

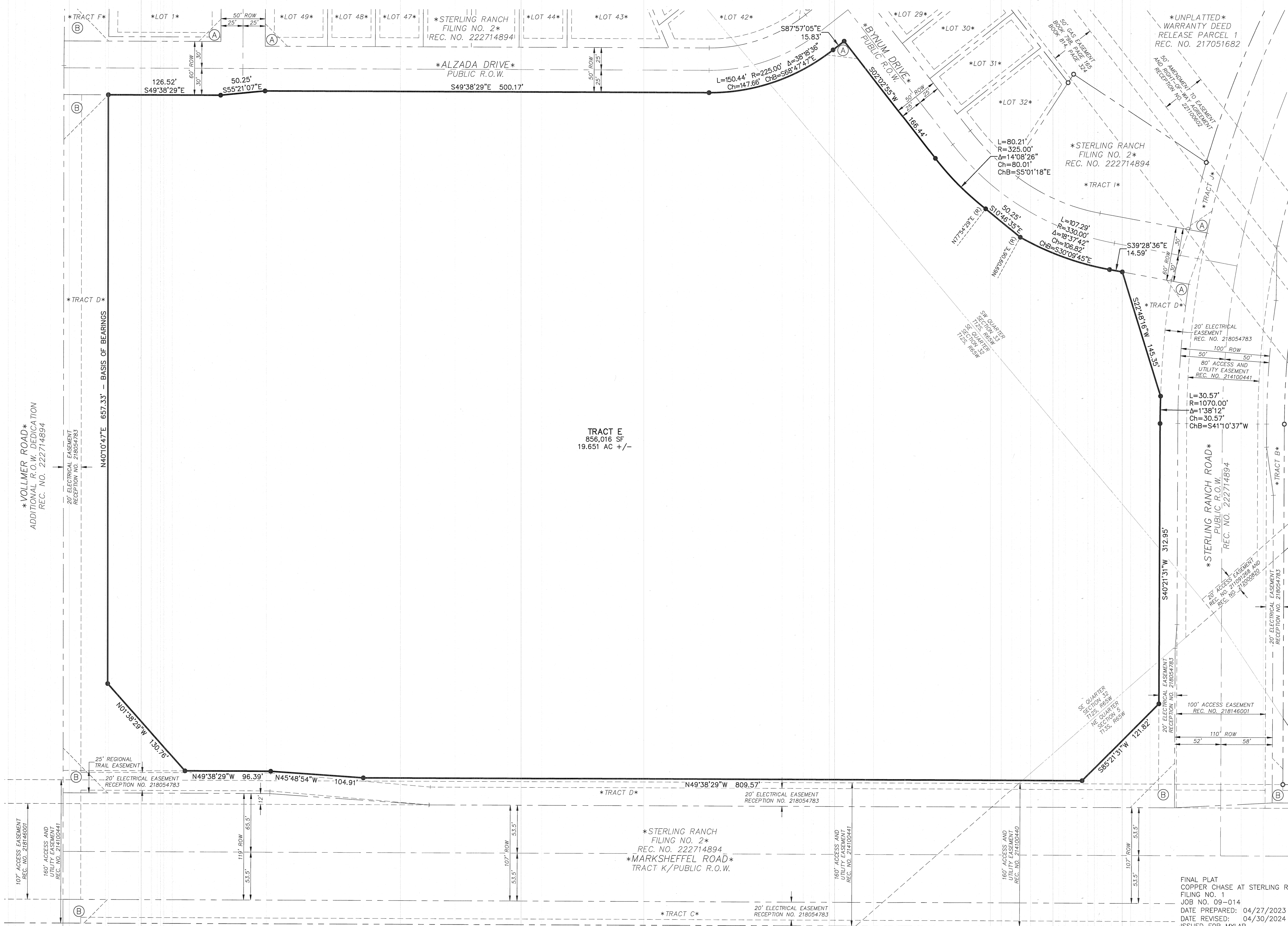
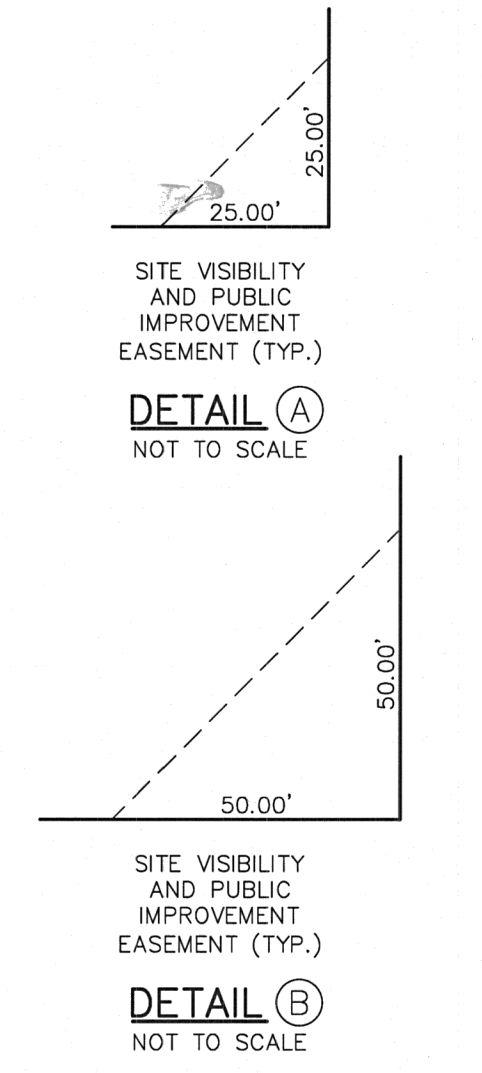
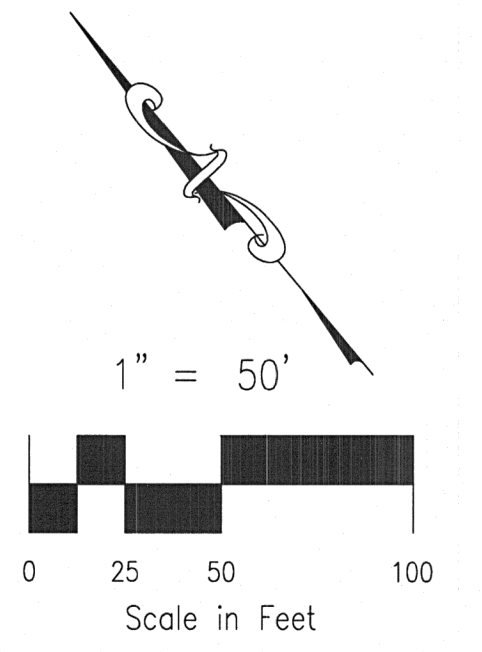


