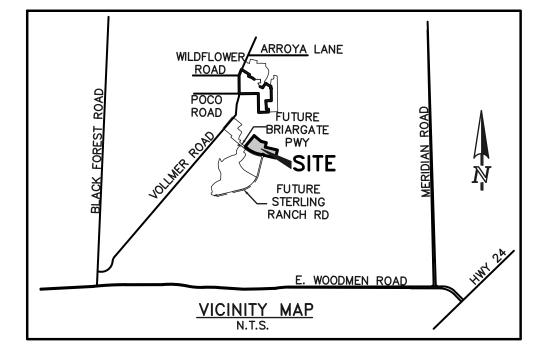
FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

BE IT KNOWN BY THESE PRESENTS: THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE	
FOLLOWING DESCRIBED TRACT OF LAND TO WIT: LEGAL DESCRIPTION:	
A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89'08'28"E, A DISTANCE OF 1356.68 FEET.	
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;	OWNERS CERTIFICATE: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGA OF OTHER INTERESTS IN THE LAND DESCRIBED HERE
THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;	INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS S FOURSQUARE AT STERLING RANCH EAST FILING NO. DEDICATED TO PUBLIC USE AND SAID OWNER DOES
THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET, AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT; THENCE S76°31'31"E, A DISTANCE OF 326.08 FEET;	IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO EROSION CONTROL FOR SAME WILL BE PROVIDED AT BOARD OF COUNTY COMMISSIONERS OF EL PASO CO PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME COLORADO. THE UTILITY EASEMENTS SHOWN HEREO
THENCE S13*28'29"W, A DISTANCE OF 316.54 FEET; THENCE S76*31'31"E, A DISTANCE OF 864.70 FEET;	COMMUNICATION SYSTEMS AND OTHER PURPOSES AS PROVIDING THE SERVICES FOR WHICH THE EASEMENT
THENCE S13"28'29"W, A DISTANCE OF 564.46 FEET; THENCE N76"31'31"W, A DISTANCE OF 819.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 223715150;	RIGHT OF INGRESS AND EGRESS FROM AND TO ADJA REPLACEMENT OF UTILITY LINES AND RELATED FACIL
THENCE ON THE NORTHERLY BOUNDARY OF SAID BRIARGATE PARKWAY THE FOLLOWING NINE (9) COURSES:	OWNER:
I. N76°31'31"W, A DISTANCE OF 10.00 FEET 2. N31°31'31"W, A DISTANCE OF 49.51 FEET; 3. N13°28'29"E, A DISTANCE OF 10.00 FEET;	THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A CONTRUMENT THIS DAY OF
4. N76°31'31"W, A DISTANCE OF 80.00 FEET; 5. S13°28'29"W, A DISTANCE OF 10.00 FEET; 6. S58°28'13"W, A DISTANCE OF 49.50 FEET;	DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AM LIMITED LIABILITY COMPANY.
 N76*31'31"W, A DISTANCE OF 232.57 FEET TO A POINT OF CURVE; ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26*05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT; N50*26'12"W, A DISTANCE OF 161.33 FEET; 	STATE OF COLORADO))ss COUNTY OF EL PASO)
THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET;	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BE
THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 36.647 ACRES (1,596,330 SF).	A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPER A COLORADO LIMITED LIABILITY COMPANY.
	WITNESS MY HAND AND OFFICIAL SEAL.
ACCEPTANCE CERTIFICATE FOR TRACTS THE DEDICATION OF TRACTS A, B, C, D, E, F, G AND H WITH USE STATED IN THE	MY COMMISSION EXPIRES:
TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.	NOT
BY:	GENERAL NOTES: 1. THE DATE OF PREPARATION IS NOVEMBER 9, 2022.
AS:	 THE DATE OF PREPARATION IS NOVEMBER 9, 2022. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN
OF STERLING RANCH METROPOLITAN DISTRICT NO. 3. STATE OF COLORADO)	SIXTH PRINCIPAL MERIDIAN.
) ss COUNTY OF EL PASO)	3. UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, A EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PU
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY DF, 20, A.D. BY, AS OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.	SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF- AND A TEN (10) FOOT EASEMENT, AS SHOWN ON T MAINTENANCE BEING VESTED WITH THE INDIVIDUAL
	 THE FOLLOWING REPORTS HAVE BEEN SUBMITTED A DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WAT
	4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED A DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WA REPORT AND TRAFFIC STUDY IN FILE NO. PUD SP
MY COMMISSION EXPIRES:NOTARY PUBLIC	 THE FOLLOWING REPORTS HAVE BEEN SUBMITTED A DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WA REPORT AND TRAFFIC STUDY IN FILE NO. PUD SP THE TOTAL NUMBER OF LOTS BEING PLATTED IS 15 PLATTED IS 9. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED
	 THE FOLLOWING REPORTS HAVE BEEN SUBMITTED A DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WAT REPORT AND TRAFFIC STUDY IN FILE NO. PUD SP 3 THE TOTAL NUMBER OF LOTS BEING PLATTED IS 15 PLATTED IS 9. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDI BY INSTRUMENT RECORDED UNDER RECEPTION NO. STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS
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ACCEPTANCE CERTIFICATE FOR TRACTS THE DEDICATION OF TRACT I WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. BY:AS:	 THE FOLLOWING REPORTS HAVE BEEN SUBMITTED A DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WAT REPORT AND TRAFFIC STUDY IN FILE NO. PUD SP 3 THE TOTAL NUMBER OF LOTS BEING PLATTED IS 15 PLATTED IS 9. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDI BY INSTRUMENT RECORDED UNDER RECEPTION NO. STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS 211023432 AND AS AMENDED DEVELOPER SHALL COMPLY WITH FEDERAL AND STA REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS TO, THE COLORADO DEPARTMENT OF PARKS AND W CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SI ENDANGERED SPECIES ACT. THE ADDRESSES () EXHIBITED ON THIS PLAT A DESCRIPTION AND ARE SUBJECT TO CHANGE. FLOODPLAIN STATEMENT: THIS SITE, FOURSQUARE AT STERLING RANCH EAST DETERMINED BY THE FLOOD INSURANCE RATE MAP, NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CO NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AN DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRU ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS COUNTY AS RECORDED UNDER RECEPTION NO

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



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.

