

BRANDING IRON AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

complete

LEGAL DESCRIPTION:

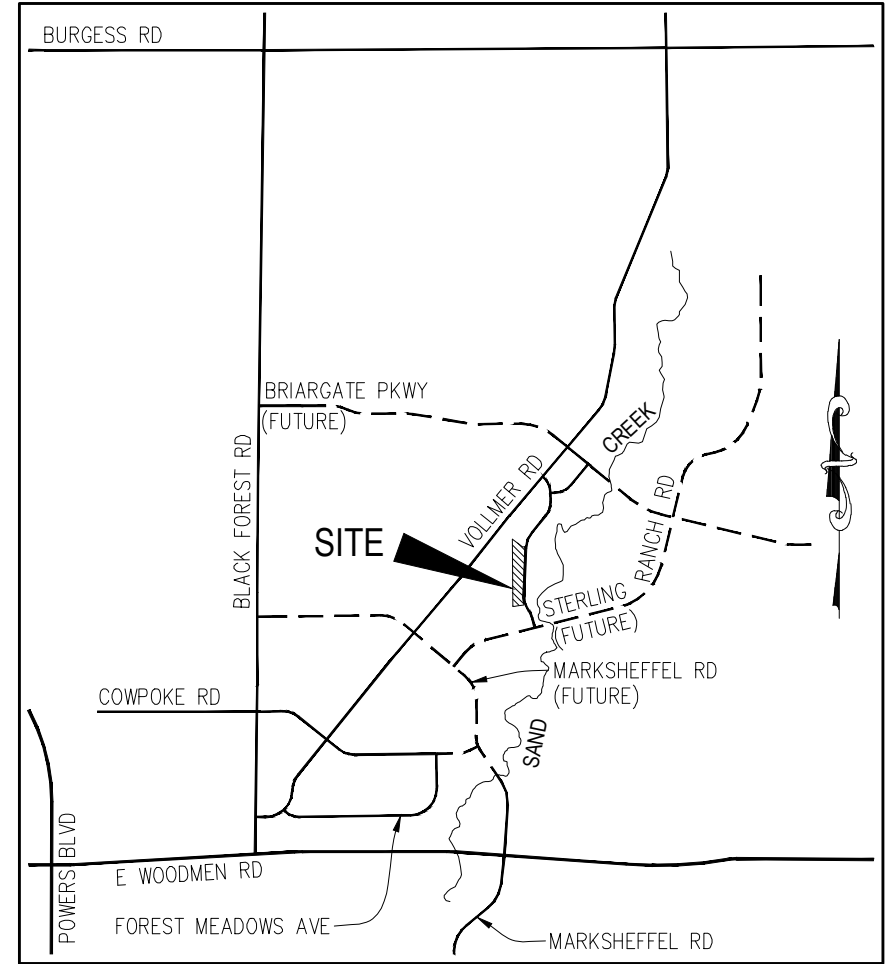
A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # _____ IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 459,341 SQUARE FEET (10.545 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, E, F, G AND H ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.



VICINITY MAP
N.T.S.

Escrow Agrmnt note shall be added and the reception no.

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE/DEDICATION STATEMENT:

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 "BRANDING IRON AT STERLING RANCH 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.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D. BY _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

PLAT NOTES:

- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:** NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535F, EFFECTIVE DATE MARCH 17, 1997.
- TITLE COMMITMENT:** Are there notes to be listed here?
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN (FILE NO. SP-14-015) OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
- 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.
- 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 PARKS AND 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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 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 DEVELOPMENT SERVICES 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 DEVELOPMENT SERVICES 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.

PLAT NOTES:

- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
- NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 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 CRS 18-4-508.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- 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. 16-454), 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.
- 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 GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED: POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 25, 32, 33, 34, 37, 38, 41, 42, 48, 49, AND 50
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD.

| TRACT TABLE | | | | |
|-------------|--------------|--|-------------|-----------|
| TRACT | SIZE (ACRES) | USE | MAINTENANCE | OWNERSHIP |
| A | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| B | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| C | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| D | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| E | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| F | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| G | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| H | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| I | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |
| J | 0.005 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL | SRMD#1 | SRMD#1 |

*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2018. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

| | SUMMARY: | | |
|---------------|---------------|--------------|---------|
| DRAINAGE FEE: | 51 LOTS | 8.334 ACRES | 79.03% |
| BRIDGE FEE: | 8 TRACTS | 0.050 ACRES | 0.47% |
| SCHOOL FEE: | RIGHTS-OF-WAY | 2,161 ACRES | 20.50% |
| PARK FEE: | TOTAL | 10,545 ACRES | 100.00% |

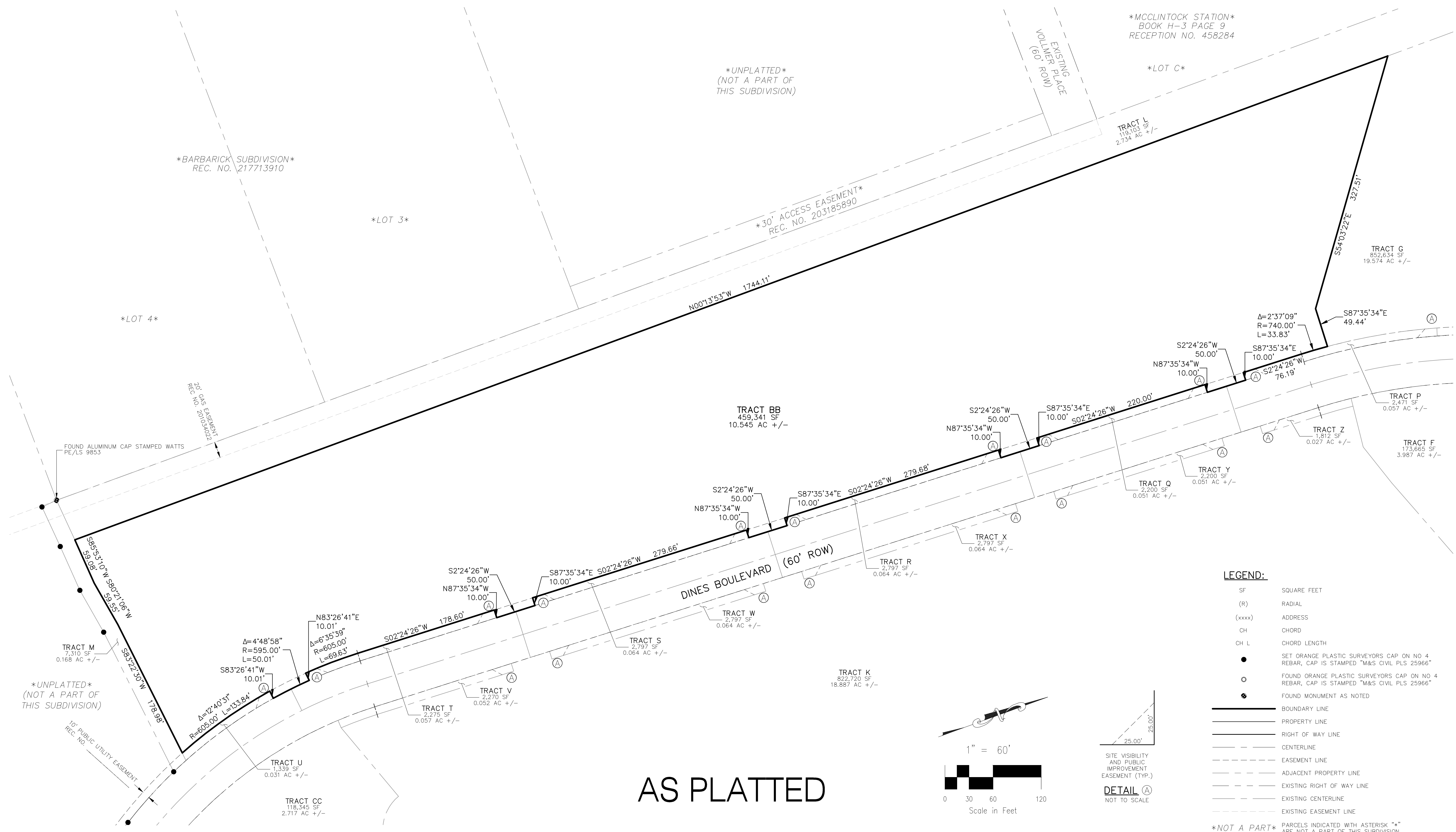
FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



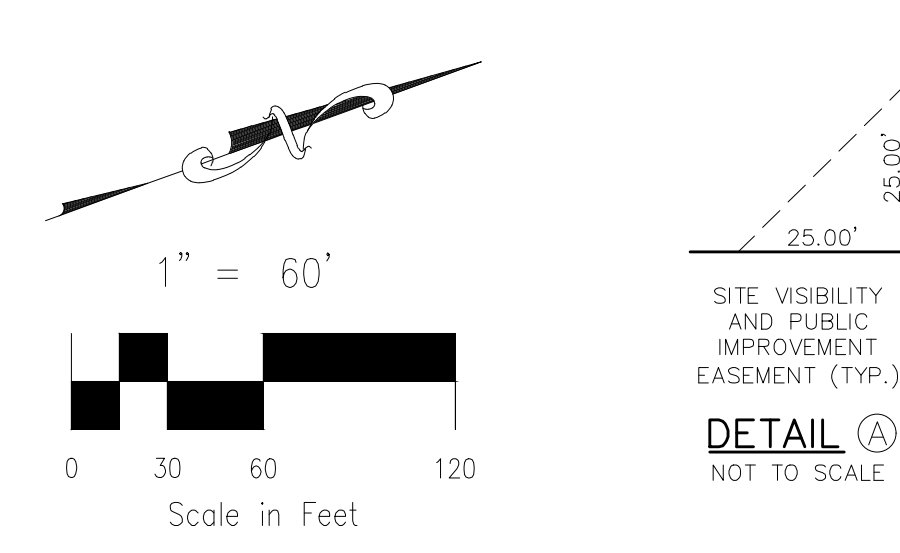
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

BRANDING IRON AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



AS PLATTED



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\900661\Sterling Ranch No. 3\Map\Survey\Plan\09-006 Branding Iron Plat.dwg PlotStamp: 4/9/2018 2:10 PM

BRANDING IRON AT STERLING RANCH FILING NO. 1

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MCCLENTOCK STATION
BOOK H-3 PAGE 9
RECEPTION NO. 458284

| RIGHT-OF-WAY CURVE TABLE | | | |
|--------------------------|--------|--------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA |
| RC1 | 24.21 | 30.00 | 46°14'47" |
| RC2 | 27.72 | 30.00 | 52°56'48" |
| RC3 | 25.01 | 595.00 | 2°24'29" |
| RC4 | 25.01 | 595.00 | 2°24'29" |
| RC5 | 26.01 | 30.00 | 49°40'47" |
| RC6 | 26.01 | 30.00 | 49°40'47" |
| RC7 | 26.01 | 30.00 | 49°40'47" |
| RC8 | 26.01 | 30.00 | 49°40'47" |
| RC9 | 26.01 | 30.00 | 49°40'47" |
| RC10 | 26.01 | 30.00 | 49°40'47" |
| RC11 | 26.01 | 30.00 | 49°40'47" |
| RC12 | 26.01 | 30.00 | 49°40'47" |

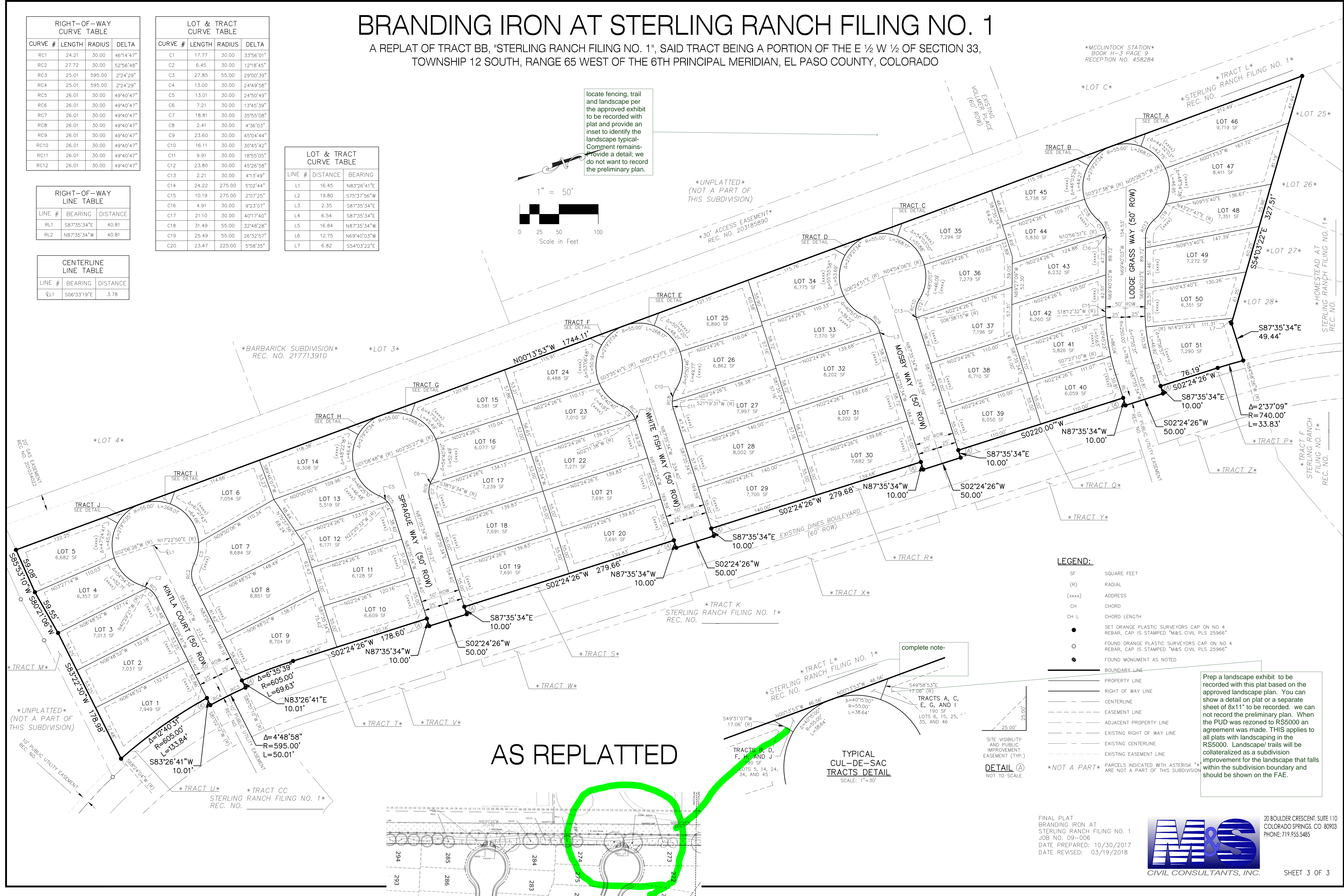
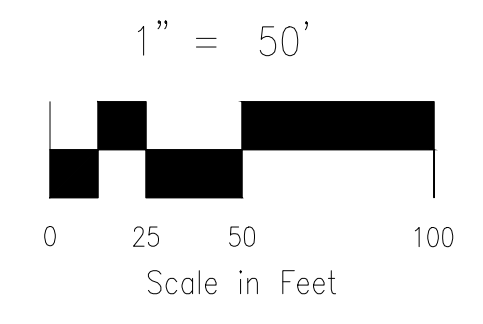
| LOT & TRACT CURVE TABLE | | | |
|-------------------------|--------|--------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 17.77 | 30.00 | 33°56'01" |
| C2 | 6.45 | 30.00 | 12°18'45" |
| C3 | 27.85 | 55.00 | 29°00'39" |
| C4 | 13.00 | 30.00 | 24°49'58" |
| C5 | 13.01 | 30.00 | 24°50'49" |
| C6 | 7.21 | 30.00 | 13°45'39" |
| C7 | 18.81 | 30.00 | 35°55'08" |
| C8 | 2.41 | 30.00 | 4°36'03" |
| C9 | 23.60 | 30.00 | 45°04'44" |
| C10 | 16.11 | 30.00 | 30°45'42" |
| C11 | 9.91 | 30.00 | 18°55'05" |
| C12 | 23.80 | 30.00 | 45°26'58" |
| C13 | 2.21 | 30.00 | 4°13'49" |
| C14 | 24.22 | 275.00 | 5°02'44" |
| C15 | 10.19 | 275.00 | 2°07'25" |
| C16 | 4.91 | 30.00 | 9°23'07" |
| C17 | 21.10 | 30.00 | 40°17'40" |
| C18 | 31.49 | 55.00 | 32°48'28" |
| C19 | 25.49 | 55.00 | 26°32'57" |
| C20 | 23.47 | 225.00 | 5°58'35" |

