

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, SPF INVESTORS, LLC, AND MORLEY-BENTLY INVESTMENTS, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

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.

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, 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 _____, 2017, A.D.

BY: _____

PRINTED NAME: _____ **correct if sale is to happen prior to PC**

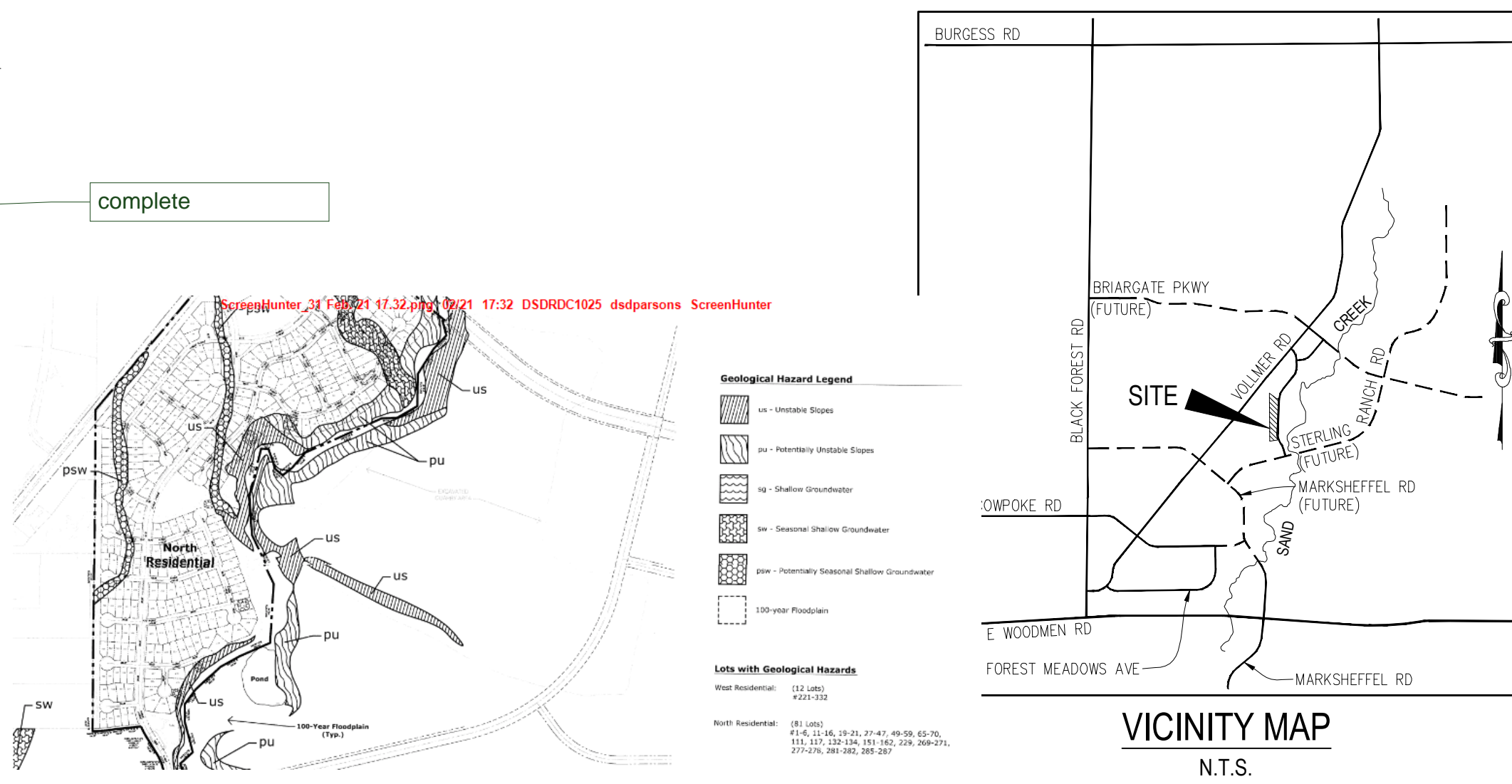
AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017, A.D. BY _____ **correct if sale is to happen prior to PC**
AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____



Add the standard notes; there listed above.

In addition to the standard notes above, does MVEA want a 20' perimeter easement?

Modification of the note requires a plat amendment? The note should be written as intended. Are any areas designated as such?

