

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
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:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, THE EAST 1/2 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: 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 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E A DISTANCE OF 2,722.69 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N11°20'29"W A DISTANCE OF 5,356.78 FEET, TO THE NORTHEASTERLY CORNER OF TRACT F, HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, THE FOLLOWING EIGHT (8) COURSES:

- 1.N50°26'12"W A DISTANCE OF 365.58 FEET;
- 2.N39°33'48"E A DISTANCE OF 33.69 FEET, TO A POINT OF CURVE;
- 3.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF REVERSE CURVE;
- 4.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1043.00 FEET, CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 TO A POINT OF NON-TANGENT;
- 5.N36°32'11"W A DISTANCE OF 65.00 FEET;
- 6.N50°26'12"W A DISTANCE OF 574.81 FEET;
- 7.S39°31'51"W A DISTANCE OF 20.92 FEET;
- 8.N50°28'09"W A DISTANCE OF 220.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 1.N39°33'48"E A DISTANCE OF 142.53 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°22'27"W, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 14°21'26" AND AN ARC LENGTH OF 207.98 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;
- 3.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'37"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 12°31'54" AND AN ARC LENGTH OF 169.47 FEET, TO A POINT OF NON-TANGENT;

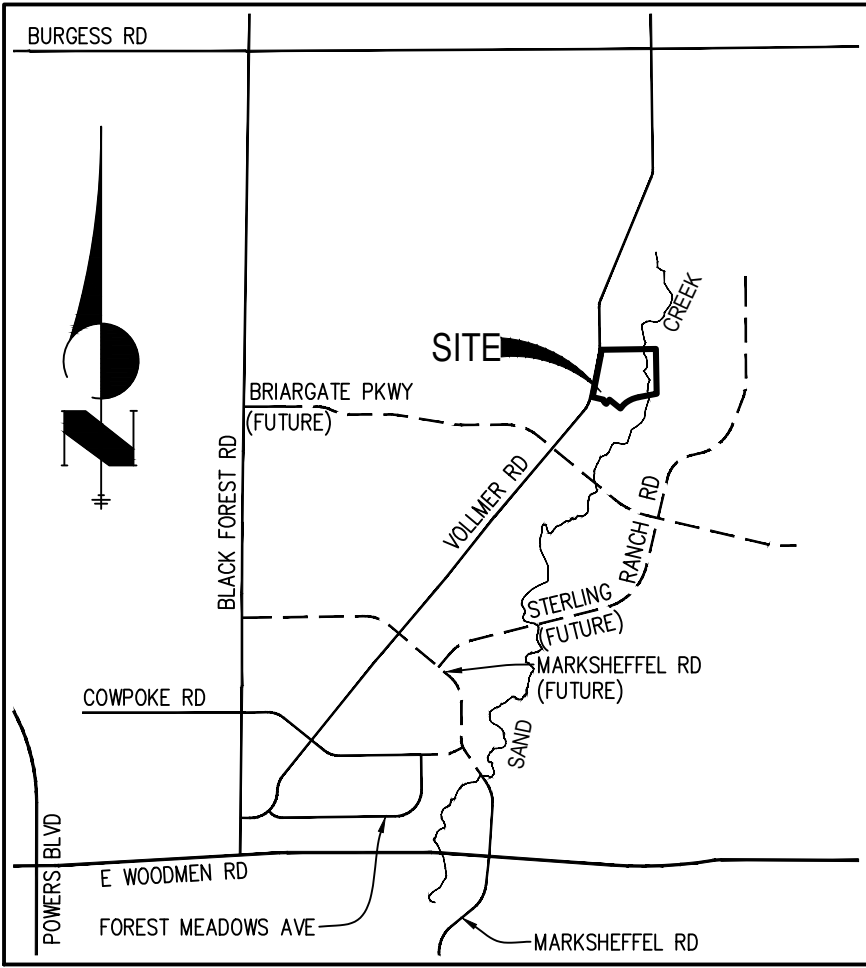
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

