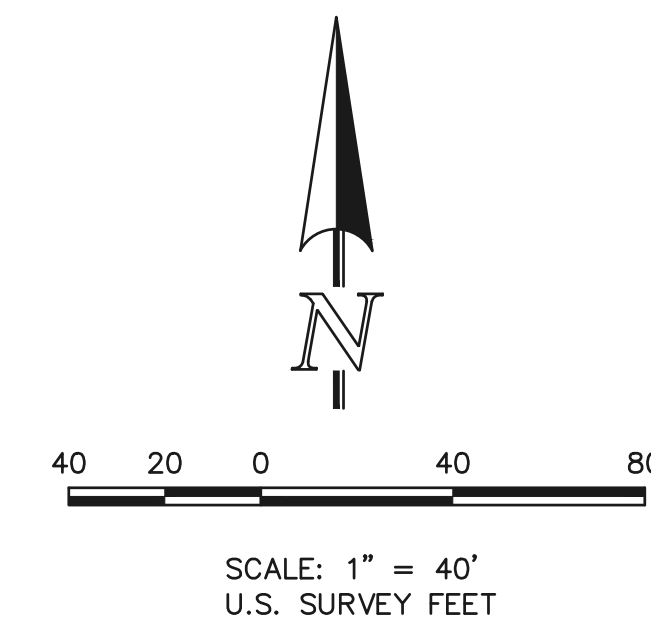
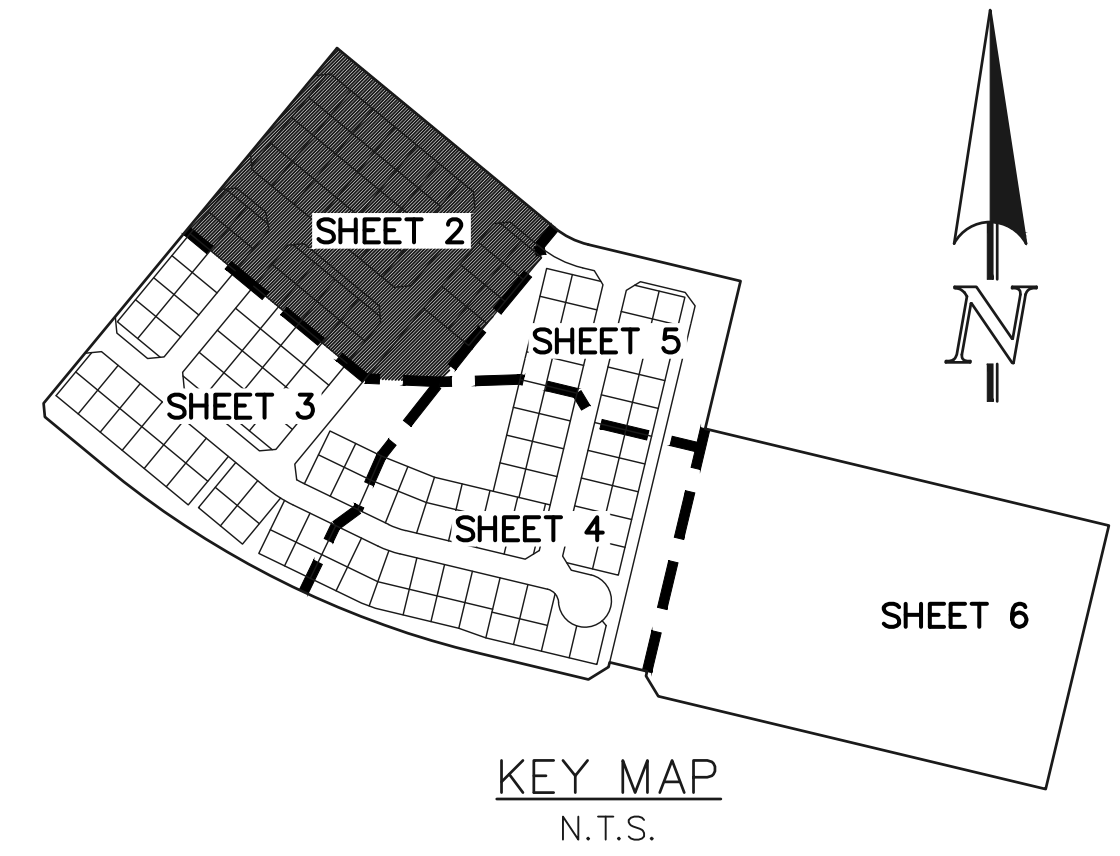
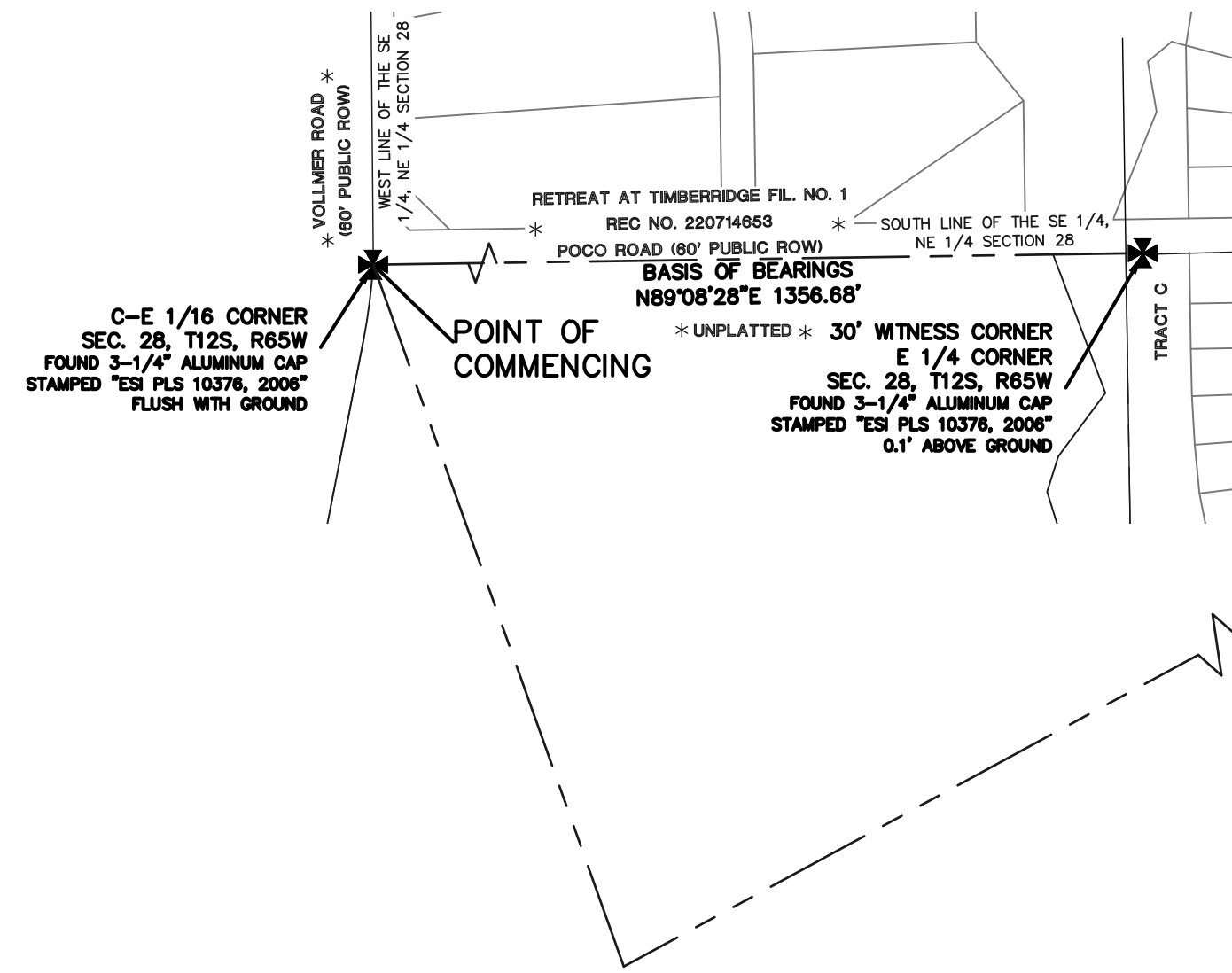




