

# 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

**BE IT KNOWN BY THESE PRESENTS:**

THAT CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION:**

TRACT E, "STERLING RANCH FILING NO. 2", AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 33, T12S, R65W OF THE 6TH/ P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T13S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS).

**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 "COPPER CHASE 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 CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D.

BY: \_\_\_\_\_  
JIM BYERS, AS VICE PRESIDENT OF LAND DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY JIM BYERS, AS VICE PRESIDENT OF LAND DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS BY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, AND J ARE FOR LANDSCAPE, DRAINAGE, PARK, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION.

BY: \_\_\_\_\_ AS \_\_\_\_\_  
COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_, COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

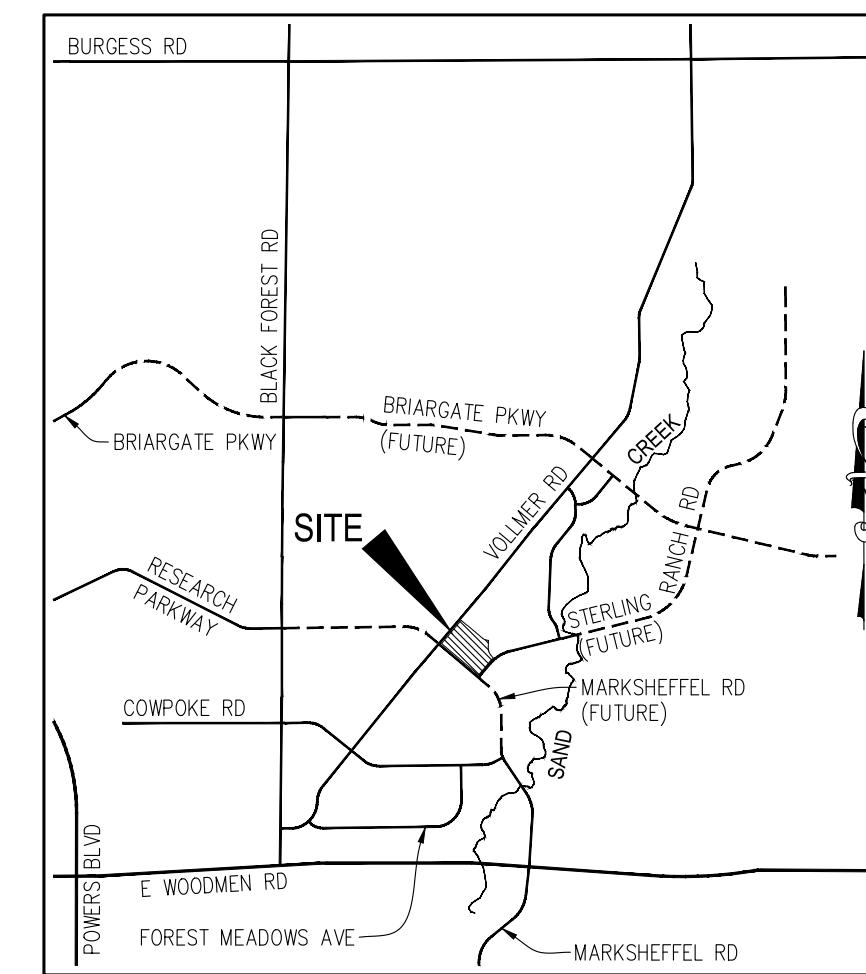
WITNESS BY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_

**GENERAL PLAT NOTES:**

- THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE IS MONUMENTED AT EACH END WITH A SET NO. 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" AND BEARS N40°10'47"E A DISTANCE OF 657.33 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.
- THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED APRIL 26, 2023 BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABC55102249.2 WITH AN EFFECTIVE DATE OF APRIL 19, 2023 AT 5:00 P.M.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN/FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; SOILS & GEOLOGY REPORT; NATURAL FEATURES REPORT; NOXIOUS WEED MANAGEMENT PLAN
- 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. (SEE EASEMENT DETAILS ON SHEETS 3 AND 4.) THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 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 NO. \_\_\_\_\_ 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 PLANNING AND COMMUNITY DEVELOPMENT 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 PLANNING AND COMMUNITY DEVELOPMENT 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.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD, STERLING RANCH ROAD, OR VOLLMER ROAD.
- THE 60 FOOT WIDE PUBLIC HIGHWAYS CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 IN BOOK 571 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.

