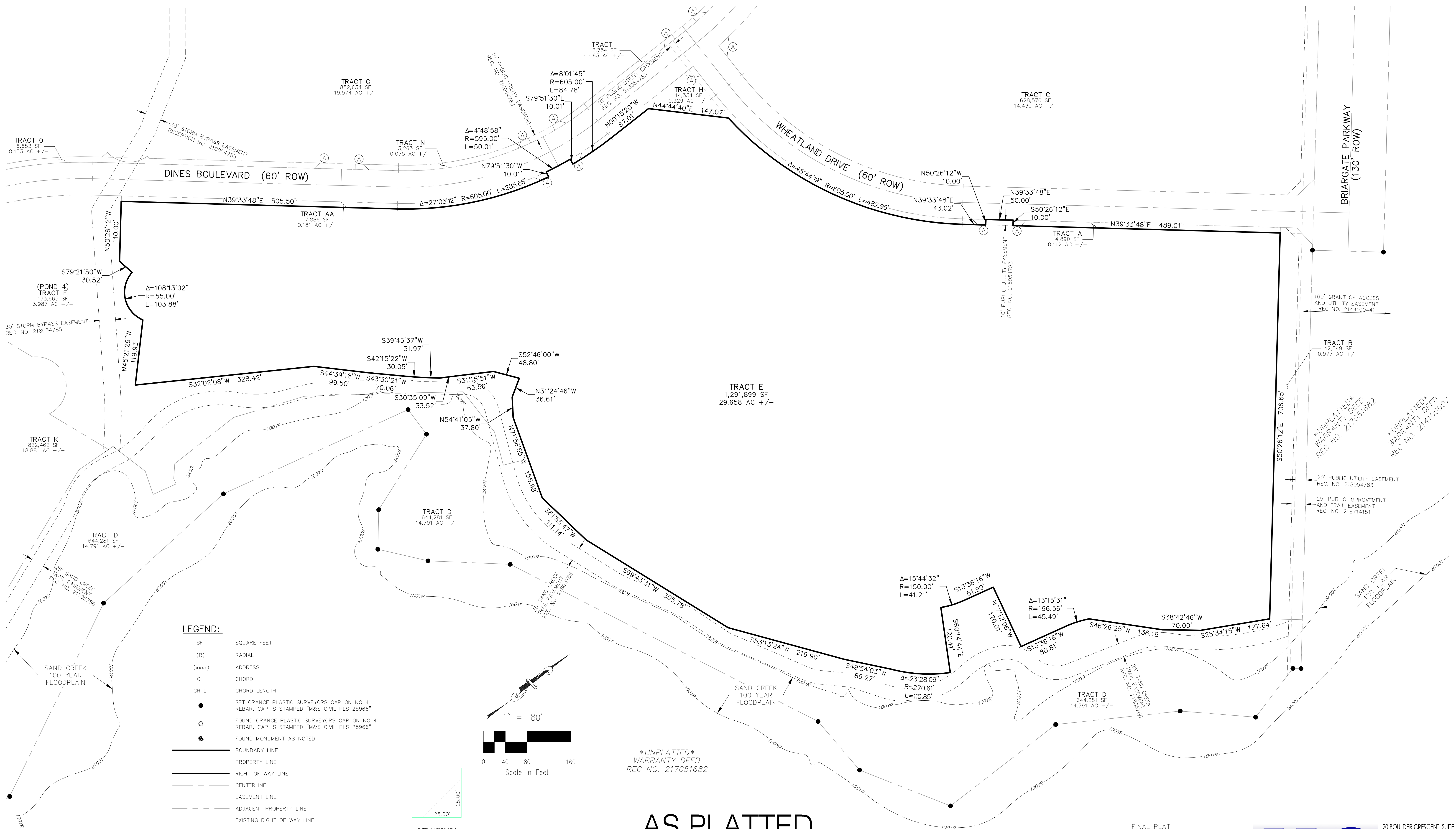


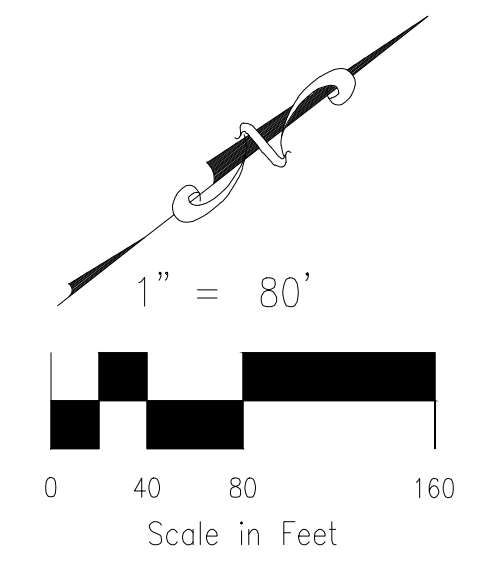


# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- 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 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 PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT LINE
  - \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



