

Steve Schleiker  
11/01/2024 09:35:41 AM  
Doc \$0.00  
Rec \$43.00

El Paso County, CO



4  
Pages 224715437

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number                      Date                      Time

4

Reception Fee                      Number of Pages                      File Number

Sterling Ranch Filing No 3A  
Name of Plat

SR Land LLC  
Owner's Name

Subdivision

Condominium

# STERLING RANCH FILING NO. 3A

15437

A REPLAT OF TRACT C, STERLING RANCH FILING NO. 3  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

**BE IT KNOWN BY THESE PRESENTS:**

THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

TRACT C, STERLING RANCH FILING NO. 3,  
 COUNTY OF EL PASO, STATE OF COLORADO,  
 CONTAINING A CALCULATED AREA OF 28,300 SQUARE FEET OR 0.6497 ACRES

**OWNERS CERTIFICATE/ DEDICATION STATEMENT:**

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN ON THE ACCOMPANYING PLAT WHICH IS INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 3A, EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC <sup>30th</sup> DAY OF October 2024, A.D.

EXECUTED THIS INSTRUMENT THIS 30th DAY OF October 2024, A.D.

BY: Manuel & Hilary as attorney in fact

PRINTED NAME: JAMES F. MOBLEY

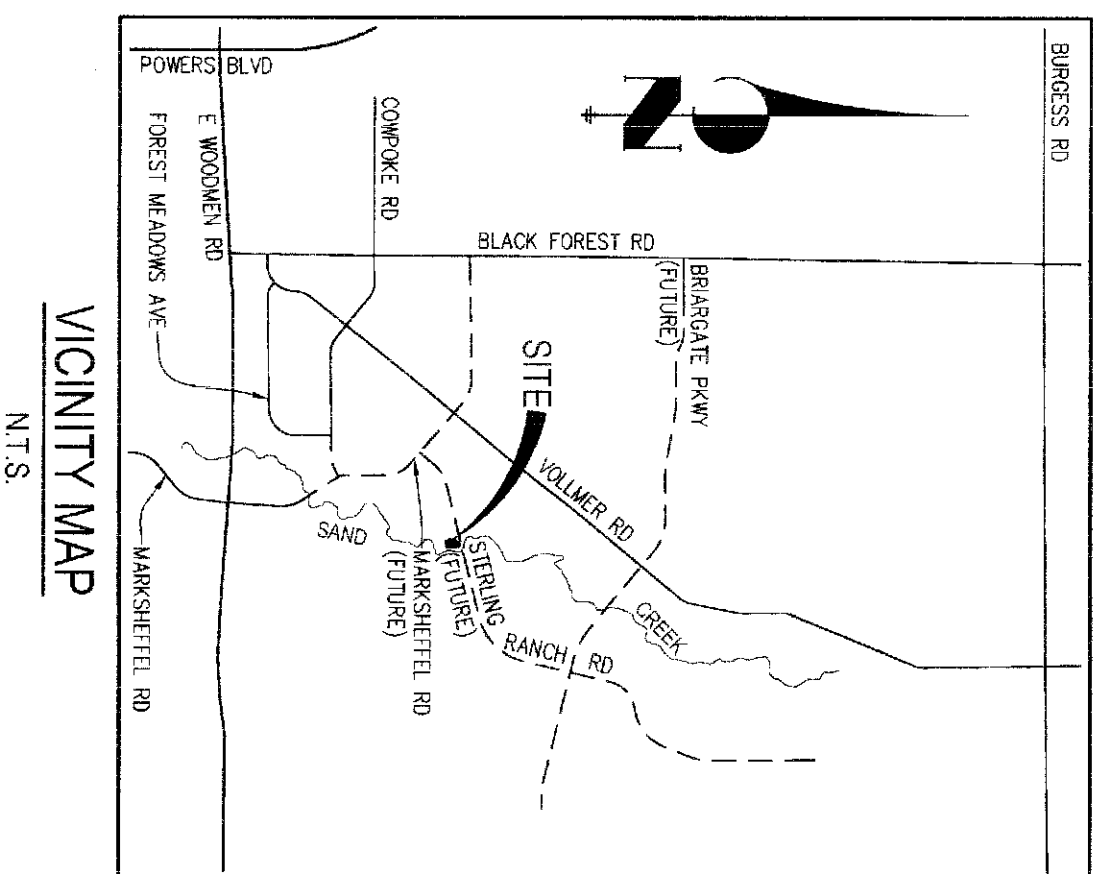
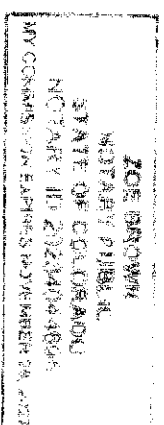
AS: MANAGER OF SR LAND, LLC