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:** TITLE COMMITMENT ITEMS... **gas and electric by?**
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- 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 OR 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.
- EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND 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). **Parks and**
- 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. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- 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. **delete highlighted**
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-505.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION. **16-454**
- 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. 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.
- THE FOLLOWING TRACTS 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-Q15 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING TRACTS ARE IMPACTED: TRACT A. **Are lots impacted? Whats the hazard or constraint?**
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD. **Correct name through out plat**

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
B	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
C	0.013	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
D	0.008	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
E	0.016	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
F	0.001	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
G	0.004	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1
H	0.006	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TIER IV TRAIL	SRDM#1	SRDM#1

*SRDM#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 _____, _____.

VERNON P. TAYLOR DATE _____
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 _____, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

2018

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 _____, 2017. 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 CHAIR, 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 _____, 2017, 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:

	51 LOTS	8 TRACTS	RIGHTS-OF-WAY
DRAINAGE FEE:	8.327 ACRES	0.056 ACRES	2.162 ACRES
BRIDGE FEE:	78.97%	0.53%	20.50%
SCHOOL FEE:	TOTAL	10.545 ACRES	100.00%
PARK FEE:			

SUMMARY:

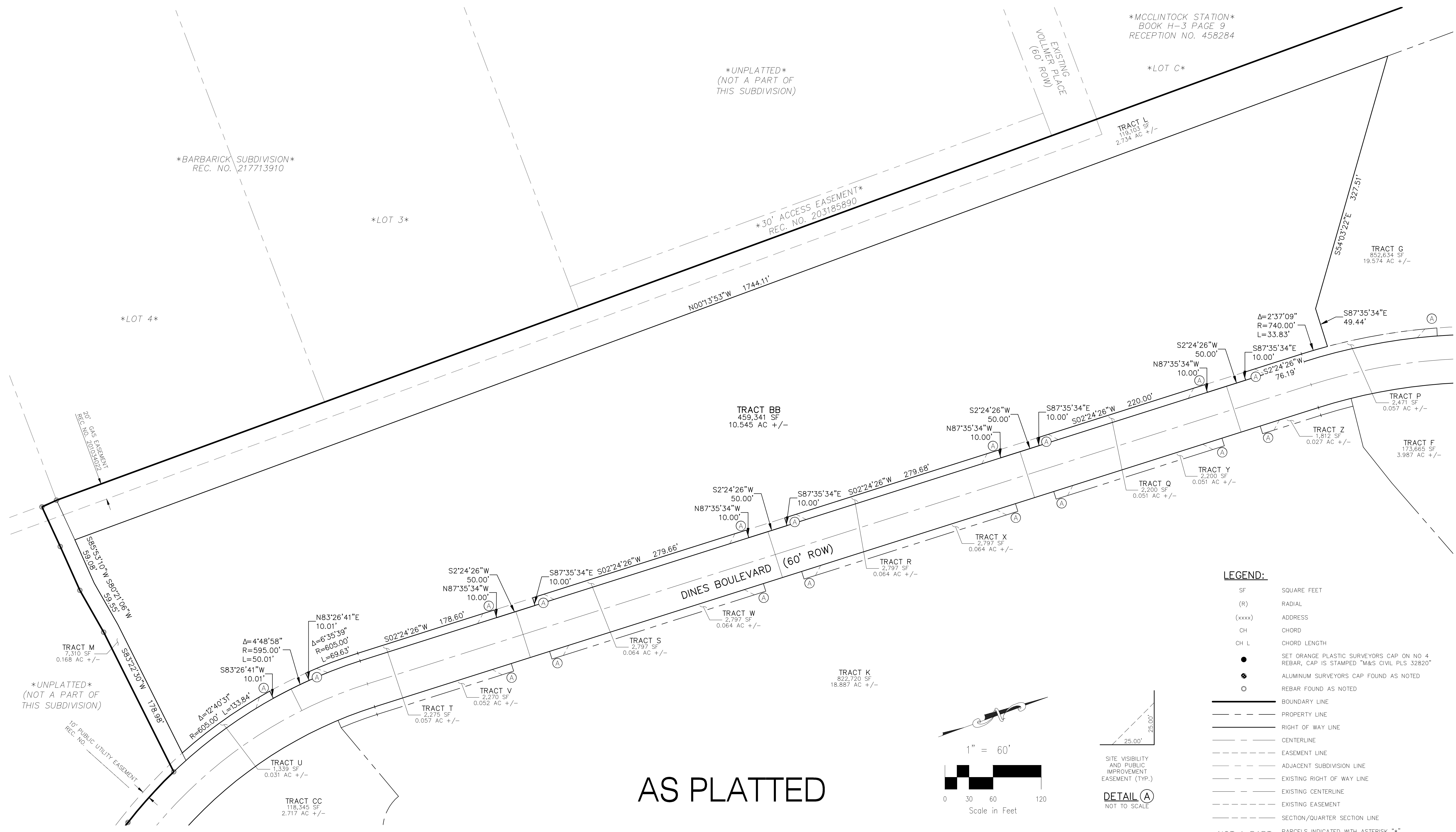
FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
DATE REVISED:



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

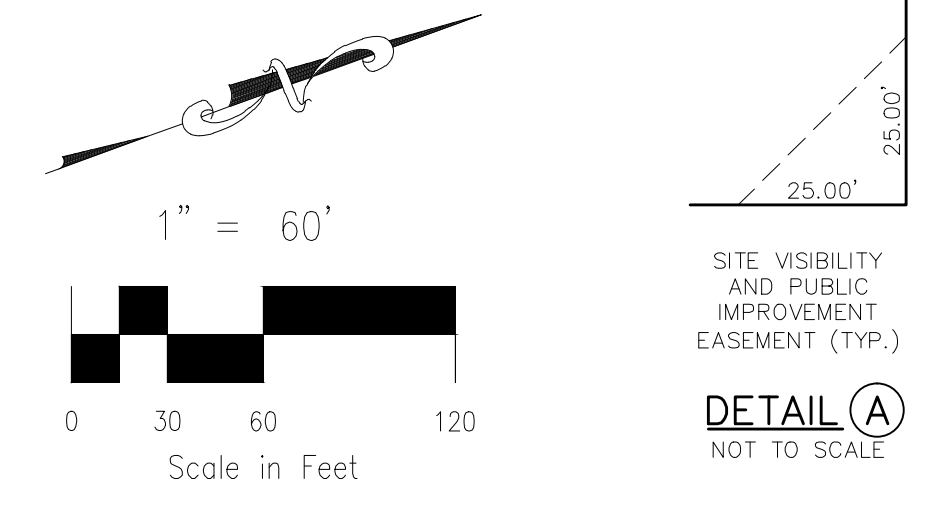
BRANDING IRON AT STERLING RANCH FILING NO. 1

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 32820"
 - ALUMINUM SURVEYORS CAP FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - BOUNDARY LINE
 - - - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION 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:



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

File: C:\900661\Sterling Ranch No. 3\Map\Survey\Plan No. 09-006 Branding Iron Plat.dwg PlotStamp: 10/31/2017 4:06 PM