| LOT & TRACT CURVE TABLE | | |
|-------------------------|----------|-------------|
| LINE # | DISTANCE | BEARING |
| L1 | 16.45 | N83°26'41"E |
| L2 | 19.80 | S75°37'56"W |
| L3 | 2.35 | S87°35'34"E |
| L4 | 6.54 | S87°35'34"E |
| L5 | 16.84 | N87°35'34"W |
| L6 | 12.75 | N69°40'03"W |
| L7 | 6.82 | S54°03'22"E |

| RIGHT-OF-WAY LINE TABLE | | |
|-------------------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| RL1 | S87°35'34"E | 40.81 |
| RL2 | N87°35'34"W | 40.81 |

| CENTERLINE LINE TABLE | | |
|-----------------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| CL1 | S06°33'19"E | 3.78 |

locate fencing, trail and landscape per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-Comment remains- Provide a detail; we do not want to record the preliminary plan.



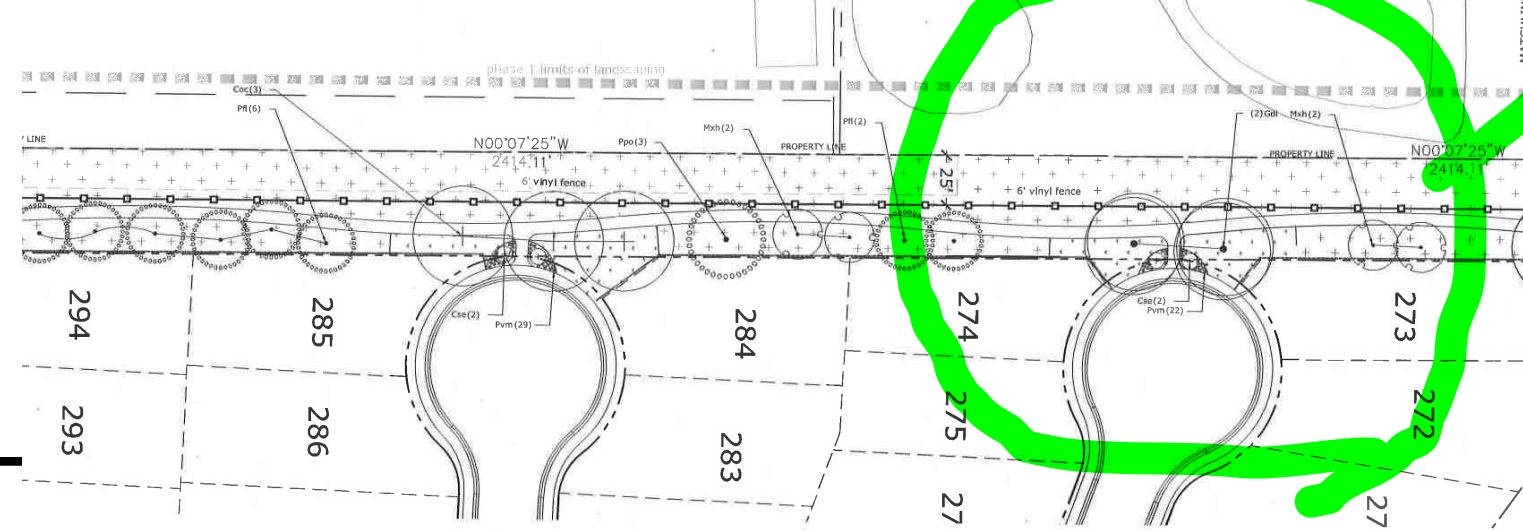
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 - *NOT A PART* PARCELS INDICATED WITH ASTERISK ARE NOT A PART OF THIS SUBDIVISION

Prep a landscape exhibit to be recorded with this plat based on the approved landscape plan. You can show a detail on plat or a separate sheet of 8x11" to be recorded. We can not record the preliminary plan. When the PUD was rezoned to RS5000 an agreement was made. THIS applies to all plats with landscaping in the RS5000. Landscape/ trails will be collateralized as a subdivision improvement for the landscape that falls within the subdivision boundary and should be shown on the FAE.

AS REPLATTED

TYPICAL CUL-DE-SAC TRACTS DETAIL
SCALE: 1"=30'

DETAIL A
NOT TO SCALE



FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

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STERLING RANCH PHASE ONE PRELIMINARY PLAN

SE ¼ OF SEC. 32 & 33; T12S, R65W; NW ¼ OF SEC 4 & NE ¼ OF SEC. 5, T13S, 465W, BOTH OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Legal Description

A PORTION OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 32 AND SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3 1/4" ALUMINUM CAP STAMPED 2006 ESI PL3 10376, AND AT ITS EAST END BY A 2 1/2" ALUMINUM CAP STAMPED PL5 4842, THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°05'36"E.

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N 39°33'48" E ON SAID SOUTHEASTERLY LINE OF VOLLMER ROAD, 2355.81 FEET TO THE FUTURE NORTHEASTERLY LINE OF BRIARGATE PARKWAY; THENCE ALONG THE NORTHEASTERLY LINE 850'26"12" E, 810.00 FEET; THENCE S 39°33'48" W, 130.00 FEET TO A POINT ON THE FUTURE SOUTHWESTERLY LINE OF SAID BRIARGATE PARKWAY; THENCE ALONG SAID SOUTHWESTERLY LINE S 59°26'12" E, 766.13 FEET;

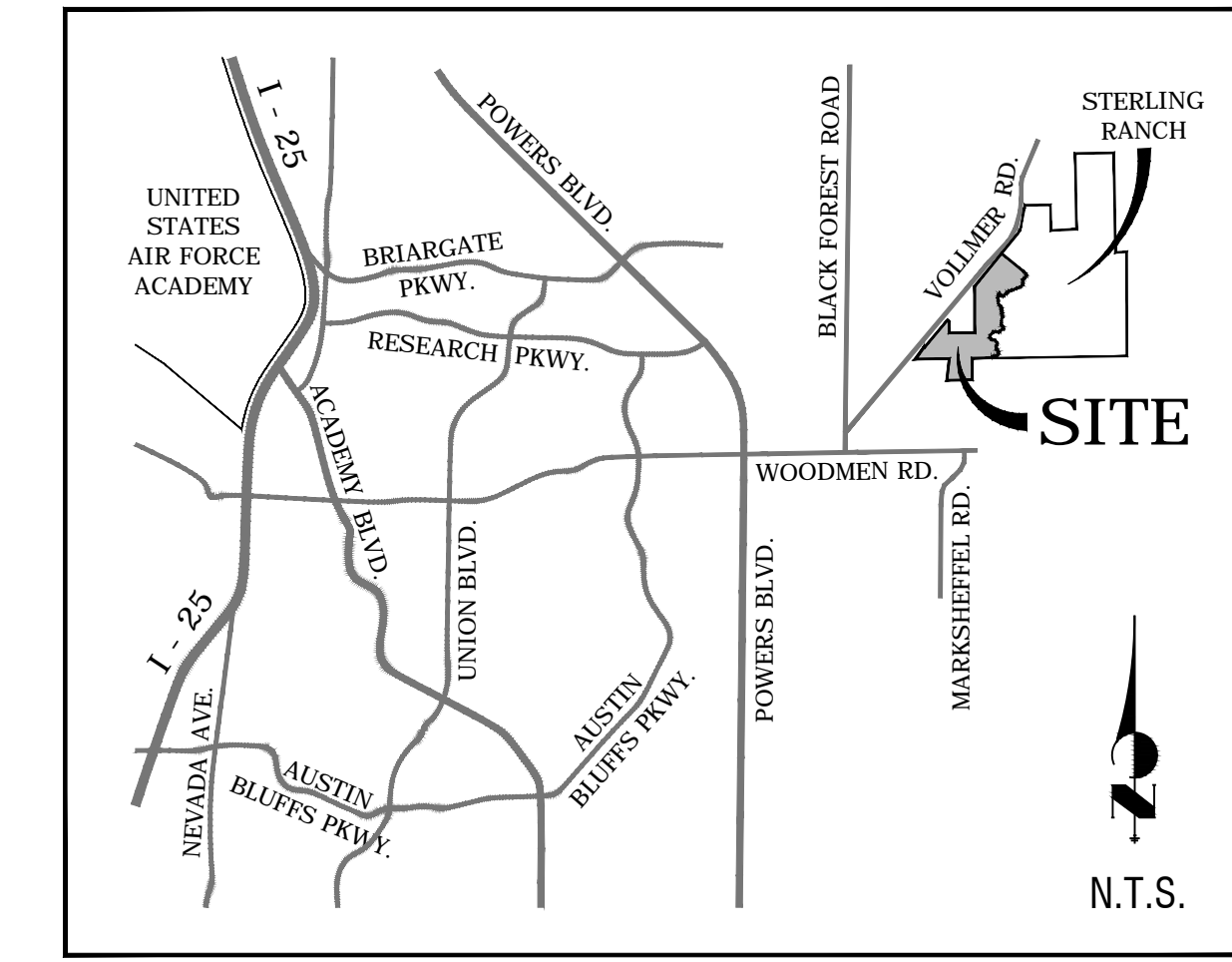
THENCE S 39°33'48" W, 15.00 FEET;
THENCE S 14°40'14" E, 112.26 FEET;
THENCE S 42°37'17" W, 138.57 FEET;
THENCE S 31°50'18" W, 229.19 FEET;
THENCE S 00°14'13" W, 243.48 FEET;
THENCE S 59°31'52" W, 178.71 FEET;
THENCE S 87°30'37" W, 117.08 FEET;
THENCE S 65°02'48" W, 632.56 FEET;
THENCE S 40°27'16" W, 150.60 FEET;
THENCE S 50°58'40" W, 94.24 FEET;
THENCE N 50°40'25" W, 72.52 FEET;
THENCE N 19°39'33" W, 163.51 FEET;
THENCE N 88°53'18" W, 56.14 FEET;
THENCE S 13°28'59" W, 371.46 FEET;
THENCE S 04°22'24" E, 206.69 FEET;
THENCE S 26°06'12" E, 393.42 FEET;
THENCE S 02°44'27" W, 452.46 FEET;
THENCE S 65°39'18" W, 252.42 FEET;
THENCE S 60°18'33" W, 166.84 FEET;
THENCE S 46°04'45" W, 252.38 FEET;
THENCE S 35°47'33" W, 139.61 FEET;
THENCE S 00°53'19" E, 131.43 FEET;
THENCE S 15°27'56" E, 241.77 FEET;
THENCE S 46°52'24" W, 128.28 FEET;
THENCE S 17°53'47" E, 105.91 FEET;
THENCE S 76°13'42" E, 278.31 FEET TO A POINT ON THE FUTURE NORTH LINE OF STERLING RANCH ROAD; THENCE ALONG SAID FUTURE NORTH LINE S 76°19'20" W, 306.51 FEET;
THENCE S 13°40'40" E, 80.00 FEET TO A POINT ON THE FUTURE SOUTH LINE OF SAID STERLING RANCH ROAD;
THENCE ALONG SAID SOUTH LINE S 76°19'20" W, 1369.09 FEET;
THENCE 402.26 FEET ON THE ARC OF A 960.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°00'30" AND A CHORD THAT BEARS S 64°19'05" W, 399.33 FEET;
THENCE S 41°03'23" W, 60.83 FEET;
THENCE 138.53 FEET ON THE ARC OF A 950.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°21'18" AND A CHORD THAT BEARS S 44°32'10" W, 138.41 FEET;
THENCE S 40°21'31" W, 402.59 FEET;
THENCE S 49°38'29" E, 36.00 FEET TO A POINT ON THE FUTURE NORTHEASTERLY LINE OF MARKSHEFFEL ROAD;
THENCE S 40°21'31" W, 140.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID MARKSHEFFEL ROAD;
THENCE ALONG SAID SOUTHWESTERLY LINE N 49°38'29" E, 1808.28 FEET; THENCE S 49°23'02" E, 19.51 FEET;
THENCE 87.22 FEET ON THE ARC OF A 116.28 FOOT RADIUS NON-TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°58'40" AND A CHORD THAT BEARS S 70°22'12" E, 85.19 FEET TO THE WESTERLY LINE OF SAID SECTION 33; THENCE S 90°08'10" E ON SAID WESTERLY LINE, 631.32 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N 89°17'25" E ALONG SAID SOUTH LINE A DISTANCE OF 279.65;
THENCE S 00°42'35" E, 241.35 FEET;
THENCE S 02°02'55" W, 130.48 FEET;
THENCE S 05°37'53" W, 90.96 FEET;
THENCE S 01°55'19" W, 307.22 FEET;
THENCE N 73°29'47" E, 112.27 FEET;
THENCE S 16°30'13" E, 200.14 FEET TO A POINT ON SAID FUTURE NORTH LINE OF STERLING RANCH ROAD;

THENCE 368.93 FEET ON THE ARC OF A 1040.00 FOOT RADIUS NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°19'30" AND A CHORD THAT BEARS N 66°09'35" E, 367.00 FEET;
THENCE N 76°19'20" E ALONG SAID NORTH LINE, A DISTANCE OF 1284.09 FEET;
THENCE N 13°40'40" W, 218.90 FEET;
THENCE 134.76 FEET ON THE ARC OF A 420.00 FOOT RADIUS TANGENTIAL CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°23'00" AND A CHORD THAT BEARS N 22°57'43" W, 134.18 FEET;
THENCE N 32°03'40" W, 152.06 FEET;
THENCE 85.14 FEET ON THE ARC OF A 595.00 FOOT RADIUS TANGENTIAL CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°11'54" AND A CHORD THAT BEARS N 27°57'43" W, 85.07 FEET;
THENCE S 83°22'30" W, 194.64 FEET;
THENCE S 80°21'06" W, 59.99 FEET;
THENCE S 85°53'10" W, 59.92 FEET;
THENCE S 85°09'36" W, 54.23 FEET;
THENCE N 04°50'24" W, 20.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SECTION 33;
THENCE ALONG SAID WEST LINE N 00°07'25" W, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 7,939,381 SQUARE FEET (182.26 ACRES) MORE OR LESS.