**COPPER CHASE AT STERLING RANCH FILING NO. 1**  
 A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 2", SAID TRACT BEING A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32  
 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 NE 1/4 OF SECTION 5,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

**15342**

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (0000) ADDRESS
  - Ch CHORD LENGTH
  - ChB CHORD BEARING
  - SET No 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND No 5 REBAR AND 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - SECTION LINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**TRACT E**  
 856,016 SF  
 19.651 AC +/-



**AS PLATTED**

FINAL PLAT  
 COPPER CHASE AT STERLING RANCH  
 FILING NO. 1  
 JOB NO. 09-014  
 DATE PREPARED: 04/27/2023  
 DATE REVISED: 04/30/2024  
 ISSUED FOR MYLAR

**M&S CIVIL CONSULTANTS, INC.**  
 212 N. WAHSAACH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

File: C:\Users\jmc\OneDrive\My Documents\Projects\15342\Copper Chase Plat.dwg PlotTime: 4/30/2024 2:25 PM

COPPER CHASE AT STERLING RANCH FILING NO. 1  
 A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 2", SAID TRACT BEING A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32  
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 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

15342

AS REPLATTED

MATCHLINE - SEE SHEET 4 OF 4

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (0000) ADDRESS
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  - PROPERTY LINE
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  - - - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT-OF-WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - MATCH LINE