STATE OF COLORADO )

COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October, 2024, A.D. BY: Manuel & Hilary OF SR LAND, LLC AS: attorney in fact

WITNESS MY HAND AND OFFICIAL SEAL:  
 MY COMMISSION EXPIRES: November 28, 2027  
 NOTARY PUBLIC



**SURVEYORS CERTIFICATE:**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
 COLORADO NO. 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

**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.

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR "STERLING RANCH FILING NO. 3A" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Manuel & Hilary  
 EXECUTIVE DIRECTOR  
 10/31/24

**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 1:35 O'CLOCK A.M. THIS 30th DAY OF November, 2024, A.D. AND IS DULY RECORDED AT RECEPTION NO. 224715437 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 STEVE SCHLEKER, RECORDER  
 BY: Manuel & Hilary  
 DEPUTY

JOB NO. 25188.02  
 OCTOBER 22, 2024  
 SHEET 1 OF 4



FILE NO. SF-24-013

Central 303-740-0883 • Colorado Springs 719-589-2893  
 Fort Collins 970-481-8988 • www.jrengineering.com

**SUMMARY:**

3 LOTS	0.6497 ACRES	100.000%
TOTAL	0.6497 ACRES	100.000%

**FEES:**

SAND CREEK DRAINAGE FEE	N/A - PAID WITH ORIGINAL PLAT
BRIDGE FEE	N/A - PAID WITH ORIGINAL PLAT
ACADEMY SCHOOL DISTRICT #20 FEE	D-20 CREDITS FOR LAND DEDICATION \$218-credits
URBAN:	\$908
REGIONAL:	\$1,515

D-20

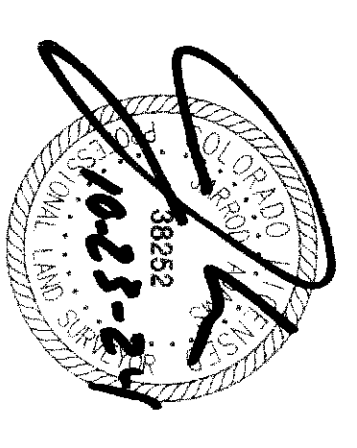
**STERLING RANCH FILING NO. 3A**  
A REPLAT OF TRACT C, STERLING RANCH FILING NO. 3  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

**PLAT NOTES:**

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 5 1/2" ALUMINUM QUARTER BY 2 1/2" ALUMINUM CHISEL POINTED CORNER OF SAID SOUTHWEST QUARTER BY 2 1/2" ALUMINUM CHISEL POINTED CORNER OF SAID LINE BEARS N89°41'4"E. A DISTANCE OF 2,222.56 FEET.
2. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS. TO BE INSTALLED BY SUBDIVIDER.
3. SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS. TO BE INSTALLED BY SUBDIVIDER.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS. TO BE INSTALLED BY SUBDIVIDER.
5. NATURAL GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE RULES, REGULATIONS AND SPECIFICATIONS. TO BE INSTALLED BY SUBDIVIDER.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE REFINANCE OF EL PASO COUNTY PLANNING AND ZONING DEPARTMENT'S SUBDIVISION TRANSPORTATION IMPACT STUDY: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. 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 OWNERSHIP. UNLESS OTHERWISE SPECIFICALLY NOTED, FENCES, MAILBOXES AND DRAPES SHALL NOT IMPED THE FLOW OF RAINFALL. FENCES SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMIT REQUIREMENTS, AND OTHER AGENCIES' REGULATIONS, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD.
14. 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 PRELIMINARY RECORDS HAVE BEEN FILED WITH THE EL PASO COUNTY REGISTERED CLERK. THE APPLICANT/OWNER OF SAID PASSES COUNTY RECEPTION NUMBER 222103274 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 IMPROVEMENT AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF EL PASO COUNTY. THE RELEASE OF ANY 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.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVICE AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT 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 OPERATIONS.

