

Steve Schleiker
11/03/2023 11:37:56 AM
Doc \$0.00
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El Paso County, CO



5
Pages 223715218

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Homestead North at Sterling Ranch Filing No 2
Name of Plat

SR Land LLC, Elite Properties of America Inc, Artesia lot
Owner's Name Holdings LLC, Vantage Homes Corp

Subdivision

Condominium

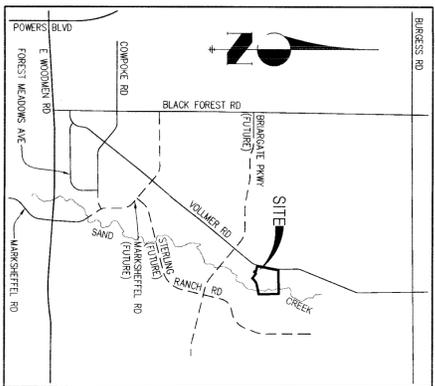
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

15218

A REPLAT OF LOTS 70-73, HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, BE IT KNOWN BY THESE PRESENTS, THE E1/2 OF SECTION 28 AND THE 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

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:



VICINITY MAP

N.T.S.

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 38.88 FEET;
3. S23°50'33"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;
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 S62°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.29 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 212°7'48" 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 1,610,041 SQUARE FEET OR 36.9815 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. 3.

BY: Margaret E Libbey, AS: Her Secretary OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

- 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.

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO THE ABOVE DESCRIBED TRACTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT BEING RECORDED AT THE OFFICE OF THE COUNTY CLERK 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.

THE AFOREMENTIONED, SR LAND, LLC THIS DAY OF October 2023, A.D.

BY: Margaret E Libbey, PRINTED NAME: Margaret E Libbey

AS: Attorney in fact OF SR LAND, LLC STATE OF COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Margaret E Libbey, Attorney in fact OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL: My Commission Expires: 12-31-2025, Notary Public

THE AFOREMENTIONED, ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS 31st DAY OF October 2023, A.D.

BY: CEO, PRINTED NAME: Dawna Strone, AS: CEO OF ELITE PROPERTIES OF AMERICA, INC. STATE OF COLORADO

WITNESS MY HAND AND OFFICIAL SEAL: My Commission Expires: 12-31-2025, Notary Public

SEE SHEET 2 FOR ADDITIONAL SIGNATURE BLOCKS

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION THEREON. I HAVE REVIEWED THE PLAT AND FIND IT TO BE CORRECT AND ACCURATELY SHOWS 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.



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 October 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

Signature of PCD Director, Date: 10/31/23

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 11:37 O'CLOCK A.M. THIS 31st DAY OF November 2023 A.D. AND IS DULY RECORDED AT RECEPTION NO. 22315218 OF THE RECORDS OF EL PASO COUNTY, COLORADO. STEVE SCHLEIKER, RECORDER BY: Kelly Ann Conolly, Deputy

SUMMARY:

Table with 2 columns: Description and Value. Rows include 78 Lots (16,297.6 Acres, 44.10%), 9 Tracts (14,571.2 Acres, 39.42%), Rights-of-Way (6,082.7 Acres, 16.48%), and Total (36,951.5 Acres, 100.00%).

FEES:

Table with 2 columns: Fee Type and Amount. Rows include Drainage Fee (\$310,413.22), Bridge Fee (\$126,974.29), School Fee (0-20 credits), Park Fee (Urban Area \$21,460, Regional Area \$34,040), and Dedication Fee (\$0).

JOB NO. 25188.10, OCTOBER 18, 2023, SHEET 1 OF 5



HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A REPLAT OF LOTS 70-73, HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND THE 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" AND LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTE WATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
3. SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTE WATER AUTHORITY (FAWA) SUBJECT TO THE PROVIDERS 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 PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.
5. NATURAL GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS 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 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; LANDSCAPE REPORT; ENVIRONMENTAL 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 IMPED 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 EASEMENTS ARE THE SOLE RESPONSIBILITY FOR THE SUPERIOR 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 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 ~~223011401~~ 223011401 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO. THE APPLICANT AND OWNER SHALL COLLECTORALLY PROVIDE 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.