SPENCER J. BARRON
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 38141

DESCRIPTION PREPARED BY:
M&S CIVIL CONSULTANTS, INC.
102 EAST PIKES PEAK AVENUE, SUITE 306
COLORADO SPRINGS, CO 80903

Vicinity Map



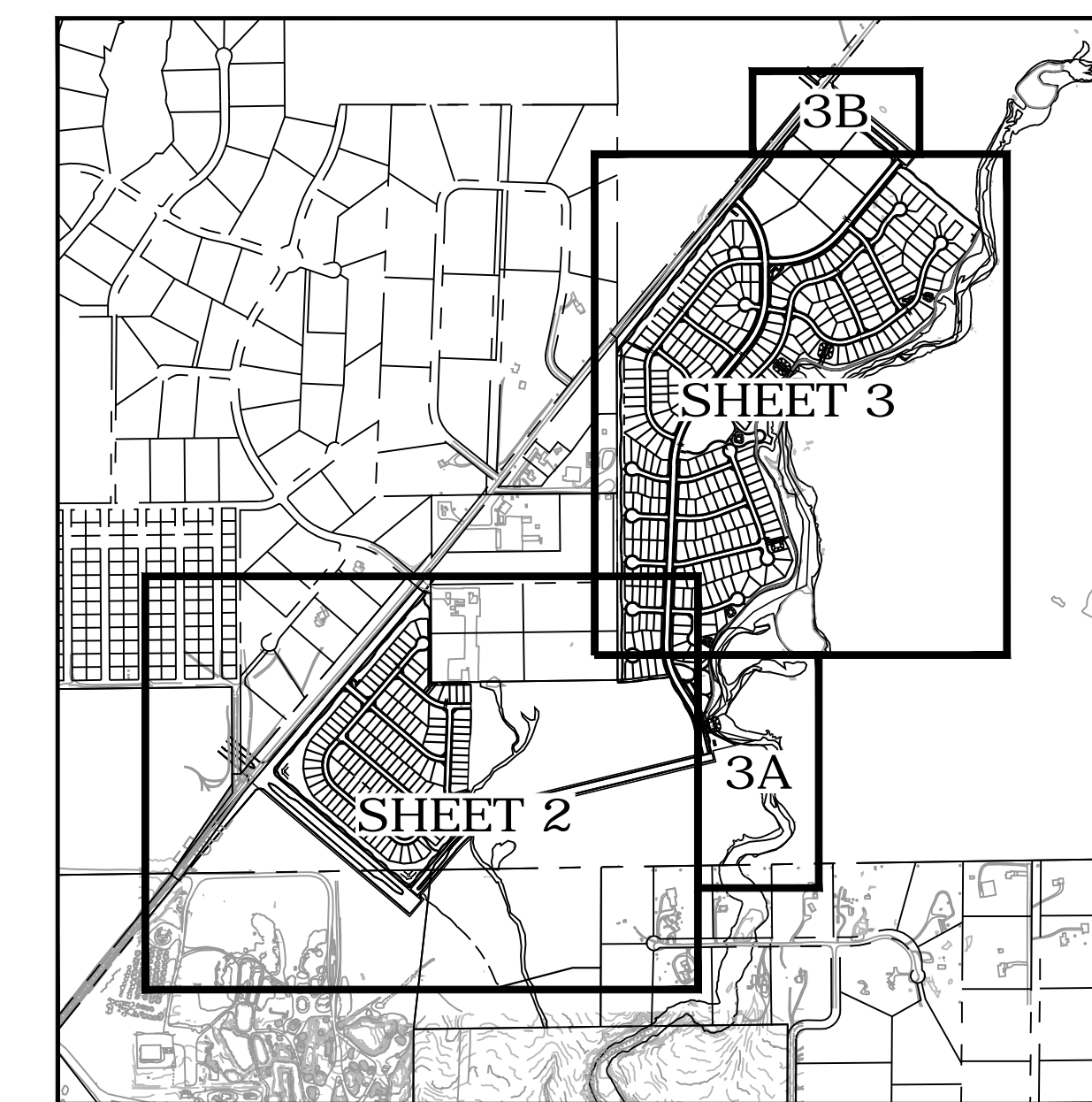
Land Use Data

Existing Zoning: RR-5
Proposed Zoning: RS 5000 & CS

| | % of Total | Phase | |
|-------------|------------|--------------|----------|
| Total Area: | 182.26 AC | 7,939,246 SF | 100.00 % |

| | | % of Total | Phase |
|-------------------------|------------|-------------------|---------------|
| Commercial Area: | 14.82 AC | (Net of Roads) | 8.1% Phase 1 |
| Residential Area: | 85.15 AC | Single Family | 46.8% Phase 1 |
| Tracts: | 31.02 AC | | 17.0% Phase 1 |
| Neighborhood Park: | 3.98 AC | (Tract F) | 2.1% Phase 1 |
| R.O.W.: | 47.29 AC | | 26.0% Phase 1 |
| No. of S.F. Lots: | 457 Lots | | |
| No. of Commercial Lots: | 6 Lots | | |
| Gross Density: | 2.51 DU/AC | (457 + 182.26 AC) | |
| Net Density: | 5.37 DU/AC | (457 + 85.15 AC) | |

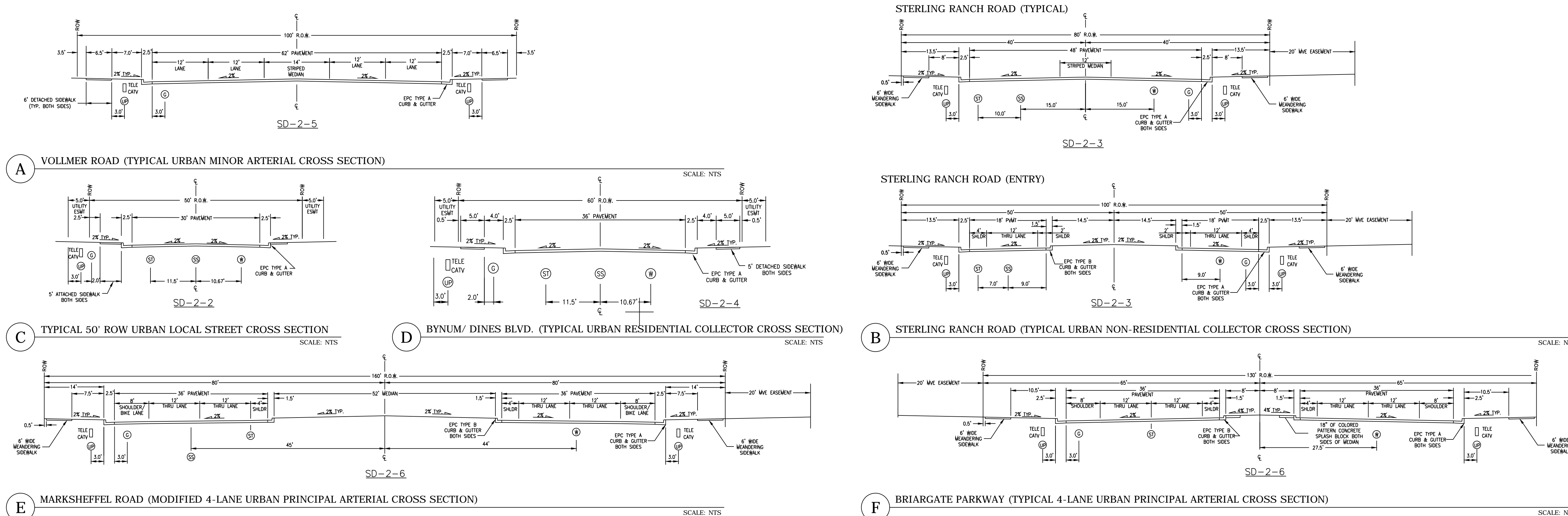
Sheet Key



Notes

- All trails to be non-motorized trails.
- Trails labeled as "County Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Vacation of public roads (Book A, Page 78) with the final plat.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
- Median island design is conceptual only on this plan.
- Where Wetland Mitigation is required, it will be addressed and permitted with the Final Plats.
- 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. 12-382), 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.
- Lots followed by "*" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final planted within tracts and owned and maintained by the Sterling Ranch Metropolitan District.

Typical Street Cross Sections



Sheet Index

Sheet 1 of 4 Cover Sheet
Sheet 2 of 4 Site Plan
Sheet 3 of 4 Site Plan
Sheet 4 of 4 Potential Geo-Hazard Plan

Owner/Applicant

SR Land, LLC
20 Boulder Crescent Street
1st Floor
Colorado Springs, CO 80903
(719) 471-1742

Owner

Arvest Bank
7401 W. 135th Street
Overland Park, KS 66223
(913) 279-3300

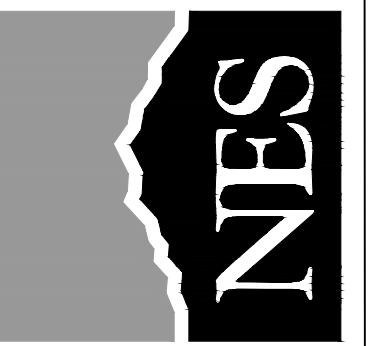
Planner

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719) 471-0073

Engineer

M & S Civil Consultants
15 N. Nevada Ave.
Colorado Springs, CO 80903
(719) 955-5485

URBAN DESIGN
LAND PLANNING
& LANDSCAPE
ARCHITECTURE



Sterling Ranch Phase One
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

REVISIONS:

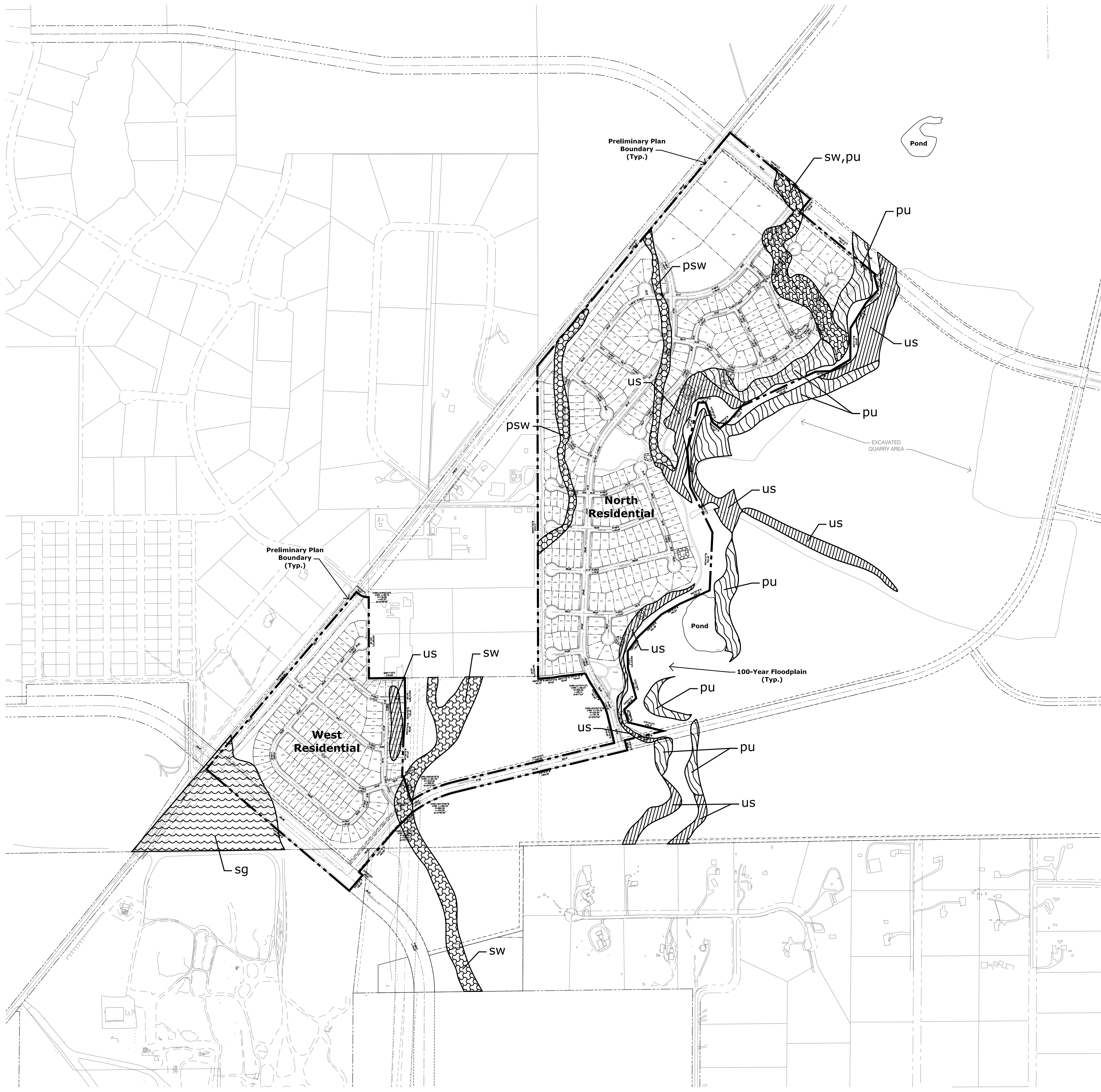
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| | MAYNARD | PRELIMINARY |