ERS. MORTGAGEES. BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS CRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS EMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY WNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL LL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY,

IOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND JRPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR E EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND LATED FACILITIES.

ID, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS _____, 20___, A.D.

RTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO

OWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___, 20___, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC,

NOTARY PUBLIC

LIES WITHIN SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE

OTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR INDIVIDUAL PROPERTY OWNERS.

SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL 0. PUD SP 227.

LATTED IS 158. THE TOTAL NUMBER OF TRACTS BEING

N IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1, AS EVIDENCED EPTION NO. 211023430 AND AS AMENDED.

ICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO.

RAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT QUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED ARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE

THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL

RANCH EAST FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS RATE MAP, MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X)

BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, ED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON IN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN PROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO IN THE OFFICE OF THE CLERK AND RECORDER OF HE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND UCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE DIRECTOR AND QUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE NT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF IMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION AL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE ANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION

GENERAL NOTES (CONT.):

- 12. THIS PLAT IS REGULATED BY FOURSQUARE P.U.D. AT STERLING RANCH DEVELOPMENT PLAN P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- 13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 14. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 15. 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 STATE STATUTE 18-4-508, C.R.S.
- 16. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER RND55101 BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- 17. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IM DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION THE PARCELS WITHIN THE PLATTED BOUNDARY OF FOURSQUARE AT STERLING RANCH IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ANY DRIVEWAY.
- 19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THRO PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAG STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE—LOT DRAI AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAI CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPER STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT DRAINAGE EASEMENTS.
- 20. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRA PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 21. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SE TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNE THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP 10376, 2006", IS ASSUMED TO BEAR S89'08'28"W A DISTANCE OF 1356.68 FEET.
- 22. TRACTS A, B, C, D, E, F, G AND H ARE FOR LANDSCAPE, PARK, UTILITIES, PUBLIC IMPROVEMENTS, UTILITIES, DRAINAGE, MAIL KIOSK, TRAILS, FENCING. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METR DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- 23. TRACT I IS FOR LANDSCAPING, STORMWATER/DRAINAGE, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBL TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- 24. UTILITY PROVIDERS: WATER AND SANITARY SEWER: FALCON AREA WATER AND WASTEWATER AUTHORITY ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION CAS:
- 25. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN COLORADO.
- 26. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PA PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIF APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS SUPPLY.
- 27. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RAN
- 28. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RAI METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- 29. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGRE EASEMENT AS RECORDED UNDER RECEPTION NO. ___ OF THE RECORDS OF EL PASO COUNT RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILI
- **30. SOIL AND GEOLOGY CONDITIONS:**

GEOLOGIC HAZARD NOTE: THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY/FOR FOURSQ RANCH EAST PRELIMINARY PLAN NO. 2-PARCEL NO.19, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEER SEPT. 15, 2022 IN FILE PUD SP-22-227 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY D DEPARTMENT: - POTENTIALLY UNSTABLE SLOPE AREAS - THE ENTIRE SITE WILL BE REGRADED AND SLOPES WILL BE PROP

NOT CREATE ANY UNSTABLE SLOPE CONDITIONS. - RADON - AS THESE SINGLE FAMILY DETACHED HOMES WILL NOT BE CONSTRUCTED WITH BASEMENTS, INCR VENTILATION IS NOT REQUIRED.

31. NO BASEMENTS ARE ALLOWED IN THE FOURSQUARE AT STERLING RANCH DEVELOPMENT.

language in the same agreement used for kiosks,fencing, etc in ROW.

This can be included

Add: "This property is subject to a groundwater underdrain license agreement recorded under Reception No. of the records of El Paso County.



to be in: develop of lots

1996.4 PREPARED	ACCORDING TO COLORADO LAW YOU MU	JST COMMENCE ANY LEGAL ACTION BASED			
IPROVEMENT NO. EAST FILING NO. 1 AS SUCH ARE	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.				
ESTABLISHMENT OF	COUNTY APPROVAL CERTIFI	CATE:			
DUGH THEIR THE INDIVIDUAL E AROUND AGE EASEMENTS ID EASEMENTS, AS RTIES. BE PLACED IN	THIS PLAT FOR FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF, 20, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.				
INAGE CULVERTS					
ECTION 28, T END WHICH IS BY A 3-1/4" SS CORNER TO STAMPED "ESI PLS	EXECUTIVE DIRECTOR OF PLANNING AND DEVELOPMENT DEPARTMENT	COMMUNITY DATE			
, STORMWATER/ ROPOLITAN	SUCCESSORS AND ASSIGNEES THAT SUBDIVI BE REQUIRED TO PAY TRAFFIC IMPACT FEES IMPACT FEE PROGRAM RESOLUTION (RESOLU PRIOR TO THE TIME OF BUILDING PERMIT SU PLAT RECORDING, SHALL BE DOCUMENTED O	ISELF/HERSELF AND ANY DEVELOPER OR BUILDER DER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL IN ACCORDANCE WITH THE EL PASO COUNTY ROAD TION 19-471), OR ANY AMENDMENTS THERETO, AT OR BMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL IN ALL SALES DOCUMENTS AND ON PLAT NOTES TO THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.			
	CLERK AND RECORDER:				
stalled by per to the edge	STATE OF COLORADO				
N THE STATE OF ASO COUNTY ER LIFE. F A WATER OR 300 YEARS) ss COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS INSTRUMENT W O'CLOCKM. THISDAY OF AT RECEPTION NO COLORADO. STEVE SCHLEIKER, RECORDER BY:	, 20, A.D., AND IS DULY RECORDED			
SUPPLY PLAN SHOULD BE	DEPUTY				
S WITH A WATER	DRAINAGE: SAND CREEK	/ PRELIMINARY			
ICH ROAD.	DRAINAGE BASIN:				
NCH	DRAINAGE FEES:	PLAT CHECKED			
EEMENT AND	BRIDGE FEES:				
Y. STERLING ITIES.	URBAN PARK:				
	REGIONAL PARK:	FUURSQUARE AT STERLING			
A MAP OF THE QUARE AT STERLING ING, INC. DATED DEVELOPMENT PERLY BENCHED TO REASED	SCHOOL FEE: ACADEMY SCHOOL DISTRICT NO. 2 FALCON SCHOOL DISTRICT NO. 49 OWNER: CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921				
and a second second second		CONSULTING M			