16. NO STRUCTURES OR FENCES THAT IMPEDE DRAINAGE FLOW ARE PERMITTED WITHIN DESIGNATED "FLOODEPLAIN" AREAS.
17. THIS SITE IS NOT WITHIN A DESIGNATED FE.W.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 080H050350, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 219003168 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR 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. 19-471), 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
25. PURSUANT TO RESOLUTION NO. 22-2277 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 NO. 22208R443, 3 ARE INCLUDED WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND WILL APPLY.
26. 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 STERLING RANCH FILING NO. 3 REPORT BY ENTECH ENGINEERING DATED MAY 4, 2021 IN FILE SP 20-03 AND UPDATED IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY STERLING RANCH FILING NO. 3 REPORT BY ENTECH ENGINEERING DATED FEBRUARY 2, 2022 IN FILE SP 21-32 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - POTENTIALLY UNSTABLE SLOPE - NONE
  - POTENTIALLY SEASONALLY HIGH GROUNDWATER: NO LOTS SHOWN AS IMPACT. SEE BELOW GROUNDWATER NOTE.
27. OTHER HAZARD: IN AREAS OF HIGH GROUNDWATER: FOR LOTS 1, 2 AND 3, A MINIMUM OF 3 FEET BENEATH FOUNDATIONS AND HIGHEST SEASONAL GROUNDWATER IS RECOMMENDED. NECESSARY FINISH DRAIN RECOMMENDATIONS REGARDING THE NEED FOR UNDERSLAB DRAINS SHOULD BE MADE AT THE TIME OF THE FOUNDATIONS EXCAVATION OBSERVATIONS. IF LOTS REQUIRE UNDERSLAB DRAINS, THE DRAIN CAN BE CONNECTED TO THE SEWER UNDERDRAIN SYSTEM.
28. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RETAINING WALLS IN TRACT B.
29. MAINTENANCE OF THE UNDERDRAIN SYSTEM.
30. THIS PLAT HEREBY VACATES TRACT C SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 3, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 222714995.
31. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER DETENTION SYSTEM AS RECORDED UNDER RECEPTION NO. 222039895 OF THE RECORDS OF EL PASO COUNTY.