COVER SHEET

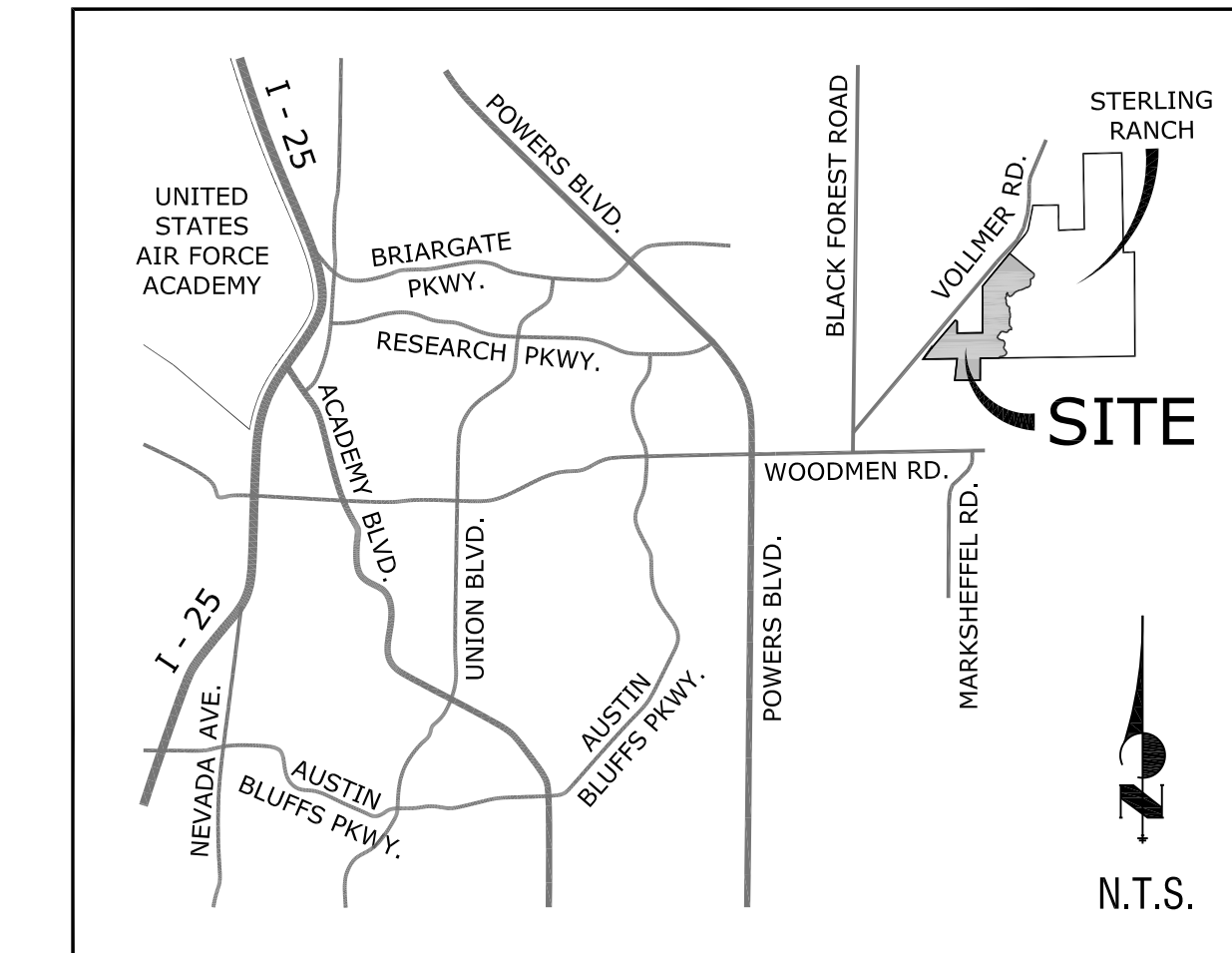
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of 4 SHEETS



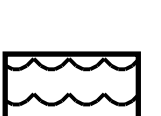

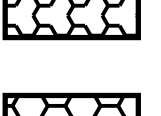

SP 14-015



Vicinity Map



Geological Hazard Legend

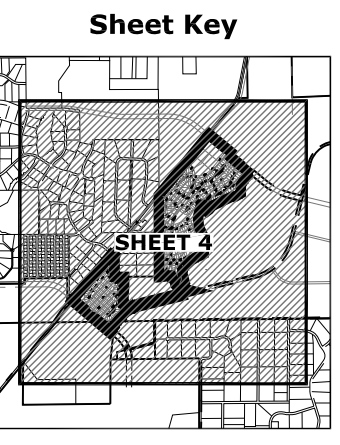
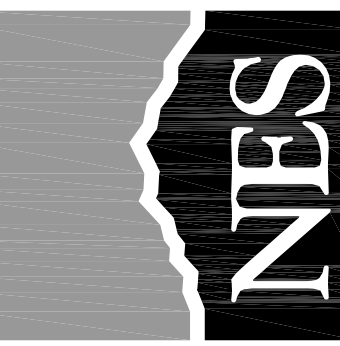
-  us - Unstable Slopes
-  pu - Potentially Unstable Slopes
-  sg - Shallow Groundwater
-  sw - Seasonal Shallow Groundwater
-  psw - Potentially Seasonal Shallow Groundwater
-  100-year Floodplain

Lots with Geological Hazards

- West Residential: (12 Lots)
#221-332
- North Residential: (81 Lots)
#1-6, 11-16, 19-21, 27-47, 49-59, 65-70,
111, 117, 132-134, 151-162, 229, 269-271,
277-278, 281-282, 285-287

Notes

1. Geological Hazards will be mitigated per recommendations in the "Geological Hazard Evaluation" report by Entech Engineering dated 1/20/2009, and by grading & drainage plans.



Sterling Ranch Phase One
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

DATE: 02/02/2015
DRAWN: J. KLIMMEL
APPROVED: J. MAYNARD

| REVISIONS: | DATE: | BY: | COMMENTS: |
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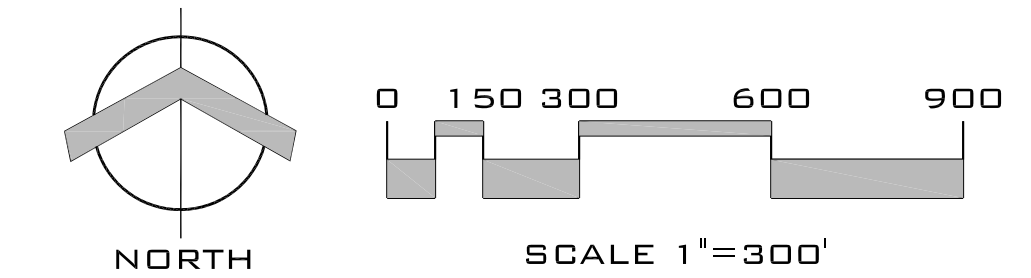
**AREAS OF
GEOLOGICAL
HAZARD**

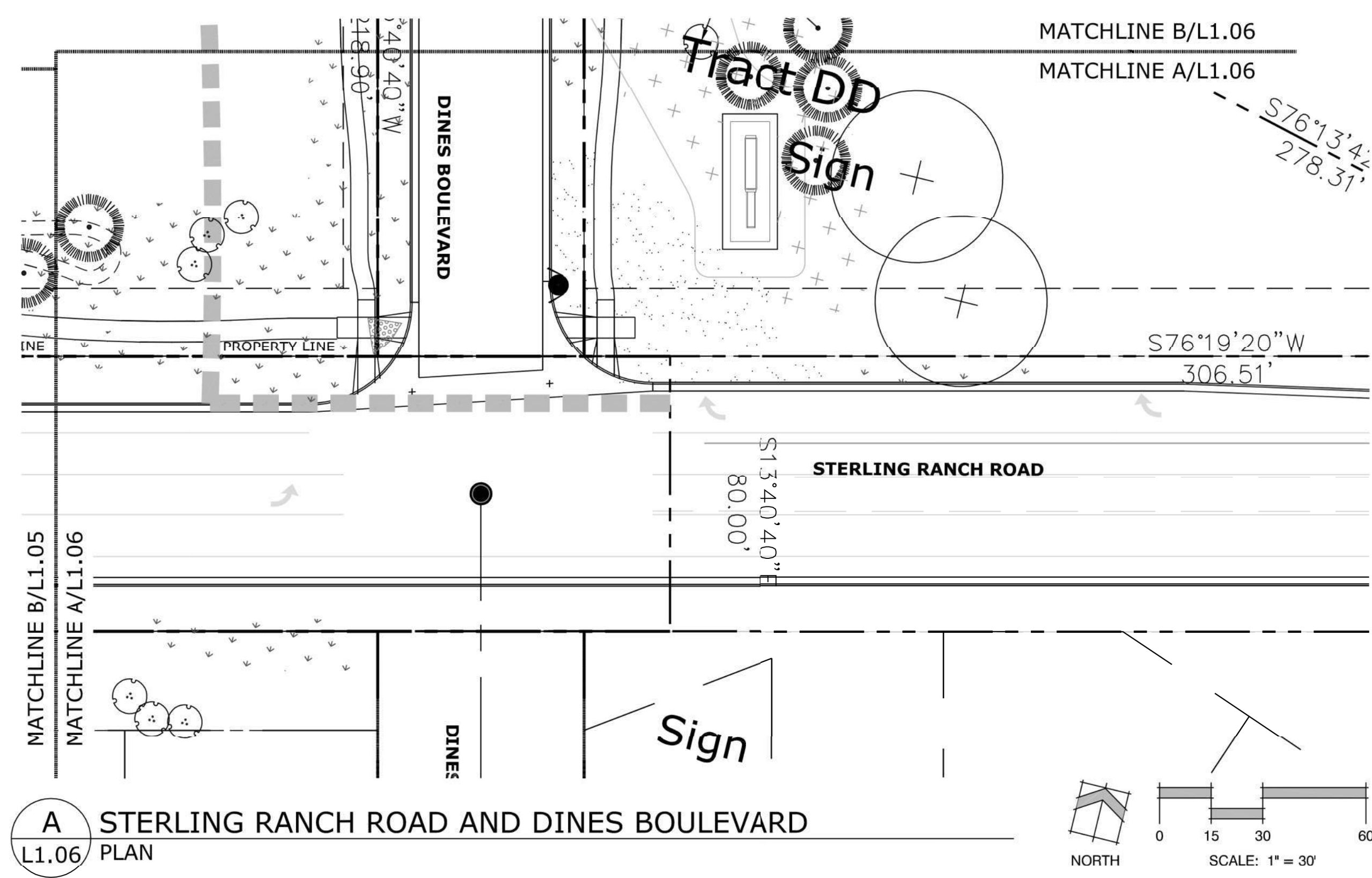
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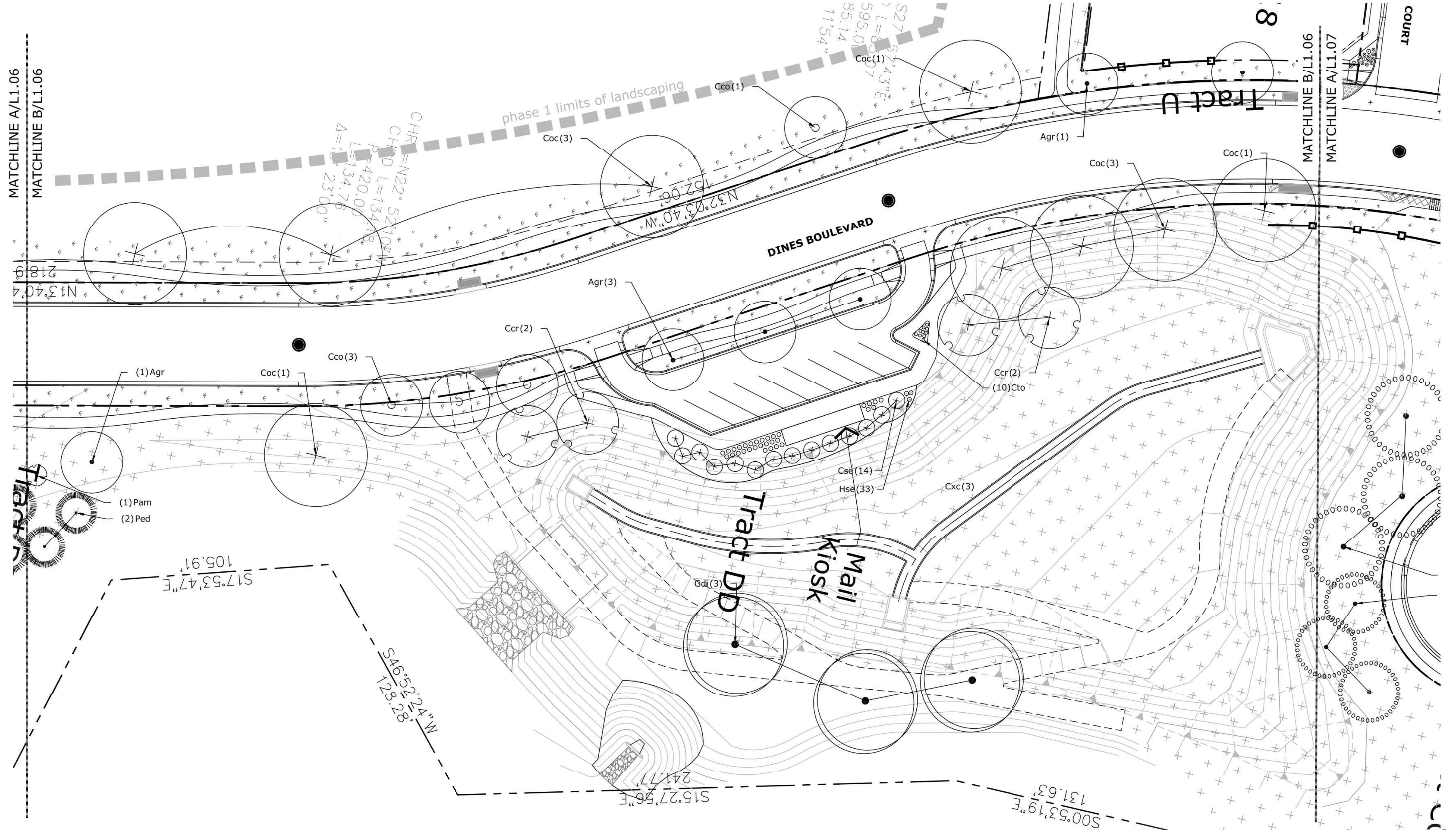
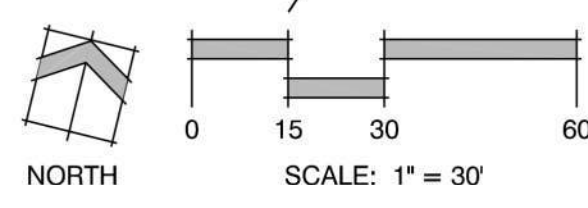
of 4 SHEETS

SP 14-015





A STERLING RANCH ROAD AND DINES BOULEVARD
L1.06 PLAN



B DINES BOULEVARD + PARK
L1.06 PLAN

LANDSCAPE LEGEND

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STERLING RANCH
STREETSCAPE LANDSCAPING