TRACT SUMMARY CHART

PRELIMINARY TRACT	AREA (SQ)	USE	OWNERSHIP/MAINTENANCE
L	41,739	LANDSCAPE TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT #3
A	0,9582	LANDSCAPE TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT #3
B	15,523	LANDSCAPE TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT #3
C	0,0385	LANDSCAPE UTILITIES	STERLING RANCH METRO DISTRICT #3
D	1,680	LANDSCAPE UTILITIES	STERLING RANCH METRO DISTRICT #3
E	6,921	LANDSCAPE UTILITIES	STERLING RANCH METRO DISTRICT #3
F	1,581	LANDSCAPE UTILITIES	STERLING RANCH METRO DISTRICT #3
G	1,937	LANDSCAPE TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT #3
H	124,248	LANDSCAPE STORMWATER, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT #3
I	439,416	TRAILS DRAINAGE	STERLING RANCH METRO DISTRICT #3 EL PASO COUNTY*
TOTAL TRACT AREA	634,721		
TOTAL ROW AREA	285,588		
TOTAL LOT AREA	709,522		
TOTAL AREA	1,610,041		

*PER NOTES 28 & 30

PLAT NOTES

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "LOAD-PLAIN" 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, COMBATS 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 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 DEGRADATION OF CONVEYANT AS RECORDED AT RECEPTION NUMBER 219003198 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 ASSIGNEES 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 RECORDING OF THIS INSTRUMENT. THE SUBDIVIDER(S) SHALL BE RESPONSIBLE FOR THE FINAL PLAT RECORDING. THE SUBDIVIDER(S) SHALL BE RESPONSIBLE FOR THE OBTAINING 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 22-348, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 223121203, THE SUBDIVIDER(S) SHALL BE RESPONSIBLE FOR THE OBTAINING AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2, AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND WILL LEVY.
26. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD.
27. ALL TRAILS TO BE NON-MOTORIZED TRAILS.
28. NOISE WALLS TO BE INSTALLED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3 AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
29. TRAILS LABELED AS "COUNTY REGIONAL TRAIL," WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.
30. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
31. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
32. MAINTENANCE OF THE PRIVATE ~~SEWERAGE SYSTEM~~ SEWERAGE SYSTEM IN THE RECORDS OF EL PASO COUNTY, COLORADO, OR AS AMENDED 213011051 024 223012045
33. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS WITHIN MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PHOTOLITHOGRAPHIC RECORDS OF THE ENGINEERING INC., DATED JULY 22, 2020, FILED UNDER RECEPTION NUMBER 213011051 024 223012045 IN THE COUNTY 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
34. POTENTIALLY UNSTABLE SLOPES WILL BE MITIGATED WITH REGARDING 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.
35. TRACT H OF THIS PROPERTY IS SUBJECT TO A PRIVATE Drainage Basin BHP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT 223011401 OF THE RECORDS OF EL PASO COUNTY. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
36. ROAD ORDERS IN ROAD BOOK A, PAGE 78 AND BOOK 571, PAGE 55 AFFECTING THIS PARCEL ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.

OWNERS CERTIFICATE/ DEDICATION STATEMENT (CONTINUED).