**PLAT NOTES:**



JOB NO. 25188.02  
OCTOBER 22, 2024  
SHEET 2 OF 4

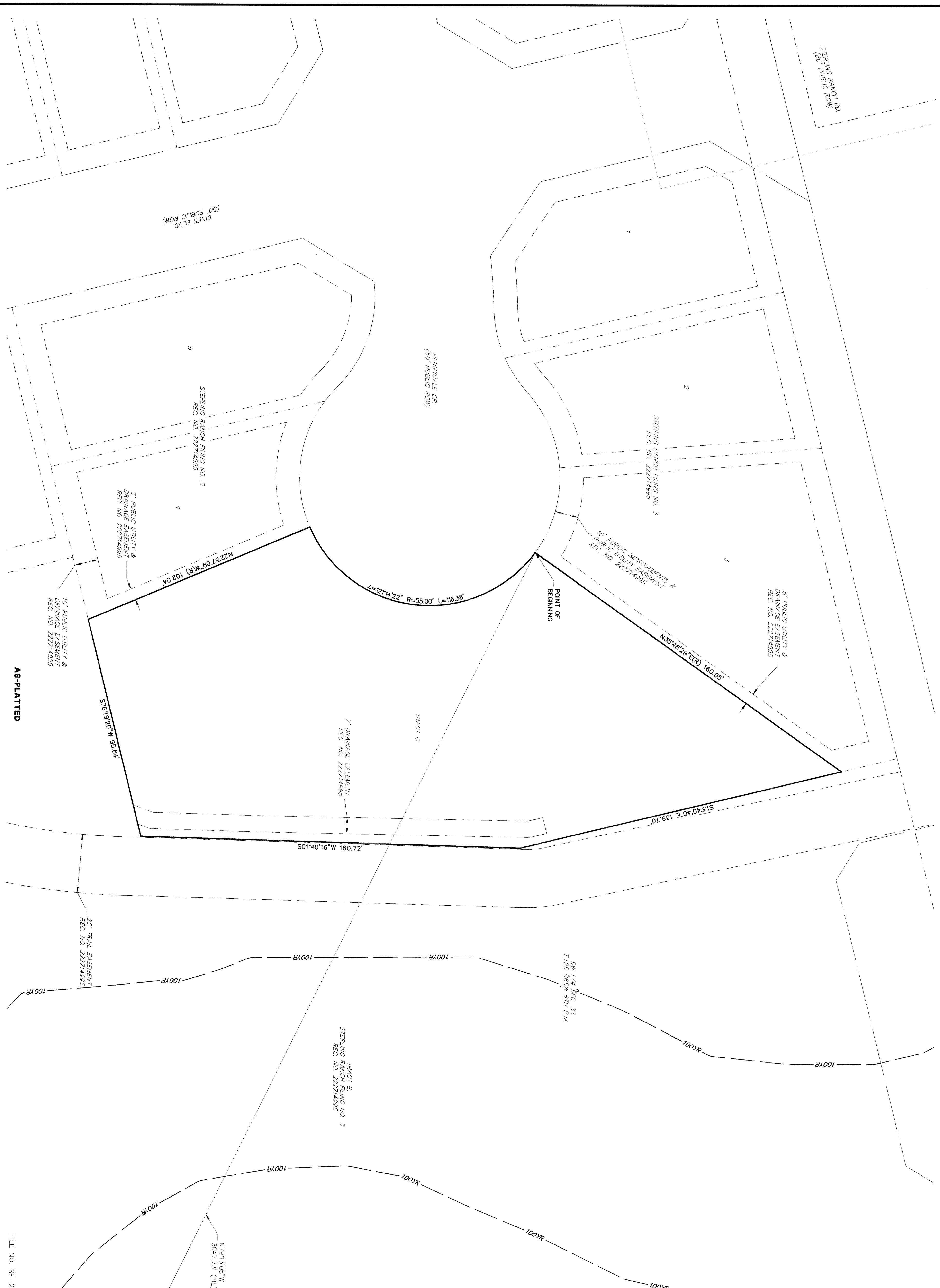


# STERLING RANCH FILING NO. 3A

A REPLAT OF TRACT C, STERLING RANCH FILING NO. 3

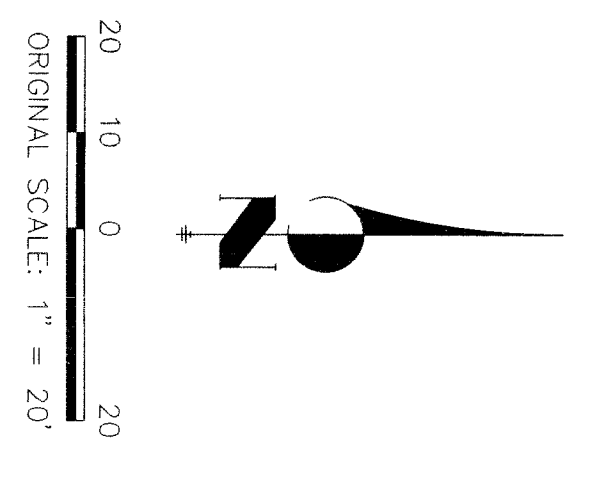
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

15437



**LEGEND**

---	EXISTING PROPERTY LINE
- - - -	EXISTING RIGHT-OF-WAY LINE
---	EXISTING EASEMENT
---	PROPOSED BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED EASEMENT LINE
(R)	RADIAL BEARING