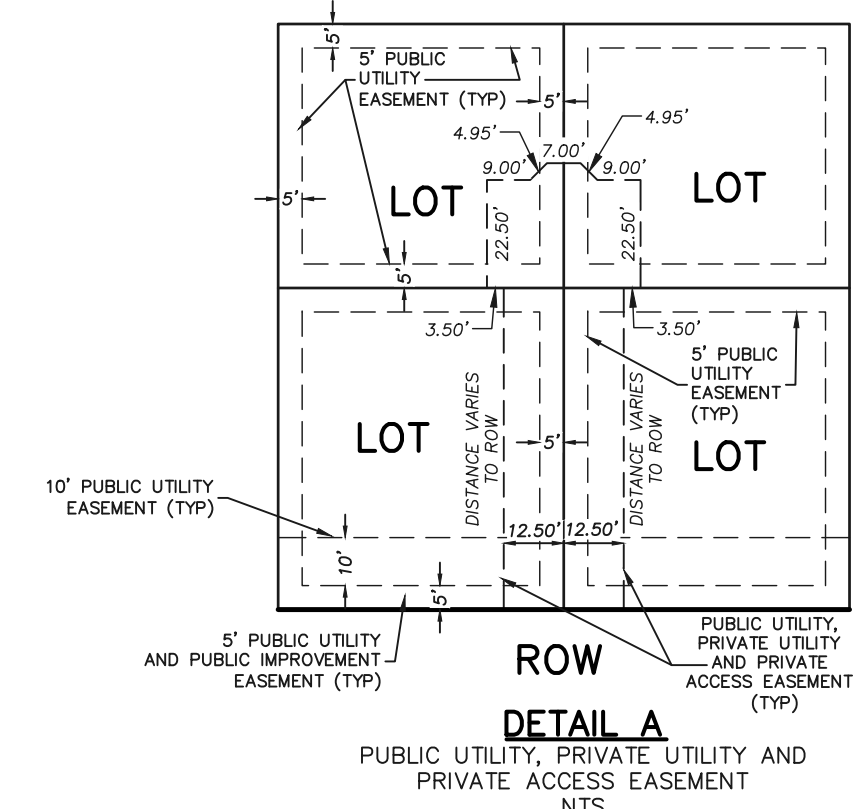
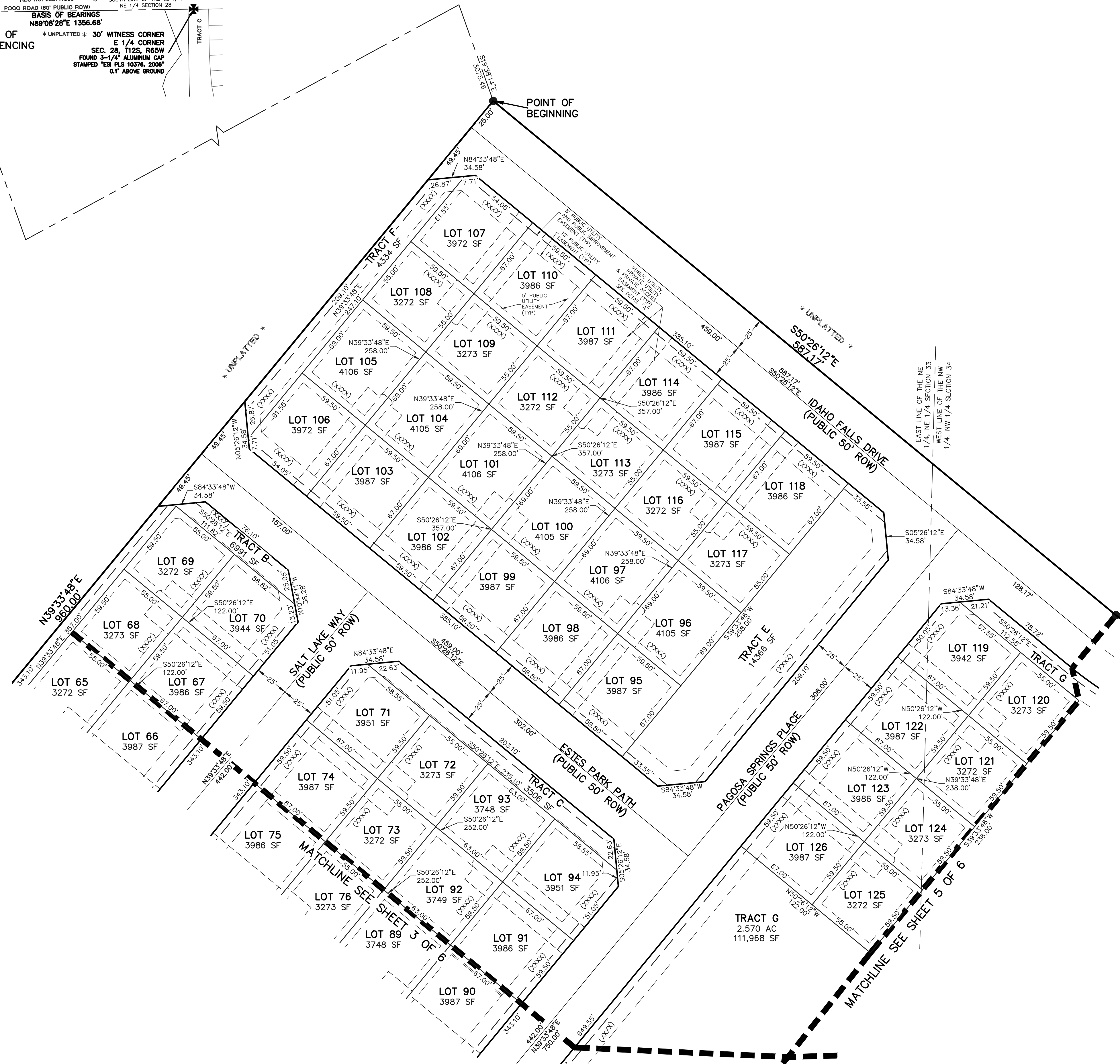
# FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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



### LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXXX) ADDRESS
- \* NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



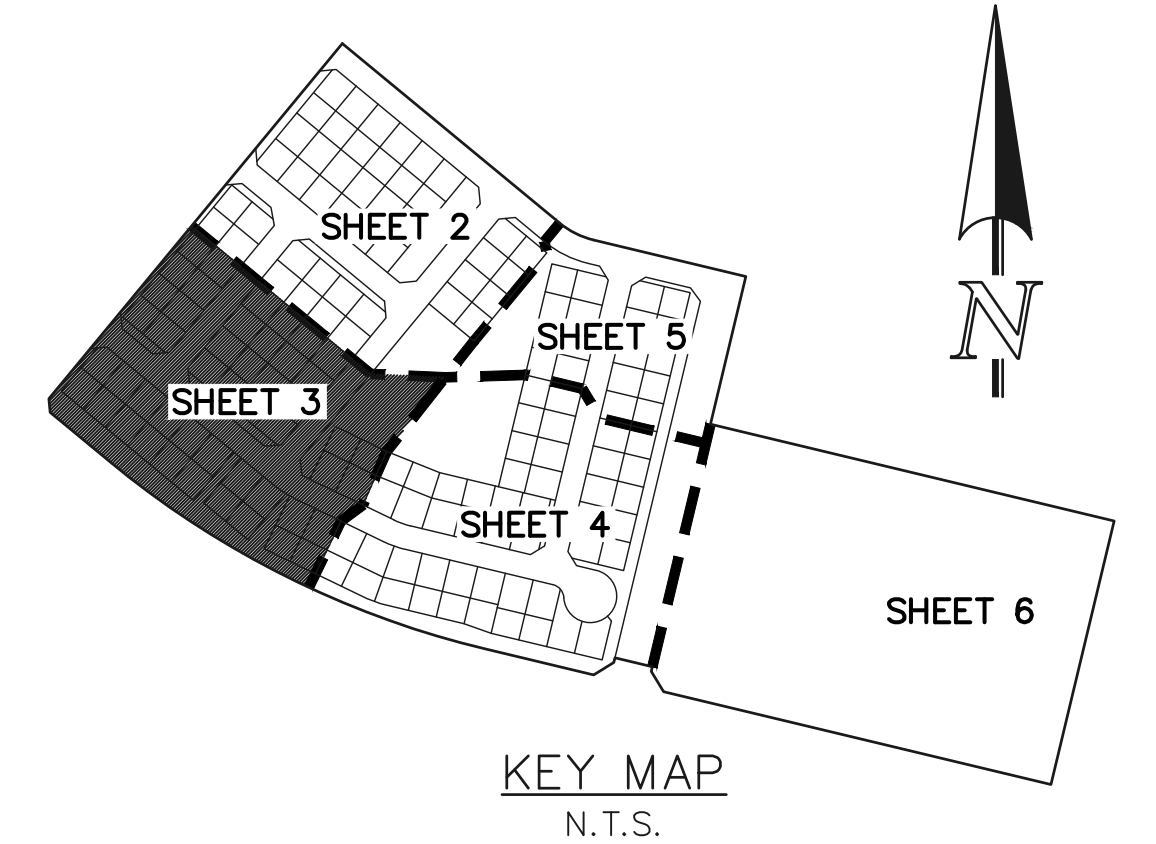
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOURSQUARE AT STERLING  
RANCH EAST FILING NO. 1  
JOB NO. 1183.23  
NOVEMBER 9, 2022  
SHEET 2 OF 6