- 1.S76°20'29"E A DISTANCE OF 275.24 FEET;
- 2.S11°07'11"W A DISTANCE OF 3.91 FEET;
- 3.S20°05'15"E A DISTANCE OF 68.42 FEET;
- 4.S51°17'41"E A DISTANCE OF 52.77 FEET;
- 5.N38°42'19"E A DISTANCE OF 130.03 FEET;
- 6.S51°16'53"E A DISTANCE OF 128.03 FEET;
- 7.S51°17'40"E A DISTANCE OF 80.48 FEET;
- 8.S51°18'16"E A DISTANCE OF 124.15 FEET;
- 9.S63°15'15"E A DISTANCE OF 10.26 FEET;
- 10.N39°48'59"E A DISTANCE OF 110.92 FEET;
- 11.N48°27'49"E A DISTANCE OF 87.13 FEET;
- 12.N55°58'31"E A DISTANCE OF 87.13 FEET;
- 13.N63°35'09"E A DISTANCE OF 87.13 FEET;
- 14.N71°09'48"E A DISTANCE OF 87.13 FEET;
- 15.N78°01'26"E A DISTANCE OF 79.85 FEET;
- 16.N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING TWENTY TWO (22) COURSES:

- 1.N87°34'53"E A DISTANCE OF 73.60 FEET;
- 2.S04°00'08"W A DISTANCE OF 38.86 FEET;
- 3.S23°30'33"W A DISTANCE OF 96.02 FEET;
- 4.S17°58'09"W A DISTANCE OF 105.84 FEET;
- 5.S07°20'33"W A DISTANCE OF 248.45 FEET;
- 6.S27°44'47"W A DISTANCE OF 82.16 FEET;
- 7.S51°16'10"W A DISTANCE OF 361.44 FEET;
- 8.S29°35'35"W A DISTANCE OF 198.68 FEET;
- 9.S56°06'51"W A DISTANCE OF 68.55 FEET;
- 10.S51°10'06"W A DISTANCE OF 86.23 FEET;
- 11.S82°29'37"W A DISTANCE OF 85.63 FEET;
- 12.N82°52'49"W A DISTANCE OF 82.74 FEET;



VICINITY MAP
N.T.S.

- 13.N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
- 14.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
- 15.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 TO A POINT OF REVERSE CURVE;
- 16.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 TO A POINT OF TANGENT;
- 17.S12°28'27"W A DISTANCE OF 90.70 FEET;
- 18.S87°04'53"W A DISTANCE OF 91.55 FEET;
- 19.S01°04'54"W A DISTANCE OF 49.42 FEET;
- 20.S27°12'58"W A DISTANCE OF 75.48 FEET;
- 21.S12°38'34"W A DISTANCE OF 55.41 FEET;
- 22.S19°42'21"W A DISTANCE OF 4.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,581,395 SQUARE FEET OR 36.3038 ACRES

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, TRAILS, UTILITIES, AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 2.

BY: _____
AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

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 SCALES 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 HOMESTEAD NORTH AT 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 _____, 2022, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

THE AFOREMENTIONED, _____ HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF _____

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY: _____

AS: _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SUMMARY:

74 LOTS	15.6236 ACRES	43.03%
8 TRACTS	14.5489 ACRES	40.08%
RIGHTS-OF-WAY	6.1313 ACRES	16.89%
TOTAL	36.3038 ACRES	100.00%

FEES:

DRAINAGE FEE:	\$XXXX.XX (OFFSET WITH FILING 1 PRE-CREDITS)
BRIDGE FEE:	\$XXXX.XX (OFFSET BY CDR-21-13 PRE-CREDITS)
SCHOOL FEE:	_____
PARK FEE:	URBAN AREA \$21,460 REGIONAL AREA \$34,040

SURVEYOR'S 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 "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
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 _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

JOB NO. 25188.10

SEPTEMBER 14, 2022

SHEET 1 OF 5



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
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 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
- 2. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).
- 3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).
- 4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 5. NATURAL GAS SERVICES SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- 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 PRELIMINARY PLAN SP 20-08 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: 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 OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF 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, AND 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, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, 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.
- 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 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 PLANNING AND COMMUNITY DEVELOPMENT CHAIR 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 CHAIR 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.