**POINT OF COMMENCEMENT**  
 SW 1/4 SEC. 34  
 T.12S. R.65W. 6TH P.M.  
 RECOVERED 2-1/2\"/>

**JOB NO. 25188.02**  
**OCTOBER 22, 2024**  
**SHEET 3 OF 4**

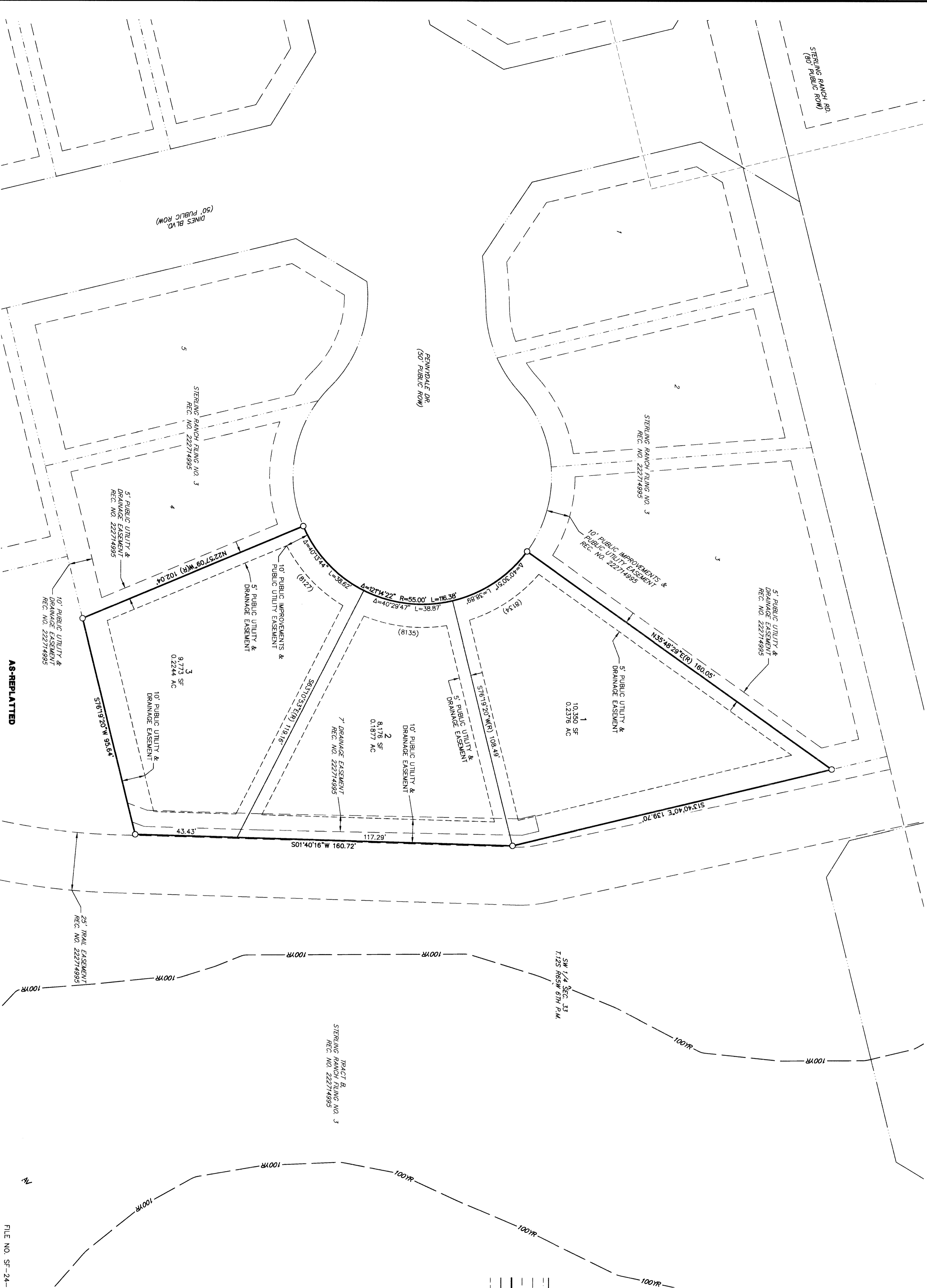
**J.R. ENGINEERING**  
 A Washian Company

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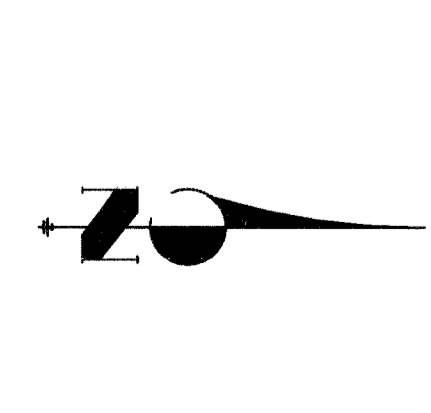
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COUNTY OF EL PASO, STATE OF COLORADO

15437



**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- PROPOSED BOUNDARY LINE
- - - PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- (R) RADIAL BEARING
- SET 1\"/>



JOB NO. 25188.02  
OCTOBER 22, 2024  
SHEET 4 OF 4

**J.R. ENGINEERING**  
A Western Company

Central 303-740-3383 • Colorado Springs 719-592-2588  
Fort Collins 970-491-9898 • www.jrengineering.com

FILE NO. SF-24-013

AS-REPLATED