BRANDING IRON AT STERLING RANCH FILING NO. 1

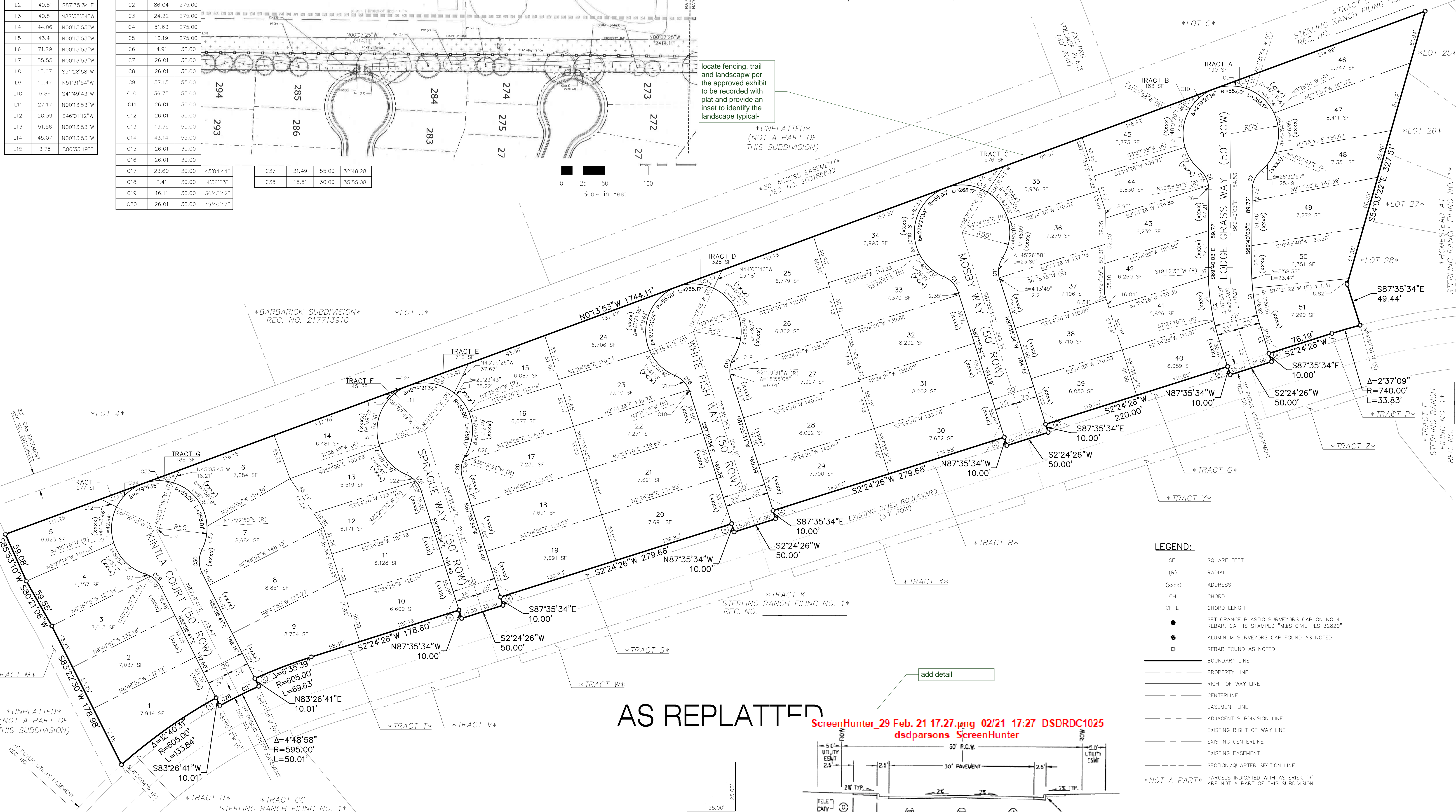
A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 W 1/2 OF SECTION 33, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MCLINTOCK STATION
BOOK H-3 PAGE 824
RECEPTION NO. 458284

Line #	Length	Direction
L1	40.81	S87°35'34"E
L2	40.81	S87°35'34"E
L3	40.81	N87°35'34"W
L4	44.06	N00°13'53"W
L5	43.41	N00°13'53"W
L6	71.79	N00°13'53"W
L7	55.55	N00°13'53"W
L8	15.07	S51°28'58"W
L9	15.47	N51°31'54"W
L10	6.89	S41°49'43"W
L11	27.17	N00°13'53"W
L12	20.39	S46°01'12"W
L13	51.56	N00°13'53"W
L14	45.07	N00°13'53"W
L15	3.78	S06°33'19"E

Curve #	Length	Radius	Delta
C1	70.39	225.00	
C2	86.04	275.00	
C3	24.22	275.00	
C4	51.63	275.00	
C5	10.19	275.00	
C6	4.91	30.00	
C7	26.01	30.00	
C8	26.01	30.00	
C9	37.15	55.00	
C10	36.75	55.00	
C11	26.01	30.00	
C12	26.01	30.00	
C13	49.79	55.00	
C14	43.14	55.00	
C15	26.01	30.00	
C16	26.01	30.00	
C17	23.60	30.00	45°04'44"
C18	2.41	30.00	4°36'03"
C19	16.11	30.00	30°45'42"
C20	26.01	30.00	49°40'47"

