

# STERLING RANCH

## METROPOLITAN DISTRICTS

July 17, 2018

Cole Emmons  
County Attorney's Office  
27 East Vermijo Avenue  
Colorado Springs, Colorado 80903

**Re: Commitment Letter for Sterling Ranch Sketch Plan Amendment - 2018**

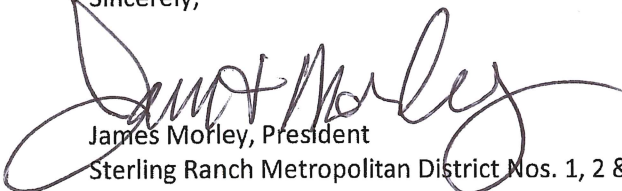
Dear Cole,

The Sterling Ranch Metropolitan District Nos. 1, 2 & 3 hereby renew their commitments to provide water and sewer service to the approximately 1,450 acres of real property described in the attached Exhibit A hereto (the "Property").

These commitments are for 5,225 single family residential lots and 56.355 acres of commercial land, as well as future schools, other governmental uses, parks and landscaping tracts, all as shown on the approved Sketch Plan. This proposed Sketch Plan Amendment does not alter the previously approved number of single family lots or the amount of commercial property.

Wastewater service to the Property will be provided pursuant to an existing Intergovernmental Agreement between the Districts and Meridian Service Metropolitan District. Future expansions of the Sterling Ranch lift station will be required to serve the Property. Water service will be provided by the Districts' existing on-site and off-site legal water supplies and additional water supplies that will be acquired by the District as needed. Future expansions of the Districts' water treatment and storage facilities will be required to serve the Property. Updated Water Resources Reports, Water Supply Information Summaries and Wastewater Disposal Reports will be provided for each preliminary plan and final plat at Sterling Ranch.

Sincerely,



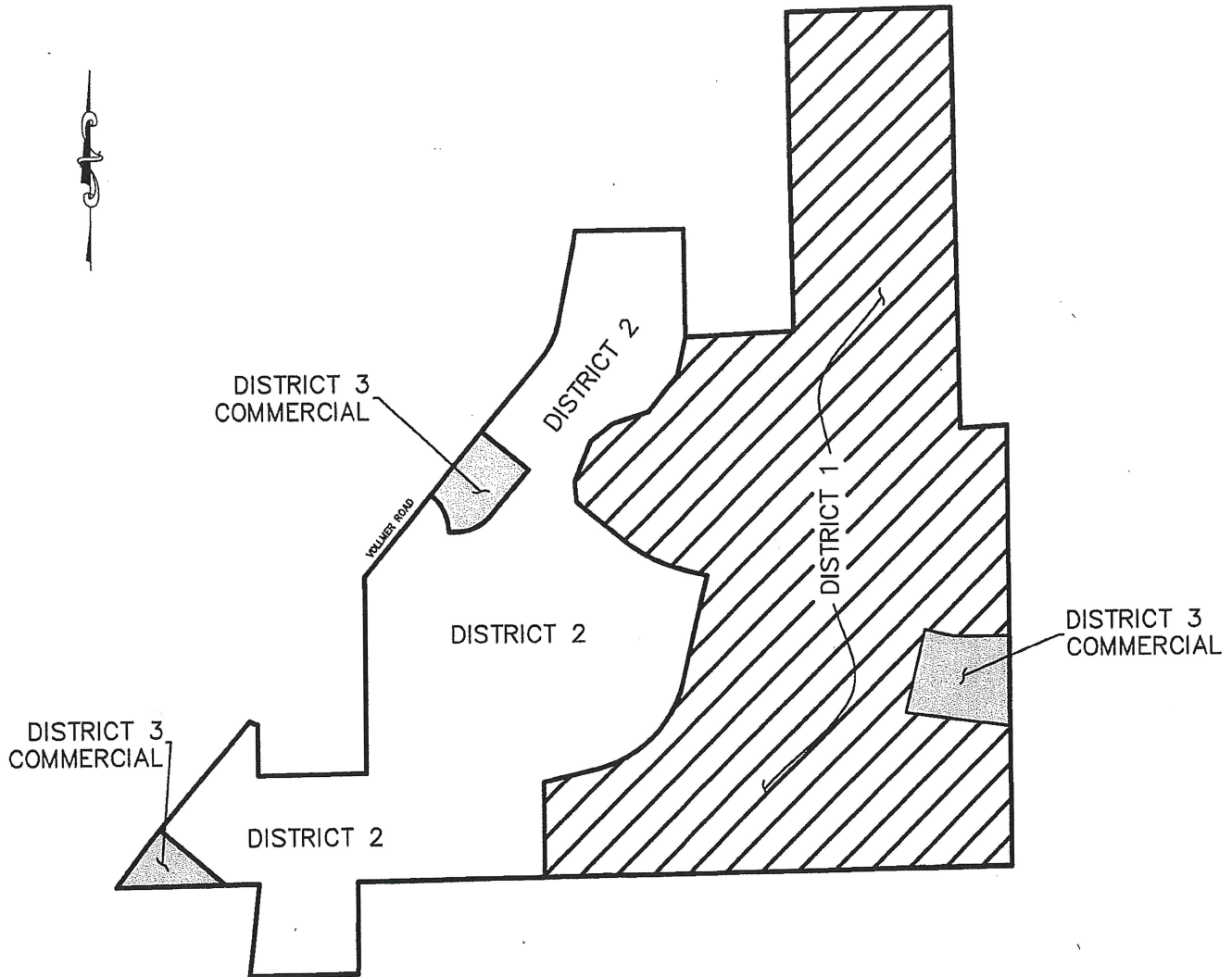
James Morley, President  
Sterling Ranch Metropolitan District Nos. 1, 2 & 3