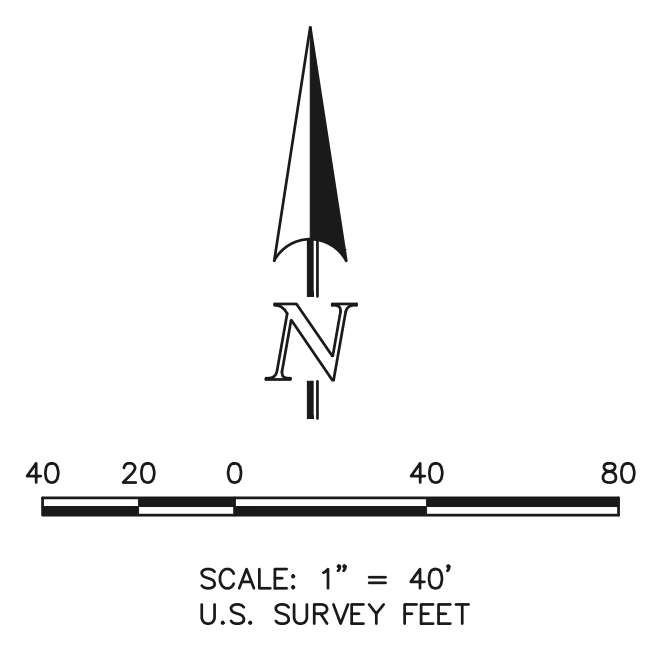
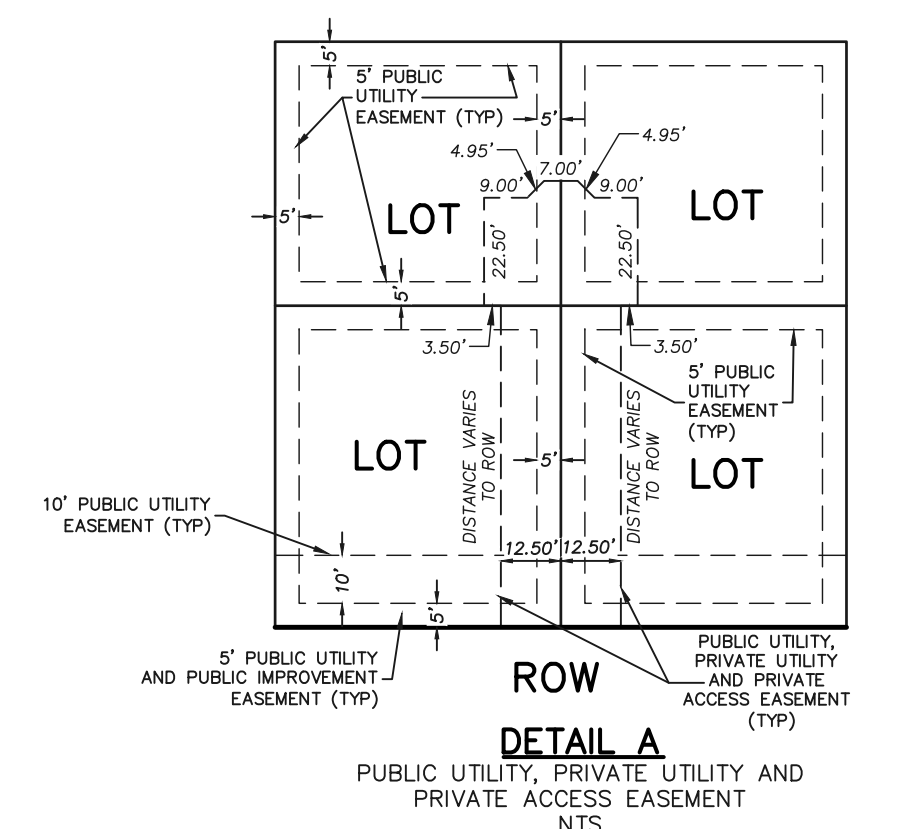


# FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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



- LEGEND**
- (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - (XXXX) ADDRESS
  - ✱ NOT PART OF THIS SUBDIVISION
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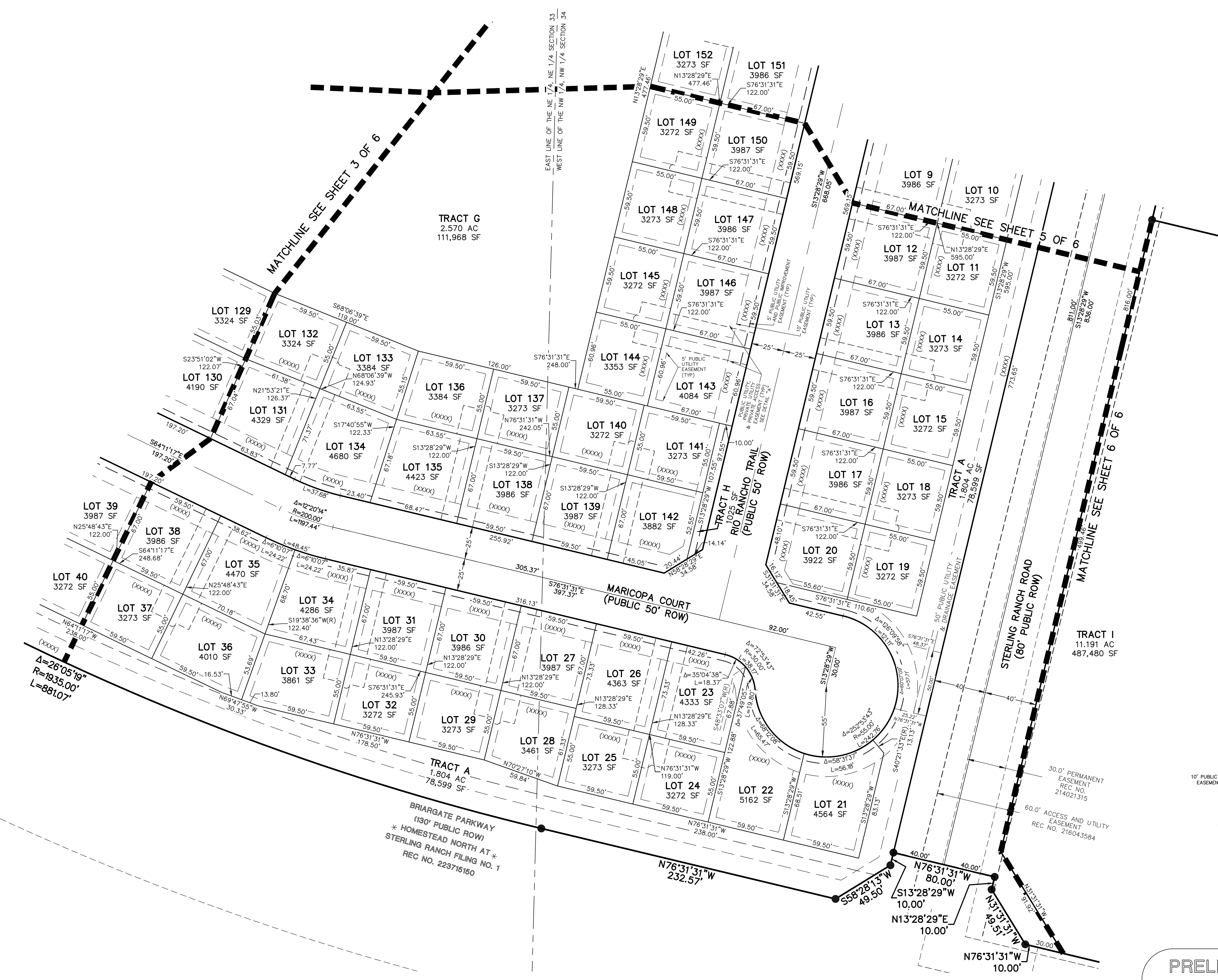
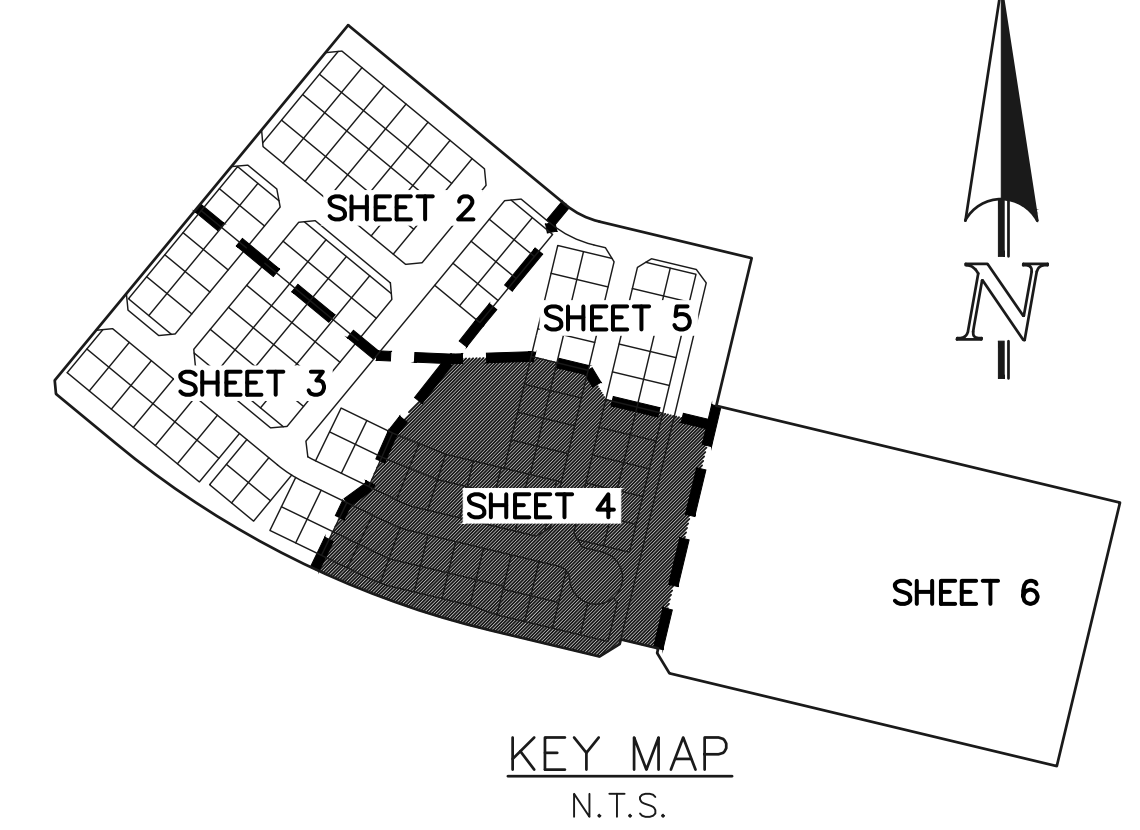
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THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