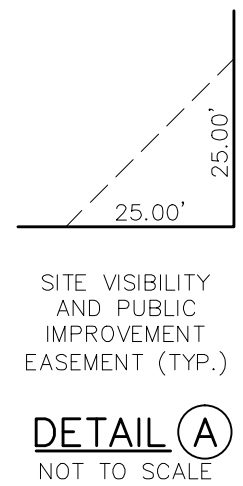
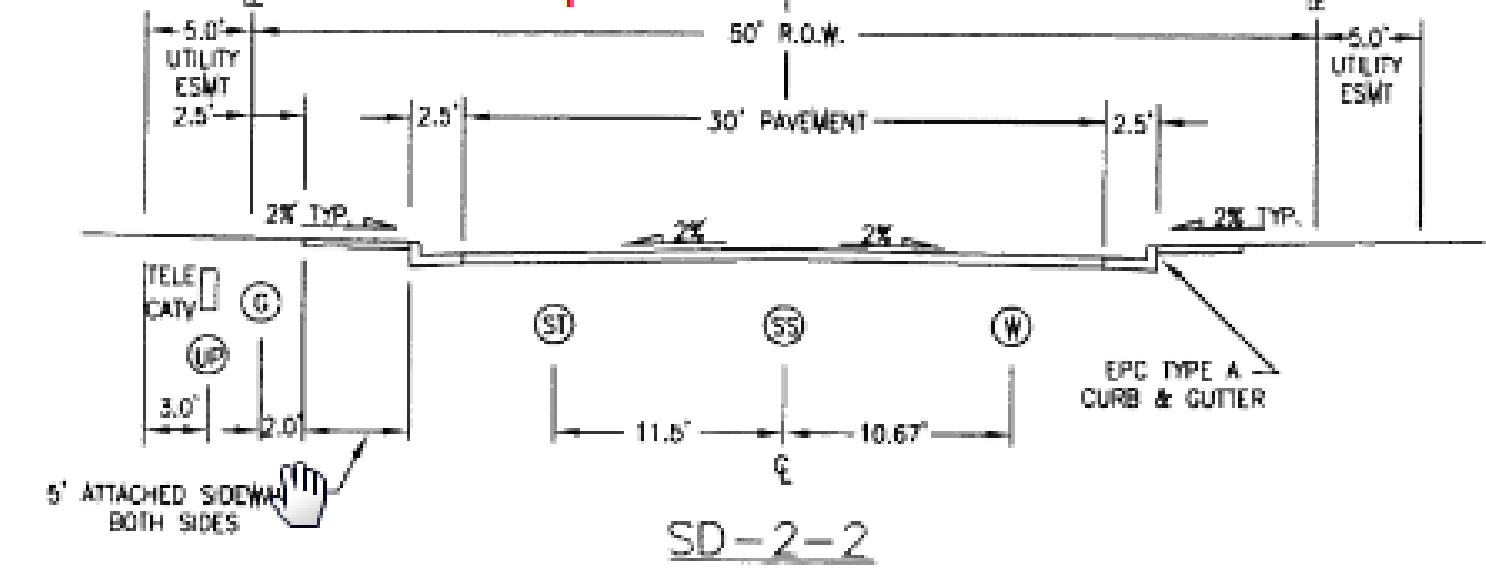
Curve #	Length	Radius	Delta
C37	31.49	55.00	32°48'28"
C38	18.81	30.00	35°55'08"



- LEGEND:**
- SF SQUARE FEET
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 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

AS REPLATTED

ScreenHunter_29 Feb. 21 17.27.png 02/21 17:27 DSDRDC1025 dsdparsons ScreenHunter



FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 1
JOB NO. 09-006
DATE PREPARED: 10/30/2017
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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 Plating Plat.dwg Plotstamp: 10/31/2017 4:06 PM

Markup Summary

dsdparsons (22)

REQUIREMENTS OF THE
SUBDIVISION IMPROVEM

President

CHAIR, BOARD OF CO

CLERK AND RE

Subject: Callout

Page Label: 1

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdparsons

Date: 2/21/2018 5:00:56 PM

Color: ■

President



Subject: Note
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:15:45 PM
Color:

Note Regarding Reports on File:
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 Development Services 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; (other; modify based upon specific reports)

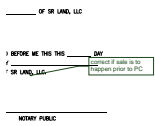
Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Environmental:
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).

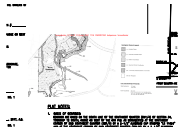
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

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 Development Services Department shall be recorded with each plat.

