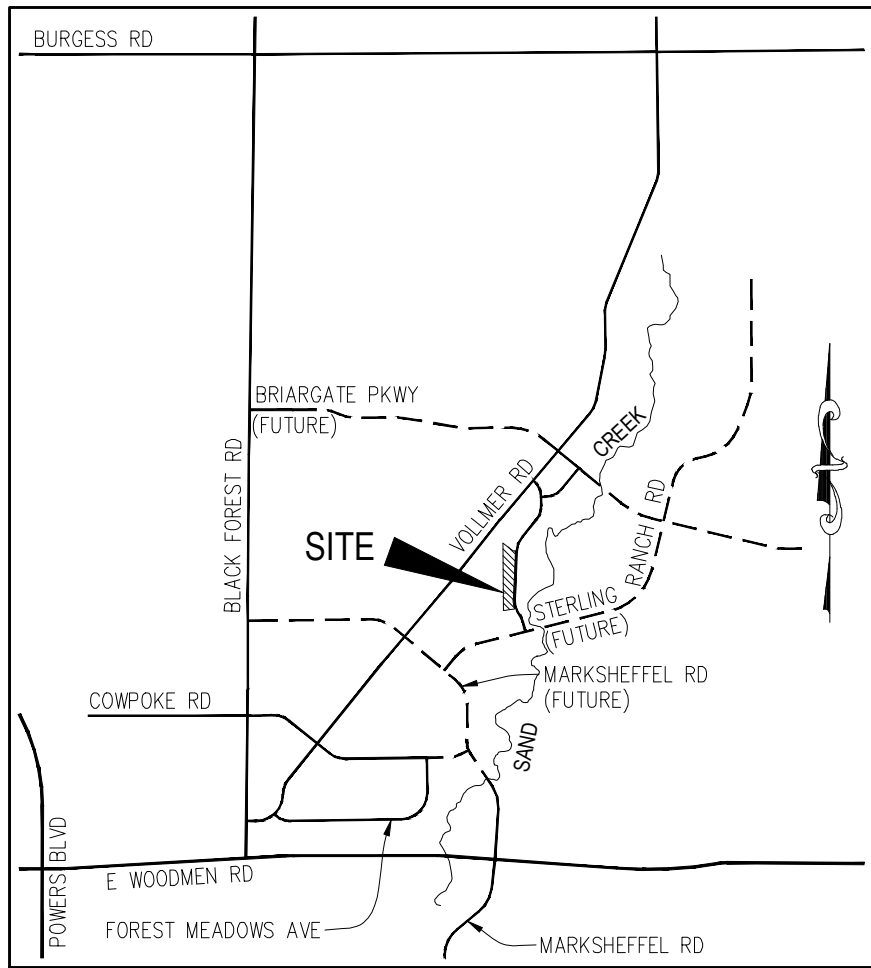


# BRANDING IRON AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ W ½ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PLAT NOTES: (CONTINUED)



VICINITY MAP

N.T.S.

PLAT NOTES: (CONTINUED)

- 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.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR PONDS, W9, 4 & 8 IS RECORDED UNDER REC. NO. 218061178, REC. NO. 218061179, & REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
- A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A MOUNTAIN VIEW ELECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY EASEMENT IS RECORDED UNDER REC. NO. 218054783, OF THE RECORDS OF EL PASO COUNTY.
- A RIGHT OF WAY AGREEMENT IS RECORDED UNDER REC. NO. 205161563, OF THE RECORDS OF EL PASO COUNTY.
- A PERMANENT EASEMENT AGREEMENT IS RECORDED UNDER REC. NO. 201034022, OF THE RECORDS OF EL PASO COUNTY.
- A AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF THE RECORDS OF EL PASO COUNTY.
- A AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY.
- A AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442, AND AMENDED UNDER REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.
- A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEED UNDER REC. NO. 206045408, OF THE RECORDS OF EL PASO COUNTY.
- A AGREEMENT TO GRANT ACCESS EASEMENT IS RECORDED UNDER REC. NO. \_\_\_\_\_, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO THE ESCROW AGREEMENT RECORDED UNDER REC. NO. \_\_\_\_\_, OF THE EL PASO COUNTY RECORDS.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
B	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
C	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
D	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
E	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
F	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
G	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
H	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
I	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
J	0.005	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/TRAIL	SRMD#1	SRMD#1
*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1				

## BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, BEING THE OWNER 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 NO. 218714151 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E ½ W ½ 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, H, I, AND J 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 }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS 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 }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2018, A.D. BY \_\_\_\_\_  
AS \_\_\_\_\_ 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 N89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNITS 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.

## 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.

## PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD 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 }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT  
\_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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:

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

## SUMMARY:

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

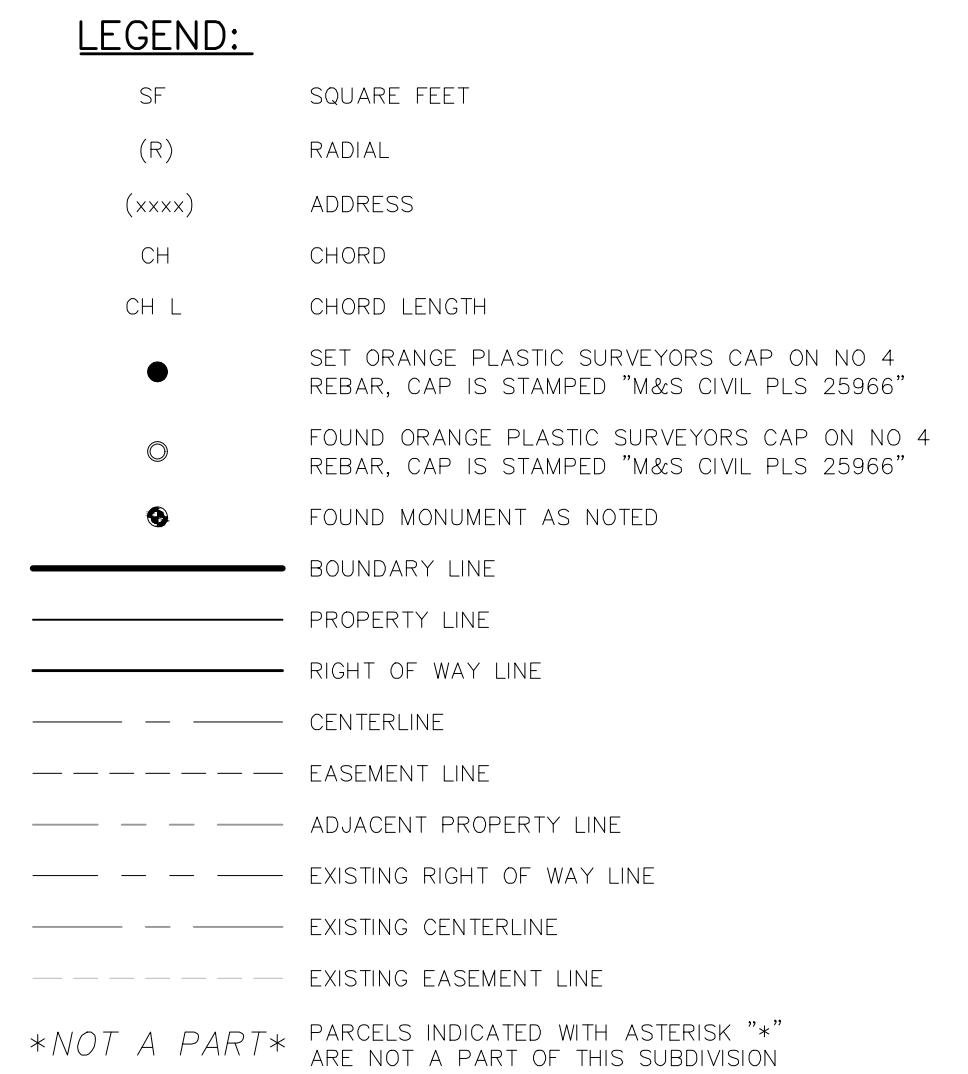
FINAL PLAT  
BRANDING IRON AT  
STERLING RANCH FILING NO. 1  
JOB NO. 09-006  
DATE PREPARED: 10/30/2017  
DATE REVISED: 10/22/2018



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



A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ W ½ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**M&S**  
CIVIL CONSULTANTS, INC.

SHEET 2 OF 3



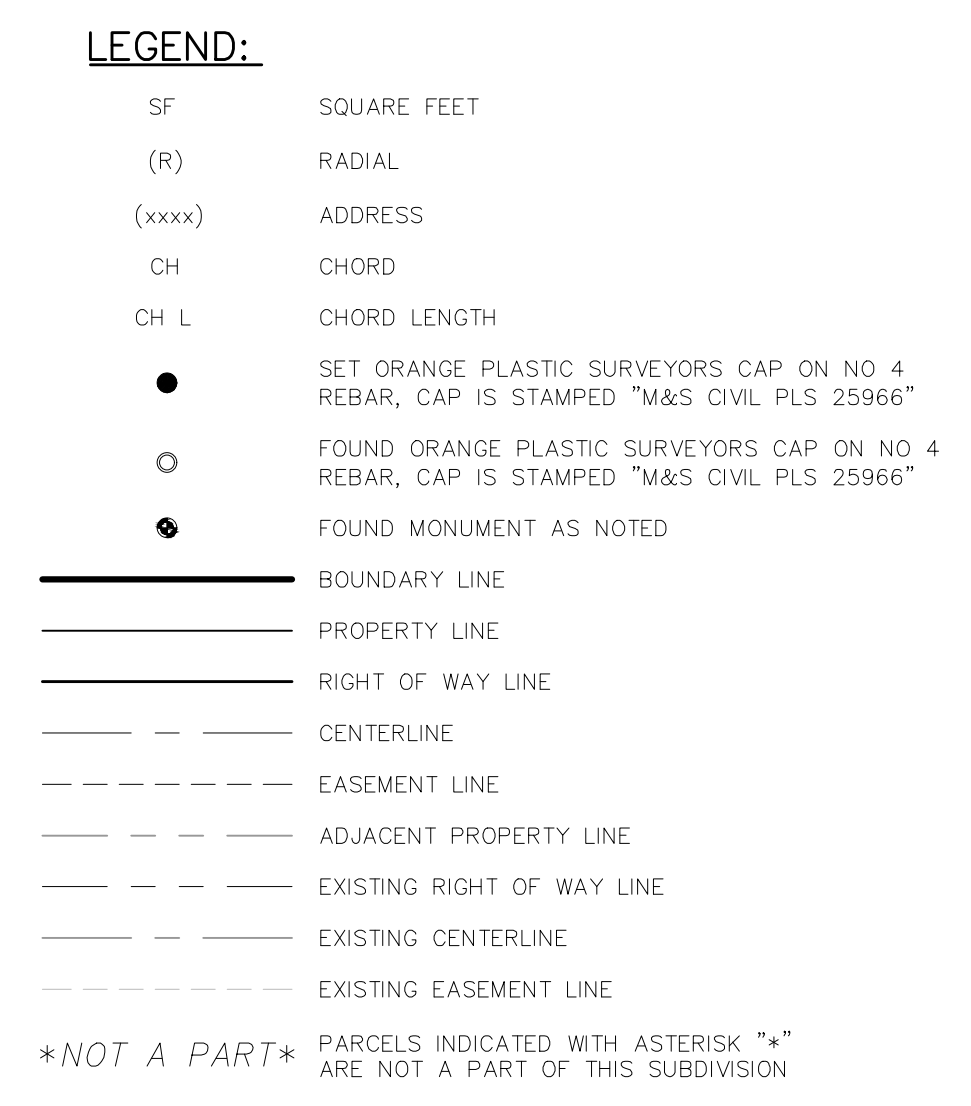
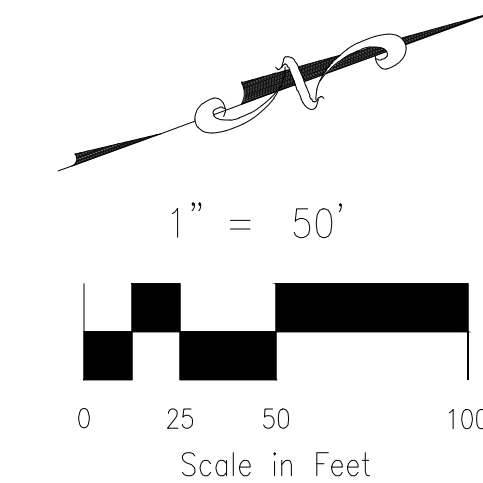
A REPLAT OF TRACT BB, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E ½ W ½ OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

\*LOT C\*

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	17.77	30.00	33°56'0"
C2	6.45	30.00	121°8'45"
C3	27.85	55.00	29°00'3"
C4	13.00	30.00	24°49'55"
C5	13.01	30.00	24°50'4"
C6	7.21	30.00	13°45'39"
C7	18.81	30.00	35°55'0"
C8	2.41	30.00	43°6'03"
C9	23.60	30.00	45°04'4"
C10	16.11	30.00	30°45'4"
C11	9.91	30.00	18°55'09"
C12	23.80	55.00	45°26'5"
C13	2.21	30.00	41°34'9"
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°17'49"
C18	31.49	55.00	32°48'2"
C19	25.49	55.00	26°32'5"
C20	23.47	225.00	5°58'35"

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

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



AS REPLATTED

FINAL PLAT BRANDING IRON AT STERLING RANCH FILING NO. 1 JOB NO. 09-006 DATE PREPARED: 10/30/2017 DATE REVISED: 10/22/2018	 <b>CIVIL CONSULTANTS, INC.</b>	20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5465
		SHEET 3 OF 3