PLAT NOTES:

- 15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
- 16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C05356, EFFECTIVE DATE DECEMBER 7, 2018.
- 17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 18. 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.
- 19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
- 20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 WILL 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 FOR SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 23. MAILBOXES 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 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. 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.
- 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 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 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.
- 25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE PARKWAY.
- 26. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- 27. NOISE WALLS TO BE INSTALLED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- 28. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.
- 29. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
- 30. THIS PROPERTY IS SUBJECT TO THE PRIVATE DETENTION BASIN/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. 220183294 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- 31. 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 GEOHAZARD EVALUATION REPORT BY ENTECH ENGINEERING INC., DATED JULY 22, 2020 IN FILE SP-20-008 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIALLY UNSTABLE SLOPES: DRAINAGE ALONG EAST PORTION OF SITE
 - POTENTIALLY EXPANSIVE SOILS: SPORADIC
 - FLOODING: DRAINAGE ALONG EAST PORTION OF SITE
 - POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 25-26, 31-33, 37-38, 44-49, 50-60, 66-67, 72-74
- POTENTIALLY UNSTABLE SLOPES WILL BE MITIGATED WITH REGRADING TO SLOPES NO GREATER THAN 4:1 AND USE OF RETAINING WALLS PER THE RECOMMENDATION OF THE SOILS REPORT. THIS WILL BE ADDRESSED WITH FINAL DESIGN. IN AREAS OF EXPANSIVE SOILS: INCORPORATE SPECIAL FOUNDATION DESIGN IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY DISTRICT.
- 32. TRACT H OF THIS PROPERTY IS SUBJECT TO A PRIVATE STORMWATER MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- 33. ROAD ORDERS TO BE VACATED UPON COMPLETION OF THE PLAT.

TRACT SUMMARY CHART

PRELIM PLAN TRACT	HNF2 TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
L	A	41,739	0.9582	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
J	B	15,523	0.3564	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
K	C	1,676	0.0385	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
I	D	1,680	0.0386	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
H	E	6,921	0.1589	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	F	1,581	0.0363	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	G	1,937	0.0445	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
F	H	569,093	13.0646	LANDSCAPE, STORMWATER, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA		640,150	14.6958		
TOTAL ROW AREA		265,398	6.0927		
TOTAL LOT AREA		675,847	15.5153		
TOTAL AREA		1,581,395	36.3038		



**A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO**

RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE

SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE

RECOVERED #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"

SQUARE FEET
RADIAL BEARING
NOT A PART OF THIS SUBDIVISION
PROPOSED SUBDIVISION BOUNDARY
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY LINE
PROPOSED CENTERLINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING CENTERLINE
SIGHT DISTANCE EASEMENT

10' PUBLIC UTILITY AND DRAINAGE EASEMENT

5' PUBLIC UTILITY AND DRAINAGE EASEMENT

TYPICAL LOT

FRONT SIDES ALONG R.O.W.

10' PUBLIC IMPROVEMENTS AND PUBLIC UTILITY EASEMENT

TRACT A
41,739 SF
0.9582 AC

TRACT B
9,696 SF
0.2226 AC

TRACT C
10,749 SF
0.2468 AC

TRACT D
10,296 SF
0.2364 AC

TRACT E
6,921 SF
0.1589 AC

TRACT F
1,581 SF
0.0363 AC

TRACT G
10,749 SF
0.2468 AC

TRACT H
569,093 SF
13.0646 AC

PERRY OWENS DR.
50' PUBLIC ROW (URBAN LOCAL)

WILLEY PICKET DR.
50' PUBLIC ROW (URBAN LOCAL)

HARVEY LOGAN DR.

TEXAS JACK DR.
50' PUBLIC ROW (URBAN LOCAL)

WHEATLAND DR.
50' PUBLIC ROW (URBAN LOCAL)

SAM BASS DR.
50' PUBLIC ROW (URBAN LOCAL)

ASPEN VALLEY RD.
50' PUBLIC ROW (URBAN LOCAL)

VOLLMER ROAD
(ROW VARIES)

RIGHT-OF-WAY DEDICATED BY THIS PLAT

GRANT OF RIGHT-OF-WAY REC. NO. 220194548

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECEPTION NO.

FLOOD ZONE AE MAP NO. 08041C0535G

BASIS OF BEARINGS:
S. 112° 12' 30" E. 65' 6" 6TH P.M.
N88°14'14"E 2,722.69'

**JOB NO. 25188.10
SEPTEMBER 14, 2022
SHEET 3 OF 5**

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



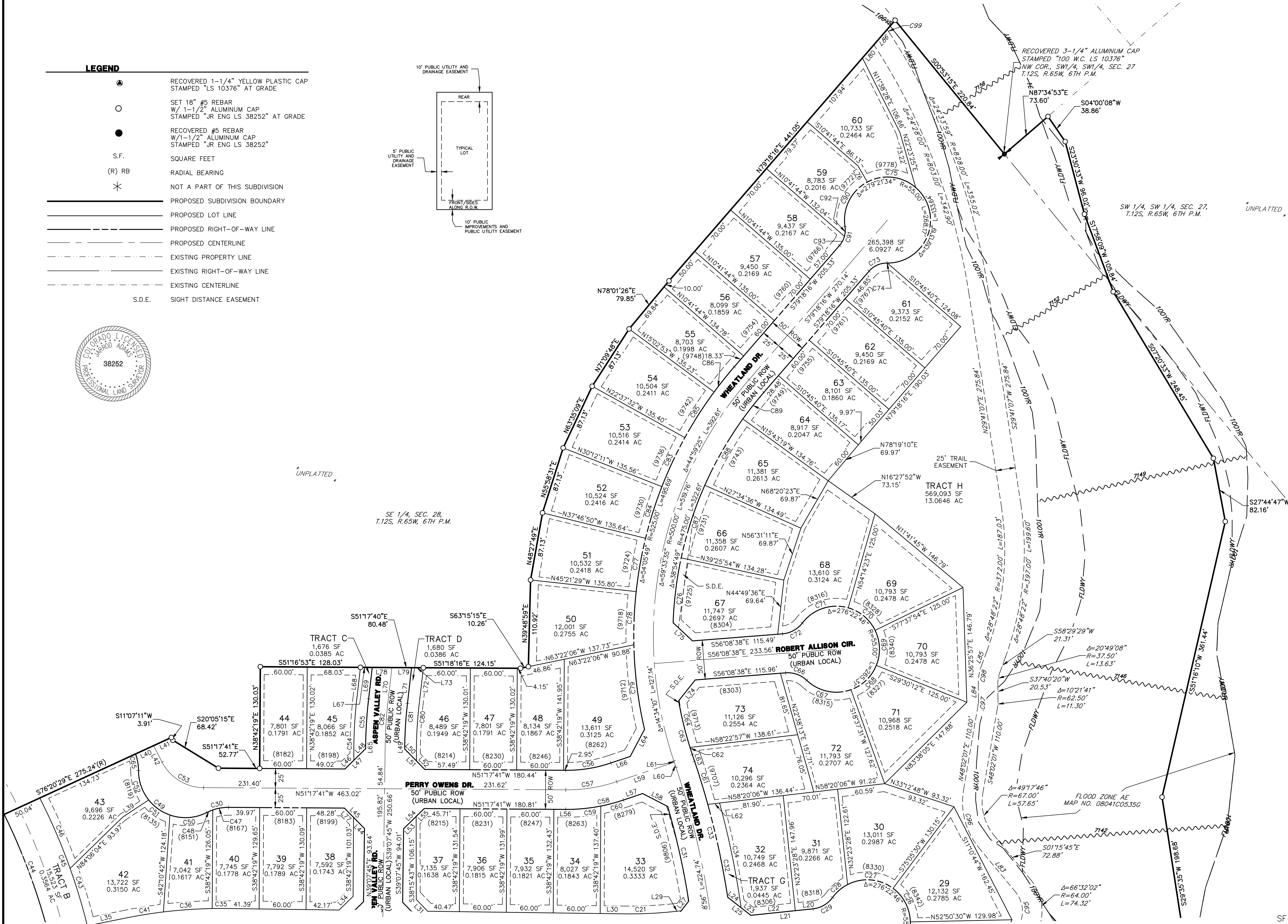
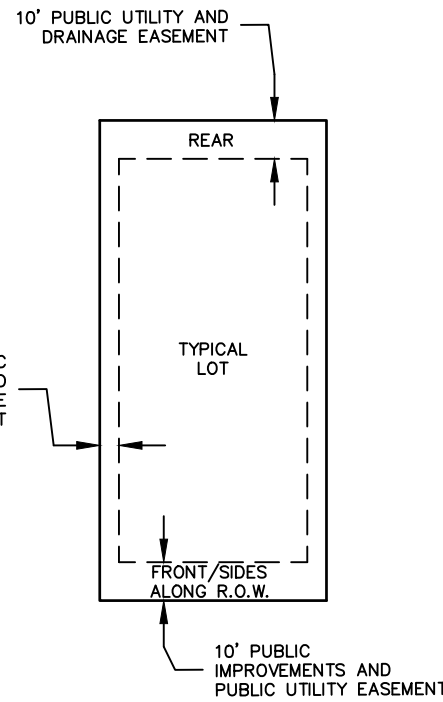
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP
STAMPED "LS 10376" AT GRADE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252"
- S.F. SQUARE FEET
- (R) RB RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- S.D.E. SIGHT DISTANCE EASEMENT



60 30 0 60
ORIGINAL SCALE: 1" = 60'

JOB NO. 25188.10
SEPTEMBER 14, 2022
SHEET 4 OF 5

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SEE SHEET 3

SF-22-018

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°26'12"W	25.00'
L2	N50°26'12"W	25.00'
L3	N39°31'51"E	77.84'
L4	S01°44'12"E	34.25'
L5	N01°44'12"W	14.39'
L6	S01°44'12"E	19.85'
L7	S36°32'11"E	15.00'
L8	N36°32'11"W	25.00'
L9	N36°32'11"W	25.00'
L10	N45°09'22"W	23.81'
L11	S86°03'55"W	37.75'
L12	S86°03'55"W	16.14'
L13	S86°03'55"W	21.60'
L14	S12°00'09"E	35.68'
L15	N78°26'10"E	21.72'
L16	N78°26'10"E	15.78'
L17	N78°26'10"E	37.51'
L18	N57°36'32"W	80.01'
L19	N57°36'32"W	22.92'
L20	N57°36'32"W	22.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N57°36'32"W	80.01'
L22	N57°36'32"W	57.09'
L23	S13°39'14"E	15.78'
L24	S13°39'14"E	21.72'
L25	S13°39'14"E	37.50'
L26	N75°45'21"E	36.32'
L27	N75°45'21"E	15.70'
L28	N75°45'21"E	20.62'
L29	N57°36'32"W	11.00'
L30	N50°52'15"W	31.08'
L31	S05°52'15"E	20.92'
L32	S05°52'15"E	36.77'
L33	N84°07'45"E	36.77'
L34	S84°08'04"W	25.03'
L35	N63°04'00"W	51.21'
L36	N31°12'27"E	85.88'
L37	N35°44'27"E	60.13'
L38	N39°09'24"E	60.00'
L39	S85°05'41"E	39.80'
L40	N76°20'28"W	25.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S76°20'29"E	25.02'
L42	N11°07'11"E	23.81'
L43	S57°36'32"E	48.12'
L44	N06°04'58"W	20.00'
L45	N06°04'58"W	36.63'
L46	S83°55'02"W	16.03'
L47	S83°55'02"W	36.91'
L48	S83°55'02"W	20.88'
L49	S39°07'45"W	3.65'
L50	S06°04'58"E	21.61'
L51	S06°04'58"E	36.63'
L52	N06°04'58"W	15.02'
L53	S83°55'02"W	22.44'
L54	S83°55'02"W	36.91'
L55	S83°55'02"W	14.46'
L56	N51°17'41"W	15.09'
L57	N70°15'19"W	25.94'
L58	S24°22'01"E	36.15'
L59	N70°15'19"W	77.72'
L60	S19°44'41"W	7.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N19°44'41"E	1.98'
L62	N58°20'06"W	15.17'
L63	S19°44'41"W	9.01'
L64	S66°13'27"W	39.14'
L65	S39°07'45"W	4.02'
L66	N70°15'19"W	26.15'
L67	S51°17'40"E	15.09'
L68	S44°56'48"W	38.80'
L69	S44°56'48"W	40.44'
L70	S44°56'48"W	43.17'
L71	S44°56'48"W	45.91'
L72	S44°56'48"W	47.55'
L73	S51°17'40"E	15.09'
L74	N76°49'56"E	34.18'
L75	N08°35'01"W	33.96'
L76	S08°15'24"W	23.86'
L77	N06°04'58"W	16.64'
L78	S51°17'40"E	25.15'
L79	S51°17'40"E	25.15'
L80	N11°45'42"E	29.36'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°23'27"	60.00'	18.21'
C2	121°45'17"	60.00'	127.50'
C3	3°17'02"	60.00'	3.44'
C4	32°57'56"	60.00'	34.52'
C5	30°59'45"	60.00'	32.46'
C6	33°53'58"	60.00'	35.50'
C7	90°01'56"	68.00'	106.85'
C8	20°36'36"	60.00'	21.58'
C9	14°19'54"	60.00'	15.01'
C10	5°16'50"	350.00'	32.26'
C11	0°27'42"	325.00'	2.62'
C12	5°45'19"	993.00'	99.74'
C13	6°30'41"	978.00'	111.15'
C14	1°05'01"	375.00'	7.09'
C15	6°30'29"	993.00'	112.79'
C16	6°23'22"	977.54'	109.01'
C17	48°11'23"	35.00'	29.44'
C18	6°26'02"	590.00'	66.25'
C19	6°44'17"	565.00'	66.45'
C20	6°24'12"	540.00'	60.35'
C21	6°44'17"	525.00'	61.74'
C22	6°45'02"	1058.00'	124.66'
C23	15°08'02"	55.00'	14.53'
C24	65°18'45"	55.00'	62.70'
C25	52°58'34"	55.00'	50.85'
C26	52°04'00"	55.00'	49.98'
C27	64°01'27"	55.00'	61.46'
C28	26°51'58"	55.00'	25.79'
C29	48°11'23"	35.00'	29.44'
C30	27°25'38"	60.00'	28.72'
C31	7°08'45"	993.00'	123.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	6°40'21"	1043.00'	121.46'
C33	9°50'40"	1043.00'	179.21'
C34	7°24'16"	1058.00'	136.73'
C35	1°45'47"	605.00'	18.62'
C36	5°55'05"	605.00'	62.49'
C37	12°11'45"	605.00'	128.78'
C38	12°11'45"	590.00'	125.59'
C39	12°11'45"	565.00'	120.26'
C40	12°11'45"	540.00'	114.94'
C41	4°30'53"	605.00'	47.67'
C42	10°52'10"	870.00'	165.05'
C43	5°45'30"	762.61'	76.64'
C44	10°24'16"	814.82'	147.97'
C45	13°07'37"	762.61'	174.72'
C46	7°22'07"	762.61'	98.08'
C47	19°30'16"	60.00'	20.42'
C48	7°55'22"	60.00'	8.30'
C49	117°16'09"	60.00'	122.80'
C50	46°25'00"	60.00'	48.61'
C51	32°08'23"	60.00'	33.66'
C52	38°42'46"	60.00'	40.54'
C53	62°24'52"	60.00'	65.36'
C54	7°36'07"	605.00'	80.27'
C55	5°49'03"	590.00'	59.90'
C56	19°08'45"	175.00'	58.48'
C57	18°57'38"	200.00'	66.19'
C58	19°07'27"	225.00'	75.10'
C59	11°30'45"	225.00'	45.21'
C60	7°36'41"	225.00'	29.89'
C61	3°10'20"	1043.00'	57.74'
C62	1°09'14"	475.00'	9.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C63	8°33'11"	475.00'	70.91'
C64	7°23'57"	475.00'	61.34'
C65	20°42'37"	60.00'	21.69'
C66	48°11'23"	35.00'	29.44'
C67	63°25'14"	55.00'	60.88'
C68	48°07'42"	55.00'	46.20'
C69	48°07'42"	55.00'	46.20'
C70	48°07'42"	55.00'	46.20'
C71	68°34'24"	55.00'	65.83'
C72	48°11'23"	35.00'	29.44'
C73	49°40'47"	30.00'	26.01'
C74	0°27'28"	55.00'	0.44'
C75	68°52'58"	55.00'	66.12'
C76	10°06'01"	475.00'	83.73'
C77	7°33'23"	525.00'	69.24'
C78	7°26'12"	525.00'	68.14'
C79	11°55'04"	525.00'	109.20'
C80	7°52'43"	525.00'	72.19'
C81	5°49'03"	540.00'	54.83'
C82	5°49'03"	565.00'	57.37'
C83	7°33'37"	525.00'	69.28'
C84	7°33'30"	525.00'	69.26'
C85	7°33'46"	525.00'	69.30'
C86	4°30'18"	525.00'	41.28'
C87	11°47'48"	475.00'	97.80'
C88	11°48'09"	475.00'	97.85'
C89	5°12'50"	475.00'	43.23'
C90	70°47'49"	55.00'	67.96'
C91	49°40'47"	30.00'	26.01'
C92	24°00'21"	30.00'	12.57'
C93	25°40'26"	30.00'	13.44'