THE FOREMENTIONED, ARTESIA LOT HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF October 2023, A.D. BY: [Signature]

PRINTED NAME: Tony Musick OF ARTESIA LOT HOLDINGS, LLC
 AS: Vice President STATE OF COLORADO } SS
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Tony Musick
 AS: Vice President OF ARTESIA LOT HOLDINGS, LLC

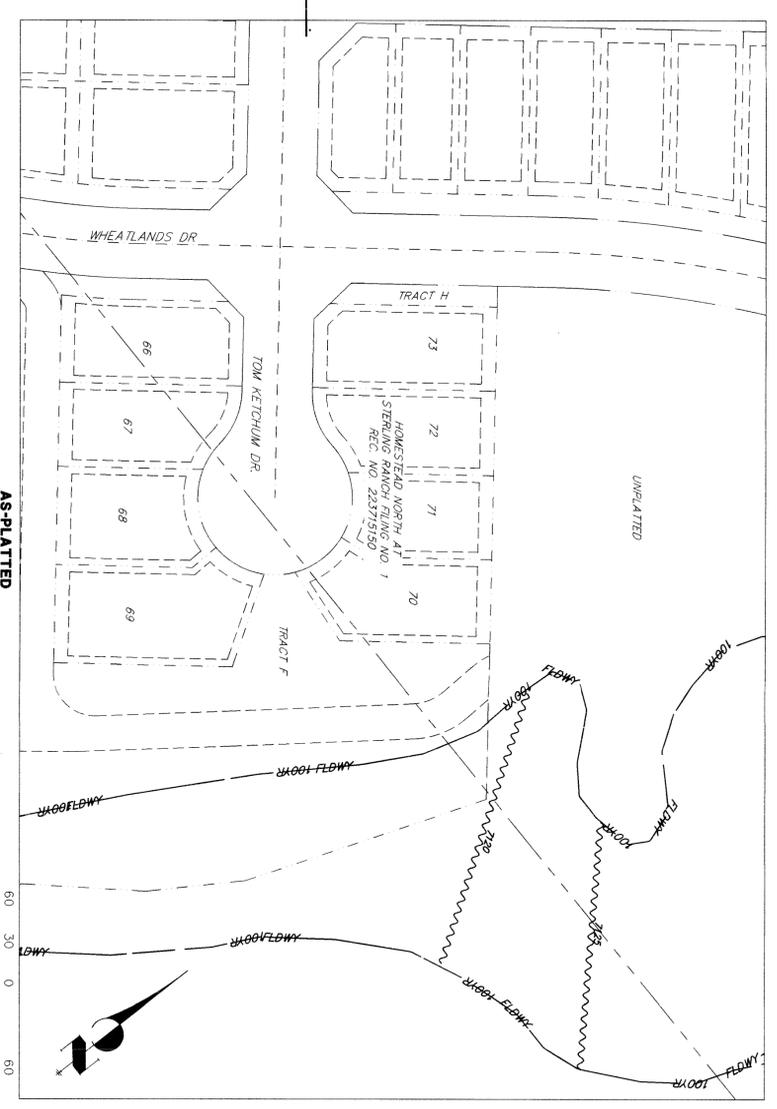
WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: 12-02-2025 Christina F. Lujan
 NOTARY PUBLIC

THE FOREMENTIONED, VANTAGE HOMES CORP., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF October 2023, A.D. BY: [Signature]

PRINTED NAME: Chad Thibodeau OF VANTAGE HOMES CORP.
 AS: President STATE OF COLORADO } SS
 COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October 2023, A.D. BY: Chad Thibodeau
 AS: President OF VANTAGE HOMES CORP.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: 12-02-2025 Christina F. Lujan
 NOTARY PUBLIC



ORIGINAL SCALE: 1" = 60'

JOB NO. 2518810
OCTOBER 18, 2023
SHEET 2 OF 5



Central 303-740-3383 • Colorado Springs 719-553-2553
Fort Collins 970-491-8888 • www.jrengineering.com