PROJECT INFO

| | |
|--------------|----------|
| DATE: | 12-01-15 |
| PROJECT MGR: | AB |
| PREPARED BY: | SF |

50% CONSTRUCTION DOCUMENTS

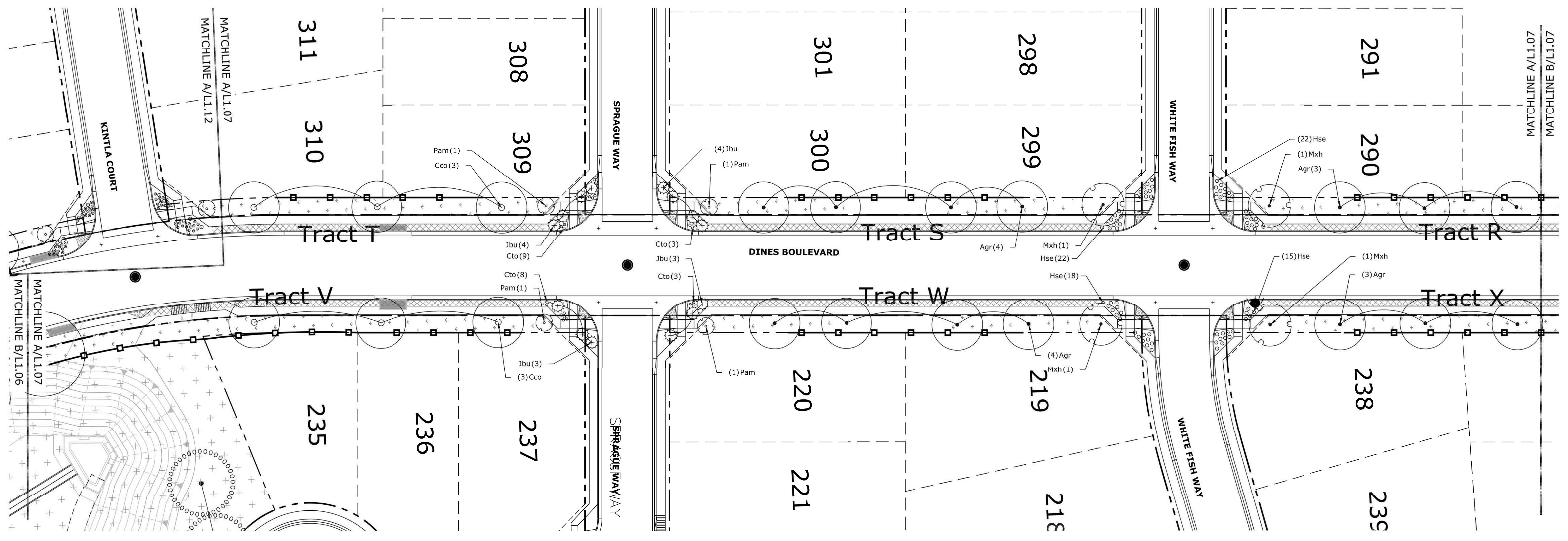
REVISIONS

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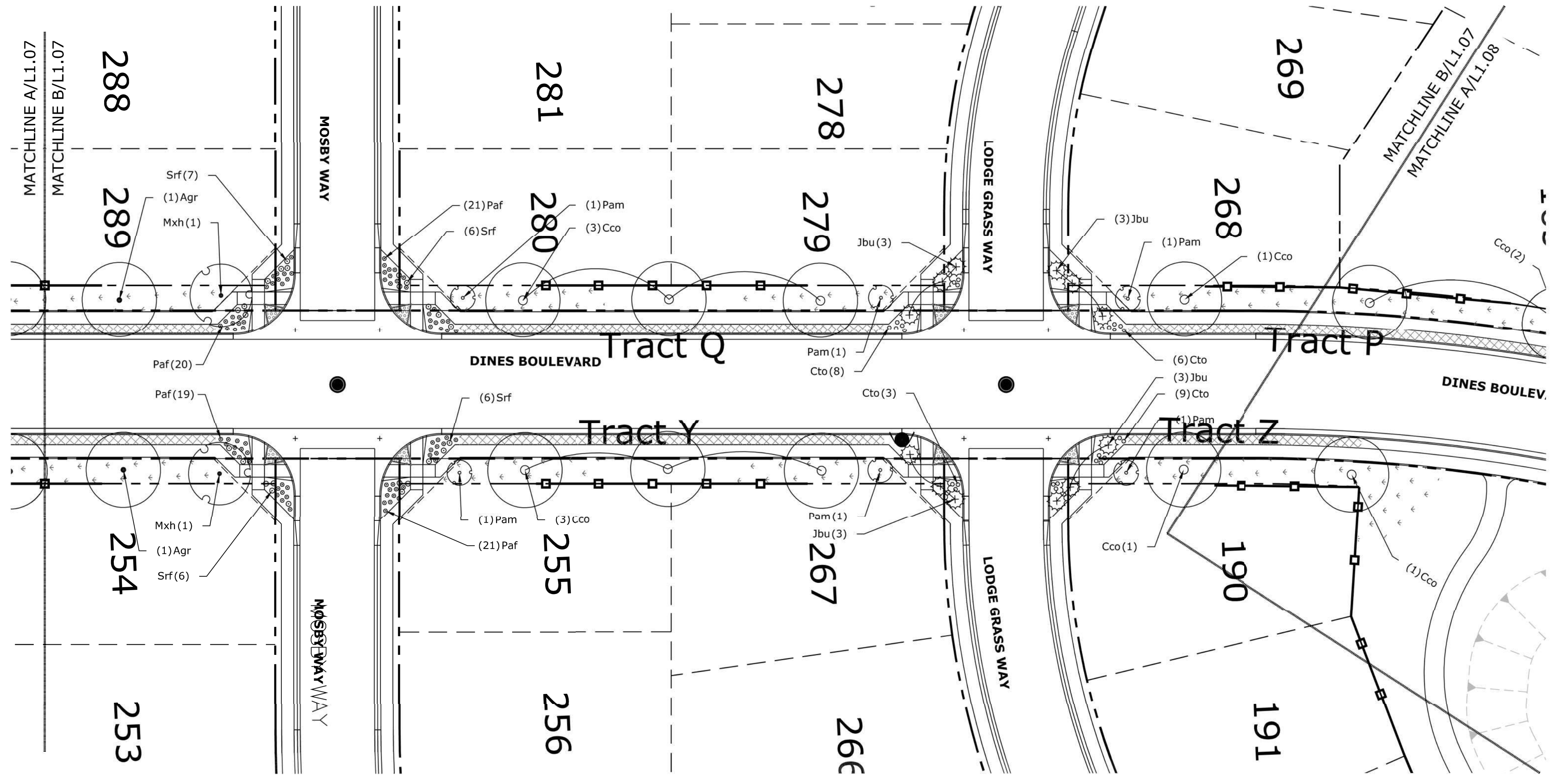
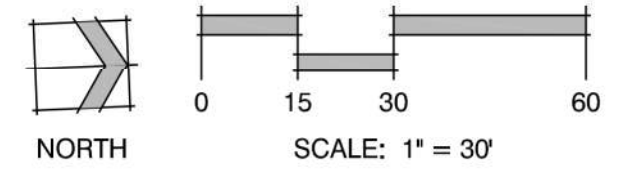
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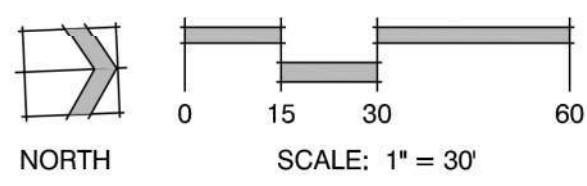
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L1.07 PLAN



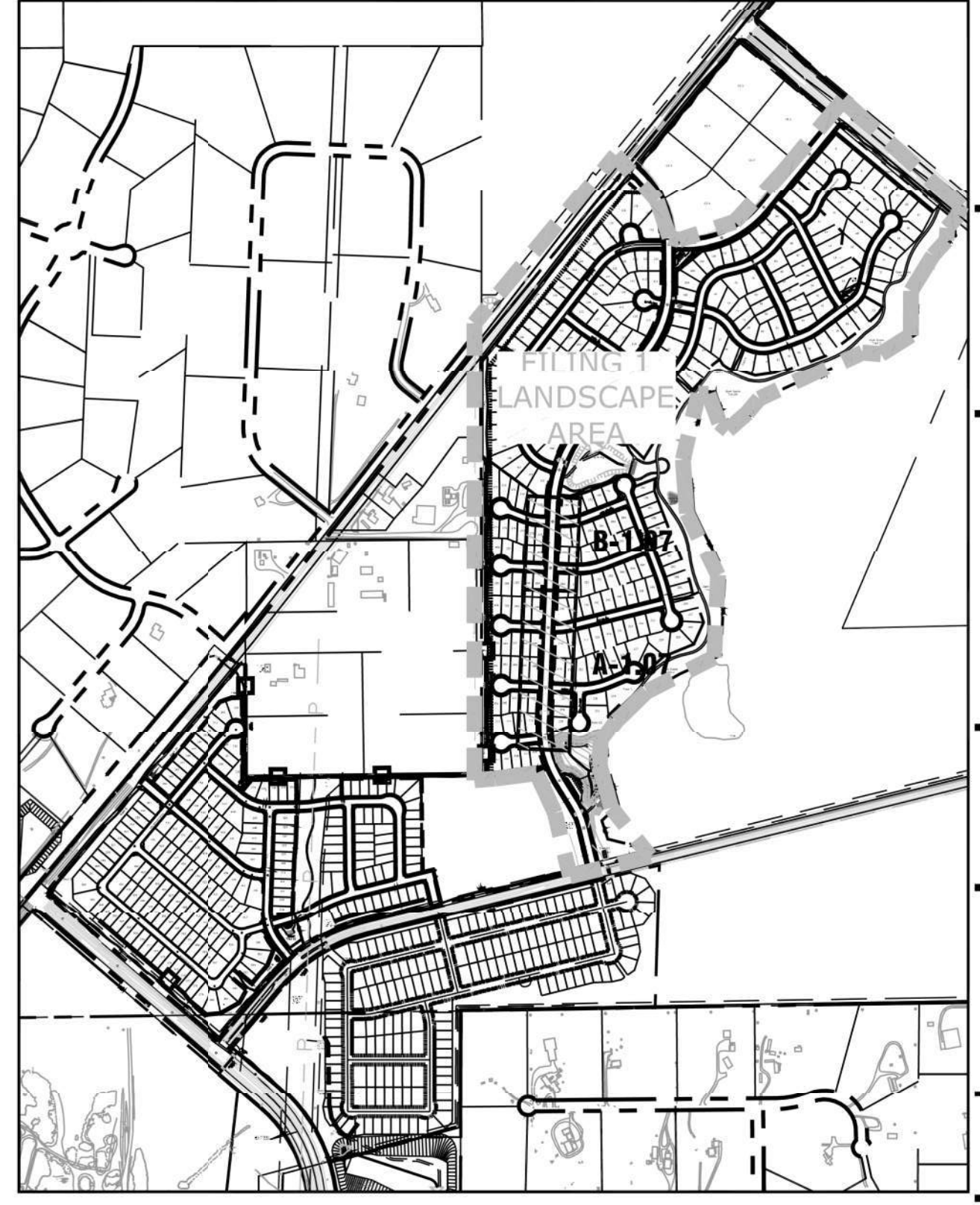
B DINES BOULEVARD
L1.07 PLAN



LANDSCAPE LEGEND

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| | TALL NATIVE GRASS | | CEDAR WOOD MULCH PLANT BED |
| | UPLAND NATIVE SEED MIX | | ROCK MULCH |
| | LOW ALTERNATIVE TURF GRASS | | COBBLE |
| | LOW-GROW NATIVE SEED MIX | | |
| | TALL FESCUE SOD | | |