Cc: JDS Hydro Consultants Inc.  
TZA Water Engineers  
Meridian Service Metropolitan District

# STERLING RANCH DISTRICT

EL PASO COUNTY, COLORADO

## EXHIBIT



STERLING RANCH DISTRICT  
BOUNDARY EXHIBIT  
JOB NO. 09-002  
DATE PREPARED: JUNE 30, 2015  
DATE REVISED:



20 BOULDER CRESCENT  
COLORADO SPRINGS,  
COLORADO 80903

v 719.955.5485  
c 719-491-0818

SHEET 1 OF 1

**Sterling Ranch  
New District No. 1**

M&S Job No. 09-002  
June 30, 2015

**BASIS OF BEARING:** Bearings are based on the North line of the Northeast Quarter of Section 27, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., monumented at its West end by a 3 ¼" aluminum cap stamped 2006 ESI PLS 10376, and at its East end by a 2 ¼" aluminum cap stamped PLS 4842, the line between them is assumed to bear N89°05'36"E.

The West Half of the West Half of the East Half AND the East Half of the West Half AND the Southwest Quarter of the Southwest Quarter of said Section 27. TOGETHER WITH;

A portion of the Southeast Quarter of the Southeast Quarter of Section 28, 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado described as follows:

Beginning at the Southeast Quarter corner of Section 28; thence S 89°29'10" W along the South line of Southeast Quarter of the Southeast Quarter of said Section 28, a distance of 1213.72; thence N 22°50'05" E, a distance of 65.78 feet; thence N 51°36'34" E, a distance of 338.43 feet; thence N 71°17'55" E, a distance of 460.72 feet; thence N 39°16'45" E, a distance of 571.89 feet; thence N 12°34'31" E, a distance of 477.82 feet to a point on the East line of the Southeast Quarter of the Southeast Quarter of said Section 28; thence S 00°53'15" E along the East line of said Section 28 a distance of 1316.84 feet to the point of beginning, containing 5.772 Acres, more or less. TOGETHER WITH;

Portions of the East half of Section 33, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, the following two (2) tracts of land, more particularly described as follows:

Beginning at the Southeast corner of said Section 33, thence S 89°12'24" W along the South line of said Section 33, a distance of 1662.49 feet; thence N 00°00'00" E, a distance of 1152.19 feet; thence N 76°19'20" E, a distance of 658.21 feet; thence 1601.47 feet along the arc of a 1460.00 foot radius tangential circular curve to the left, having a central angle of 62°50'52" and a chord that bears N 44°53'55" E, 1522.38 feet; thence N 13°28'29" E, a distance of 51.13 feet to a point on the East line of said Section 33; thence S 01°30'45" W along said East line, a distance of 2413.77 feet to the point of beginning, containing 56.978 Acres, more or less. AND;



Beginning at the Northeast corner of said Section 33, thence S 01°30'45" W along the East line of said Section 33, a distance of 1543.64 feet;  
thence 876.85 feet along the arc of a 1935.00 foot radius non-tangential circular curve to the right, having a central angle of 25°57'49" and a chord that bears N 63°25'07" W, 869.36 feet;  
thence N 50°26'12" W, a distance of 718.32 feet;  
thence N 05°18'13" W, a distance of 254.85 feet;  
thence N 22°50'05" E, a distance of 468.64 feet to a point on the North line of said Section 33;  
thence N 89°29'10" E, along said North line a distance of 1213.72 feet to the point of beginning, containing 36.424 Acres, more or less. TOGETHER WITH;

The West Half of the East Half AND the West Half of Section 34, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado;

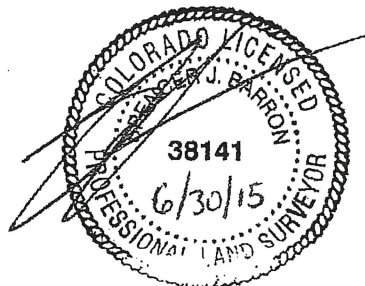
EXCEPTING THEREFROM the following two (2) tracts of land:

Commencing at Northwest Quarter corner of Section 34, thence S 01°30'45" W along the West line of said Section 34, a distance of 1543.64 feet to the point of beginning;  
thence 4.22 feet along the arc of a 935.00 foot radius non-tangential circular curve to the left, having a central angle of 00°07'30" and a chord that bears S 76°27'46" E, 4.22 feet;  
thence S 76°31'31" E, a distance of 267.55 feet;  
thence S 13°28'29" W, a distance of 1282.70 feet to a point on the West line of said Section 34;  
thence N 01°30'45" E along said West line, a distance of 1311.18 feet to the point of beginning, containing 4.001 Acres, more or less. AND;

Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 34, thence N 00°13'01" W along the East line of the West Half of the Southeast Quarter of said Section 34, a distance of 1721.93 feet to the point of beginning;  
thence N 00°13'01" W continuing along said East line, a distance of 1095.85 feet;  
thence S 89°59'37" W, a distance of 576.78 feet;  
thence 218.82 feet along the arc of a 930.00 foot radius tangential circular curve to the right, having a central angle of 13°28'52" and a chord that bears N 83°15'57" W, 218.31 feet;  
thence N 76°31'31" W, a distance of 250.00 feet;  
thence S 13°28'29" W, a distance of 1035.83 feet;  
thence S 82°20'46" E, a distance of 1293.75 feet to the point of beginning, containing 27.689 Acres, more or less.

Spencer J. Barron  
Colorado Registered Professional  
Land Surveyor No. 38141

Description prepared by:  
M&S Civil Consultants, Inc.  
20 Boulder Crescent St., 1st Floor  
Colorado Springs, CO 80903





**Sterling Ranch  
New District No. 2**

M&S Job No. 09-002  
June 30, 2015

**BASIS OF BEARING:** Bearings are based on the North line of the Northeast Quarter of Section 27, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., monumented at its West end by a 3 ¼" aluminum cap stamped 2006 ESI PLS 10376, and at its East end by a 2 ¼" aluminum cap stamped PLS 4842, the line between them is assumed to bear N89°05'36"E.

The East Half of the Southeast Quarter AND that portion of the West Half of the Southeast Quarter lying South AND East of the county road known as Vollmer Road, of Section 28;

EXCEPTING THEREFROM the following parcel of land more particularly described as follows:

Beginning at the Southeast Quarter corner of Section 28; thence S 89°29'10" W along the south line of Southeast Quarter of the Southeast Quarter of said Section 28, a distance of 1213.72; thence  
thence N 22°50'05" E, a distance of 65.78 feet;  
thence N 51°36'34" E, a distance of 338.43 feet;  
thence N 71°17'55" E, a distance of 460.72 feet;  
thence N 39°16'45" E, a distance of 571.89 feet;  
thence N 12°34'31" E, a distance of 477.82 feet to a point on the east line of the Southeast Quarter of the Southeast Quarter;  
thence S 00°53'15" E along the east line of said Section 28 a distance of 1316.84 feet to the point of beginning containing 5.772 Acres, more or less. TOGETHER WITH;

A portion of the West Half of Section 34, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado described as follows:

Commencing at Northwest Quarter corner of Section 34, thence S 01°30'45" W along the West line of said Section 34, a distance of 1543.64 feet to the point of beginning;  
thence 4.22 feet along the arc of a 935.00 foot radius non-tangential circular curve to the left, having a central angle of 00°07'30" and a chord that bears S 76°27'46" E, 4.22 feet;  
thence S 76°31'31" E, a distance of 267.55 feet;  
thence S 13°28'29" W, a distance of 1282.70 feet to a point on the West line of said Section 34;  
thence N 01°30'45" E along said West line, a distance of 1311.18 feet to the point of beginning, containing 4.001 Acres, more or less. TOGETHER WITH;

A portion of the Northwest Quarter of Section 4, Township 13 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado described as follows:

Beginning at the Northwest corner of Pawnee Rancheros Filing No. 2 as recorded in plat Book U-2 at Page 45 of the Records of El Paso County; thence S 00°13'49" W on an assumed bearing to which all others in this description are relative and on the West line of said Filing No. 2, a distance of 1128.15 feet to the Southwest corner thereof;  
thence S 89°17'10" W on the boundary line of the tract of land described in Book 5528 at Page 947 of the said Records, 1321.24 feet to an angle point on said boundary;  
thence N 06°23' 51" E, on the West line of Section 4, a distance of 1132.29 feet to the Northwest corner of said Section 4;  
thence N 89°04'30" E on the North line of said Section 4, a distance of 1199.66 feet to the point of beginning. TOGETHER WITH;

The East Half AND the East Half of the Southwest Quarter AND the Southwest Quarter of the Southwest Quarter of Section 33, AND all that part of the Northwest Quarter of Section 33 lying South and East of the county road known as Vollmer Road, EXCEPT that portion of the Southwest Quarter of the Northwest Quarter of said Section 33 lying South AND East of said county road as deeded to Colorado Interstate Gas Company by warranty deed recorded in Book 1173 at Page 359;

EXCEPTING THEREFROM the following three (3) tracts of land:

Beginning at the Southeast corner of Section 33, thence S 89°12'24" W along the South line of said Section 33, a distance of 1662.49 feet;  
thence N 00°00'00" E, a distance of 1152.19 feet;  
thence N 76°19'20" E, a distance of 658.21 feet;  
thence 1601.47 feet along the arc of a 1460.00 foot radius tangential circular curve to the left, having a central angle of 62°50'52" and a chord that bears N 44°53'55" E, 1522.38 feet;  
thence N 13°28'29" E, a distance of 51.13 feet;  
thence S 01°30'45" W, a distance of 2413.77 feet to the point of beginning containing 56.978 Acres, more or less. AND;

Beginning at the Northeast corner of Section 33, thence S 01°30'45" W along the East line of said Section 33, a distance of 1543.64 feet;  
thence 876.85 feet along the arc of a 1935.00 foot radius non- tangential circular curve to the right, having a central angle of 25°57'49" and a chord that bears N 63°25'07" W, 869.36 feet;  
thence N 50°26'12" W, a distance of 718.32 feet;  
thence N 05°18'13" W, a distance of 254.85 feet;  
thence N 22°50'05" E, a distance of 468.64 feet;  
thence N 89°29'10" E, a distance of 1213.72 feet to the point of beginning containing 36.424 Acres, more or less. AND;

That portion of the South Half of Section 28 and that portion of the North Half of Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., described as follows:

Commencing at the point of intersection of the Easterly line of Vollmer Road with the West line of the East Half of the Northwest Quarter of said Section 33; thence N 39°33'48" E on the Easterly line of Vollmer Road, 1290.81 feet to the point of beginning;

thence S 50°26'12" E, a distance of 28.24 feet;  
thence 494.84 feet along the arc of a 565.00 foot radius tangential circular curve to the right,  
having a central angle of 50°10'52" and a chord that bears S 25°20'46" E, 479.18 feet;  
thence N 89°44'40" E, a distance of 97.13 feet;  
thence 494.84 feet along the arc of a 565.00 foot radius tangential circular curve to the left,  
having a central angle of 50°10'52" and a chord that bears N 64°39'14" W, 479.18 feet;  
thence N 39°33'48" E, a distance of 707.03 feet;  
thence N 50°26'12" W, a distance of 740.00 feet to the Easterly line of Vollmer Road;  
thence S 39°33'48" W on said Easterly line, 1000.00 feet to the point of beginning said  
exception containing 17.941 Acres, more or less. TOGETHER WITH;

The Southeast Quarter of Section 32, Township 12 South, Range 65 West of the 6th p.m., lying  
Southeasterly of the public road known as Vollmer Road, El Paso County, Colorado.

EXCEPTING THEREFROM the following the following two (2) tracts of land:

That portion of the Northeast Quarter of the Southeast Quarter of said Section 32 deeded to J.  
Marcus Brown by trustees' deed recorded in Book 3292 at Page 168; all in Township 12 South,  
Range 65 West of the 6th p.m., El Paso County, Colorado. AND;

That portion of the Southeast Quarter of Section 32, Township 12 South, Range 65 West of the  
6<sup>th</sup> P.M., El Paso County, Colorado, described as follows:

Commencing at the Southeast corner of said Section 32; thence S 89°12'38" W on the South line  
of Section 32, a distance of 412.10 feet to the point of beginning; thence N 49°38'29" W,  
1055.10 feet; thence on the Easterly line of Vollmer Road the following two (2) courses:

(1) S 40°15'29" W, 172.13 feet;

(2) S 36°15'39" W, 707.24 feet to the South line of Section 32; thence N 89°12'38" E  
on said South line, 1333.66 feet to the point of beginning said exception containing 10.725  
Acres, more or less.

Spencer J. Barron  
Colorado Registered Professional  
Land Surveyor No. 38141

Description prepared by:  
M&S Civil Consultants, Inc.  
20 Boulder Crescent St., 1st Floor  
Colorado Springs, CO 80903





STERLING RANCH  
DISTRICT 3 - COMMERCIAL

M&S Job No. 09-002  
August 31, 2009

That portion of the Southeast Quarter of Section 32, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., El Paso County, Colorado, described as follows:

The basis of bearings is the North line of the Northeast Quarter of Section 27, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., monumented at the West end by a 30.00 foot offset witness corner which is a 3 1/4 inch aluminum cap stamped 30 W.C. 1/4 S22, S27 T12S R65W, LS 13830, 1991 and a 2 1/4 inch aluminum cap stamped T12S R65W S22, S23, S27, S26, 1999, PLS 4842 at the East end and a line between them is assumed to bear N 89°05'36" E and having a distance of 2661.17 feet, the monuments were recovered in 2005.

Commencing at the Southeast corner of said Section 32; thence S 89°12'38" W on the South Line of Section 32, a distance of 412.10 feet to the point of beginning; thence N 49°38'29" W, 1055.10 feet; thence on the Easterly line of Vollmer Road the following two (2) courses:

(1) S 40°15'39" W, 172.13 feet;

(2) S 36°15'39" W, 707.24 feet to the South line of Section 32; thence N 89°12'38" E on said South line, 1333.66 feet to the point of beginning and containing 10.725 Acres, more or less, ALSO:

That portion of the South Half of Section 28 and that portion of the North Half of Section 33, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M., described as follows: Commencing at the point of intersection of the Easterly line of Vollmer Road with the West line of the East Half of the Northwest Quarter of said Section 33; thence N 39°33'48" E on the Easterly line of Vollmer Road, 1290.81 feet to the point of beginning; thence S 50°26'12" E, 28.24 feet to a point of curve; thence on the arc of a curve to the right, having a central angle of 50°10'52", a radius of 565.00 feet, an arc distance of 494.84 feet to point on curve; thence N 89°44'40" E, radial to the last mentioned curve, 97.43 feet to a point of curve; thence on the arc of a curve to the left, having a central angle of 50°10'52", a radius of 565.00 feet, an arc distance of 494.84 feet to the point of tangent; thence N 39°33'48" E, 707.03 feet; thence N 50°26'12" W, 740.00 feet to the Easterly line of Vollmer Road; thence S 39°33'48" W on said Easterly line, 1000.00 feet to the point of beginning and containing 17.941 Acres, more or less, ALSO:

That portion of Section 34, Township 12 South, Range 65 West of the 6<sup>th</sup> P.M. described as follows: Commencing at the Southeast corner of the West Half of the Southeast Quarter of said Section 34; thence N 00°13'01" W on the East line of the West Half of the Southeast Quarter, 1721.93 feet to the point of beginning; thence continue on said line, N 00°13'01" W, 1095.85 feet; thence S 89°59'37" W, 576.78 feet; thence Northwesterly on the arc of a curve to the right, having a central angle of 13°28'52", a radius of 930.00 feet, an arc distance of 218.82 feet to the point of tangent; thence N 76°31'31" W, 250.00 feet; thence S 13°28'29" W, 1035.83 feet; thence S 82°20'46" E, 1293.75

feet to the point of beginning, and containing 27.689 Acres, more or less,  
the sum of the three parcels is 56.355 Acres, more or less.