\*UNPLATTED\*  
WARRANTY DEED  
REC. NO. 217051682

**AS PLATTED**  
REC. NO. 218714151

FINAL PLAT  
HOMESTEAD AT STERLING RANCH  
FILING NO. 2  
JOB NO. 09-007  
DATE PREPARED: 02/08/2019  
DATE REVISED:

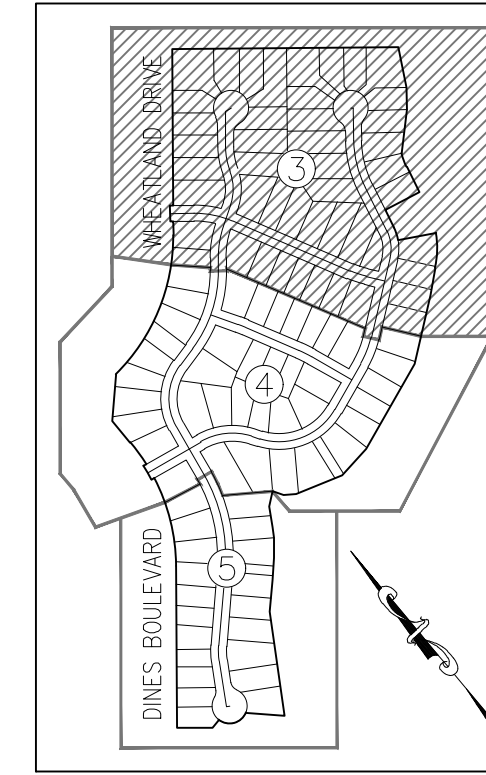


20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

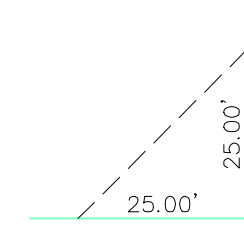
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# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX  
NOT TO SCALE



DETAIL A  
NOT TO SCALE

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- SF SQUARE FEET
  - (R) RADIAL
  - (xxxx) ADDRESS
  - CH CHORD
  - CH L CHORD LENGTH
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RADIAL BEARING TABLE

LINE #	BEARING
(R)1	S53°46'26"W
(R)2	S54°34'37"W
(R)3	S31°12'18"E
(R)4	N63°12'42"W
(R)5	N65°17'57"W
(R)6	S58°10'15"E
(R)7	S55°00'50"E
(R)8	N64°40'17"W
(R)9	N68°56'48"E
(R)10	S54°02'30"E
(R)11	S30°58'22"E
(R)12	N51°46'23"W
(R)13	N24°30'13"W
(R)14	N02°13'16"E
(R)15	N28°16'07"E
(R)16	N63°27'00"E
(R)17	S41°41'51"E
(R)18	N57°11'15"W
(R)19	N69°54'51"W
(R)20	S60°39'12"E
(R)21	N38°21'31"W
(R)22	S58°57'04"W

CENTERLINE LINE TABLE

LINE #	DISTANCE	BEARING
CL1	20.30	S77°55'04"E
CL2	6.76	N51°17'14"W

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
CC1	300.00	4°14'06"	22.17
CC2	215.00	20°52'51"	78.35
CC3	300.00	10°00'02"	52.36

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	21.71	N58°59'20"E
RL2	21.71	S58°59'20"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC1	240.00	20°52'51"	87.47
RC2	190.00	20°52'51"	69.24
RC3	30.00	30°47'54"	16.13
RC4	30.00	64°12'20"	33.62
RC5	30.00	55°25'04"	29.02
RC6	30.00	43°24'13"	22.73
RC7	275.00	10°00'02"	48.00
RC8	325.00	10°00'02"	56.73