619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

PCD FILE NO.: SF-22-36

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, D, E, F, G & H (LANDSCAPE, PARK, TRAILS, UTILITIES, PUBLIC IMPROVEMENTS, UTILITIES, STORMWATER MAIL KIOSK, FENCING)	225,010	14.10%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT I (LANDSCAPE, PARK, TRAIL, SPACE, UTILITIES, STORMWATER/DRAINA		30.44%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (158 TOTAL)	591,599	37.06%		
LUIS (138 IUTAL)	591,599	57.00%	INDIVIDUAL LO	UT UWINERS
R.O.W.	293,740	18.40%	COUNTY	COUNTY
TOTAL	1,596,330	100.00%		

SURVEYOR'S STATEMENT:

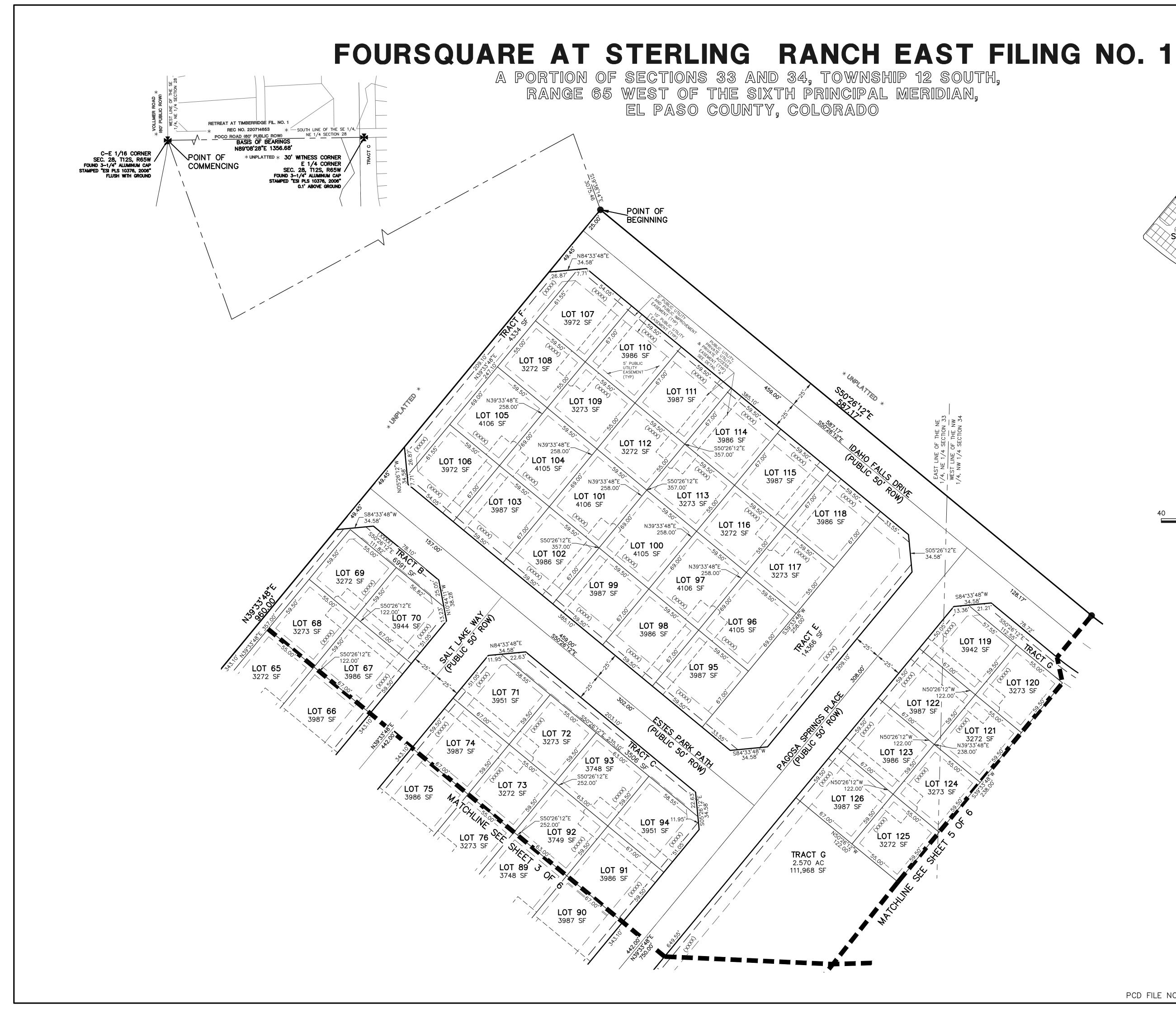
I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10.000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