SF-22-018

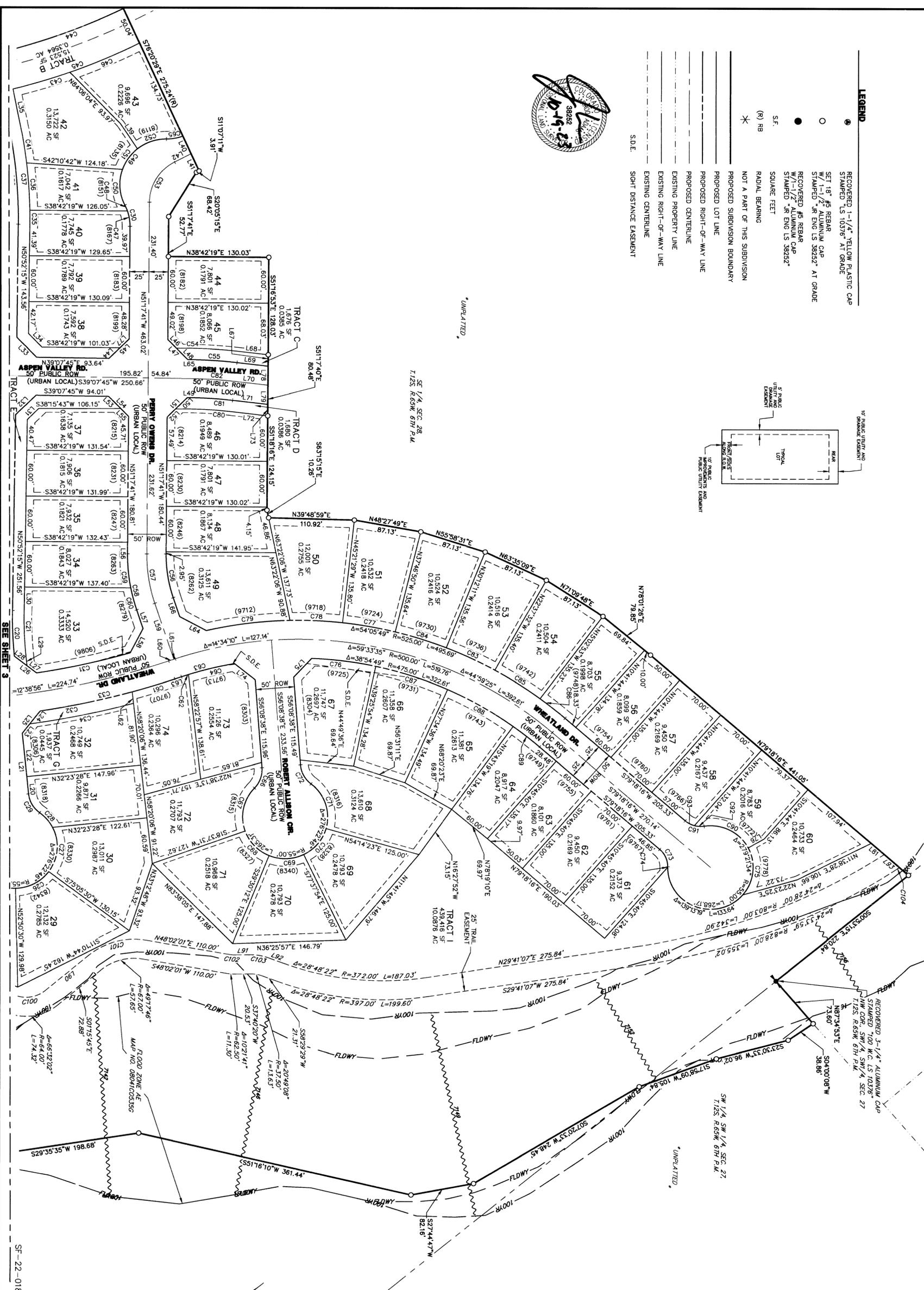
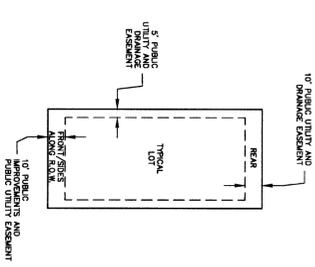
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A REPLAT OF LOTS 70-73, HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND THE 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 10378 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
- EXISTING EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT



JOB NO. 25188.10
OCTOBER 18, 2023
SHEET 4 OF 5

JR ENGINEERING
A Western Company

Central 303-740-3883 • Colorado Springs 719-583-2883
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A REPLAT OF LOTS 70-73, HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND THE 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'
L21	N57°36'32"W	80.01'
L22	N57°36'32"W	57.09'

LINE TABLE

LINE	BEARING	DISTANCE
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	N78°20'28"W	25.05'
L41	S76°20'29"E	25.02'
L42	N11°07'11"E	23.81'
L43	S87°36'32"E	48.12'
L44	N06°04'58"W	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
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"W	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'
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	28.15'

LINE TABLE

LINE	BEARING	DISTANCE
L67	S81°17'40"E	15.09'
L68	S44°56'48"W	38.80'
L69	S44°56'48"W	46.44'
L70	S44°56'48"W	43.17'
L71	S44°56'48"W	45.91'
L72	S44°56'48"W	47.55'
L73	S81°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	S81°17'40"E	25.15'
L79	S81°17'40"E	25.15'
L80	N11°45'42"E	29.36'
L81	N79°18'16"E	63.74'
L82	N71°01'31"E	26.17'
L83	N39°32'55"E	17.00'
L84	N26°11'26"E	67.77'
L85	N26°11'26"E	67.77'
L86	S80°26'12"E	8.36'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	172°32'27"	60.00'	18.21'
C2	121°45'17"	60.00'	127.50'
C3	317°02'	60.00'	3.44'
C4	30°59'45"	60.00'	34.52'
C5	30°59'45"	60.00'	32.46'
C6	335°58'58"	60.00'	35.50'
C7	90°01'56"	88.00'	106.85'
C8	20°36'36"	60.00'	21.58'
C9	141°9'54"	60.00'	15.01'
C10	51°6'50"	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	7°01'29"	1058.00'	129.72'
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'
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'
C32	6°40'21"	1043.00'	121.46'
C33	9°50'40"	1043.00'	179.21'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
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	48°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'
C63	8°33'11"	475.00'	70.91'
C64	7°23'57"	475.00'	61.34'
C65	20°42'37"	60.00'	21.89'
C66	48°11'23"	35.00'	29.44'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C67	63°25'14"	55.00'	60.88'
C68	48°07'42"	55.00'	45.20'
C69	48°07'42"	55.00'	45.20'
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"	555.00'	69.28'
C84	7°33'37"	555.00'	69.28'
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	7°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'
C94	23°08'13"	55.00'	22.21'
C95	50°00'51"	55.00'	48.01'
C96	43°55'16"	55.00'	42.16'
C97	13°45'01"	62.50'	15.00'
C98	12°29'31"	30.00'	6.54'

LINE TABLE

LINE	BEARING	DISTANCE
L87	N50°26'12"W	30.84'
L88	N47°06'44"E	42.04'
L89	N65°16'17"E	68.61'
L90	N01°15'45"W	72.88'
L91	N37°40'20"E	20.53'
L92	N58°29'29"E	21.31'
L93	N79°18'16"E	25.72'
L94	S26°11'26"W	67.77'
L95	S02°34'56"E	4.49'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C99	18°09'34"	61.00'	19.33'
C100	66°32'02"	38.00'	45.29'
C101	49°17'46"	92.00'	79.16'
C102	10°21'41"	37.50'	6.78'
C103	20°49'08"	62.50'	22.71'
C104	5°09'04"	62.50'	5.62'
C105	12°29'31"	55.00'	11.99'
C106	28°46'22"	37.50'	18.83'



JOB NO. 25188.10
OCTOBER 18, 2023
SHEET 5 OF 5



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