SHEET KEY



STERLING RANCH

STREETSCAPE LANDSCAPING

PROJECT INFO

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| PREPARED BY: | SF |

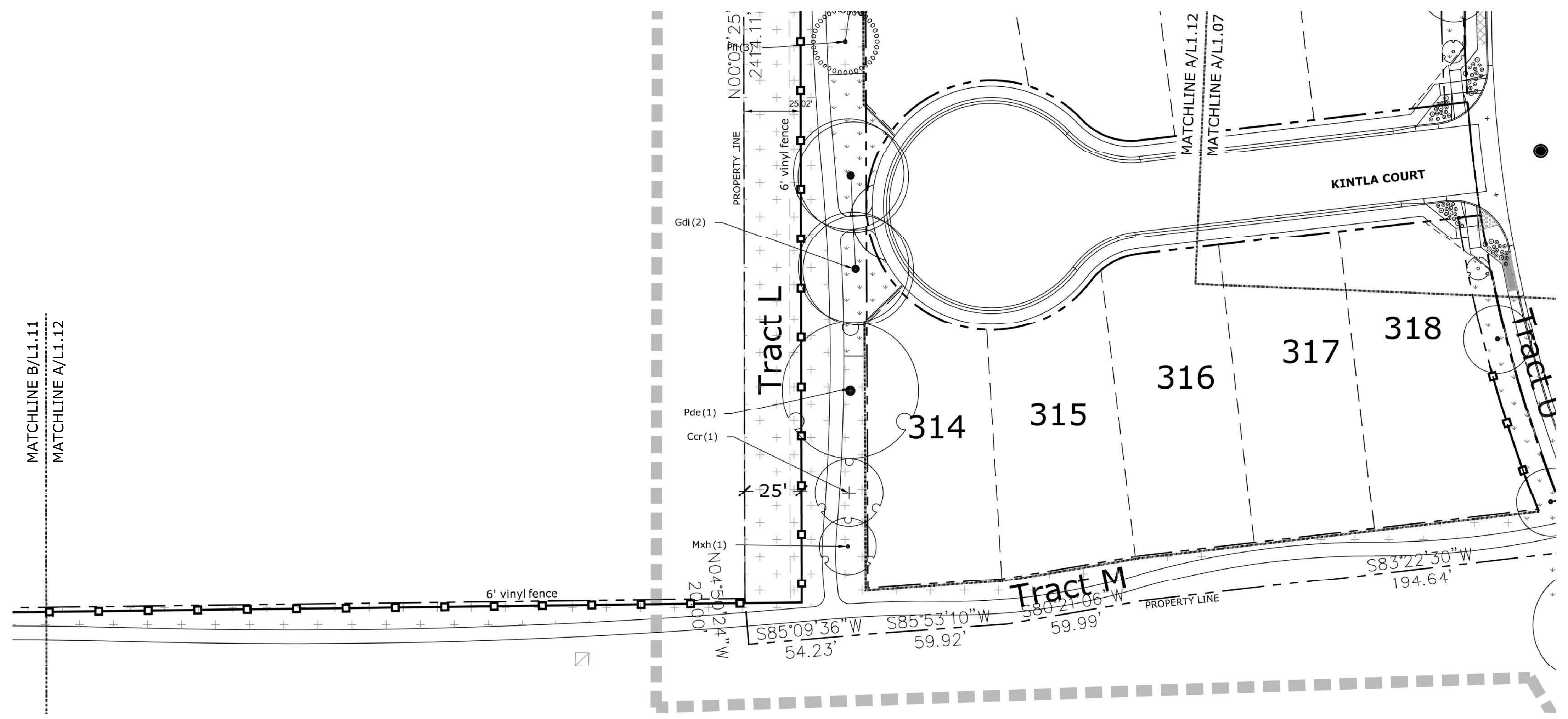
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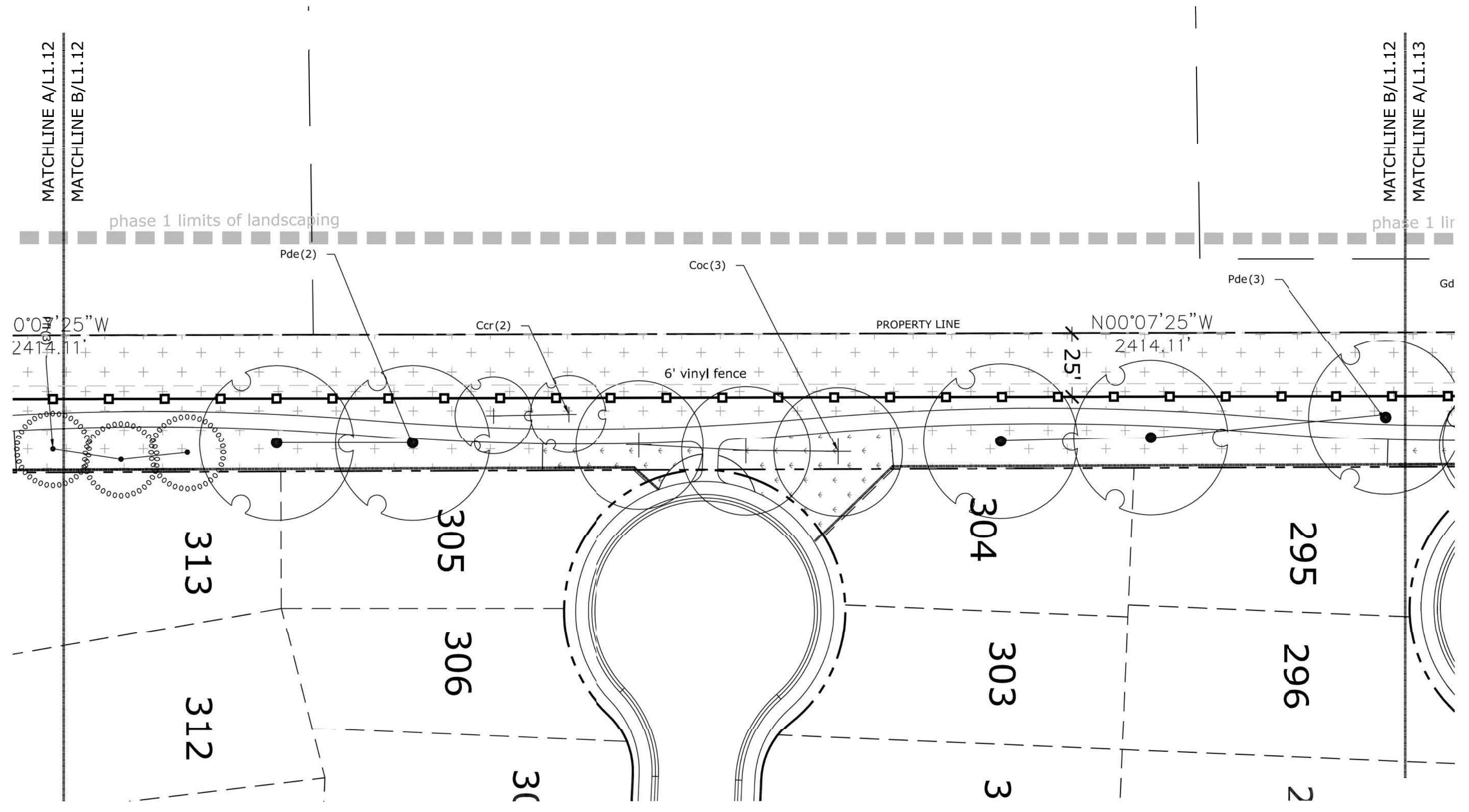
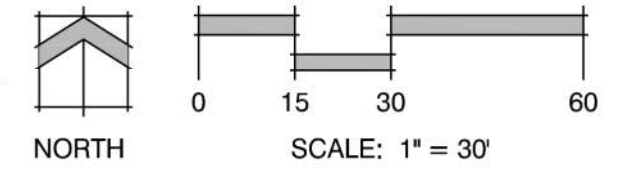
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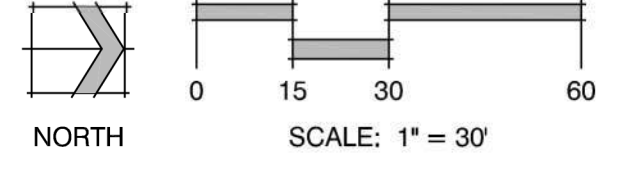
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A INDUSTRIAL BUFFER
L1.12 PLAN



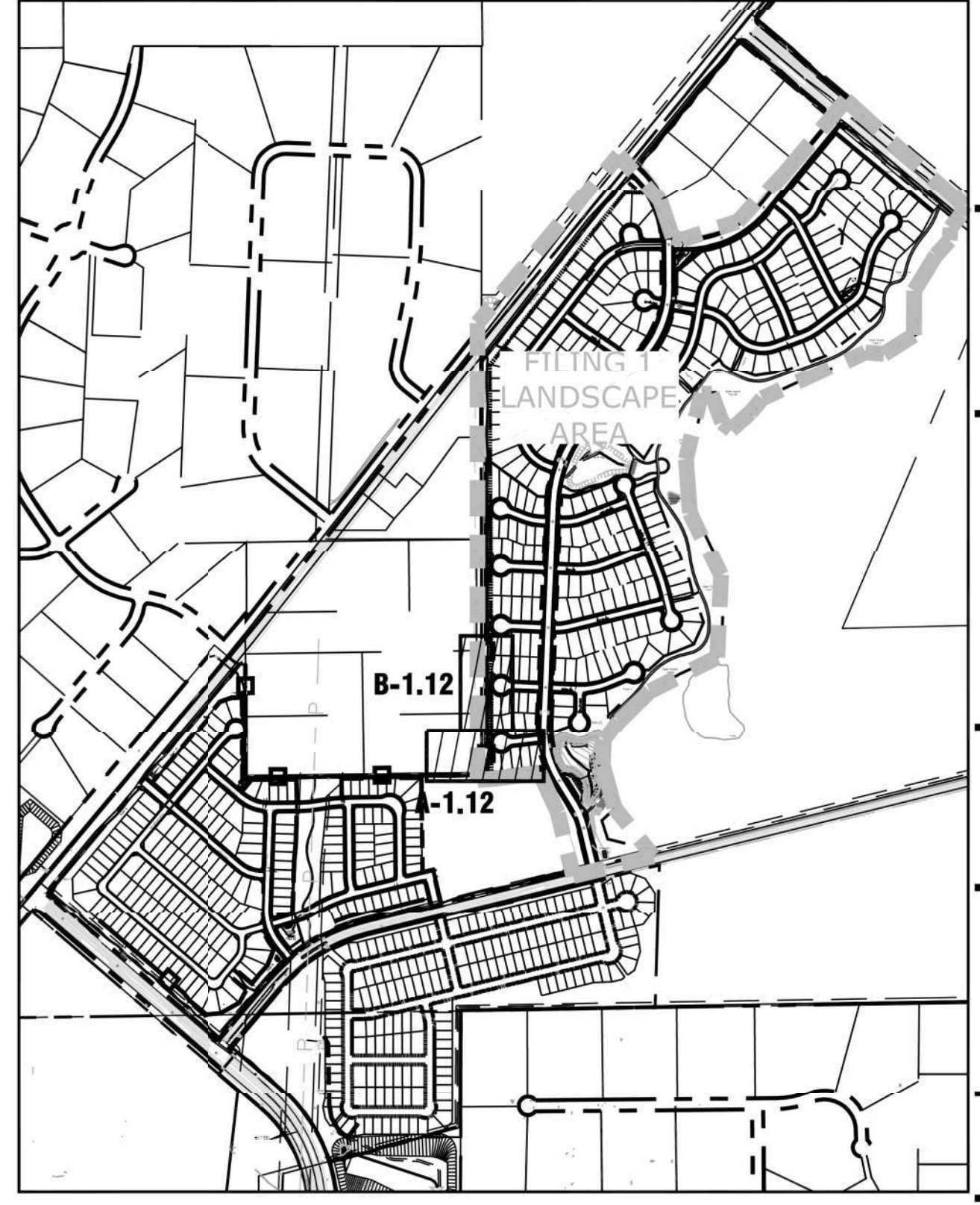
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LANDSCAPE LEGEND

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| | LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX | | ROCK MULCH |
| | TALL FESCUE SOD | | COBBLE |

SHEET KEY



STERLING RANCH

STREETSCAPE LANDSCAPING

PROJECT INFO

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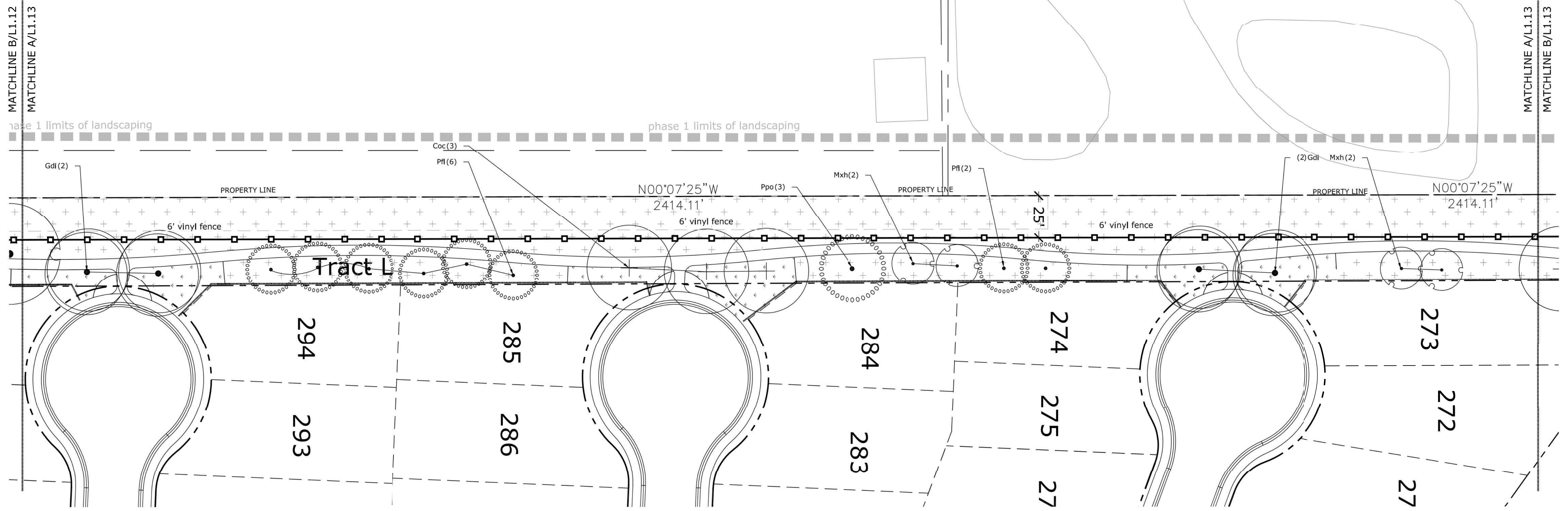
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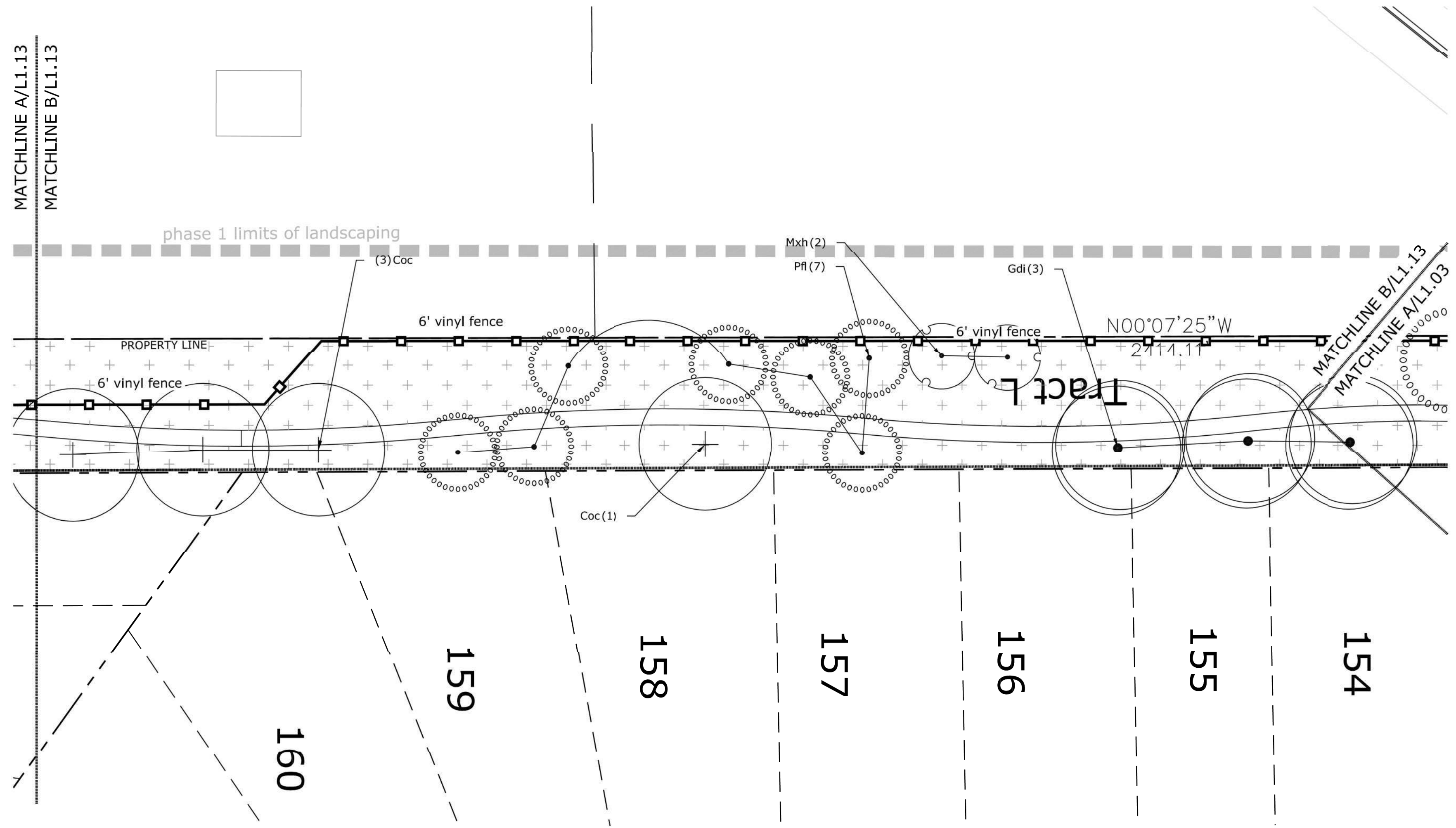
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L1.13 PLAN