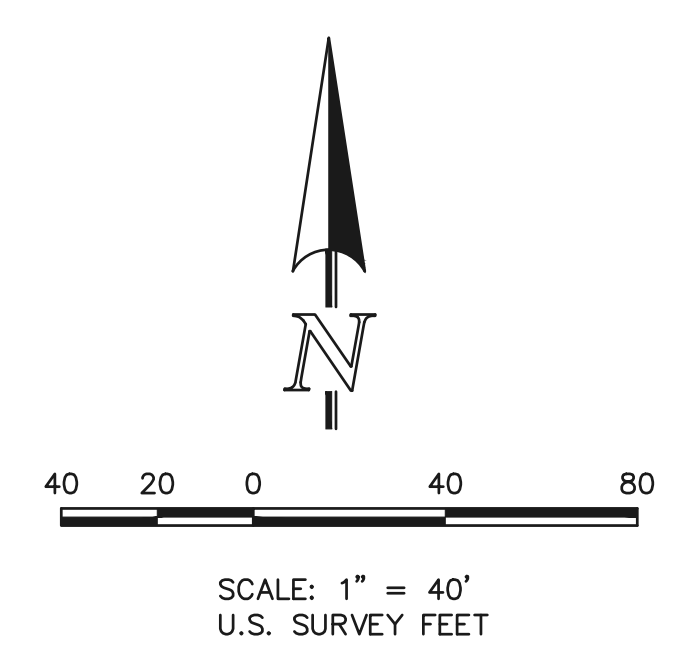
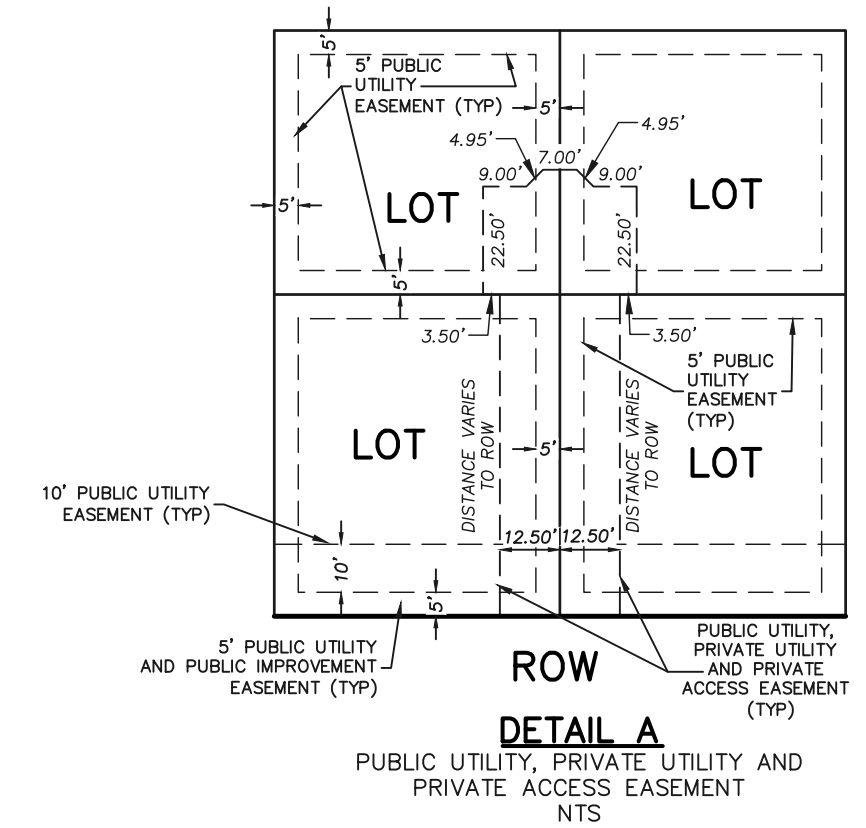
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1  
JOB NO. 1183.23  
NOVEMBER 9, 2022  
SHEET 3 OF 6

# FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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



- LEGEND**
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  - AC ACRES
  - SF SQUARE FEET
  - (XXXX) ADDRESS
  - ✱ NOT PART OF THIS SUBDIVISION
  - 1-1/2" ALUMINUM SURVEYORS' CAP STAMPED "COSES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



