file? where is this note from?

Special District Notes:
Special District Disclosure (when the plat is located
in a special district):
A Title 32 Special District Annual Report and
Disclosure Form satisfactory to the Planning and
Community Development Department shall be
recorded with each plat

16.69%	COUNTY	COUNTY
100.00%		
This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Hazardousness Requirements, of the El Paso County Land Use Ordinance. This property is located in a		
EL E FO		EL E TH
Class Five Intensity Classification and is subject to Class I requirements.		
Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements.		
FLORIDA UNIVERSITY FIRE PROTECTION DIVISION FIRE PROFESSIONAL STATING PRACTICES DESIGNATED IN ACCORDANCE WITH THE WILDLAND FIRE ACT CLUIDE, BUT IS NOT NECESSARILY LIMITED TO THE		

customize note for this districts(s)

Subject: EPC Plan Review - WUI Disclaimer
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 10:58:02 AM
Status:
Color: 
Layer:
Space:

ED TO INCORPORATE WILDFIRE FUEL BREAK
DIRECT SERVICE AND ILLUSTRATED THROUGH
DICE.
COLORADO STATE FOREST SERVICE, FIRE
SERVICES, STAFFING PRACTICES DESIGNED TO
SERVICES WITH THE WILDLAND FIRE AND
IS NOT NECESSARILY LIMITED TO THE
CUSTOMER NAME
DECLARATION OF CONVEYANCE AS REQUIRED
EL PASO COUNTY CLERK AND RECORDS

Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 10:58:15 AM
Status:
Color: 
Layer:
Space:

customize note

DEPUTY
S:
NAME:
GE FEES:
AN PARK:
CAL DATE:

Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 10:59:30 AM
Status:
Color: 
Layer:
Space:

add names of basins/ districts and fee amounts

B:
C:
ARC:
J:
JUL LAND, LLC
40 HORSE CLUB DR
SPRINGS, CO 80901

Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 10:59:51 AM
Status:
Color: 
Layer:
Space:

break park fees down based on parks board
review comment work sheet

AGE:
E FEES:
4 PARK:
VAL PARK:
XL FEE:

Subject: Arrow
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 10:59:57 AM
Status:
Color: 
Layer:
Space:

TARY PUBLIC
is this correct district?
ACCEPTED FOR OWNERSHIP AND
3/

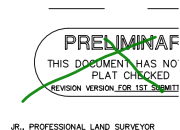
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Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 11:00:55 AM
Status:
Color: 
Layer:
Space:

is this correct district?

is this correct district?
OWNER MAINTENANCE
ERLING RANCH
ETROPOLITAN
STRICT NO. 3
STERLING
METRO
DISTRICT 1
EL PASO

Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 11:01:35 AM
Status:
Color: 
Layer:
Space:

is this correct district?



JR., PROFESSIONAL LAND SURVEYOR

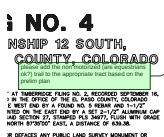
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Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 11:01:48 AM
Status:
Color: 
Layer:
Space:

x



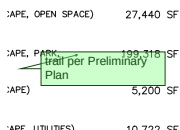
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Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:20:10 PM
Status:
Color: 
Layer:
Space:

trail per Preliminary Plan



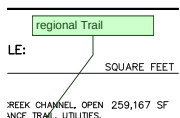
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Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:21:07 PM
Status:
Color: 
Layer:
Space:

please add the non motorized (are equestrians ok?) trail to the appropriate tract based on the prelim plan



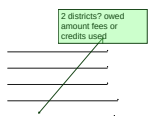
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Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:22:35 PM
Status:
Color: 
Layer:
Space:

trail per Preliminary Plan



Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:23:15 PM
Status:
Color: 
Layer:
Space:

regional Trail



Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:28:12 PM
Status:
Color: 
Layer:
Space:

2 districts? owed amount fees or credits used

Tb 4,5,7 hit
bedrock under 8
feet ...

Subject: Planner
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 2:06:59 PM
Status:
Color: ■
Layer:
Space:

Tb 4,5,7 hit bedrock under 8 feet ...