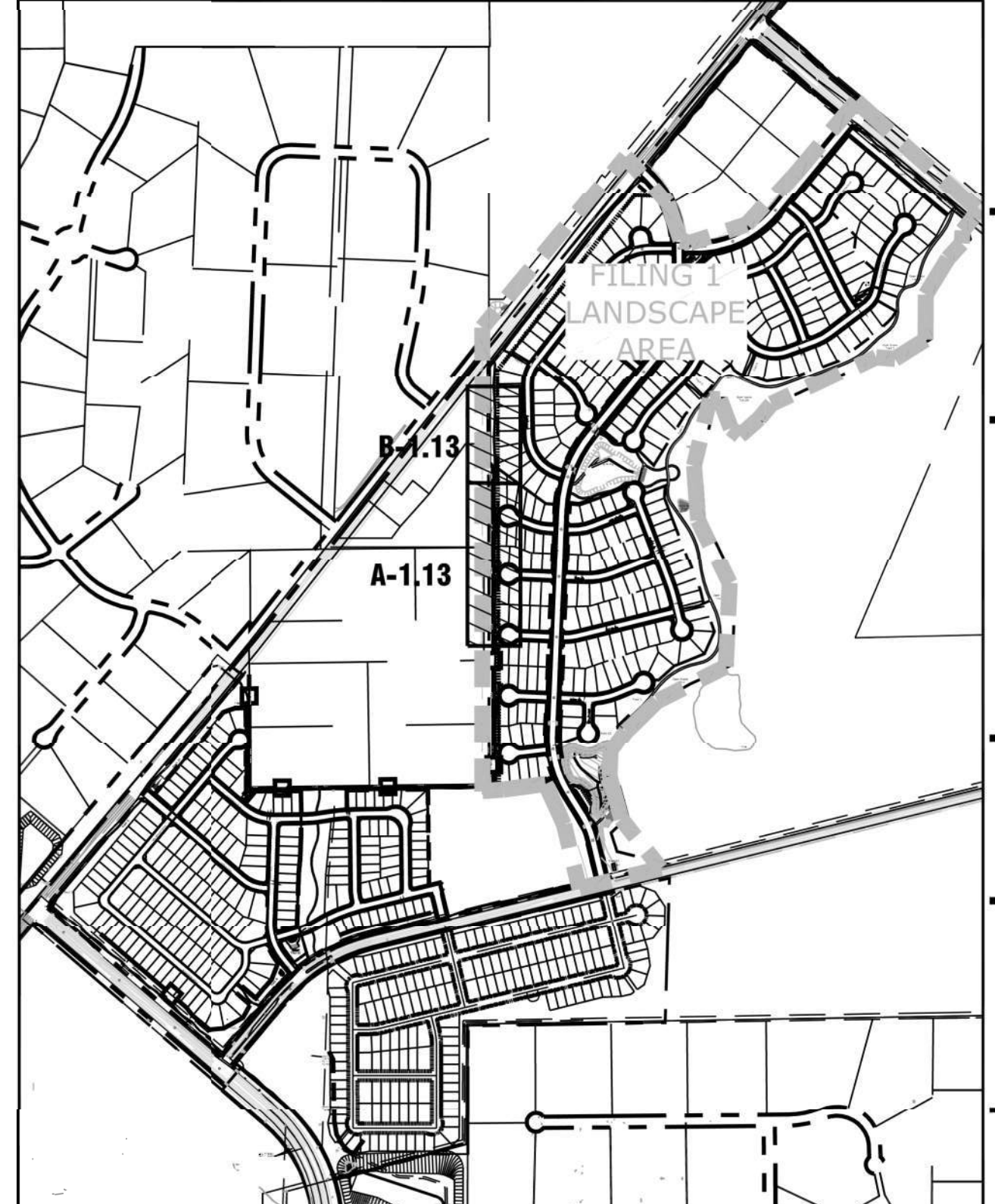


B INDUSTRIAL BUFFER
L1.13 PLAN

LANDSCAPE LEGEND

| | | | |
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| | LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX | | ROCK MULCH |
| | TALL FESCUE SOD | | COBBLE |

SHEET KEY



STERLING RANCH

STREETSCAPE LANDSCAPING

PROJECT INFO

| | |
|--------------|----------|
| DATE: | 12-01-15 |
| PROJECT MGR: | AB |
| PREPARED BY: | SF |

50% CONSTRUCTION DOCUMENTS

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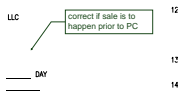
LANDSCAPE PLAN

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correct if sale is to happen prior to PC



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complete



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locate fencing, trail and landscape per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical- Comment remains- Provide a detail; we do not want to record the preliminary plan.



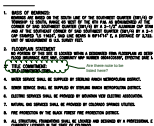
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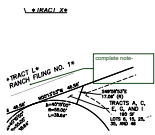
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Prep a landscape exhibit to be recorded with this plat based on the approved landscape plan. You can show a detail on plat or a separate sheet of 8x11" to be recorded. we can not record the preliminary plan. When the PUD was rezoned to RS5000 an agreement was made. THIS applies to all plats with landscaping in the RS5000. Landscape/ trails will be collateralized as a subdivision improvement for the landscape that falls within the subdivision boundary and should be shown on the FAE.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 7/24/2018 11:59:12 AM
Color:

complete note-



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 7/24/2018 12:17:13 PM
Color:

Escrow Agrmt note shall be aded and the
 reception no. _____

AutoCAD SHX Text (244)

LOT C

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

*LOT C *

SRMD#1

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

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Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

100

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Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

0.005

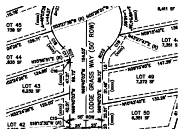
49.59'
 (XXXX)

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

Subject:
Page Label: 3
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Date:
Color:

*TRACT L **STERLING RANCH FILING NO. 1
 *REC. NO. _____ NO.

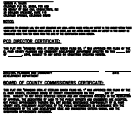


Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
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LODGE GRASS WAY (50' ROW)

44.32.03
(xxxx)
42.7

Subject:
Page Label: 3 (xxxx)
Author: AutoCAD SHX Text
Date:
Color:



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:
PCD DIRECTOR CERTIFICATE: THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. , 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. DIRECTOR, PLANNING AND COMMUNITY DATE DATE DEVELOPMENT DEPARTMENT



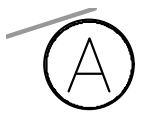
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Page Label: 2 A
Author: AutoCAD SHX Text
Date:
Color:

EASEMENT (TYP.)
DETAIL A
NOT TO SCALE

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:
DETAIL A A A NOT TO SCALE



Subject:
Page Label: 2 A
Author: AutoCAD SHX Text
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Subject:
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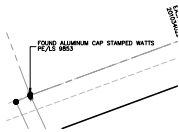
Subject:
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Author: AutoCAD SHX Text
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3
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40
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Subject:
Page Label: 3 (xxxx)
Author: AutoCAD SHX Text
Date:
Color:

Subject: (XXXX)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

Subject: LEGAL DESCRIPTION: A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # _____ IN THE EL PASO COUNTY RECORDS, SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST 1/2 W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST W 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST 1/2 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; ; CONTAINING A CALCULATED AREA OF 459,341 SQUARE FEET (10.545 ACRES) MORE OR LESS..



Subject: FOUND ALUMINUM CAP STAMPED WATTS
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

Subject: LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

Subject: 25.00'
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

Subject: (XXXX)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)
TO PLAT
REC...

Subject: *UNPLATTED * (NOT A PART OF THIS SUBDIVISION)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1
Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:


Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:


Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:


Subject: TRACT L 119,103 SF 2.734 AC +/-
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:


Subject: A
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1
Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

NOT A PART
Subject: *NOT A PART *
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018
Subject: FINAL PLAT BRANDING IRON AT STERLING RANCH FILING NO. 1 JOB NO. 09-006 DATE PREPARED: 10/30/2017 DATE REVISED: 03/19/2018
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL
Subject: LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

55.0' / 51.00' / (XXX)

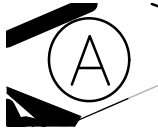
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Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

LOT C

Subject: *LOT C *
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

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

Subject: FEES: DRAINAGE
Page Label: 1 FEE: _____ BRIDGE
Author: AutoCAD SHX Text FEE: _____ SCHOOL
Date: FEE: _____ PARK
Color: FEE: _____



Subject: A
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

55.0' / 51.00' / (XXX)

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

61.94 / *LOT 25*

Subject: *LOT 25 *
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

55.0' / 51.00' / (XXX)

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
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0.168 AC +/-
UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)
10' PLF

Subject: *UNPLATTED * (NOT A PART OF THIS
Page Label: 2 SUBDIVISION)
Author: AutoCAD SHX Text
Date:
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53.25' / 41' / (XXX)

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
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$\gamma = 48.54'$
 $L = 46.95'$
(XXXX)

Subject: (XXXX)
Page Label: 3
Author: AutoCAD SHX Text
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| | | |
|----|------|-----------------------------------|
| 6 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 7 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 8 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 9 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 1 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 2 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 3 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 4 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 5 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |
| 10 | SRMD | LANDUSE/PUBLIC IMPROVEMENT/PUBLIC |

Subject: *SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1
Page Label: 1
Author: AutoCAD SHX Text
Date:
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60

Subject: 60
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

SIZE
(ACRES)

Subject: SIZE (ACRES)
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: A
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

UNITS ARE FEET UNLESS
THIS SUBDIVISION
30' ACCESS EASEMENT
REC. NO. 203185890

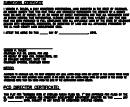
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Date:
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SRMD#1

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Page Label: 1
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Date:
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60'

Subject: 60'
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:



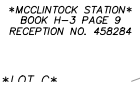
Subject:
Page Label: 1
Author: AutoCAD SHX Text
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Color:

SURVEYORS CERTIFICATE I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS €€€€€€ DAY OF €€€€€€€€€€€€€€€€€€€€€€€€€€€€, 2018. €€€€€€€€€€€€€€€€€€€€€€€€€€€€, 2018. €€€€€€€€€€€€€€€€€€€€€, 2018. €€€€€€€€€€€€€€€€€€€€€, 2018. , 2018. €€€€€€€€€€€€€€€€€€€€€€€€€€€€€€€€€€ VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903 NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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. TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



Subject:
Page Label: 2
Author: AutoCAD SHX Text
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*30' ACCESS EASEMENT *REC. NO. 203185890



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

*MCCLINTOCK STATION *BOOK H-3 PAGE 9 RECEPTION NO. 458284



Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
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Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
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RANCH RD

SRMD#1

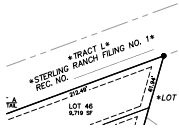
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SRMD#1



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)



Subject:
Page Label: 3
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*TRACT L **STERLING RANCH FILING NO. 1
*REC. NO. _____ NO.

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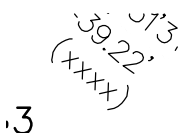
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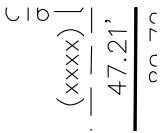
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Subject:
Page Label: 1
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STERLING



Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
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Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
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Subject: 0.005
Page Label: 1
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Date:
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EASEMENT (TYP.)
DETAIL A (A)
NOT TO SCALE

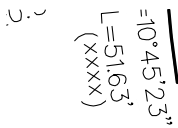
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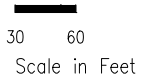
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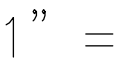
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Subject: (xxxx)
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Subject: Scale in Feet
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Author: AutoCAD SHX Text
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Subject: 1" =
Page Label: 3
Author: AutoCAD SHX Text
Date:
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Subject:
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Author: AutoCAD SHX Text
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Subject:
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Author: AutoCAD SHX Text
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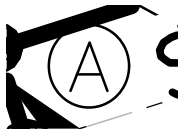
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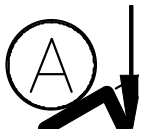
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Page Label: 3
Author: AutoCAD SHX Text
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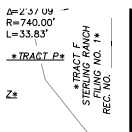
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Color:

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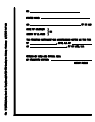
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Date:
Color:

*TRACT F STERLING RANCH FILING NO. 1
*REC. NO. _____ NO. _____



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SPRAGUE WAY (50' ROW)



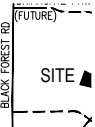
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File: O:\09006A\Sterling Ranch No
3\dwg\Survey\Plat\09-006 Branding Iron Plat.dwg
Plotstamp: 4/10/2018 11:17 AM



Subject:
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Author: AutoCAD SHX Text
Date:
Color:

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Subject:
Page Label: 1
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BLACK FOREST RD



Subject:
Page Label: 2
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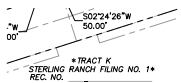
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MCCLINTOCK STATION
BOOK H-3 PAGE 9
RECEPTION NO. 458284

LOT C

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

*MCCLINTOCK STATION *BOOK H-3 PAGE 9
RECEPTION NO. 458284



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

*TRACT K STERLING RANCH FILING NO. 1
*REC. NO. _____ NO.