**PRELIMINARY**  
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PLAT CHECKED

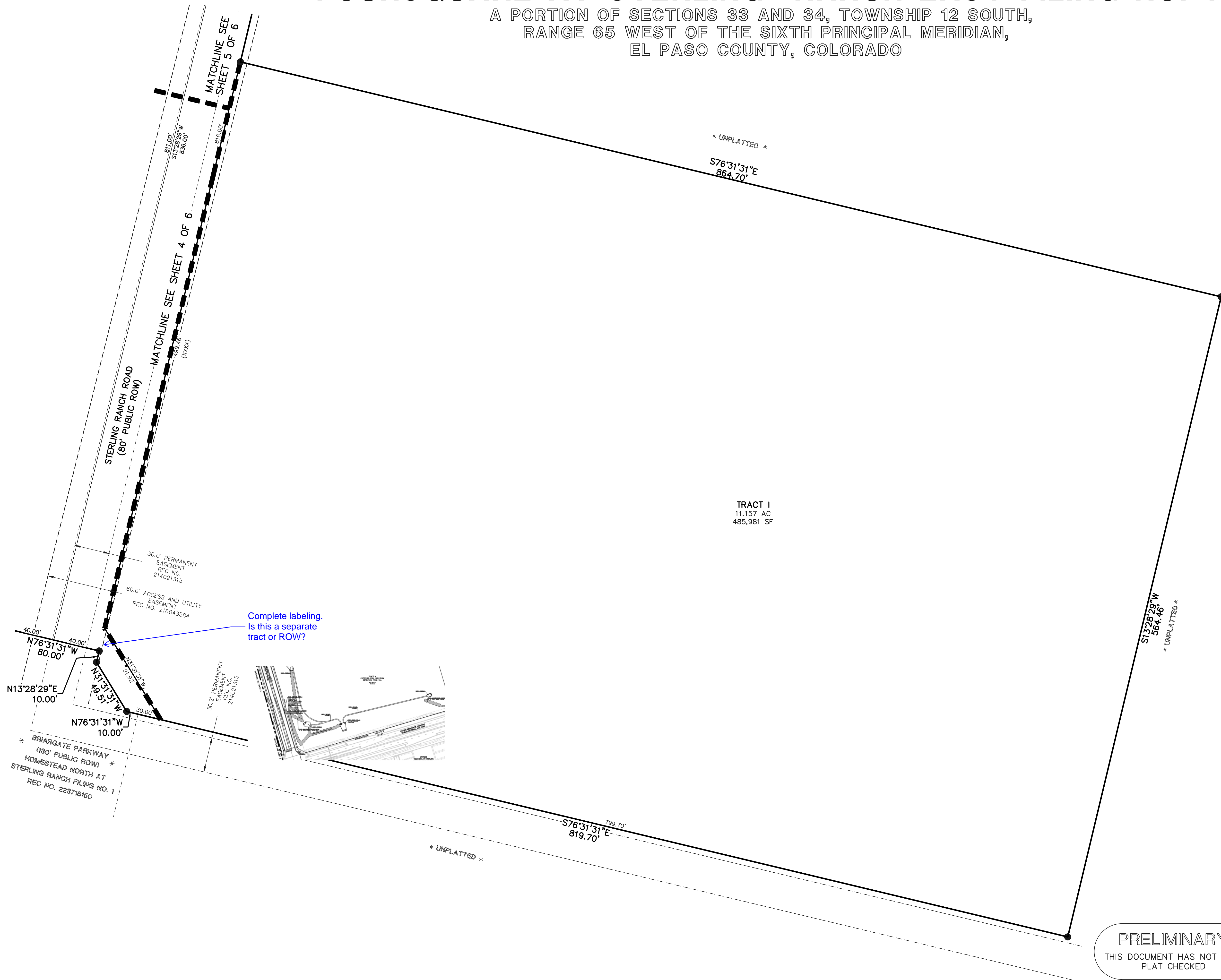
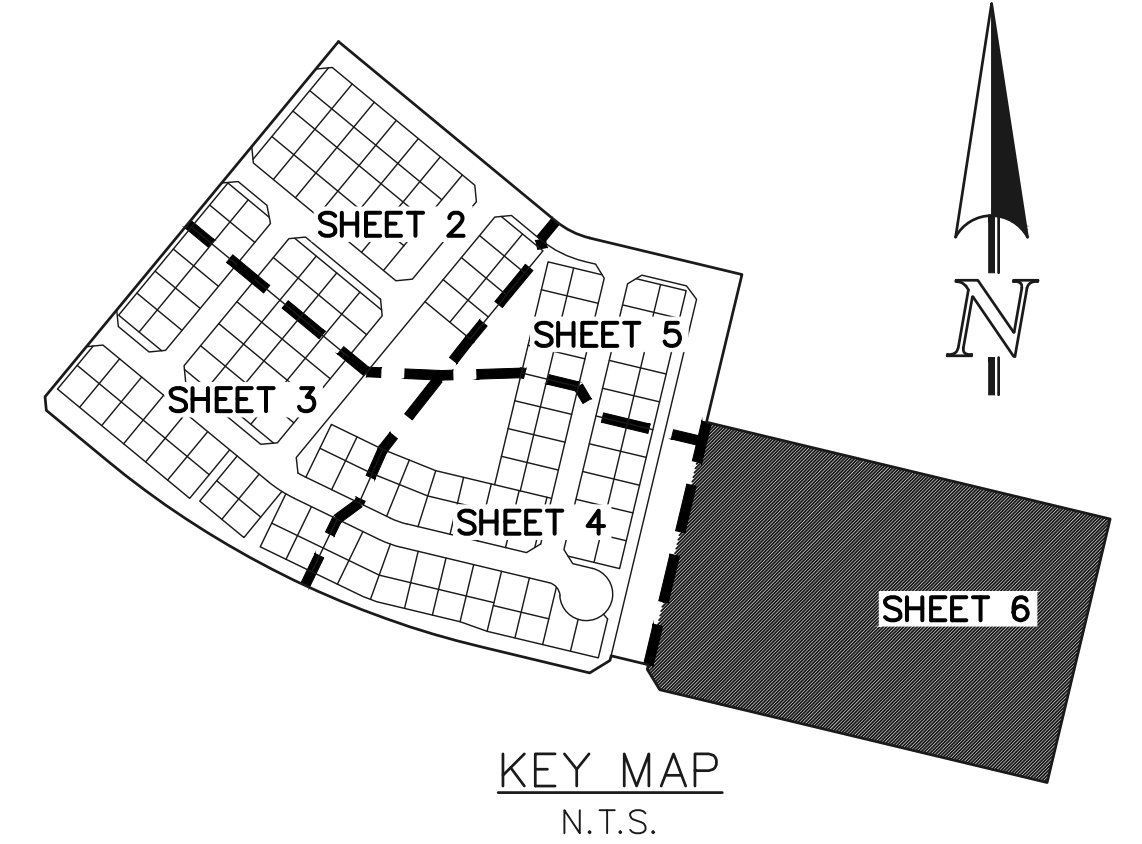