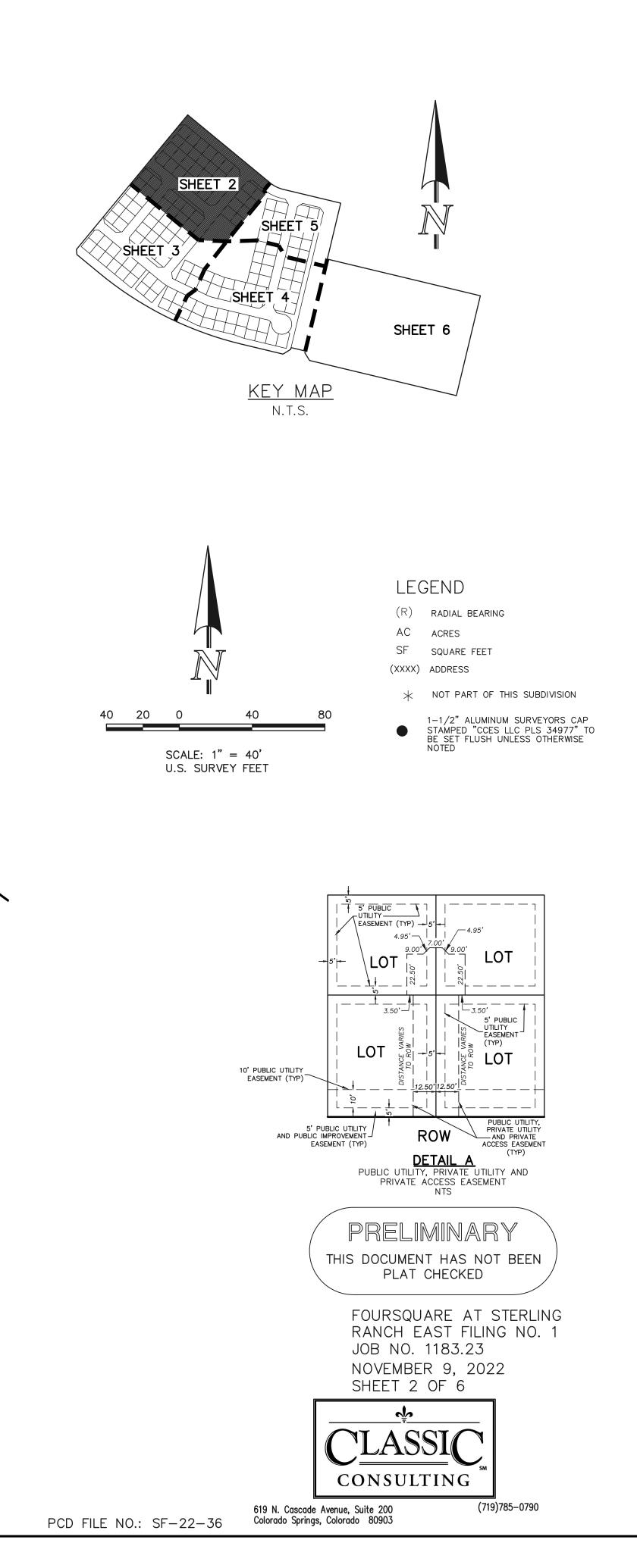
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

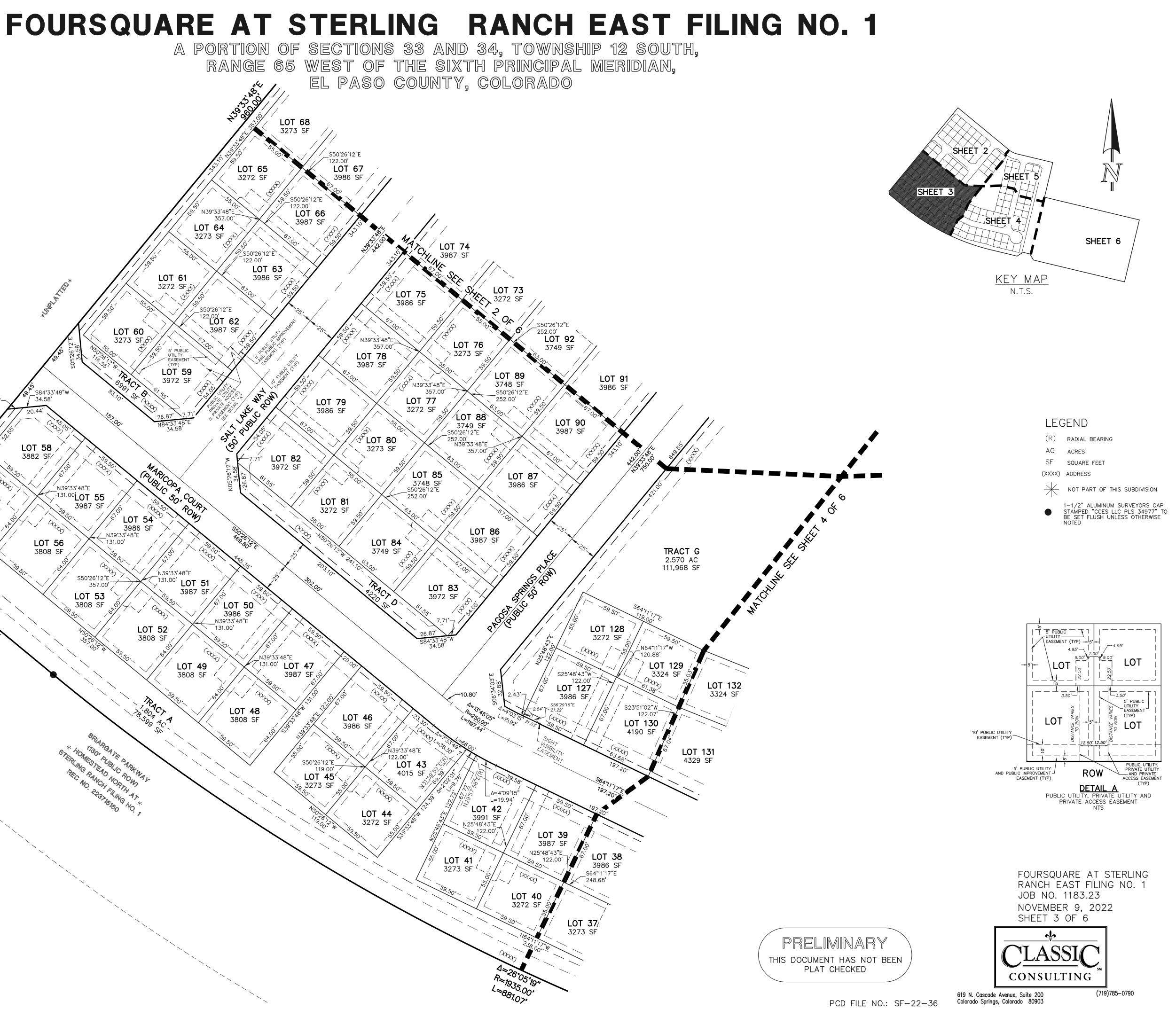
ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS. LLC.