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

**RADIAL BEARING TABLE**

LINE #	BEARING
(R)1	N03°48'57"W
(R)2	N22°10'10"E
(R)3	N39°47'32"E
(R)4	S74°19'28"E
(R)5	S67°16'35"E
(R)6	N46°35'00"E
(R)7	N88°28'57"E
(R)8	N38°50'54"W
(R)9	N24°46'09"W
(R)10	N06°37'45"E
(R)11	N09°05'00"E
(R)12	N23°45'03"E
(R)13	N28°29'12"E
(R)14	N37°21'00"E

**CENTERLINE CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
€C1	15.43	125.00	7°04'17"

**CENTERLINE LINE TABLE**

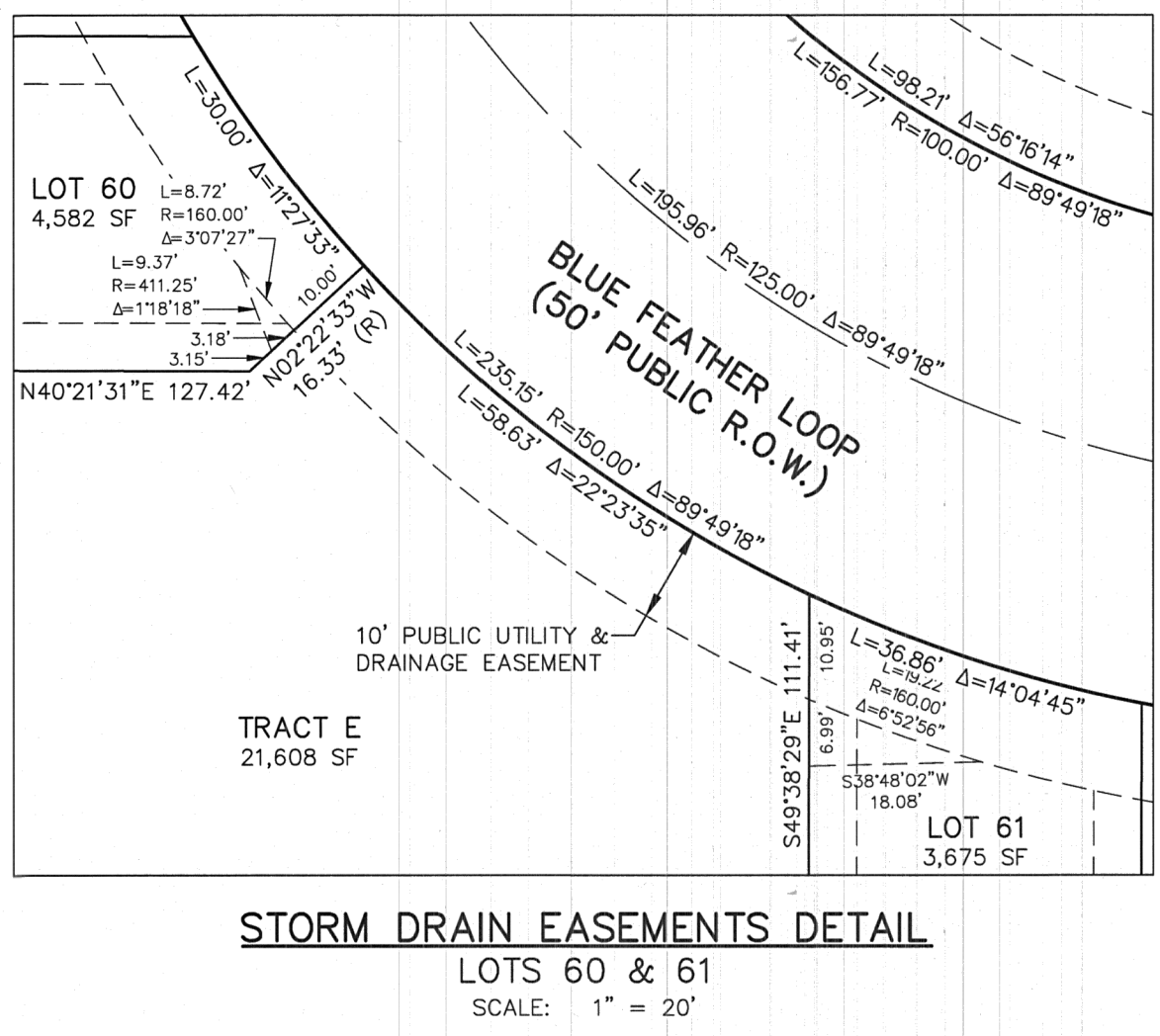
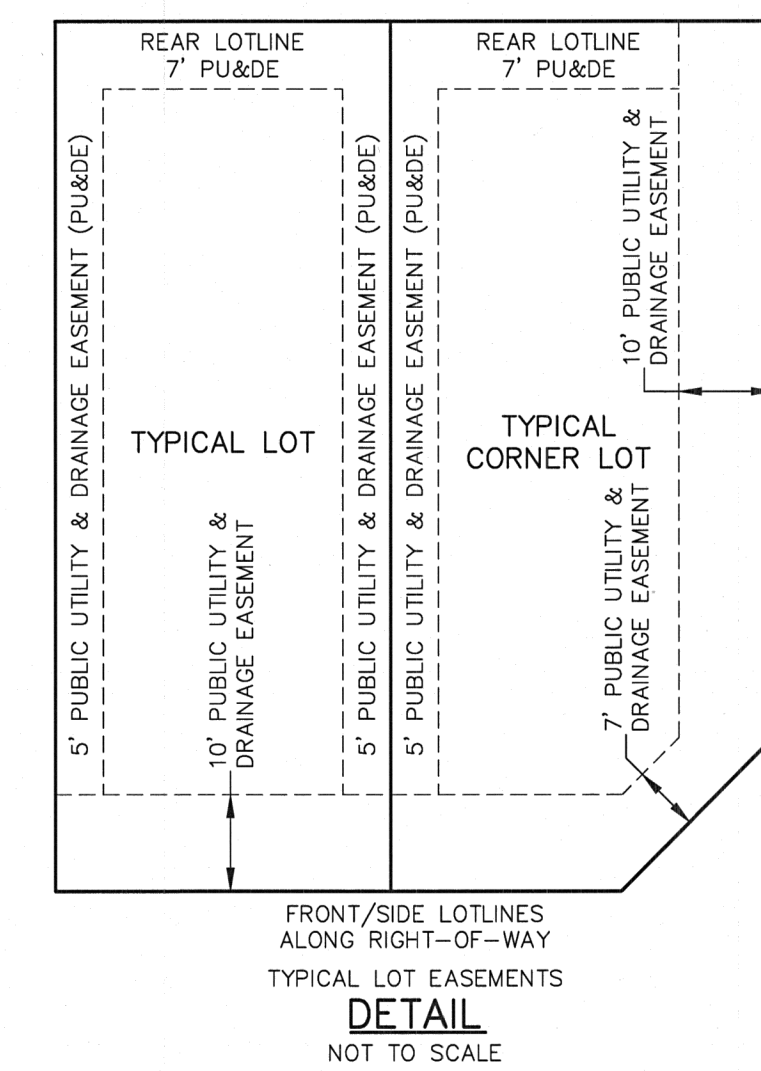
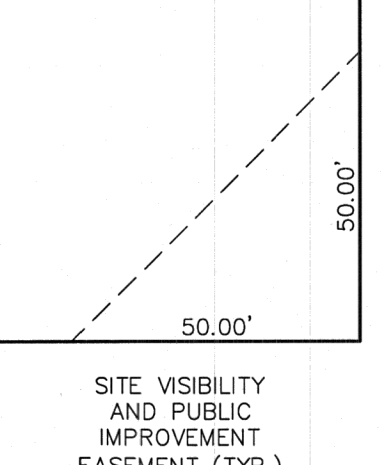
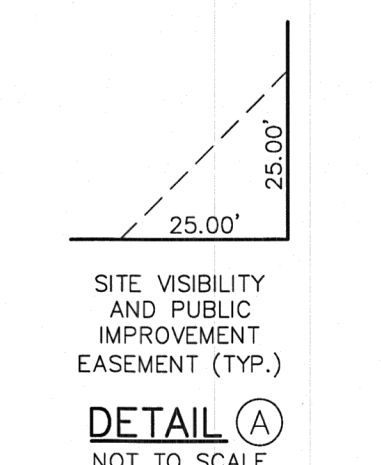
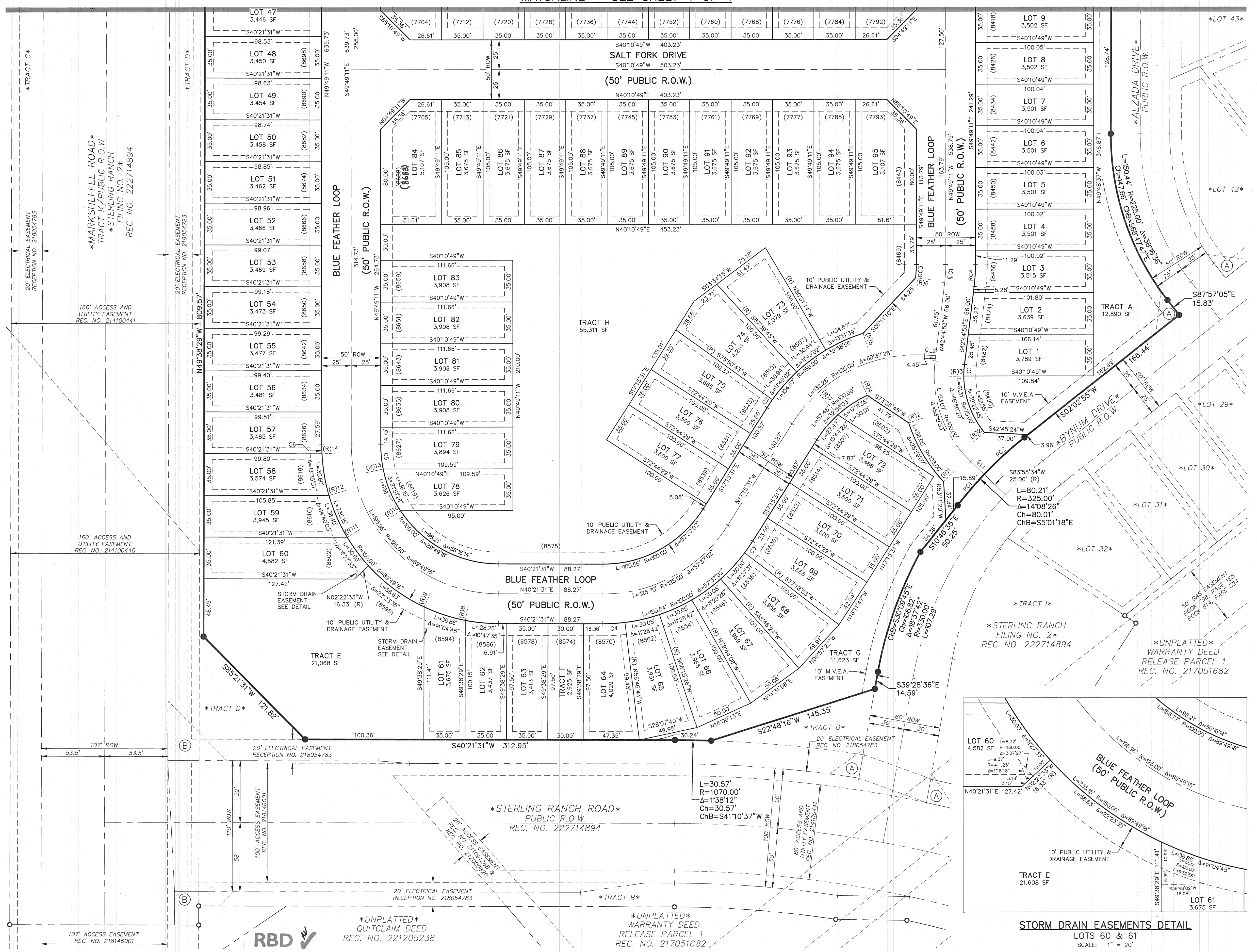
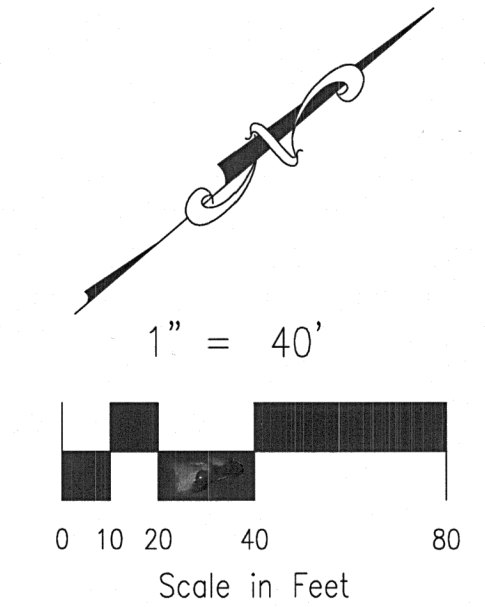
LINE #	BEARING	DISTANCE
€L1	S83°55'34"W	15.56
€L2	N43°21'58"E	9.50

**RIGHT-OF-WAY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
RC1	34.14	325.00	6°01'05"
RC2	46.07	325.00	8°07'21"
RC3	11.18	100.00	6°24'11"
RC4	18.51	150.00	7°04'17"

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	9.76	75.00	7°27'35"
C2	8.13	150.00	3°06'14"
C3	11.97	150.00	4°34'24"
C4	18.69	150.00	7°08'15"
C5	20.41	100.00	11°41'38"
C6	7.41	150.00	2°49'49"



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COPPER CHASE AT STERLING RANCH FILING NO. 1  
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15342

AS REPLATTED

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  - - - EXISTING RIGHT-OF-WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - MATCH LINE
  - \*NOT A PART\*

\*VOLLMER ROAD\*  
 ADDITIONAL R.O.W. DEDICATION  
 REC. NO. 222714894

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT D\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT F\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT E\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT G\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT H\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT I\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT J\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT K\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT L\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT M\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT N\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT O\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT P\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT Q\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT R\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT S\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT T\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT U\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT V\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT W\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT X\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT Y\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT Z\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AA\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AB\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AC\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AD\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AE\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AF\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AG\*

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 RECEPTION NO. 218054783

\*TRACT AH\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AI\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AJ\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AK\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AL\*

20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

\*TRACT AM\*

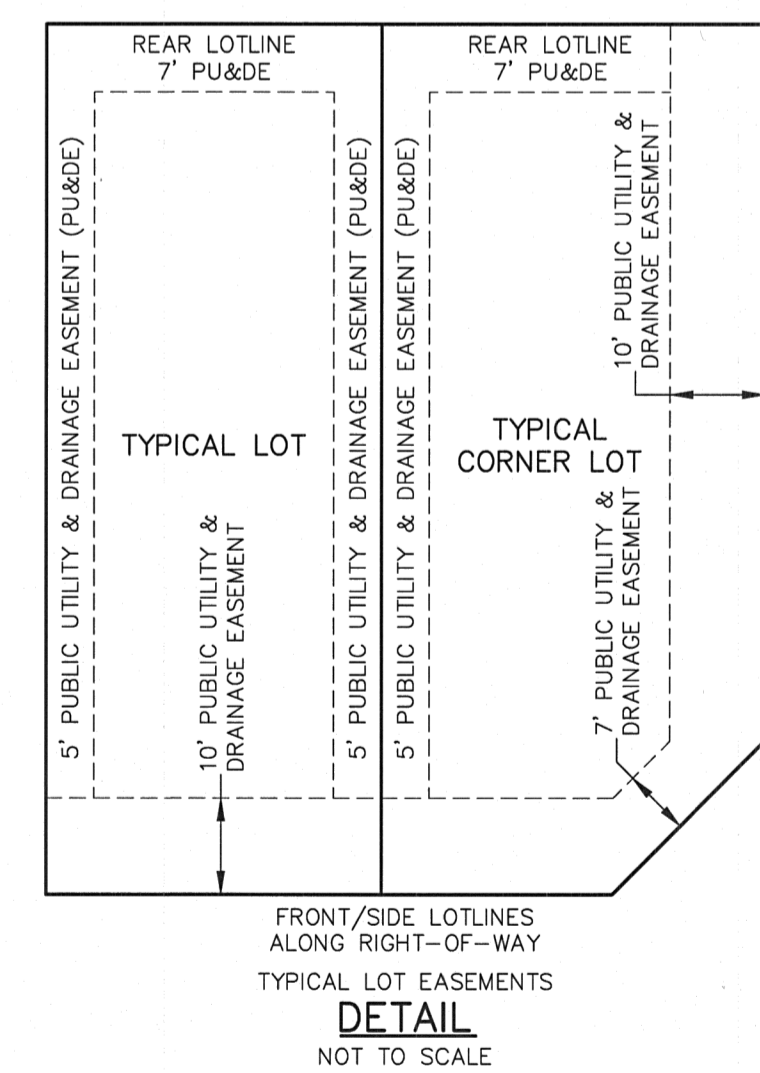
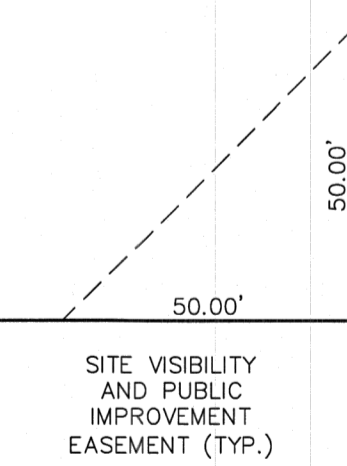
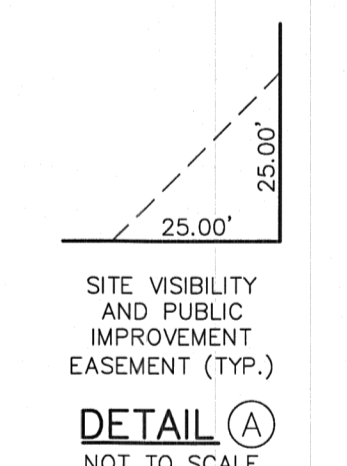
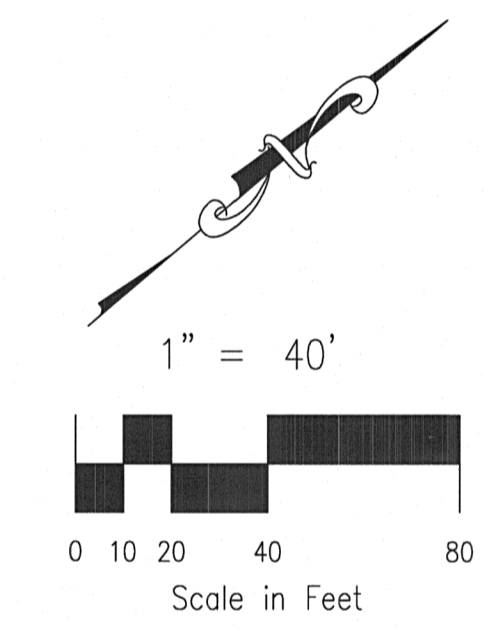
20' ELECTRICAL EASEMENT  
 RECEPTION NO. 218054783

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C7	5.63	150.00	2°08'56"
C8	2.50	100.00	1°25'57"
C9	13.43	100.00	7°41'34"
C10	13.43	150.00	5°07'52"
C11	2.87	200.00	0°49'15"

**RADIAL BEARING TABLE**

LINE #	BEARING
(R)15	N38°44'52"E
(R)16	S42°07'36"E
(R)17	S60°43'42"E
(R)18	N60°40'04"E
(R)19	N41°00'04"E



FINAL PLAT  
 COPPER CHASE AT STERLING RANCH  
 FILING NO. 1  
 JOB NO. 09-014  
 DATE PREPARED: 04/27/2023  
 DATE REVISD: 04/30/2024  
 ISSUED FOR MYLAR

212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485



MATCHLINE - SEE SHEET 3 OF 4

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