SRMD#1

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

UNPLATTED
(NOT A PART OF
THIS SUBDIVISION)

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

*UNPLATTED *(NOT A PART OF THIS
SUBDIVISION)



Subject:
Page Label: 2
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Date:
Color:

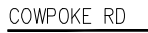
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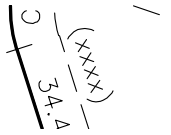
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Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:



Subject: MARKSHEFFEL RD
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: COWPOKE RD
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

TRACT F
173,665 SF
3.987 AC +/-

Subject: TRACT F 173,665 SF 3.987 AC +/-
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)
 $\Delta = 47.24'$
 $L = 45.5'$

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:



Subject: (FUTURE)
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: 0
Page Label: 2
Author: AutoCAD SHX Text
Date:
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$\Delta = 48.01'$
 $L = 46.09'$
(xxxx)

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

51.46'
(xxxx)

Subject:
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Author: AutoCAD SHX Text
Date:
Color:



Subject:
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Author: AutoCAD SHX Text
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50'

Subject:
Page Label: 3 50'
Author: AutoCAD SHX Text
Date:
Color:



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

ACCEPTANCE CERTIFICATE FOR TRACTS:
THE DEDICATION OF TRACTS A, B, C, D, E, F,
G AND H ARE FOR LANDSCAPE PURPOSES,
DRAINAGE, PEDESTRIAN ACCESS, OPEN
SPACE, AND UTILITIES PURPOSES AND ARE
HEREBY ACCEPTED FOR OWNERSHIP AND
MAINTENANCE BY STERLING RANCH
METROPOLITAN DISTRICT NO. 1. BY

____ AS

____ OF STERLING RANCH METROPOLITAN
DISTRICT NO. 1 OF STERLING RANCH
METROPOLITAN DISTRICT NO. 1 STATE OF
COLORADO)) SS COUNTY OF EL
PASO) ACKNOWLEDGED BEFORE ME THIS
THIS _____ DAY OF
_____, 2018, A.D. DAY
OF _____, 2018, A.D. ,
2018, A.D. BY

____ AS

____ OF STERLING RANCH METROPOLITAN
DISTRICT NO. 1 OF STERLING RANCH
METROPOLITAN DISTRICT NO. 1 WITNESS MY
HAND AND OFFICIAL SEAL: MY COMMISSION
EXPIRES:

_ NOTARY PUBLIC

30

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Page Label: 2 30
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Color:



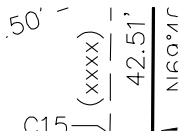
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A

Subject: A
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

B

Subject: B
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:



Subject: (xxxx)
 Page Label: 3
 Author: AutoCAD SHX Text
 Date:
 Color:

G

Subject: G
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

FINAL PLAT
 BRANDING IRON AT
 STERLING RANCH FILING NO. 1
 JOB NO. 09-006
 DATE PREPARED: 10/30/2017
 DATE REVISED: 03/19/2018



Subject: FINAL PLAT BRANDING IRON AT STERLING
 Page Label: 1 RANCH FILING NO. 1 JOB NO. 09-006 DATE
 Author: AutoCAD SHX Text PREPARED: 10/30/2017 DATE REVISED:
 Date: 03/19/2018
 Color:

TYPICAL
 CUL-DE-SAC
 TRACTS DETAIL
 SCALE: 1"=30'

Subject: TYPICAL CUL-DE-SAC TRACTS DETAIL SCALE:
 Page Label: 3 1"=30'
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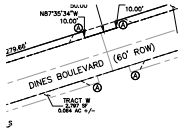
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TRACT BB
 459,341 SF
 10.545 AC +/-

Subject: TRACT BB 459,341 SF 10.545 AC +/-
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

=54°40'40"
L=52.49'
(XXXX)

Subject: (XXXX)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:



Subject: DINES BOULEVARD (60' ROW)
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:



Subject: WHITE FISH WAY (50' ROW)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

F

Subject: F
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: File: O:\09006A\Sterling Ranch No
Page Label: 3 3\dwg\Survey\Plat\09-006 Branding Iron Plat.dwg
Author: AutoCAD SHX Text Plotstamp: 4/10/2018 1:59 PM
Date:
Color:



Subject: A
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

58.72'
(XXXX)

Subject: (XXXX)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

| TRACT TABLE | |
|-------------|--|
| NO. | DESCRIPTION |
| 1 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 2 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 3 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 4 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 5 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 6 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 7 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 8 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 9 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |
| 10 | LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL |

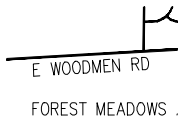
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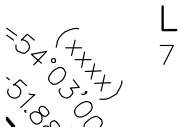
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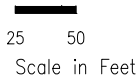
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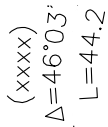
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Page Label: 1
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Subject: (xxxx)
Page Label: 3
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Subject: Scale in Feet
Page Label: 3
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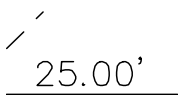
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Subject: EXISTING VOLLMER PLACE (60' ROW)
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:



Subject: 25.00'
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:



Subject: BURGESS RD
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

3 22
3 *LOT 27*

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

*LOT 27 *

SRMD#1

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
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SRMD#1



Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

LEGEND: SF SQUARE FEET SQUARE FEET
(R) RADIAL RADIAL (xxxx) ADDRESS ADDRESS
CH CHORD CHORD CH L CHORD LENGTH
CHORD LENGTH SET ORANGE PLASTIC
SURVEYORS CAP ON NO 4 REBAR, CAP IS
STAMPED "M&S CIVIL PLS 25966" FOUND
ORANGE PLASTIC SURVEYORS CAP ON NO 4
REBAR, CAP IS STAMPED "M&S CIVIL PLS
25966" FOUND MONUMENT AS NOTED
BOUNDARY LINE PROPERTY LINE RIGHT OF
WAY LINE CENTERLINE EASEMENT LINE
ADJACENT PROPERTY LINE EXISTING RIGHT
OF WAY LINE EXISTING CENTERLINE
EXISTING EASEMENT LINE PARCELS
INDICATED WITH ASTERISK " " " " ARE NOT A
PART OF THIS SUBDIVISION



Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

A

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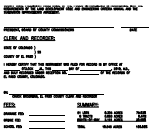
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(XXXX)

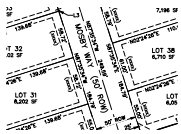
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Page Label: 3
Author: AutoCAD SHX Text
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(xxxx)



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

CLERK AND RECORDER: STATE OF COLORADO)
) SS COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M., THIS _____ DAY OF _____, 2018, A.D., .M., THIS _____ DAY OF _____, 2018, A.D., DAY OF _____, 2018, A.D., , 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF OF THE RECORDS OF EL PASO COUNTY, COLORADO. BY:
 _____ CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

MOSBY WAY (50' ROW)



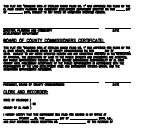
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Page Label: 3
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Date:
Color:

(xxxx)



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE: THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, DAY OF _____, 2018. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. 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. PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATEDATE



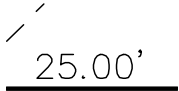
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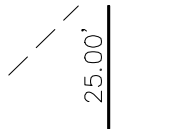
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Subject:
 Page Label: 3
 Author: AutoCAD SHX Text
 Date:
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25.00'



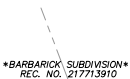
Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
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25.00'



Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

0.005



Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

*BARBARICK SUBDIVISION * REC. NO.
 217713910

Subject:
 Page Label: 3
 Author: AutoCAD SHX Text
 Date:
 Color:



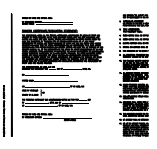
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Page Label: 1
Author: AutoCAD SHX Text
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PLAT NOTES: 1. BASIS OF BEARINGS: BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET. THE THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET. 2. FLOODPLAIN STATEMENT FLOODPLAIN STATEMENT NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041CO535F, EFFECTIVE DATE MARCH 17, 1997. 3. TITLE COMMITMENT: TITLE COMMITMENT: TITLE COMMITMENT ITEMS... 4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT. 5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT. 6. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. 7. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES. 8. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT. 9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN (FILE NO. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN (FILE NO. SP-14-015) OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT. 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC

SRMD#1

Subject:
Page Label: 1
Author: AutoCAD SHX Text
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Color:

SRMD#1



Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

OWNERS CERTIFICATE/DEDICATION
 STATEMENT: 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 "BRANDING IRON AT
 STERLING RANCH 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. THE
 AFOREMENTIONED, SR LAND, LLC HAS
 EXECUTED THIS INSTRUMENT THIS

_____ DAY OF _____,
 _____, 2018, A.D. DAY
 OF _____, 2018, A.D. ,
 2018, A.D. BY:

_____ PRINTED NAME:

_____ AS:

_____ OF SR LAND, LLC OF
 SR LAND, LLC STATE OF COLORADO))) SS
 COUNTY OF EL PASO)) THE FOREGOING
 INSTRUMENT WAS ACKNOWLEDGED BEFORE
 ME THIS THIS _____ DAY DAY OF
 _____, 2018,
 A.D. BY

_____,
 2018, A.D. BY _____ AS

_____, OF SR LAND, LLC. , OF SR LAND, LLC.
 WITNESS MY HAND AND OFFICIAL SEAL: MY
 COMMISSION EXPIRES:

_____ NOTARY
 PUBLIC

FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

LOTS 6, 15, 25, 35, AND 46

FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED: 03/19/2018

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

FINAL PLAT BRANDING IRON AT STERLING
RANCH FILING NO. 1 JOB NO. 09-006 DATE
PREPARED: 10/30/2017 DATE REVISED:
03/19/2018

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC
UTILITY/TIER IV TRAIL
SCALE: 1"=30'

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

LODGE GRASS WAY (50' ROW)

(XXXX)
55.00'

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

(XXXX)
55.00'

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

(xxxx)

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC
UTILITY/TIER IV TRAIL

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC
UTILITY/TIER IV TRAIL

BE IT KNOWN BY THESE PRESENTS:
THAT SR
LAND, LLC, BEING THE OWNER OF THE
FOLLOWING DESCRIBED TRACT OF LAND TO
WIT:

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

BE IT KNOWN BY THESE PRESENTS: THAT SR
LAND, LLC, BEING THE OWNER OF THE
FOLLOWING DESCRIBED TRACT OF LAND TO
WIT:

0.005

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

0.005

(A)

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

A

36.48'
(xxxx)

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

LEGEND

Subject: LEGEND: SF SQUARE FEET SQUARE FEET
Page Label: 3 (R) RADIAL RADIAL (xxxx) ADDRESS ADDRESS
Author: AutoCAD SHX Text CH CHORD CHORD CH L CHORD LENGTH
Date: CHORD LENGTH SET ORANGE PLASTIC
Color: SURVEYORS CAP ON NO 4 REBAR, CAP IS
STAMPED "M&S CIVIL PLS 25966" FOUND
ORANGE PLASTIC SURVEYORS CAP ON NO 4
REBAR, CAP IS STAMPED "M&S CIVIL PLS
25966" FOUND MONUMENT AS NOTED
BOUNDARY LINE PROPERTY LINE RIGHT OF
WAY LINE CENTERLINE EASEMENT LINE
ADJACENT PROPERTY LINE EXISTING RIGHT
OF WAY LINE EXISTING CENTERLINE
EXISTING EASEMENT LINE PARCELS
INDICATED WITH ASTERISK " " *" ARE NOT A
PART OF THIS SUBDIVISION

SHEET 2 OF 3

Subject: SHEET 2 OF 3
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

1" =

Subject: 1" =
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

A

Subject: A
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

EXISTING VOLLMER PLACE (60' ROW)

Subject: EXISTING VOLLMER PLACE (60' ROW)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SRMD#1

Subject: SRMD#1
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

34 SF
λ=55°55'E
L=53.69

Subject: (xxxx)
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

LOT 4

Subject: *LOT 4 *
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

SHEET 1 OF 3

Subject: SHEET 1 OF 3
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Date:
Color:

57.16
(xxxx)

Subject: (xxxx)
Page Label: 3
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EX EX PA AR
NOT A PART

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Color:

LOT 3

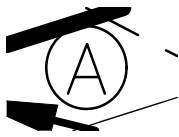
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48.5
(xxxx)

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Date:
Color:

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL

Subject: LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:



Subject: A
 Page Label: 3
 Author: AutoCAD SHX Text
 Date:
 Color:

0.005

Subject: 0.005
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:



Subject: (XXXX)
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 Color:

LOT 28

Subject: *LOT 28 *
 Page Label: 3
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 Date:
 Color:

UNPLATTED
 (NOT A PART OF
 THIS SUBDIVISION)

FASEMEN
 CRBBI

Subject: *UNPLATTED * (NOT A PART OF THIS
 SUBDIVISION)
 Page Label: 3
 Author: AutoCAD SHX Text
 Date:
 Color:

F, H, AND J
 190 SF
 LOTS 5, 14, 24,
 34, AND 45

Subject: LOTS 5, 14, 24, 34, AND 45
 Page Label: 3
 Author: AutoCAD SHX Text
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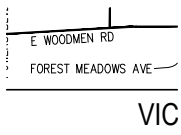
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BARBARICK SUBDIVISION
 REC. NO. 217713910

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 217713910
 Page Label: 3
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SRMD#1

Subject: SRMD#1
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
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Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

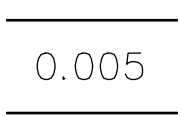
FOREST MEADOWS AVE

CLERK AND RECORDS

| SUMMARY: | | | |
|---------------|--------------|---------|---------|
| 51 LOTS | 8.334 ACRES | 79.03% | |
| 8 TRACTS | 0.050 ACRES | 0.47% | 0.050 |
| RIGHTS-OF-WAY | 1.169 ACRES | 13.50% | 20.50% |
| TOTAL | 10.548 ACRES | 100.00% | 100.00% |

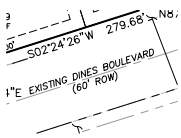
Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

SUMMARY: 51 LOTS 8.334 ACRES 79.03%
8.334 ACRES 79.03% 79.03% 8 TRACTS 0.050
ACRES 0.47% 0.050 ACRES 0.47% 0.050
ACRES 0.47% 0.47% 0.47% RIGHTS-OF-WAY
2.161 ACRES 20.50% 2.161 ACRES 20.50%
20.50% TOTAL 10.545 ACRES 100.00%10.545
ACRES 100.00%100.00%



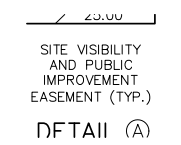
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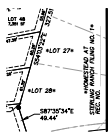
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Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

EXISTING DINES BOULEVARD (60' ROW)



Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.)



Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
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*HOMESTEAD AT STERLING RANCH FILING
NO. 1 *REC. NO. _____ NO.



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SRMD#1



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SITE VISIBILITY AND PUBLIC IMPROVEMENT
EASEMENT (TYP.)

TRACT

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TRACT



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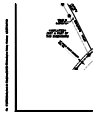
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File: O:\09006A\Sterling Ranch No
3\dwg\Survey\Plat\09-006 Branding Iron Plat.dwg
Plotstamp: 4/9/2018 2:10 PM

0.005

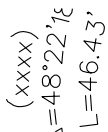
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(xxxx)

OWNERSHIP

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Color:

OWNERSHIP

LOT 4

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Author: AutoCAD SHX Text
Date:
Color:

*LOT 4 *

36.57" (XXXX)
5.92"
13'

L
7
Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
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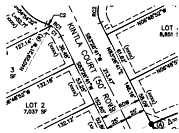
(XXXX)

TRACT TABLE

| NO. | DESC. | AREA |
|-----|---|------|
| 1 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 2 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 3 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 4 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 5 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 6 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 7 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 8 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 9 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |
| 10 | LANDSCAPE/PUBLIC IMPROVEMENTS/UTILITY/TIER IV TRAIL | |

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Color:

LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL



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Author: AutoCAD SHX Text
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KINTLA COURT (50' ROW)

SRMD#1

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Author: AutoCAD SHX Text
Date:
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SRMD#1

Subject:
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Author: AutoCAD SHX Text
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61.00' (XXXX)
4.12'

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
Color:

(XXXX)

TRACT K
822,720 SF
18.887 AC +/-

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

TRACT K 822,720 SF 18.887 AC +/-

41' (XXXX)
23.3'
45.1'

Subject:
Page Label: 3
Author: AutoCAD SHX Text
Date:
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(XXXX)

MAINTENANCE
SRMD#1

SIEMENS
(FUTURE)
MARKSHEFFEL RD
(FUTURE)
SAND

TRACT G
852,634 SF
19.574 AC +/-

H