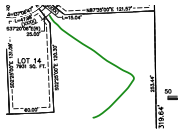
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Page Label: [2] 118341 - FP-P2 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:21:47 PM
Status:
Color: ■
Layer:
Space:

trail



Subject: Planner
Page Label: [2] 118341 - FP-P2 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:21:54 PM
Status:
Color: ■
Layer:
Space:

h



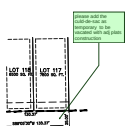
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Page Label: [2] 118341 - FP-P2 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:22:06 PM
Status:
Color: ■
Layer:
Space:

>



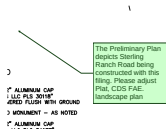
Subject: Planner
Page Label: [2] 118341 - FP-P2 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:22:09 PM
Status:
Color: ■
Layer:
Space:

-



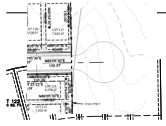
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Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:10:19 PM
Status:
Color: ■
Layer:
Space:

please add the culd-de-sac as temporary to be
vacated with adj plats construction

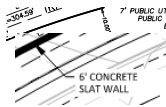


Subject: Planner
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:12:05 PM
Status:
Color: ■
Layer:
Space:

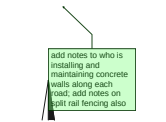
The Preliminary Plan depicts Sterling Ranch Road being constructed with this filing. Please adjust Plat, CDS FAE. landscape plan



Subject: Image
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:15:45 PM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:16:23 PM
Status:
Color: ■
Layer:
Space:

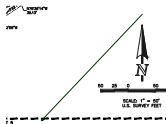


Subject: Planner
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:17:01 PM
Status:
Color: ■
Layer:
Space:

add notes to who is installing and maintaining concrete walls along each road; add notes on split rail fencing also



Subject: Image
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:17:29 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: dsdparsons
Date: 8/18/2026 1:17:35 PM
Status:
Color: ■
Layer:
Space:

SF2615

Subject: Callout
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: Laura Besler
Date: 8/12/2026 11:01:01 AM
Status:
Color: ■
Layer:
Space:

SF2615

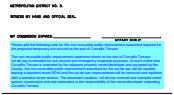


Subject: Callout
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: Laura Besler
Date: 8/12/2026 11:31:49 AM
Status:
Color: ■
Layer:
Space:

Add Driveway Note and Road Impact Fee Note:

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.

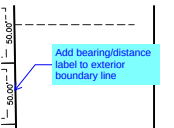
The owner agrees on behalf of him/herself and any developer or builder successors and assignees that traffic impact fees shall be paid in accordance with the El Paso County Road Impact Fee Program Resolution, or any amendments thereto, at or prior to the time of building permit approvals.



Subject: Callout
Page Label: [1] 118341 - FP-P1 (COUNTY)
Author: Laura Besler
Date: 8/14/2026 10:46:17 AM
Status:
Color: ■
Layer:
Space:

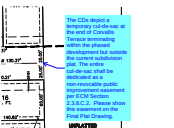
Please add the following note for the non-revocable public improvement easement required for the proposed temporary turn around at the end of Corvallis Terrace:

The non-revocable public improvement easement shown at the end of Corvallis Terrace cul-de-sac is intended for turn around and emergency response purposes. At such a time that Corvallis Terrace is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Corvallis Terrace.



Subject: Callout
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: Laura Besler
Date: 8/12/2026 11:05:14 AM
Status:
Color: ■
Layer:
Space:

Add bearing/distance label to exterior boundary line



Subject: Callout
Page Label: [3] 118341 - FP-P3 (COUNTY)
Author: Laura Besler
Date: 8/14/2026 10:52:38 AM
Status:
Color: ■
Layer:
Space:

The CDs depict a temporary cul-de-sac at the end of Corvallis Terrace terminating within the phased development but outside the current subdivision plat. The entire cul-de-sac shall be dedicated as a non-revocable public improvement easement per ECM Section 2.3.8.C.2. Please show this easement on the Final Plat Drawing.

31 PAL MERIDIAN,

Shift bearing/distance
label further down so
that it is fully visible
on this sheet.

use center

Subject: Callout
Page Label: [4] 118341 - FP-P4 (COUNTY)
Author: Laura Besler
Date: 8/13/2026 1:23:23 PM
Status:
Color:
Layer:
Space:

Shift bearing/distance label further down so that it is fully visible on this sheet.