**NOTES: (CONT.)**

14. GEOLOGIC HAZARD NOTE: 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 SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY COPPER CHASE AT STERLING RANCH EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING DATED MARCH 7, 2022 IN FILE PUDSP 22-002 OR SF 23-016 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - POTENTIAL SHALLOW GROUNDWATER (ALL LOTS)
  - ARTIFICIAL FILL (ALL LOTS)
  - SHALLOW BEDROCK (ALL LOTS)
  - POTENTIAL EXPANSIVE SOIL (SPORADIC)
 IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL REQUIRE SPECIAL FOUNDATION DESIGN.  
 IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM (TO BE MAINTAINED BY THE STERLING RANCH METROPOLITAN DISTRICT). NO BASEMENTS ARE ALLOWED FOR THIS SITE.
15. NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED "PARK AND OPEN SPACE" AREAS.
16. 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.
17. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
18. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
19. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
20. A DETENTION POND MAINTENANCE AGREEMENT IS RECORDED AT RECEPTION NO. 222005655.
21. THE DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
22. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY, SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
23. SEWER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY, SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
24. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
25. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
26. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
27. NOTICE: 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 C.R.S. § 18-4-508.
28. ALL DEVELOPMENT WITHIN COPPER CHASE AT STERLING RANCH FILING NO. 1 SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE COPPER CHASE AT STERLING RANCH PLANNED UNIT DEVELOPMENT, AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
29. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), 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.
30. PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF (SUBDIVISION) ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
31. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



**VICINITY MAP**  
N.T.S.

TRACT TABLE			
TRACT	SIZE (ACRES)	USE	OWNERSHIP/ MAINTENANCE
A	0.296	LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
B	0.449	LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
C	0.282	LANDSCAPE/UTILITIES	CC@SR HOA
D	0.045	LANDSCAPE/DRAINAGE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
E	0.484	LANDSCAPE/STORMWATER/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
F	0.067	LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
G	0.267	DRAINAGE/LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
H	1.270	PARK/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
I	0.166	LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
J	0.145	LANDSCAPE/UTILITIES/TRAILS/SIDEWALK	CC@SR HOA
TOTAL	3.471		
*CC@SR HOA = COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION			

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
VERNON P. TAYLOR DATE  
COLORADO PLS NO. 25966,  
FOR AND ON BEHALF OF  
M&S CIVIL CONSULTANTS, INC.

**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 "COPPER CHASE 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 \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

\_\_\_\_\_  
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

**FEES:**

- DRAINAGE FEE: \_\_\_\_\_
- BRIDGE FEE: \_\_\_\_\_
- SCHOOL FEE: \_\_\_\_\_
- REGIONAL PARK FEE: \_\_\_\_\_
- URBAN PARK FEE: \_\_\_\_\_