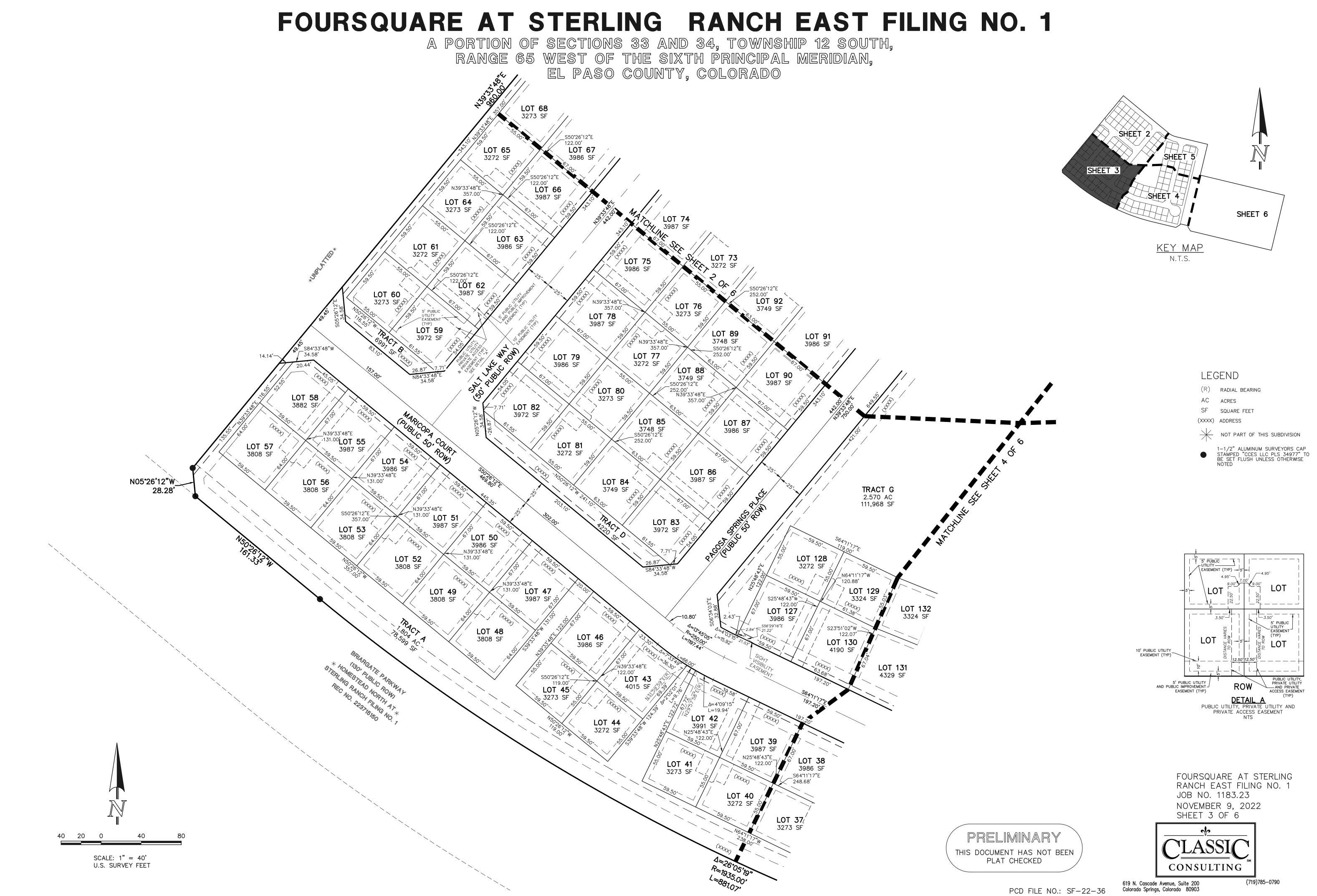
NOTICE:

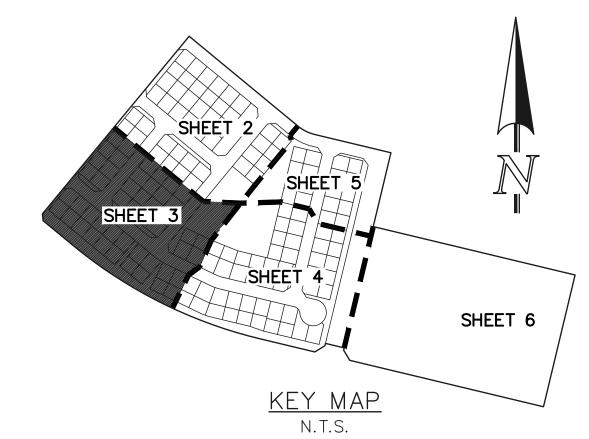
(719)785–0790

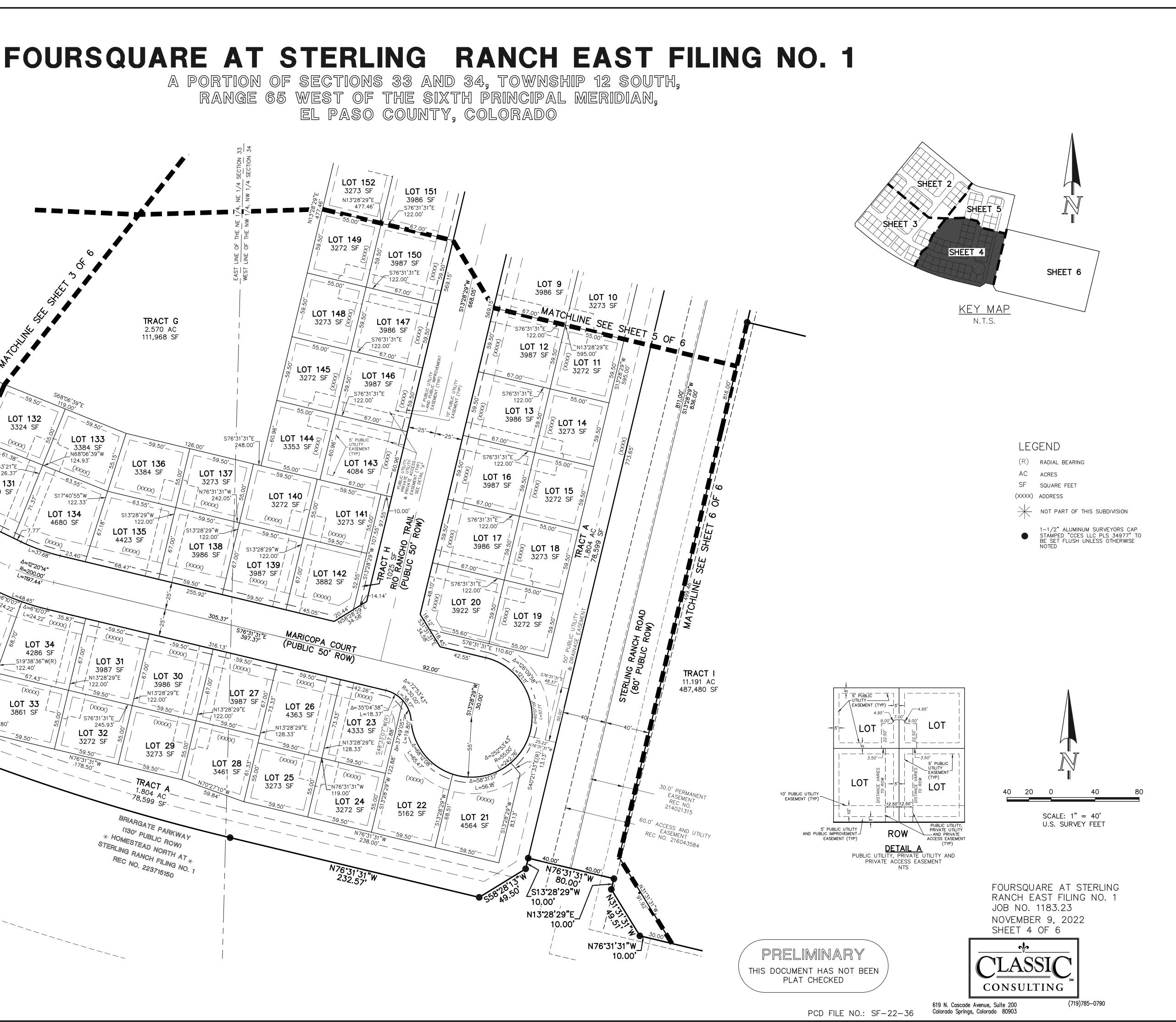


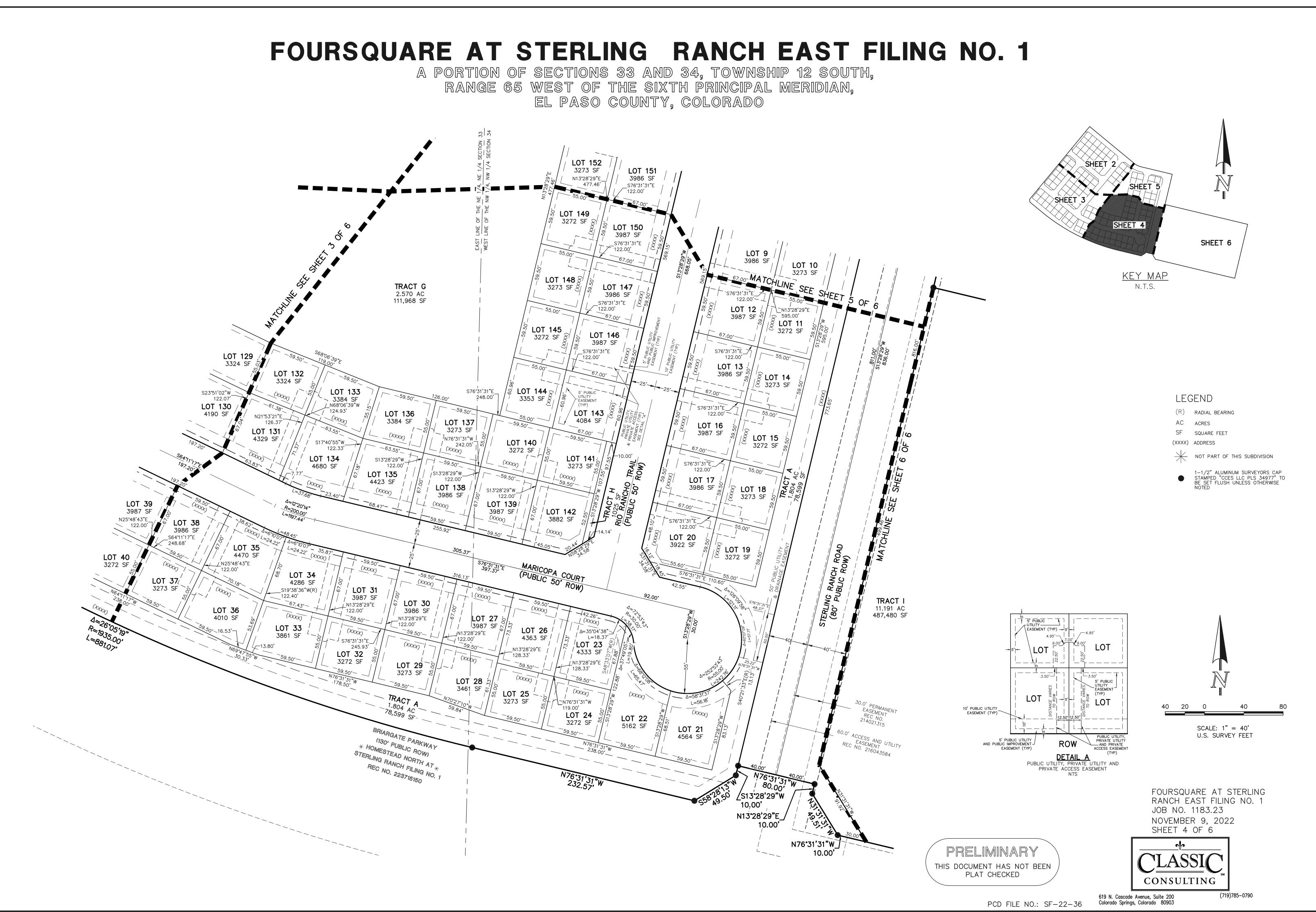


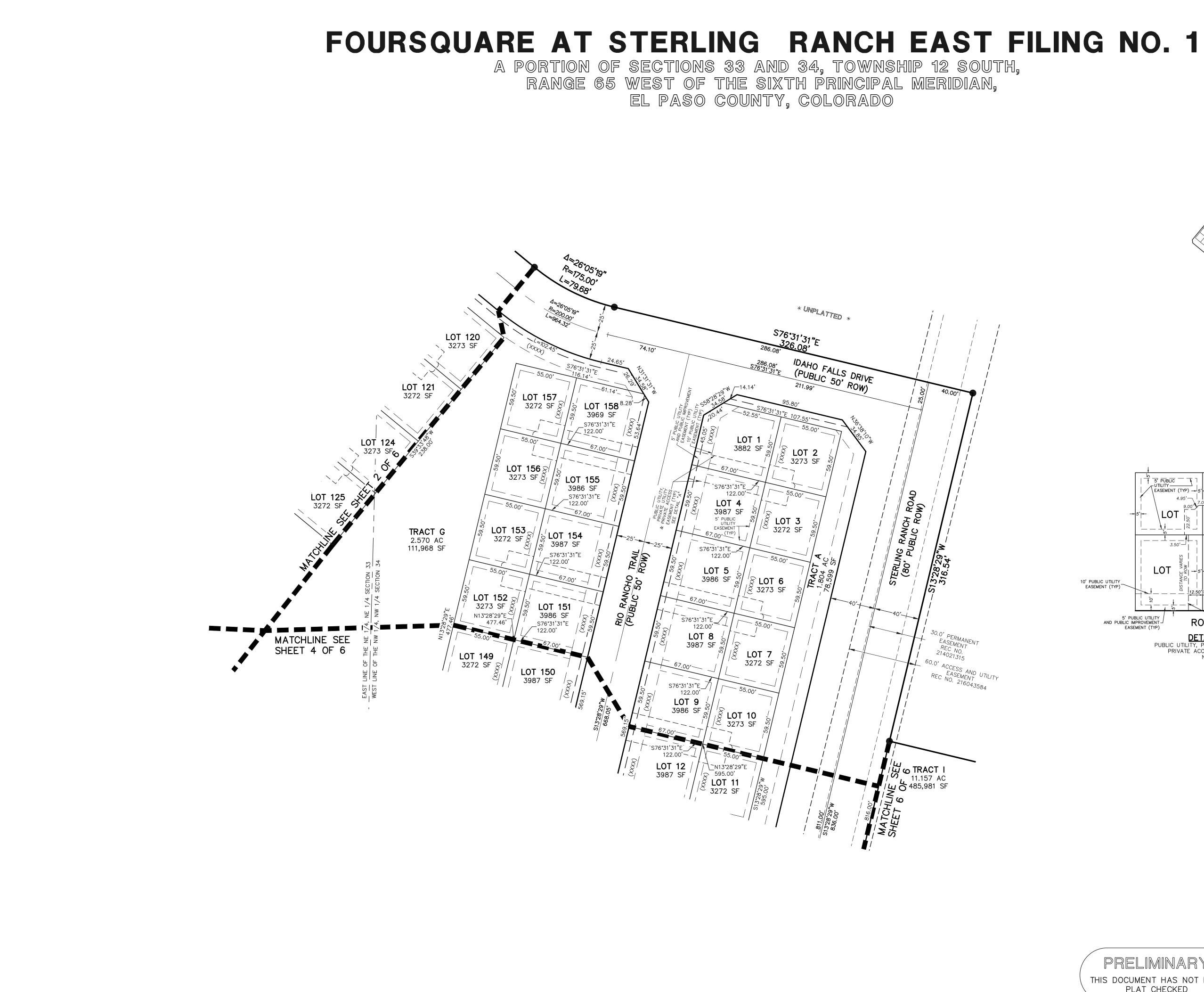


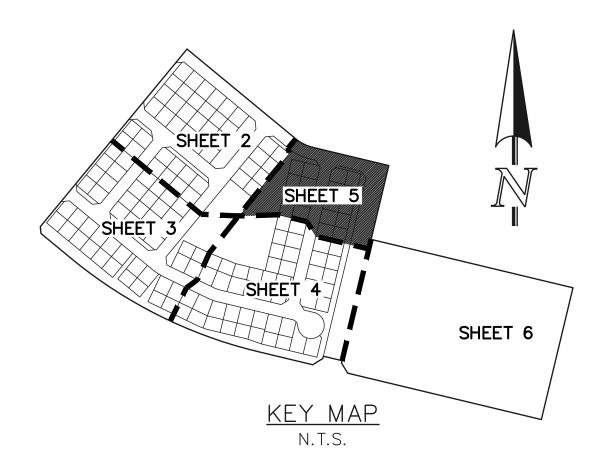