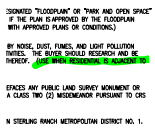


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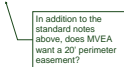
correct if sale is to happen prior to PC



Subject: Image
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:33:54 PM
Color: ■



Subject: Highlight
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:19:37 PM
Color: ■



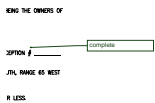
Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:20:45 PM
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In addition to the standard notes above, does MVEA want a 20' perimeter easement?



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Author: dsdparsons
Date: 2/21/2018 5:25:16 PM
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Are lots impacted? Whats the hazard or constraint?



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Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 4:56:37 PM
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complete

ENGINEER,
PLAN OR ENR
DEPARTMENT
WATER DISPOSAL
PERMIT.
IMAGE IN AND

Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:23:59 PM
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file no.

Update section when you retrieve new title commitment after Sterling Ranch Master Plat has been recorded

Subject: Callout
Page Label: 1
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Status:
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Author: dsdparsons
Date: 2/21/2018 4:58:46 PM
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Update section when you retrieve new title commitment after Sterling Ranch Master Plat has been recorded

Add the standard notes; there listed above.

Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:13:48 PM
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Add the standard notes; there listed above.

10. NOTICE: THIS PROP
CAUSED BY ADJACE
AWARE OF THIS PC
INDUSTRIAL

Subject: Highlight
Page Label: 1
Lock: Unlocked
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Author: dsdparsons
Date: 2/21/2018 5:19:39 PM
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SHALL BE INSTALLED IN ACCORDANCE WITH
RELATION.
16-454
DER(S) AGREES ON BEHALF OF HIM/HER
ES THAT SUBDIVIDER AND/OR SAID SUC
ACT FEES IN ACCORDANCE WITH THE EL
NO. 12-382), OR ANY AMENDMENTS TO
THE FEE OBLIGATION, IF NOT PAID AT
MENTS AND ON PLAT NOTES TO ENSURE

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Page Label: 1
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Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:00:07 PM
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16-454

THIN A DESIGNATED FEMA FLOODPLAIN AS
MAP NUMBER 0804100335F, EFFECTIVE
gas and electric by?
STERLING RANCH METROPOLITAN DISTRICT.
STERLING RANCH METROPOLITAN DISTRICT.
NOT DEFINITION DISTRICT

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:22:42 PM
Color: ■

gas and electric by?

2017, AD.

correct if sale is to happen prior to PC OF SA/LAND, LLC

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:24:35 AM
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correct if sale is to happen prior to PC

STRATOR, PROVIDED THIS CREATES NO CONFLICT

: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY ADJACENT INDUSTRIAL PROPERTIES AND AC OF THIS POTENTIALITY AND THE RAMIFICATIONS REAL)

PERSON WHO KNOWINGLY REMOVES, ALTERS OR (BOUNDARY MONUMENT OR ACCESSORY, COMMITS SOB.

delete highlighted

Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:19:51 PM
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delete highlighted

: FOLLOWING TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL AND SEISMIC ACTIVITY. A MAP OF THE IMPACTED AREA CAN BE FOUND IN THE REPORT AND THE FOLLOWING TRACTS ARE LISTED IN THE REPORT. THE FOLLOWING TRACTS ARE MAP CT A.

HE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULE

Correct name through plat

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:00:40 PM
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Correct name through out plat

PCC DIRECTOR CERTIFICATE:

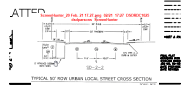
THIS PLAT FOR TRAWLING BORN AT STERLING BANC EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, SUBJECT TO ANY NOTES OR

2018

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Subject: Callout
Page Label: 1
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Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:17:45 AM
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2018

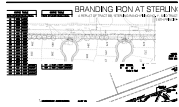


Subject: Image
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:28:20 PM
Color: ■

add detail

Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:28:31 PM
Color: ■

add detail



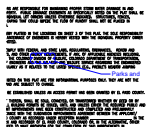
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Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:37:15 AM
Color: ■



Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/21/2018 5:35:30 PM
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locate fencing, trail and landscapw per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-

dsdrice (2)



Subject: Cloud+
Page Label: 1
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Status:
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Author: dsdrice
Date: 3/1/2018 8:05:50 AM
Color: ■

Parks and



Subject: Cloud+
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 3/1/2018 8:09:40 AM
Color: ■

Modification of the note requires a plat amendment? The note should be written as intended. Are any areas designated as such?