**SUMMARY:**

138 LOTS	11,804 ACRES	60.07%
10 TRACTS	3.471 ACRES	17.66%
RIGHTS-OF-WAY	4.376 ACRES	22.27%
TOTAL	19.651 ACRES	100.00%

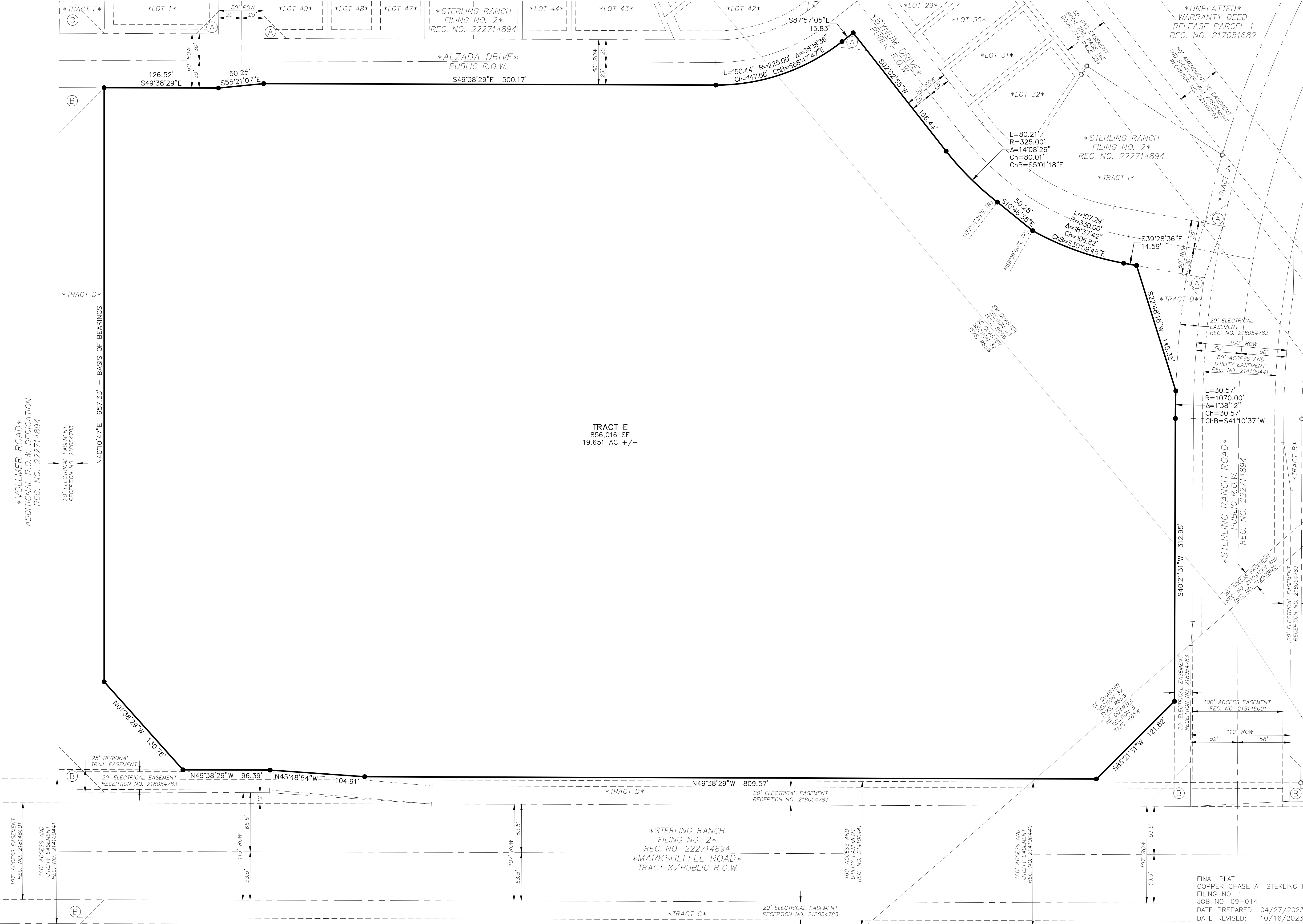
FINAL PLAT  
COPPER CHASE AT STERLING RANCH  
FILING NO. 1  
JOB NO. 09-014  
DATE PREPARED: 04/27/2023  
DATE REVISED: 10/16/2023



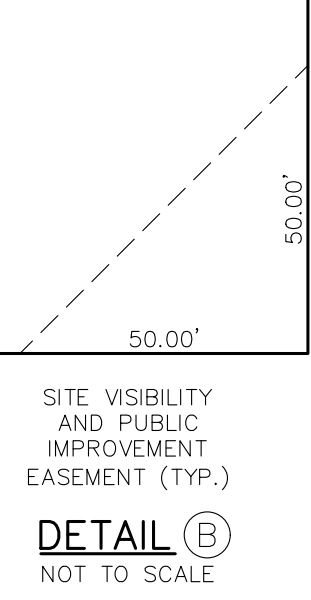
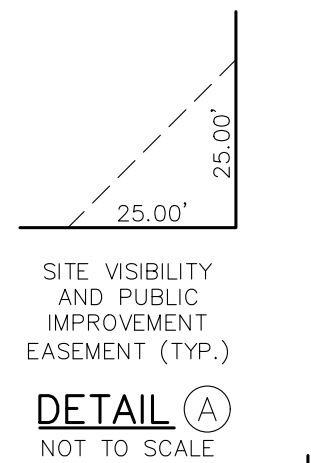
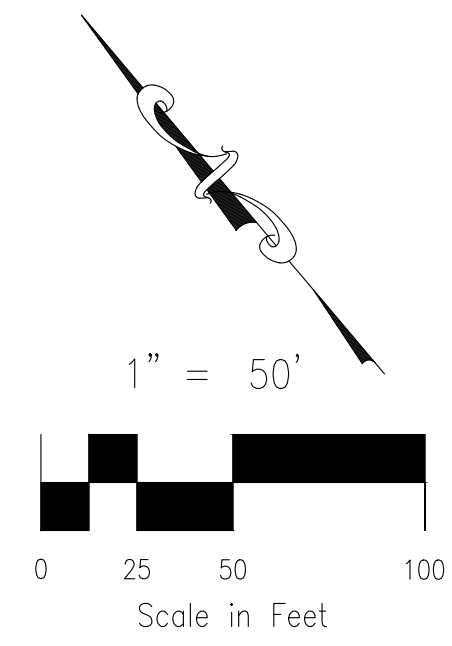
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

**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

- 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 +/-



FINAL PLAT  
 COPPER CHASE AT STERLING RANCH  
 FILING NO. 1  
 JOB NO. 09-014  
 DATE PREPARED: 04/27/2023  
 DATE REVISED: 10/16/2023

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

**AS PLATTED**

File: C:\Users\jchallenger\OneDrive\Documents\Projects\09-014\Copper Chase\Plat.dwg PlotTime: 10/16/2023 6:10 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  
 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF SECTION 5,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

**AS REPLATTED**

MATCHLINE - SEE SHEET 4 OF 4

**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
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- BOUNDARY LINE
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- RIGHT-OF-WAY LINE
- 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**

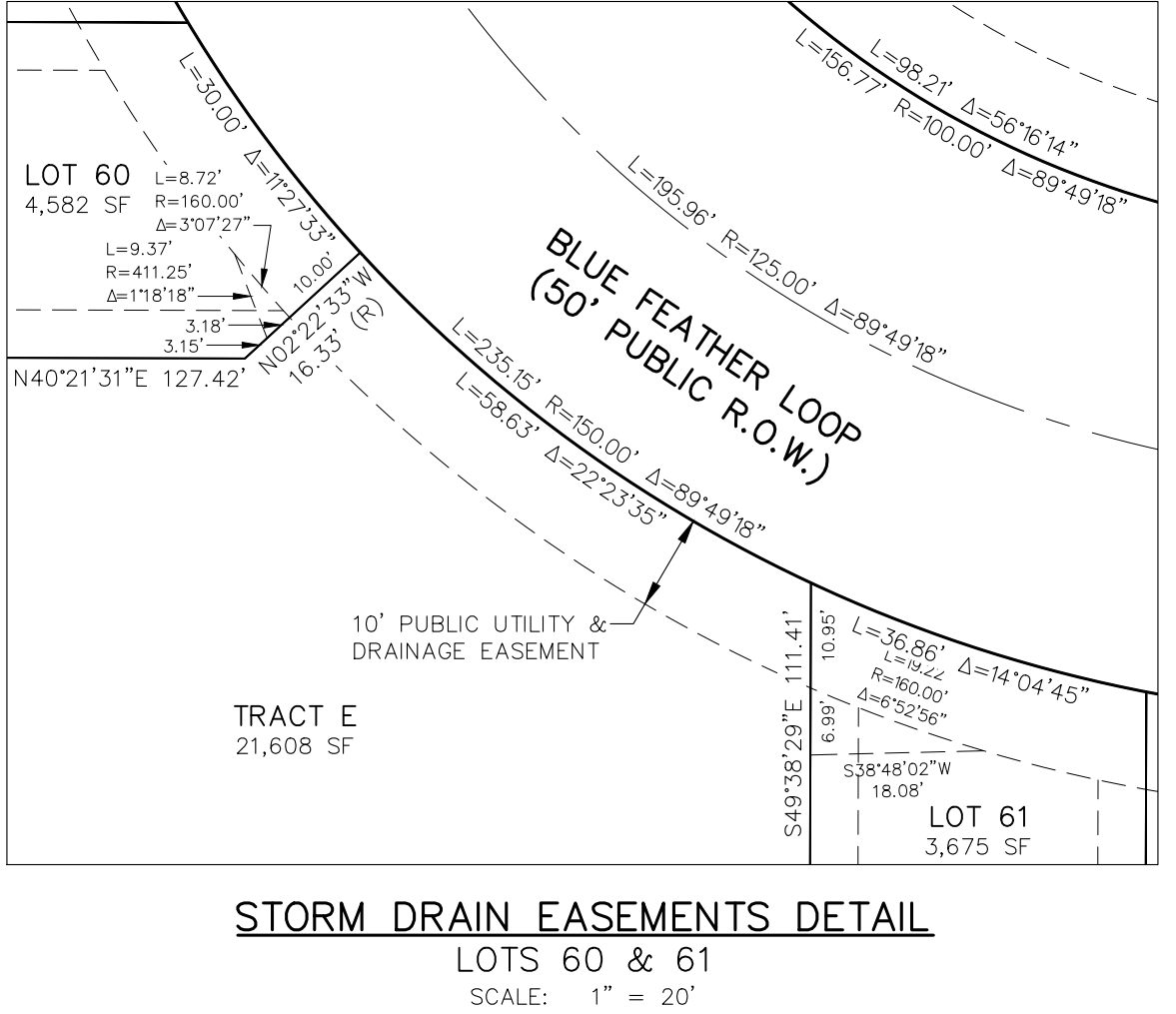
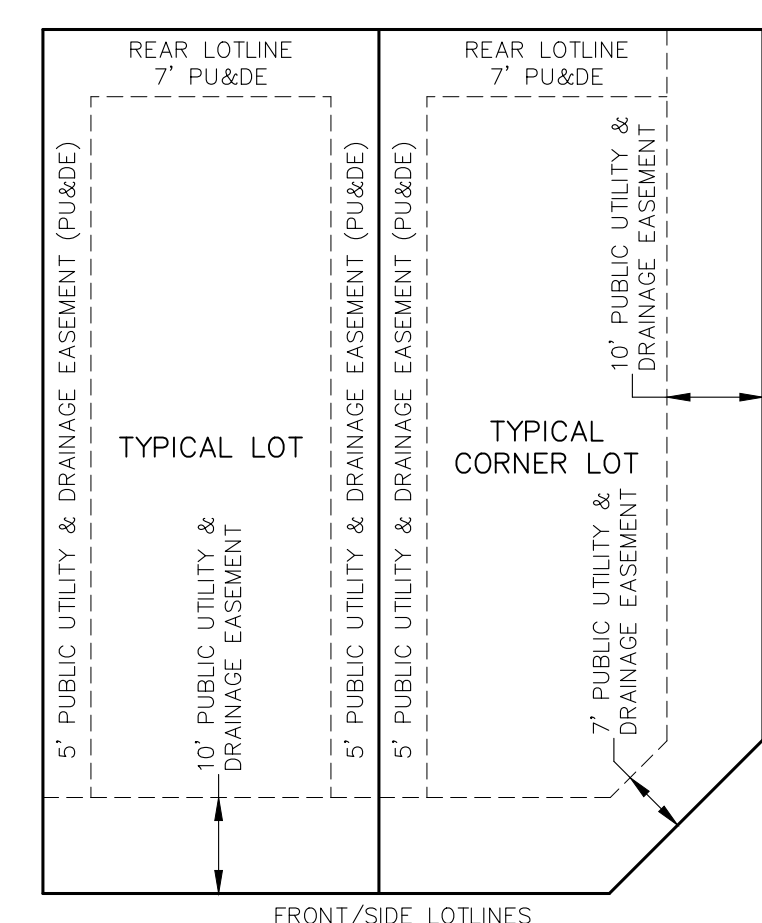
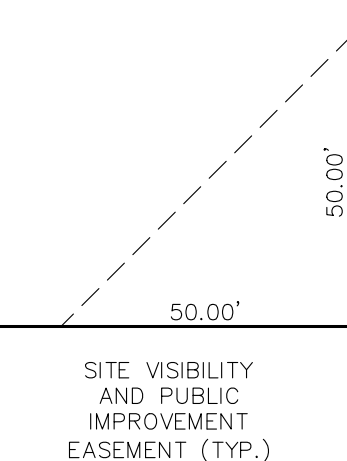
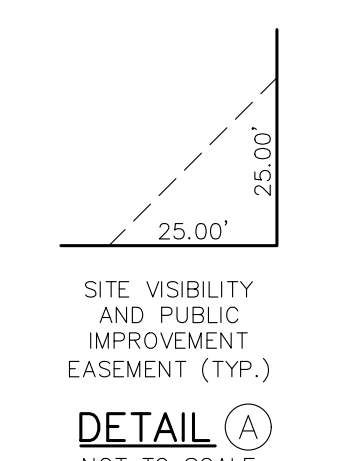
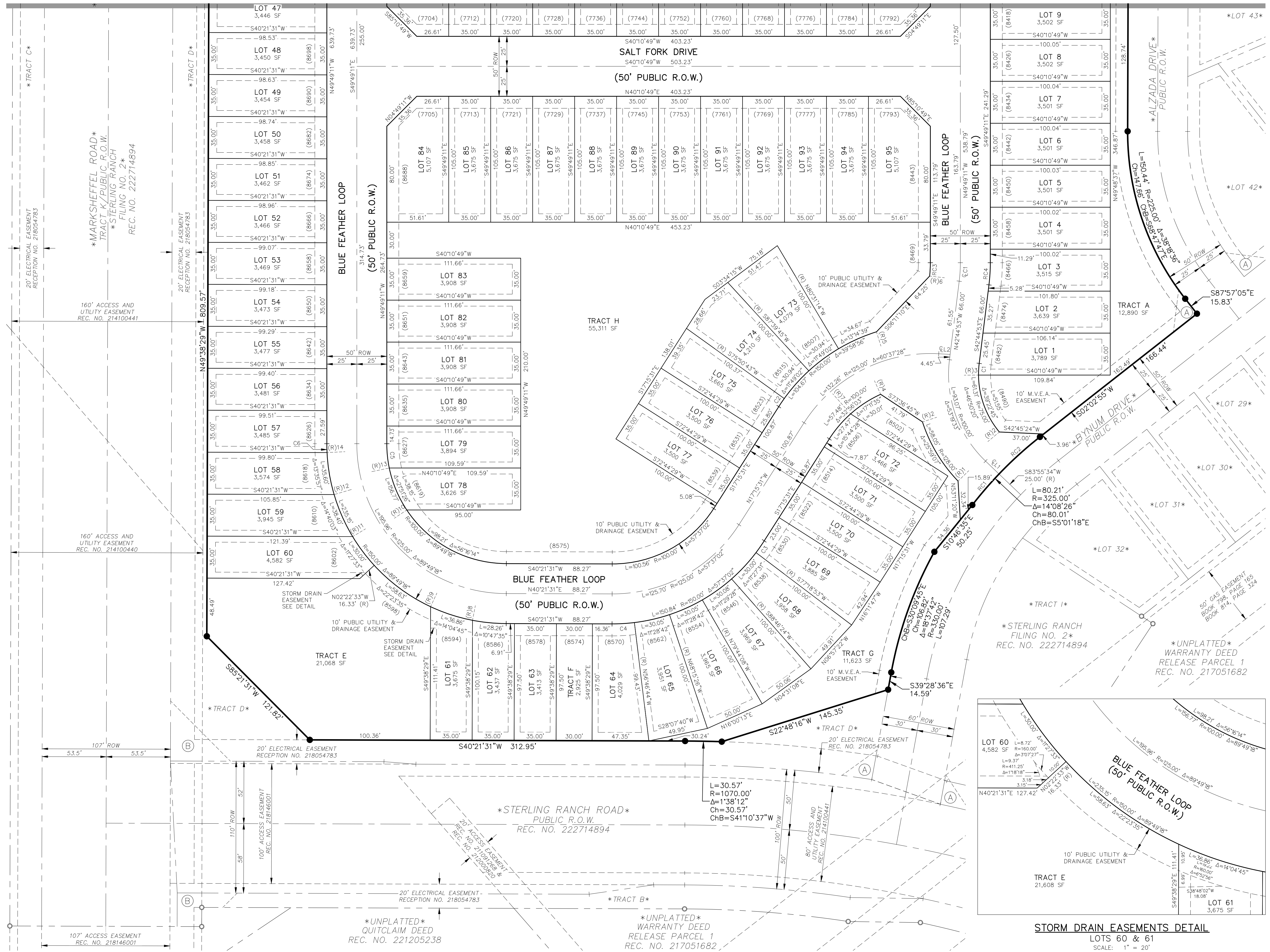
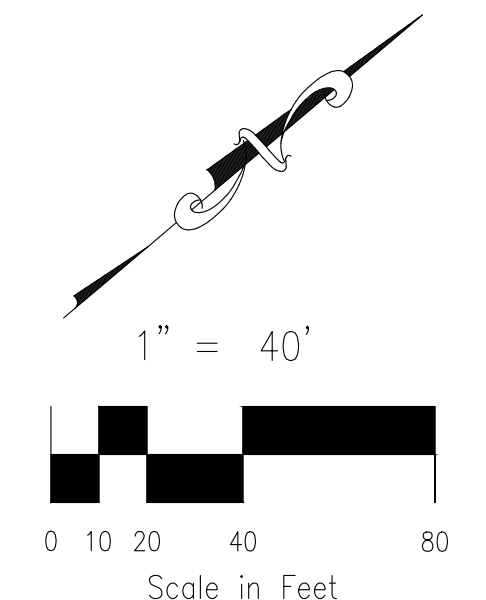
LINE #	BEARING	DISTANCE
℄L1	S83°55'34"W	15.56
℄L2	N43°21'58"E	9.50

**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"



FINAL PLAT  
 COPPER CHASE AT STERLING RANCH  
 FILING NO. 1  
 JOB NO. 09-014  
 DATE PREPARED: 04/27/2023  
 DATE REVISED: 10/16/2023

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

File: C:\000014\Challenger\_PCD\Map\Survey\Plot\09-014\_Copper\_Chase\_Plating\_Plot.dwg PlotDate: 10/16/2023 8:11 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  
 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF SECTION 5,  
 TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

**AS REPLATTED**

**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
- MATCH LINE

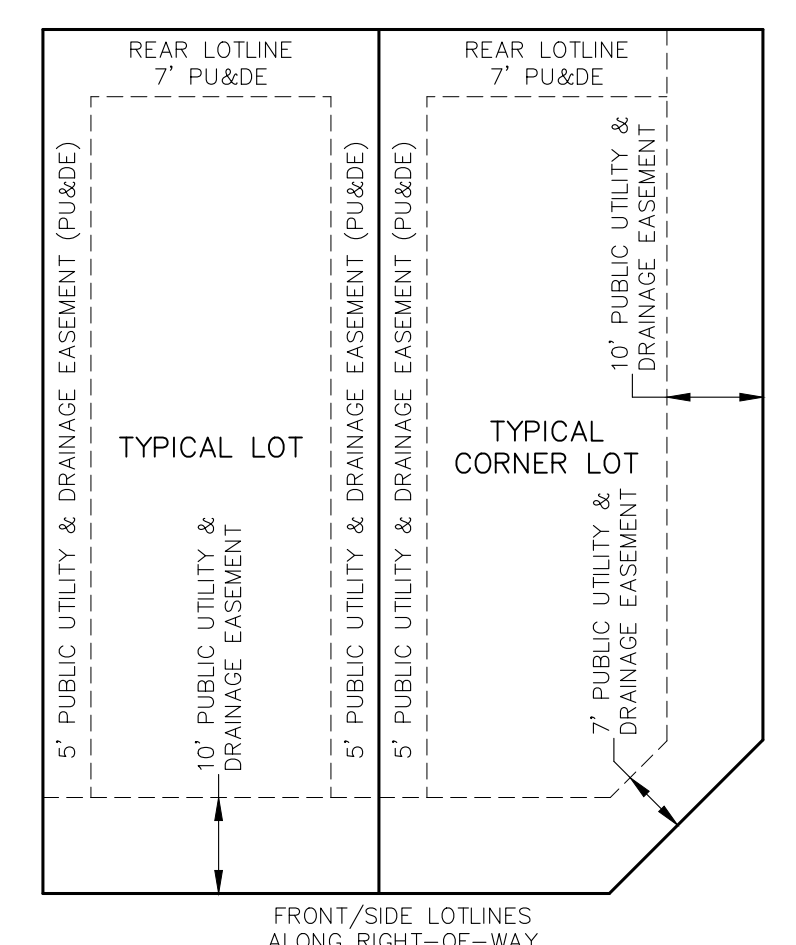
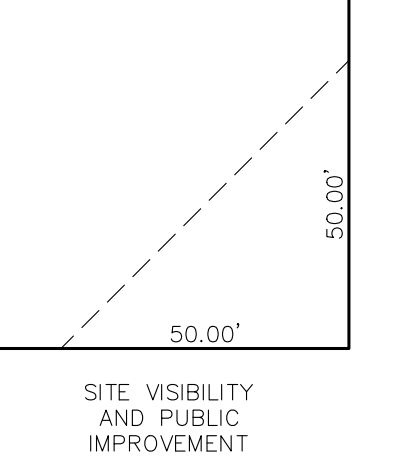
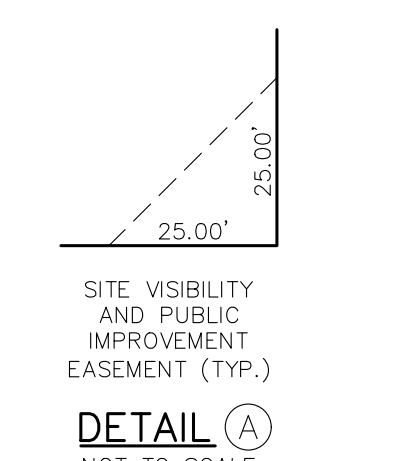
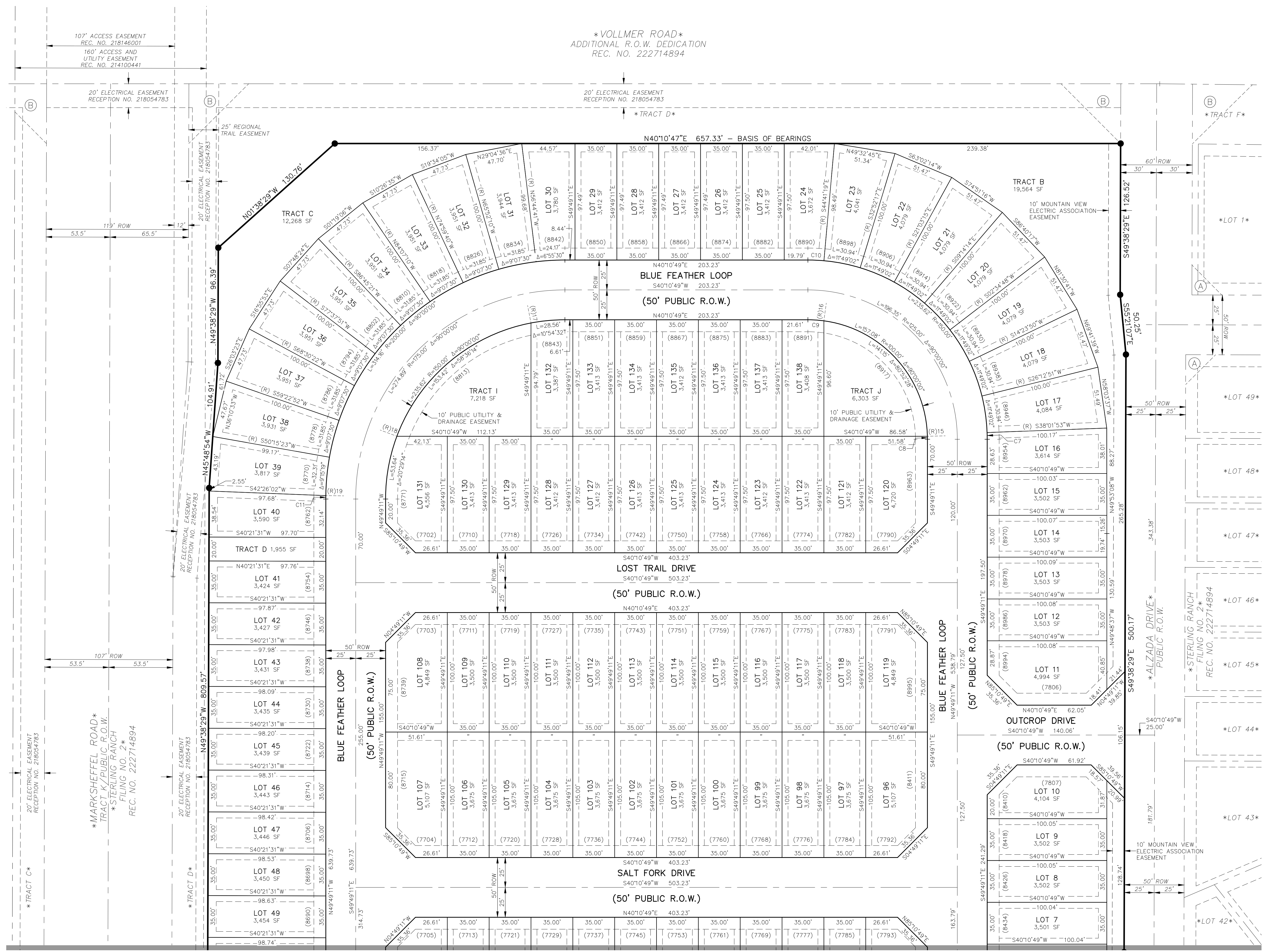
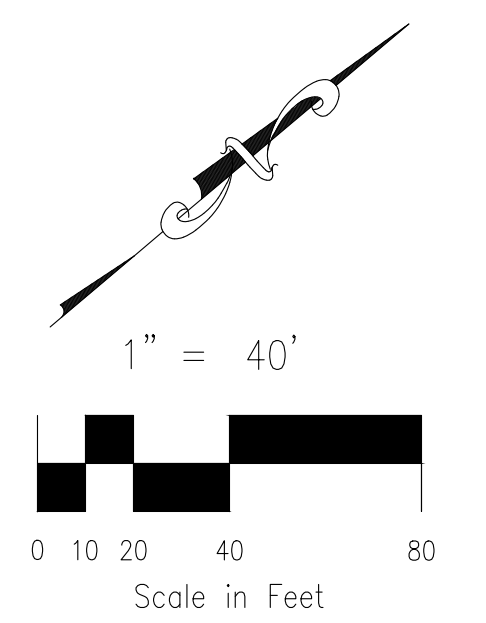
**\*NOT A PART\***  
 PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

**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



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MATCHLINE — SEE SHEET 3 OF 4