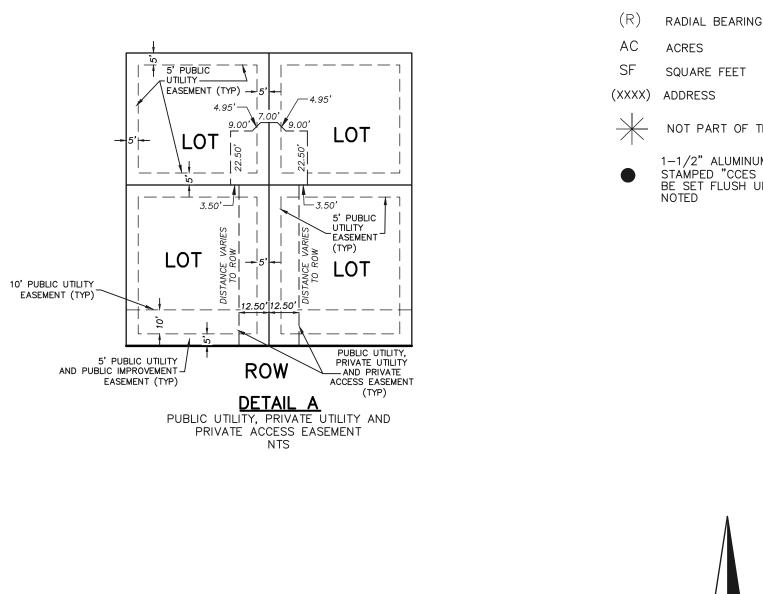


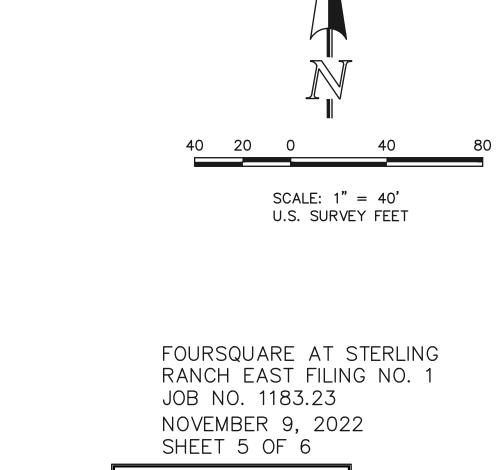












LEGEND

ACRES

SQUARE FEET

NOT PART OF THIS SUBDIVISION

1-1/2" ALUMINUM SURVEYORS CAP

STAMPED "CCES LLC PLS 34977" T(BE SET FLUSH UNLESS OTHERWISE NOTED