FOURSQUARE AT STERLING RANCH EAST FILING NO. 1  
JOB NO. 1183.23  
NOVEMBER 9, 2022  
SHEET 4 OF 6



# FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

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



\* UNPLATTED \*  
S76°31'31"E  
864.70'

TRACT I  
11.157 AC  
485,981 SF

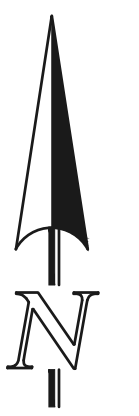
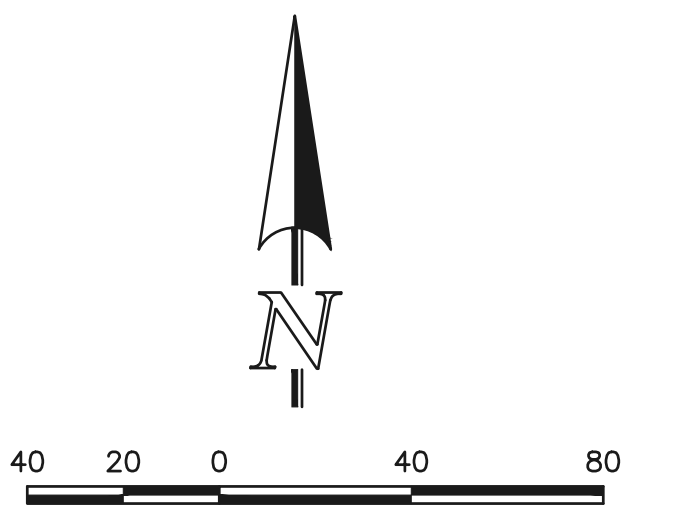
S13°28'29"W  
564.46'  
\* UNPLATTED \*

S76°31'31"E  
819.70'  
\* UNPLATTED \*

Complete labeling.  
Is this a separate  
tract or ROW?

### LEGEND

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- SF SQUARE FEET
- (XXXX) ADDRESS
- \* NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



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



FOURSQUARE AT STERLING  
RANCH EAST FILING NO. 1  
JOB NO. 1183.23  
NOVEMBER 9, 2022  
SHEET 6 OF 6

N:\118323\DRAWINGS\SUBDIVISION\PLAT\118323P2.PK.dwg, 8/4/2023, 12:33:53 PM, 1:1

# V3\_Plat.pdf Markup Summary

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## dsdparsons (4)

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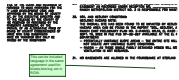
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**Author:** dsdparsons  
**Date:** 9/19/2023 1:06:37 PM  
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to be installed by developer to the edge of lots



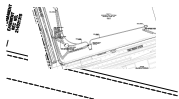
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NEW Policy- ALL PLATS will be required to identify the utility providers and state that the developer shall install the utilities to the edge of the lot.... (WELL AND SEPTC excluded) . Utilities are not collateralized.



**Subject:** Planner  
**Page Label:** [1] 118323P1 - SH1  
**Author:** dsdparsons  
**Date:** 9/19/2023 2:17:18 PM  
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This can be included language in the same agreement used for kiosks,fencing, etc in ROW.

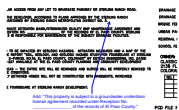


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## dsdrice (2)

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**Subject:** Callout  
**Page Label:** [1] 118323P1 - SH1  
**Author:** dsdrice  
**Date:** 9/19/2023 1:38:44 PM  
**Status:**  
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Add: "This property is subject to a groundwater underdrain license agreement recorded under Reception No. \_\_\_\_\_ of the records of El Paso County."



**Subject:** Callout  
**Page Label:** [6] 118323P2-P6 - SH6  
**Author:** dsdrice  
**Date:** 9/19/2023 1:47:14 PM  
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**Color:** ■  
**Layer:**  
**Space:**

Complete labeling. Is this a separate tract or ROW?