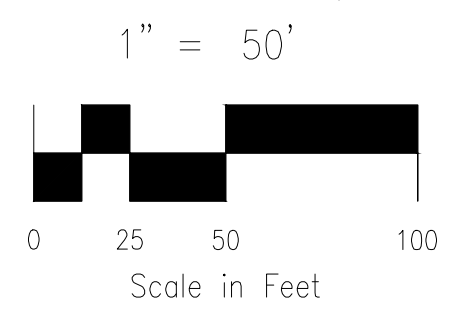
LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L1	8.42	S47°53'21"E
L37	18.36	N03°05'01"E
L38	33.55	N89°30'52"W

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	125.00	8°06'22"	17.68
C2	175.00	6°01'06"	18.38
C3	240.00	7°44'03"	32.40
C4	190.00	4°34'38"	15.18
C5	30.00	19°26'56"	10.18
C6	30.00	44°45'24"	23.43
C7	55.00	26°35'00"	25.52
C8	55.00	30°25'42"	29.21
C9	55.00	27°02'49"	25.96
C10	55.00	16°33'48"	15.90
C11	55.00	27°16'11"	26.18
C12	55.00	26°43'29"	25.65
C13	55.00	26°02'51"	25.00
C14	55.00	35°10'53"	33.77
C15	55.00	27°02'08"	25.95
C16	150.00	1°34'55"	4.14
C17	270.61	1°14'03"	5.83
C18	275.00	5°43'40"	27.49
C19	275.00	4°16'22"	20.51
C20	325.00	2°31'43"	14.34

AS REPLATTED



MATCHLINE - SEE SHEET 4 OF 5

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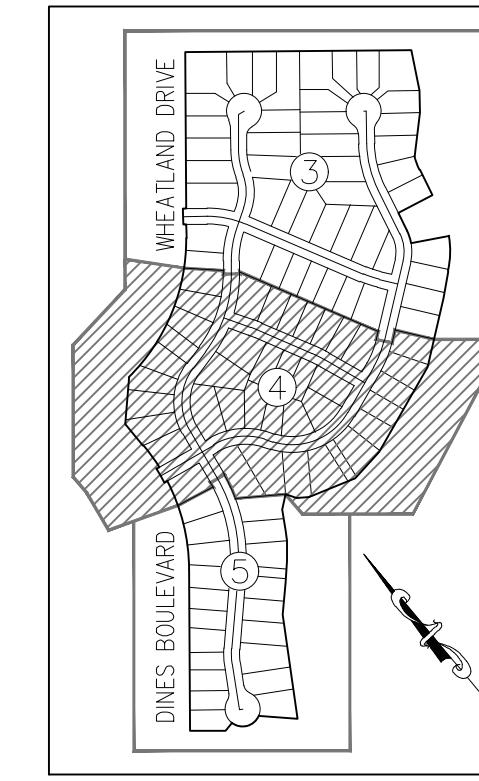
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HOMESTEAD AT STERLING RANCH  
FILING NO. 2  
JOB NO. 09-007  
DATE PREPARED: 02/08/2019  
DATE REVISED:



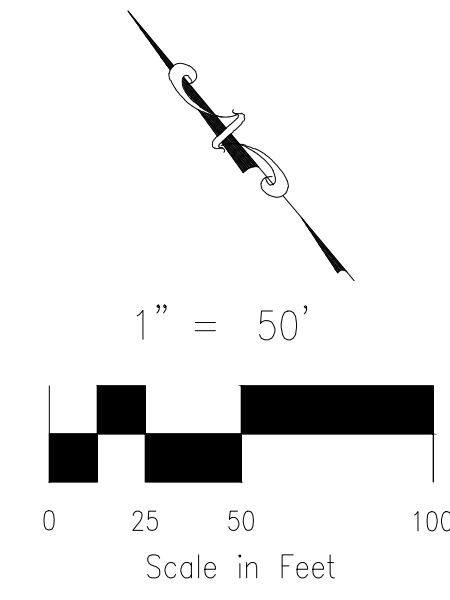
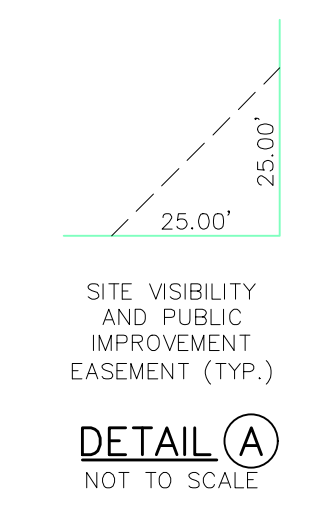
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

# HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL
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  - CH CHORD
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RADIAL BEARING TABLE	
LINE #	BEARING
(R)23	S33°43'14"E
(R)24	N26°58'34"W
(R)25	N27°50'38"W
(R)26	N31°08'40"E
(R)27	S51°35'31"W
(R)28	N48°01'00"E
(R)29	N27°31'01"E
(R)30	N12°35'51"E
(R)31	N04°57'07"E
(R)32	N67°45'24"E

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
EL3	27.07	S32°39'15"E

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L4	10.31	S39°33'48"W
L5	6.25	N39°33'48"E
L6	25.41	S53°13'24"W

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
EC4	400.00	3°34'20"	24.94
EC5	400.00	6°30'05"	45.39

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL3	27.07	N32°39'15"W
RL4	27.07	N32°39'15"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	200.00	5°16'33"	18.42
C22	475.00	1°51'06"	15.35
C23	225.00	5°22'13"	21.09
C24	175.00	5°45'15"	17.57
C25	225.00	7°38'44"	30.02
C26	325.00	5°00'26"	28.40
C27	425.00	1°31'01"	11.25
C28	375.00	1°58'07"	12.88
C29	375.00	4°31'58"	29.67
C30	425.00	4°59'04"	36.97
C31	425.00	1°56'12"	14.37
C32	425.00	1°38'08"	12.13

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC9	425.00	3°34'20"	26.50
RC10	375.00	3°34'20"	23.38
RC11	425.00	6°30'05"	48.23
RC12	375.00	6°30'05"	42.55

AS REPLATTED

FINAL PLAT  
HOMESTEAD AT STERLING RANCH  
FILING NO. 2  
JOB NO. 09-007  
DATE PREPARED: 02/08/2019  
DATE REVISED:

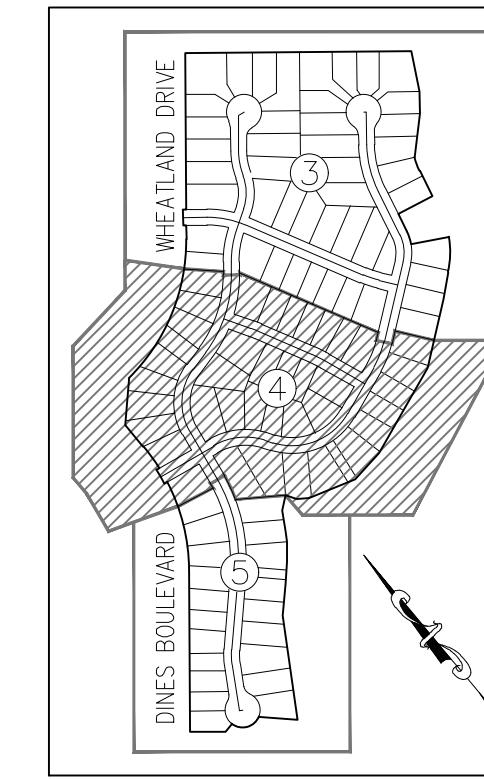


20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5465

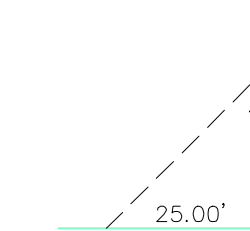
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# HOMESTEAD AT STERLING RANCH FILING NO. 2

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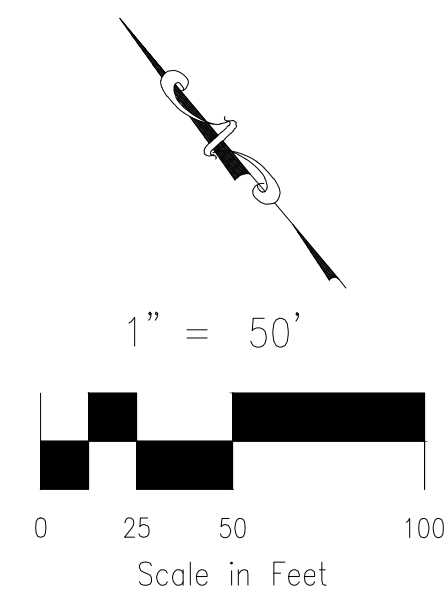
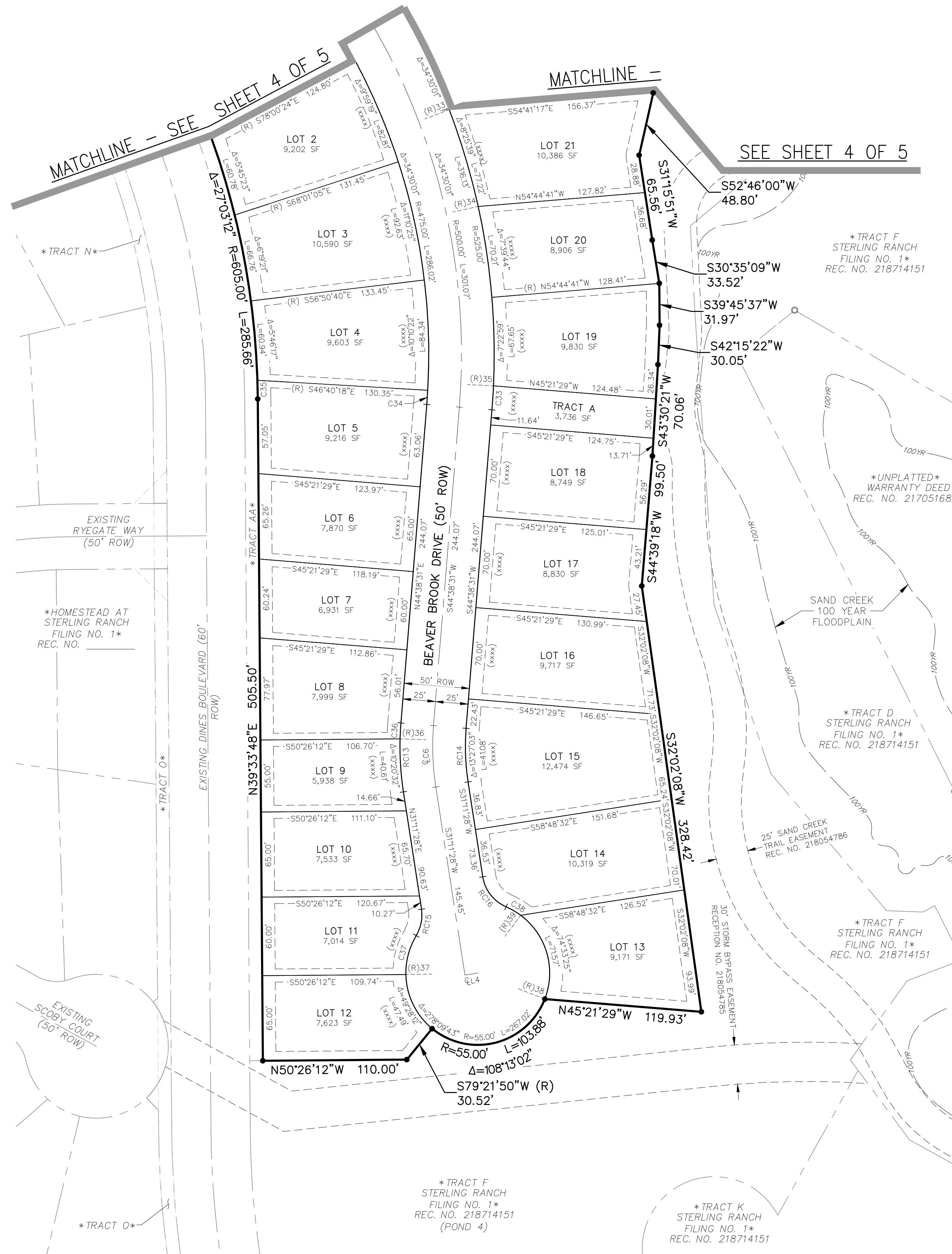
SHEET INDEX  
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RADIAL BEARING TABLE	
LINE #	BEARING
(R)33	N70°50'05"W
(R)34	N62°24'26"W
(R)35	N47°21'42"W
(R)36	N48°28'00"W
(R)37	S51°09'58"E
(R)38	N28°51'12"W
(R)39	S76°35'22"W

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL4	9.97	S58°48'32"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL6	200.00	13°27'03"	46.95

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	13°27'03"	52.82
RC14	175.00	13°27'03"	41.08
RC15	30.00	40°09'16"	21.02
RC16	30.00	58°00'27"	30.37

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C33	525.00	2°00'14"	18.36
C34	475.00	1°18'49"	10.89
C35	605.00	1°20'44"	14.21
C36	225.00	3°06'32"	12.21
C37	55.00	32°30'42"	31.21
C38	55.00	13°24'21"	12.87

AS REPLATTED

FINAL PLAT  
HOMESTEAD AT STERLING RANCH  
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