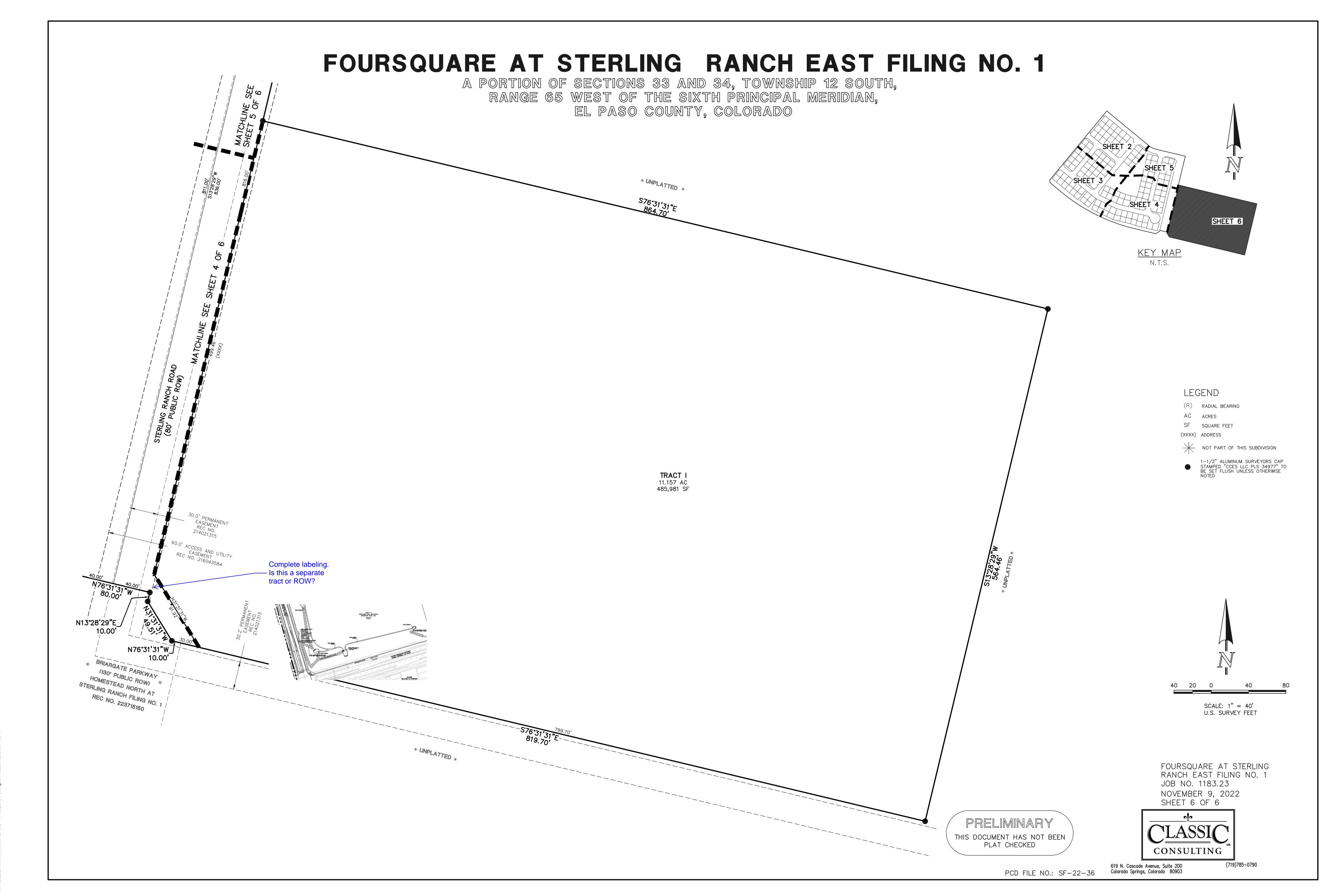




619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

(719)785–0790

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V3_Plat.pdf Markup Summary

Space:

