

STERLING RANCH FILING NO. 2

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 NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, 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:

A TRACT OF LAND LOCATED IN 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 NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3,334.72 FEET TO THE POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DINES BOULEVARD WITH THE NORTHWESTERLY LINE OF FUTURE STERLING RANCH ROAD, AS PLATTED WITH STERLING RANCH FILING NO. 1, BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND HEREIN DESCRIBED;

THENCE N76°19'20"E ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, A DISTANCE OF 85.00 FEET;
 THENCE S 0°40'40"E, A DISTANCE OF 80.00 FEET; **13**
 THENCE S76°19'20"W, A DISTANCE OF 80.00 FEET;
 THENCE S 0°40'40"E, A DISTANCE OF 20.00 FEET; **13**
 THENCE S21°19'20"W, A DISTANCE OF 852.10 FEET;
 THENCE N 0°40'40"E, A DISTANCE OF 20.00 FEET;
 THENCE S21°19'20"W, A DISTANCE OF 50.00 FEET;
 THENCE S 0°40'40"E, A DISTANCE OF 20.00 FEET;
 THENCE S21°19'20"W, A DISTANCE OF 386.98 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 2°35'20" (THE CHORD OF WHICH BEARS S64°22'41"W A DISTANCE OF 389.09 FEET), AN ARC DISTANCE OF 391.92 FEET; **19**
 THENCE S41°03'23"W, A DISTANCE OF 84.16 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 8°26'13" (THE CHORD OF WHICH BEARS S44°34'38"W A DISTANCE OF 136.82 FEET), AN ARC DISTANCE OF 136.95 FEET;
 THENCE S40°21'31"W, A DISTANCE OF 402.59 FEET;
 THENCE S49°38'29"E, A DISTANCE OF 16.00 FEET; **needs add! 53'**
 THENCE S40°21'31"W, A DISTANCE OF 160.00 FEET;
 THENCE N49°38'29"W, A DISTANCE OF 1460.00 FEET;
 THENCE N40°15'29"E, A DISTANCE OF 1808.28 FEET;
 THENCE S49°23'02"E, A DISTANCE OF 19.51 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 116.28 FEET, A CENTRAL ANGLE OF 42°58'40" (THE CHORD OF WHICH BEARS S70°52'23"E A DISTANCE OF 85.19 FEET), AN ARC DISTANCE OF 87.22 FEET;
 THENCE S03°08'10"E, A DISTANCE OF 631.32 FEET; **E**
 THENCE N89°17'25"W, A DISTANCE OF 279.65 FEET;
 THENCE S00°42'35"E, A DISTANCE OF 241.35 FEET;
 THENCE S02°02'55"W, A DISTANCE OF 130.48 FEET;
 THENCE S05°37'53"W, A DISTANCE OF 90.96 FEET;
 THENCE S01°55'19"W, A DISTANCE OF 307.22 FEET;
 THENCE N73°29'47"E, A DISTANCE OF 11.27 FEET;
 THENCE S18°30'13"E, A DISTANCE OF 179.19 FEET;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVE A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 19°59'04" (THE CHORD OF WHICH BEARS N66°19'48"E A DISTANCE OF 367.85 FEET), AN ARC DISTANCE OF 369.72 FEET;
 THENCE N76°19'20"E, A DISTANCE OF 381.98 FEET;
 THENCE S 0°40'40"E, A DISTANCE OF 20.00 FEET;
 THENCE N76°19'20"E, A DISTANCE OF 60.00 FEET;
 THENCE N 0°40'40"W, A DISTANCE OF 20.00 FEET;
 THENCE N76°19'20"E, A DISTANCE OF 842.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DINES BOULEVARD;
 THENCE S40°40'E ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,162,449 SQUARE FEET (49.643 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, D, F, G, H, I, J, AND K ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____
 AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY: _____
 AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT E IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: _____
 AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY: _____
 AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH 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. 2, EL PASO COUNTY, COLORADO.
 ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____
 PRINTED NAME: _____

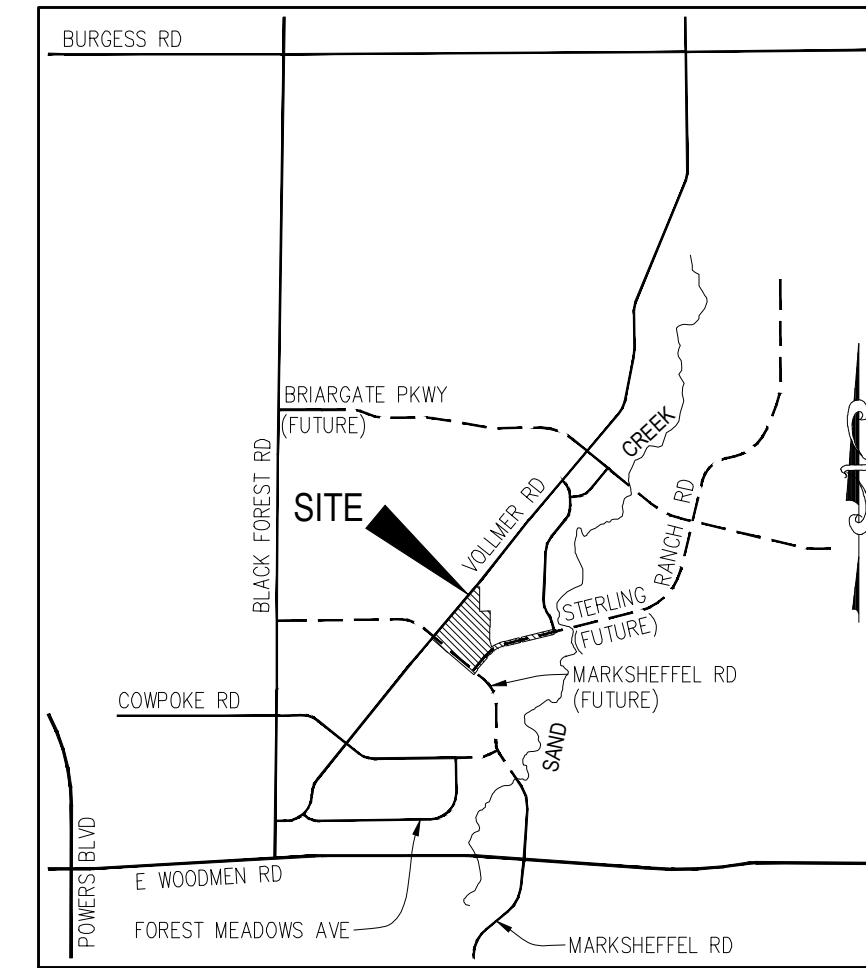
AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D. BY _____
 AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____



VICINITY MAP
 N.T.S.

SURVEYOR'S CERTIFICATION:

I, VERNON P. TAYLOR, 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 THE _____ DAY OF _____, 2018.

VERNON P. TAYLOR
 PLS NO. 25966
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903

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. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

 DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2018. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. 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.

 PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
 CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEE: _____
 BRIDGE FEE: _____
 SCHOOL FEE: _____
 PARK FEE: _____

SUMMARY:

49 LOTS	8.333 ACRES	16.79%
11 TRACTS	26.535 ACRES	53.45%
RIGHTS-OF-WAY	14.775 ACRES	29.76%
TOTAL	49.643 ACRES	100.00%

Please brake out the future development tract

SF-18-20

FILE NO. AR FP _____



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

That maybe a City prefix

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PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.
 - WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
 - SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
 - ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
 - NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
 - FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
 - ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
 - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
 - 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, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 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.
 - 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
 - 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.
 - 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 NUMBER _____ 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 DEVELOPMENT SERVICES 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 DEVELOPMENT SERVICES 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.

Change to Planning and Community Development where development services through out document. The error appears multiple places.

PLAT NOTES:

- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
 - NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535F, EFFECTIVE DATE MARCH 17, 1997.
 - 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. (USE WHEN RESIDENTIAL IS ADJACENT TO INDUSTRIAL)
 - 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 CRS 18-4-508.
 - NO REPLAT OR RESUBDIVISION OF TRACT E SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR STERLING RANCH FILING NO. 1 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
 - ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
 - THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS 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.
 - ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
 - 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.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
 - 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. 12-382), 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.
- THE FOLLOWING LOTS AND TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:
UNSTABLE SLOPES: LOTS 21 THROUGH 30
SHALLOW GROUNDWATER: TRACTS C, D, AND E
SEASONAL SHALLOW GROUNDWATER: TRACTS B, D, I, AND J

Remove park and open space from this note

Is this note necessary?

Several requirements are to be met as identified in the title work schedule B part 1. Address how one will be meeting these-signature blocks? record statements? Other?

and drainage facilities

Total tract acreage

There do not appear to be any schedule B part 2 -exceptions from the title work identified. Easements are required to be shown

Hydrocompactive soils?

Note No. 27

Dines Road

Provide note referencing PDB/BMP maint. agreement and easement recorded at...

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.391	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
B	0.658	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
C	0.845	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
D	2.159	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
E	19.674	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
F	1.231	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
G	0.249	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
H	0.062	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
I	0.500	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/MAIL KIOSK	SRMD#1	SRMD#1
J	0.379	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1
K	0.387	LANDSCAPE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY	SRMD#1	SRMD#1

*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1

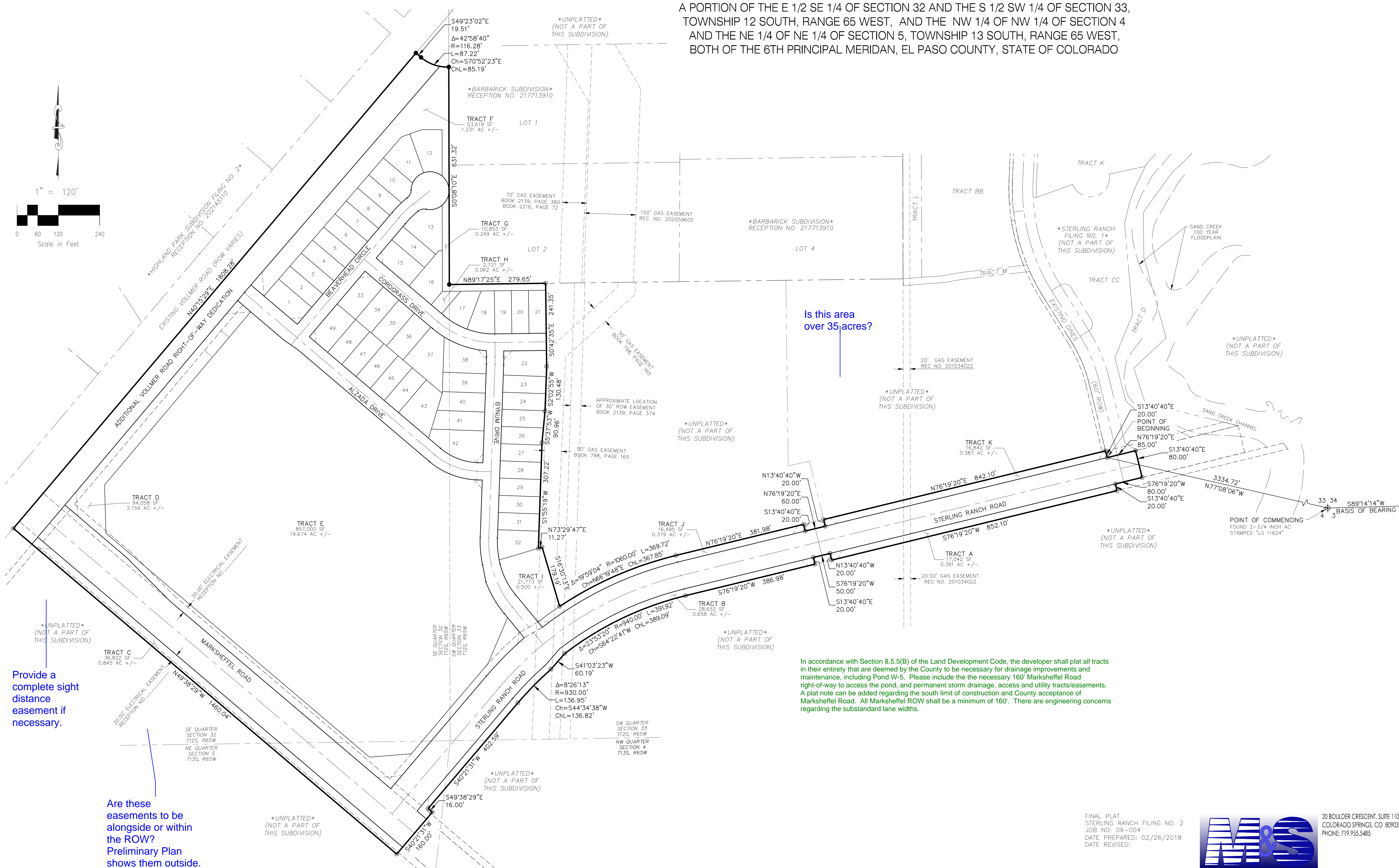
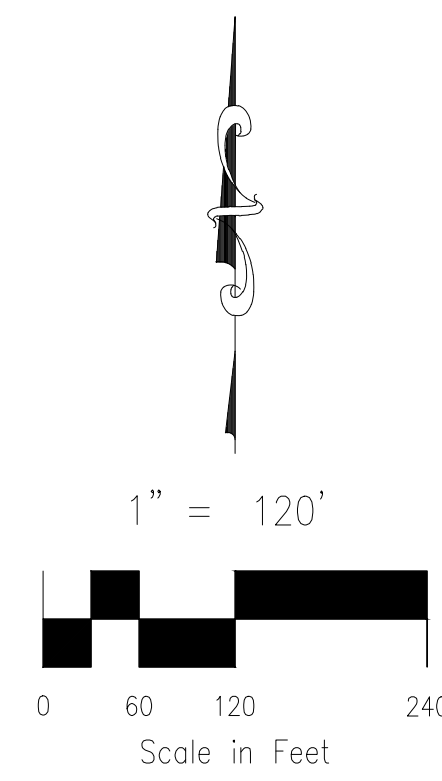
FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

STERLING RANCH FILING NO. 2

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 NW 1/4 OF NW 1/4 OF SECTION 4 AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



Is this area over 35 acres?

Provide a complete sight distance easement if necessary.

Are these easements to be alongside or within the ROW? Preliminary Plan shows them outside.

In accordance with Section 8.5.5(B) of the Land Development Code, the developer shall plat all tracts in their entirety that are deemed by the County to be necessary for drainage improvements and maintenance, including Pond W-5. Please include the necessary 160' Marksheffel Road right-of-way to access the pond, and permanent storm drainage, access and utility tracts/easements. A plat note can be added regarding the south limit of construction and County acceptance of Marksheffel Road. All Marksheffel ROW shall be a minimum of 160'. There are engineering concerns regarding the substandard lane widths.

FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:

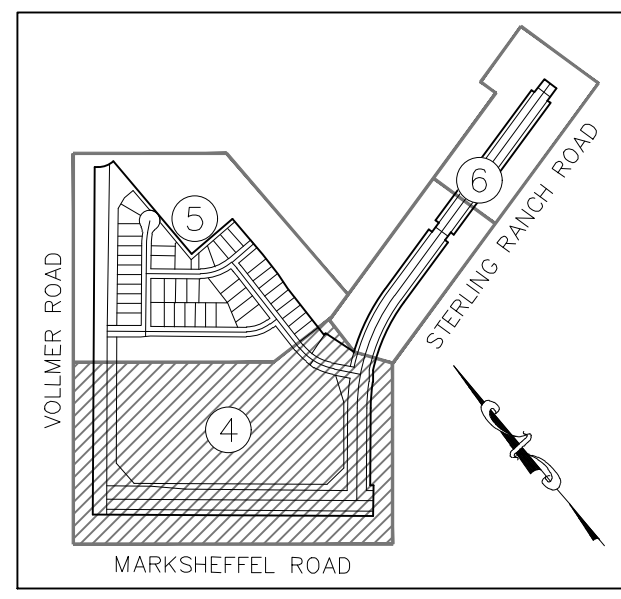


20 BOULDER CRESCENT, SUITE 110
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PHONE: 719.955.5485

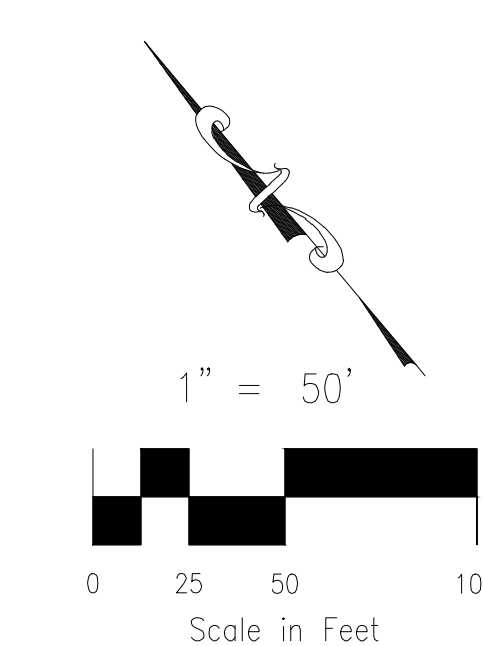
FILE NO. AR FP _____

SHEET 3 OF 6

File: C:\900041\SR Challenge\49-Lut\Map\Survey\Plot\09-004 SR Filing 2 Plot.dwg Plotstamp: 2/27/2018 1:24 PM



SHEET INDEX
NOT TO SCALE

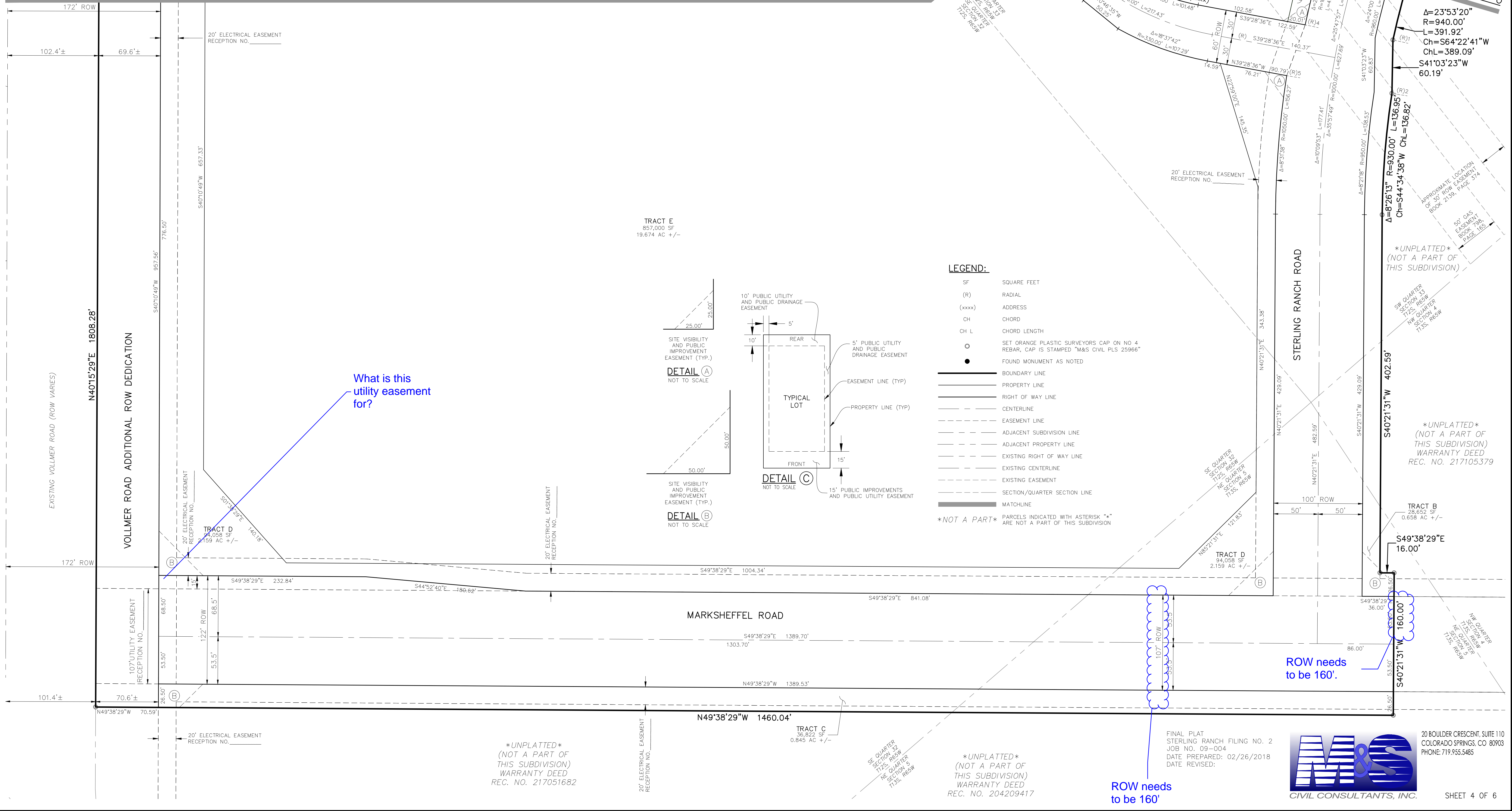
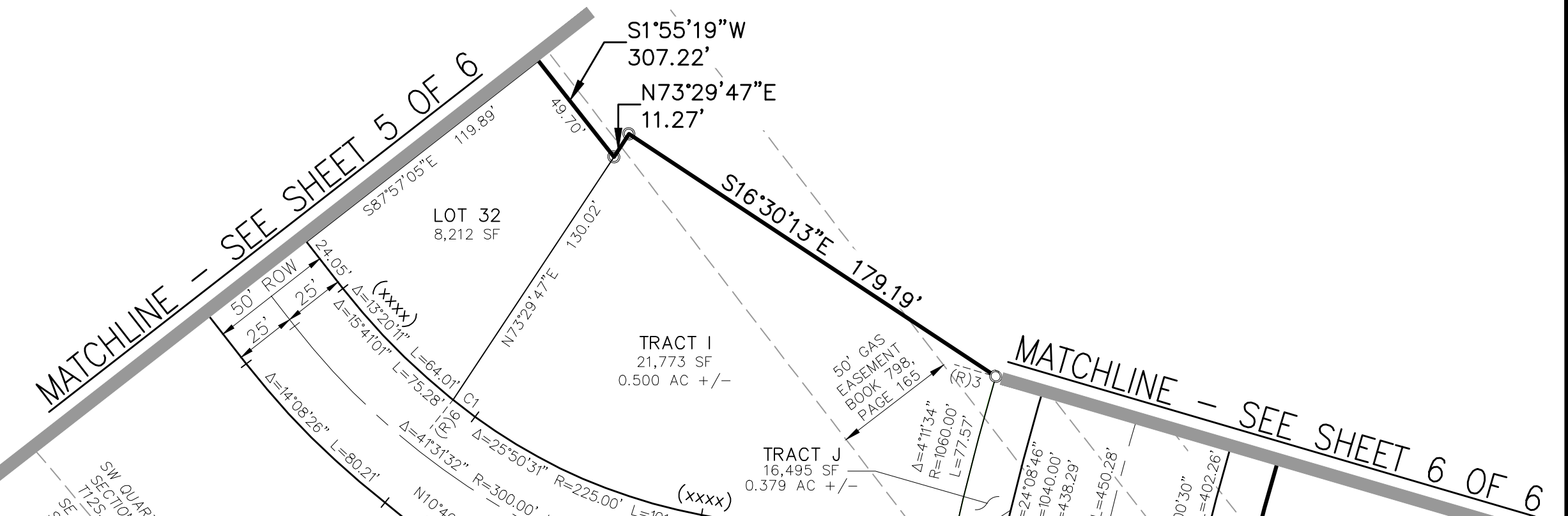


STERLING RANCH FILING NO. 2

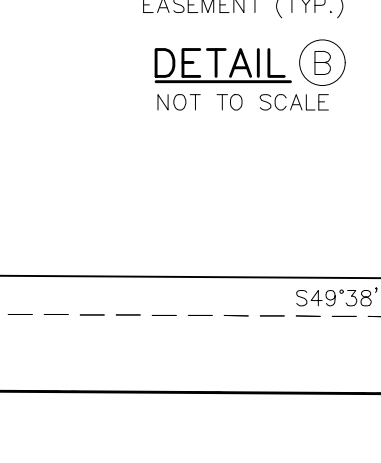
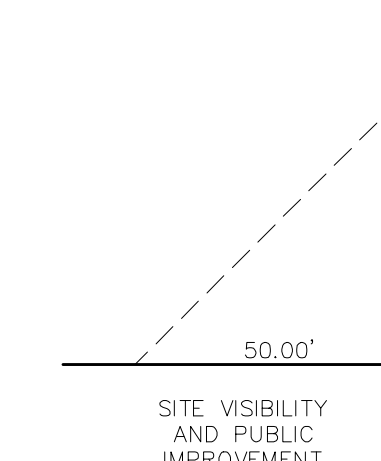
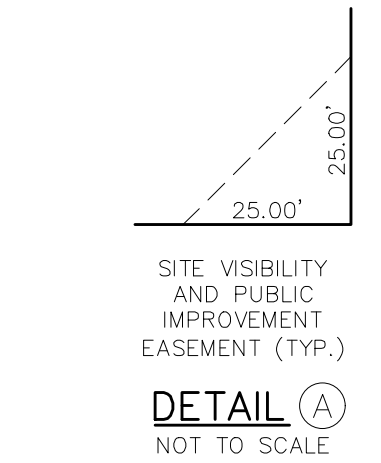
A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NW 1/4 OF NW 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LINE #	BEARING
(R)1	S37°33'59"E
(R)2	S41°12'16"E
(R)3	S33°39'44"E
(R)4	S37°49'26"E
(R)5	S41°06'51"E
(R)6	N78°42'44"E

MATCHLINE - SEE SHEET 5 OF 6



TRACT E
857,000 SF
19.674 AC +/-



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - FOUND MONUMENT AS NOTED
 - 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/QUARTER SECTION LINE
 - MATCHLINE
- *NOT A PART***
PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

What is this utility easement for?

ROW needs to be 160'.

ROW needs to be 160'

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)
WARRANTY DEED
REC. NO. 217051682

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)
WARRANTY DEED
REC. NO. 204209417

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)
WARRANTY DEED
REC. NO. 217105379



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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STERLING RANCH FILING NO. 2

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 NW 1/4 OF NW 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

BARBARICK SUBDIVISION
REC. NO. 217713910

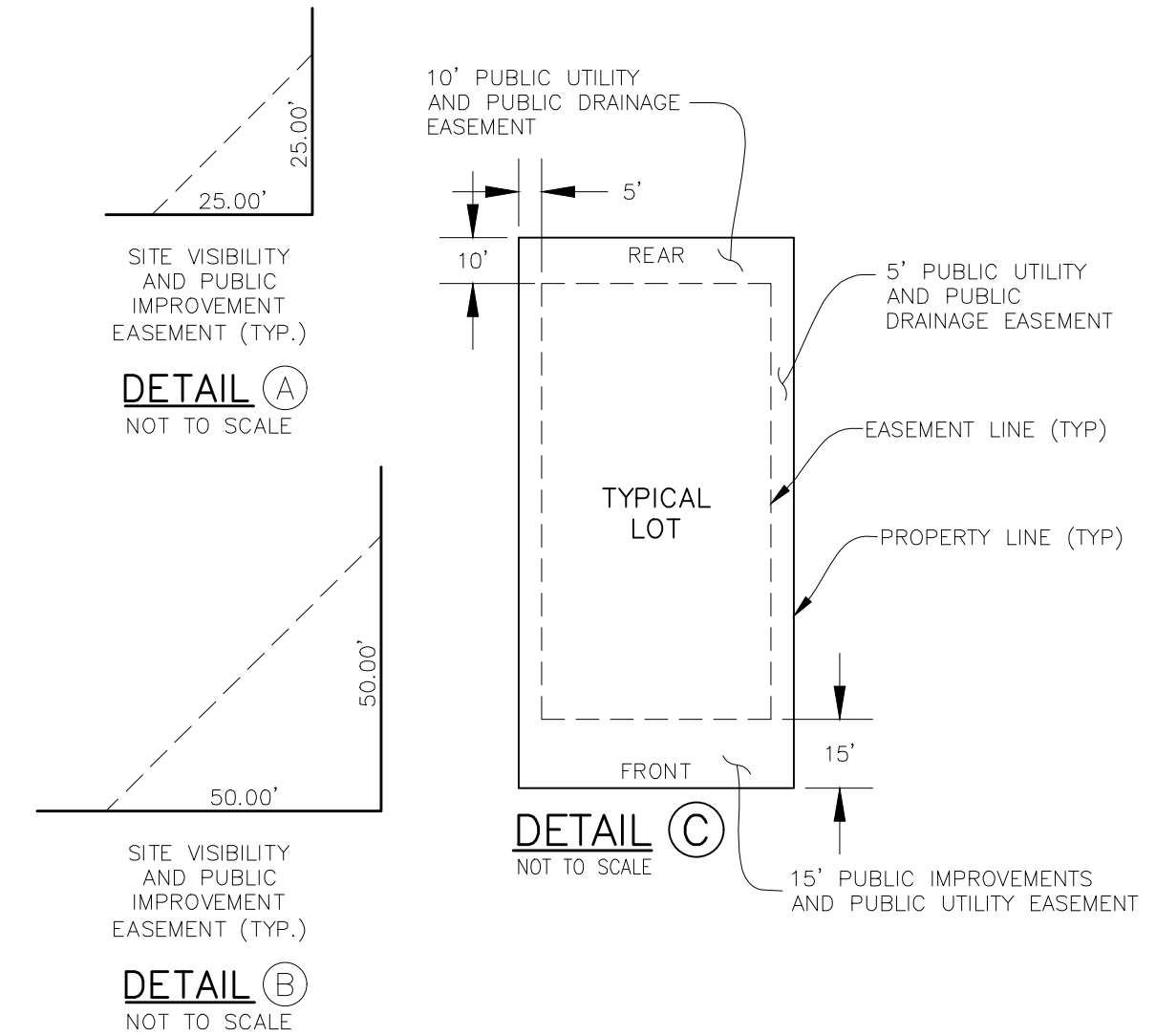
LINE #	DISTANCE	BEARING
RL1	17.48	N00°33'26"W
RL2	16.47	S00°33'26"E
RL3	15.83	S87°57'05"E
RL4	15.83	N87°57'05"W

CURVE #	LENGTH	RADIUS	DELTA
RC1	61.12	325.00	10°46'34"
RC2	25.78	30.00	49°14'04"
RC3	26.35	30.00	50°19'12"
RC4	50.77	275.00	10°34'37"
RC5	23.88	525.00	2°36'21"
RC6	21.60	475.00	2°36'21"

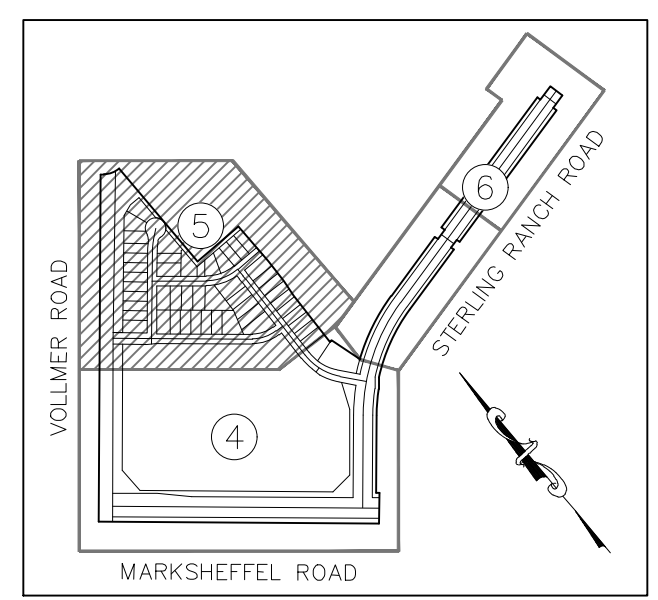
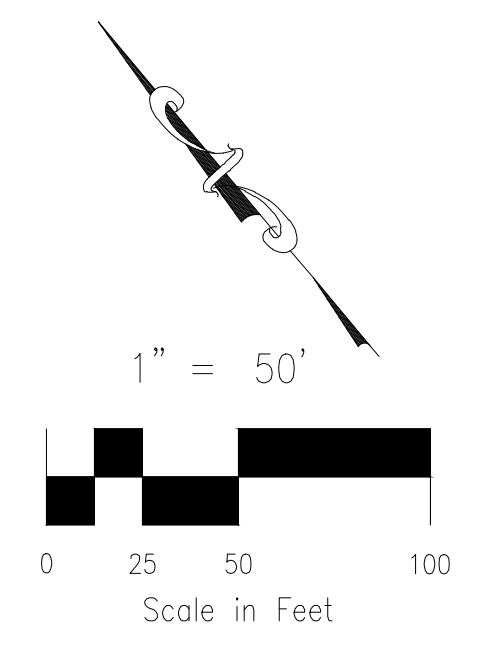
CURVE #	LENGTH	RADIUS	DELTA
CC1	22.74	500.00	2°36'21"
CC2	58.81	300.00	11°13'53"

CURVE #	LENGTH	RADIUS	DELTA
C1	11.27	275.00	2°20'50"
C2	48.46	55.00	50°28'44"
C3	48.46	55.00	50°28'44"
C4	26.24	116.28	12°55'54"
C5	21.40	55.00	22°17'49"
C6	22.10	325.00	3°53'46"

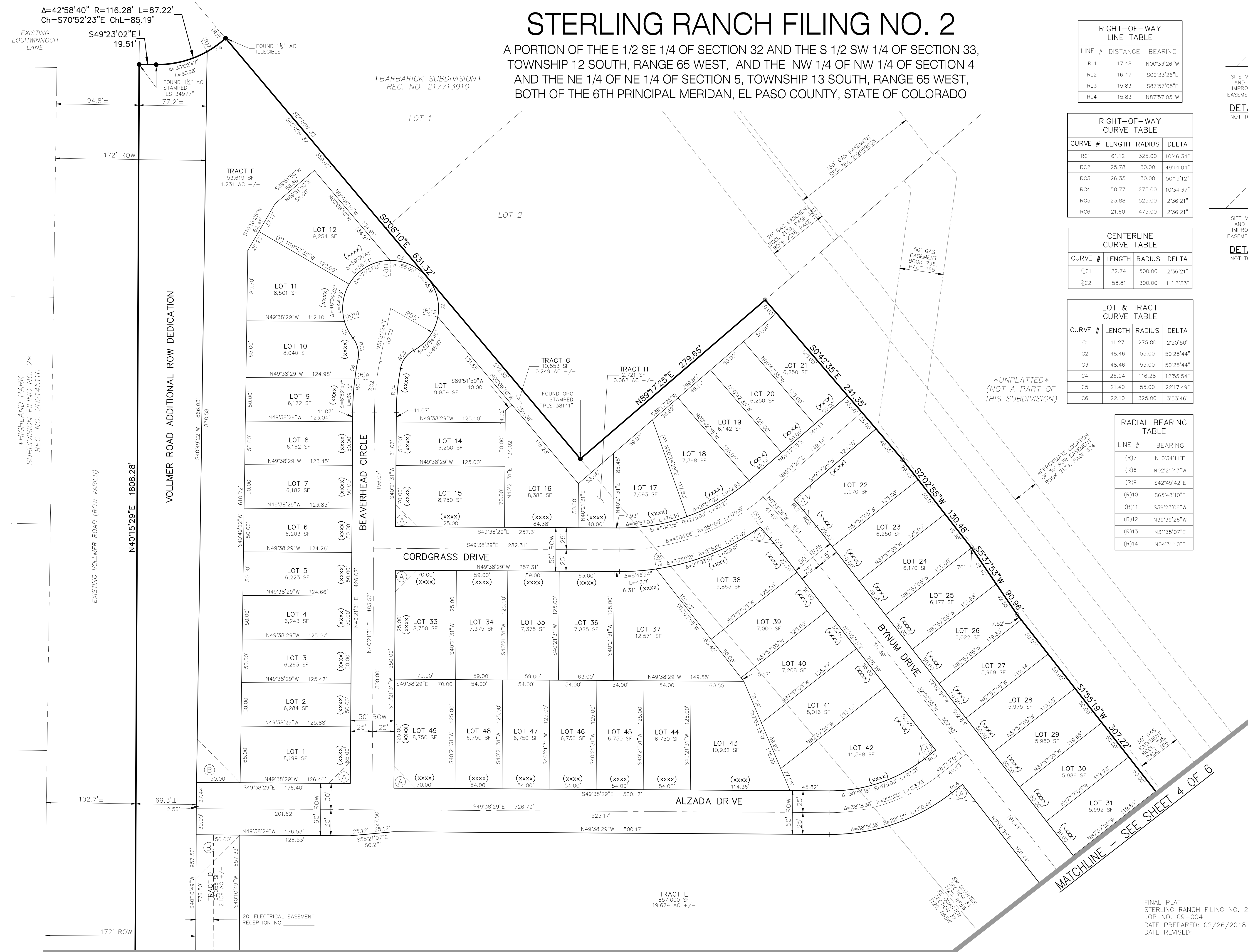
LINE #	BEARING
(R)7	N10°34'11"E
(R)8	N02°21'43"W
(R)9	S42°45'42"E
(R)10	S65°48'10"E
(R)11	S39°23'06"W
(R)12	N39°39'26"W
(R)13	N31°35'07"E
(R)14	N04°31'10"E



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND MONUMENT AS NOTED
 - 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/QUARTER SECTION LINE
 - MATCHLINE
 - *NOT A PART*
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



SHEET INDEX
NOT TO SCALE



MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 4 OF 6

FINAL PLAT
STERLING RANCH FILING NO. 2
JOB NO. 09-004
DATE PREPARED: 02/26/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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STERLING RANCH FILING NO. 2

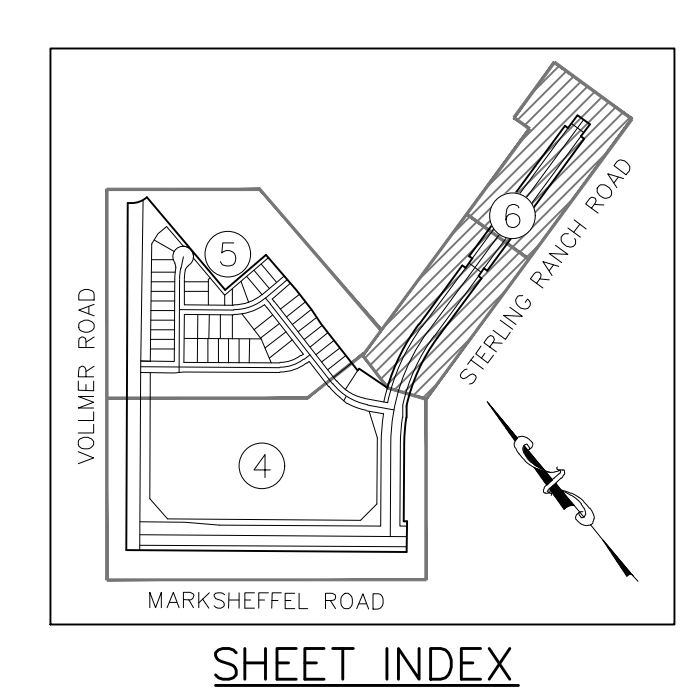
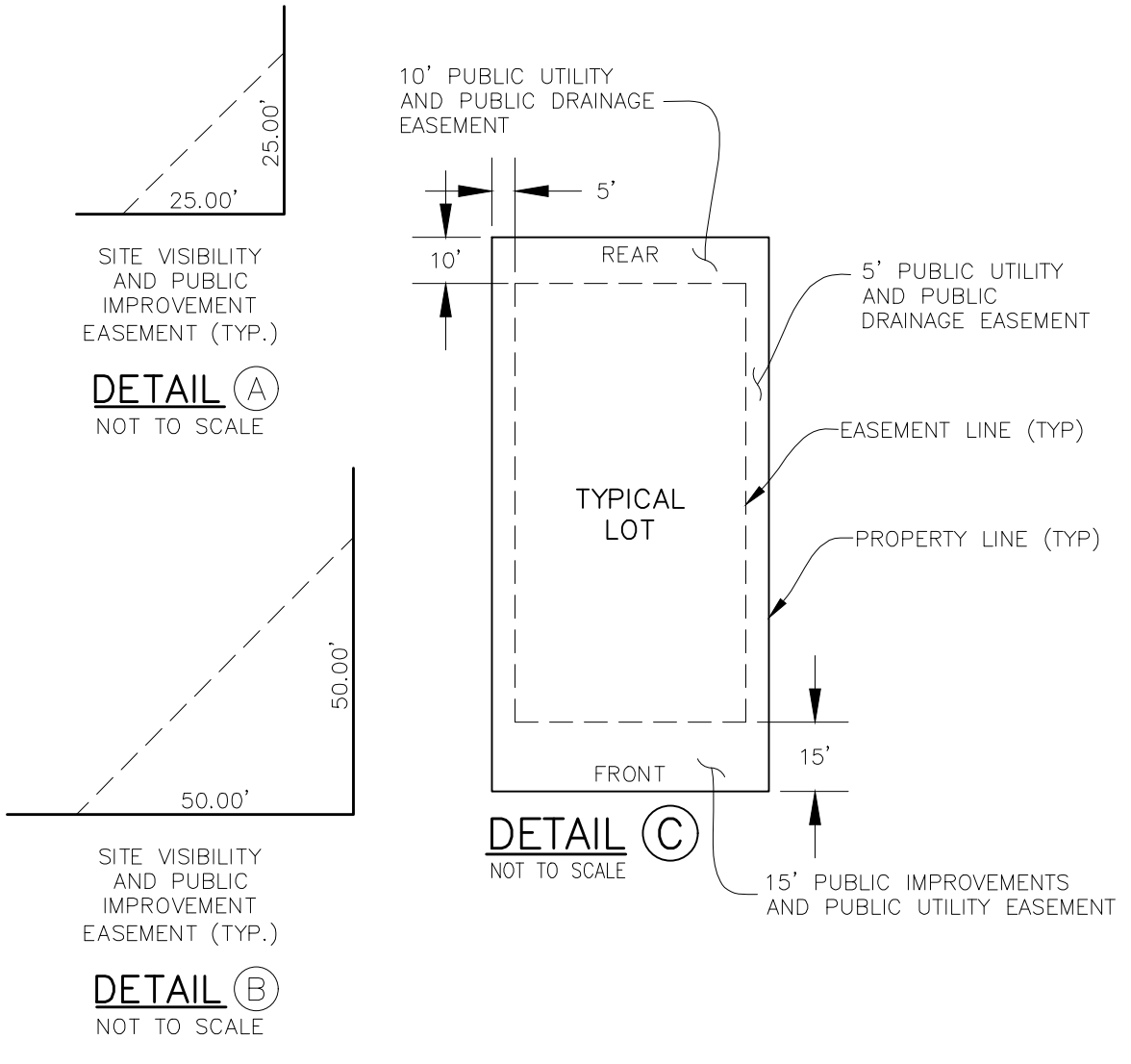
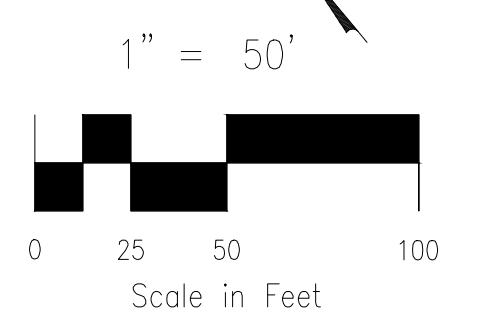
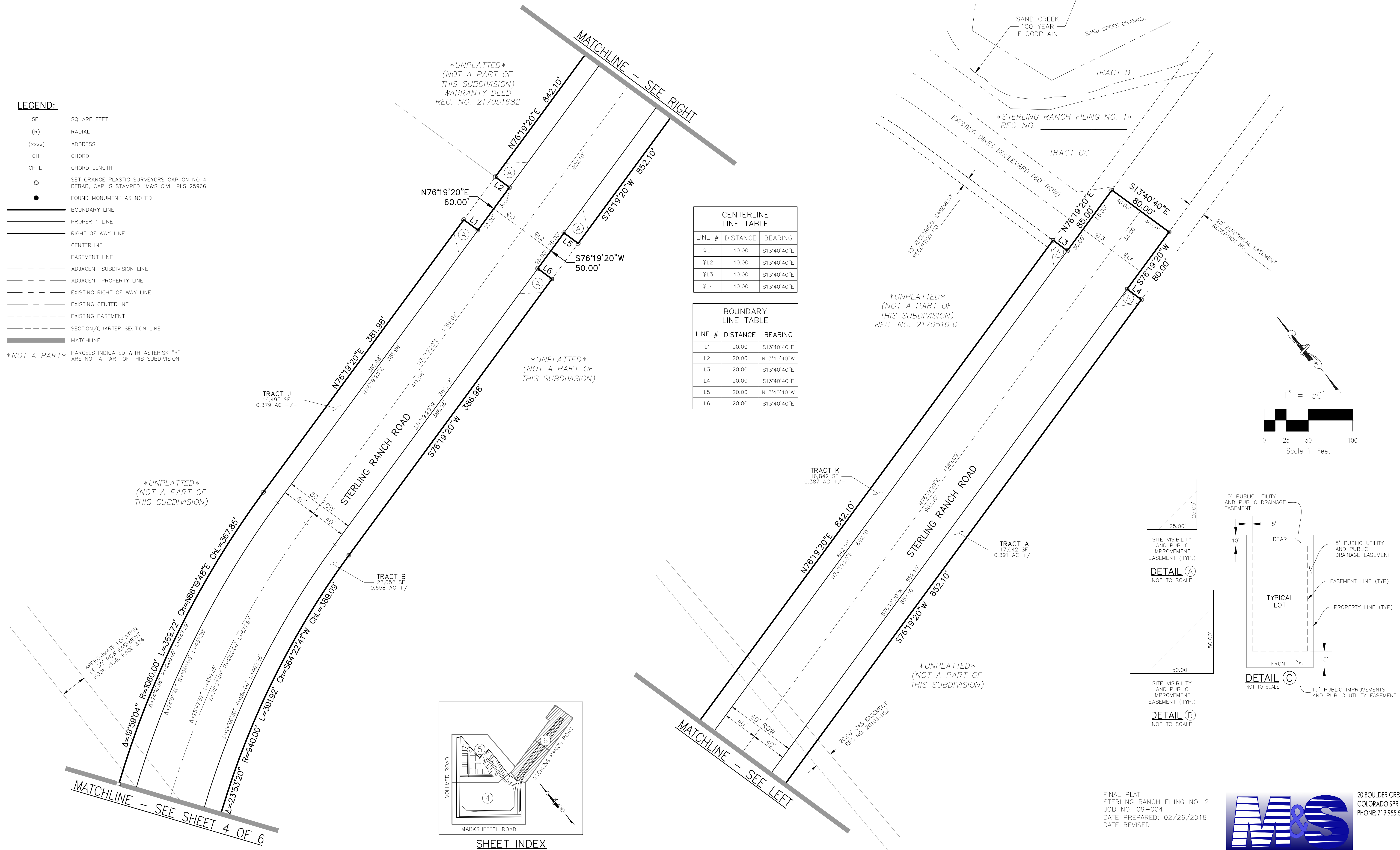
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LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
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- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL1	40.00	S13°40'40"E
CL2	40.00	S13°40'40"E
CL3	40.00	S13°40'40"E
CL4	40.00	S13°40'40"E

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	20.00	S13°40'40"E
L2	20.00	N13°40'40"W
L3	20.00	S13°40'40"E
L4	20.00	S13°40'40"E
L5	20.00	N13°40'40"W
L6	20.00	S13°40'40"E



FINAL PLAT
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DATE REVISED:

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