

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 AND THE W 1/2 NE 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, 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 REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 218714151 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 AND THE W 1/2 NE 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 1,291,899 SQUARE FEET (29.658 ACRES) MORE OR LESS.

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019, 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 _____, 2019, A.D. BY _____

AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A, B, AND C FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITY EASEMENTS AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

Tracts A, B, and C?

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2019, A.D.

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

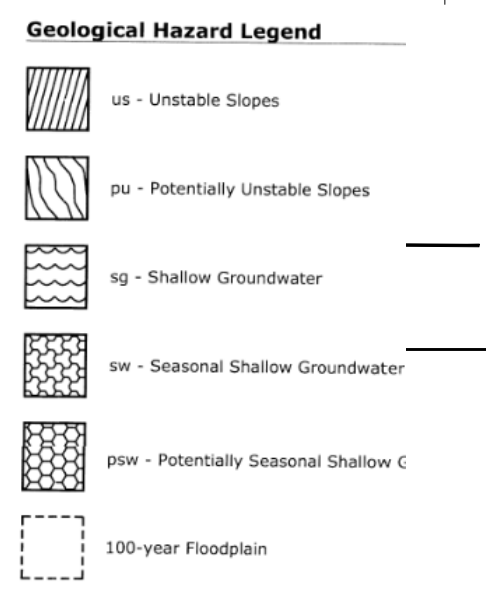
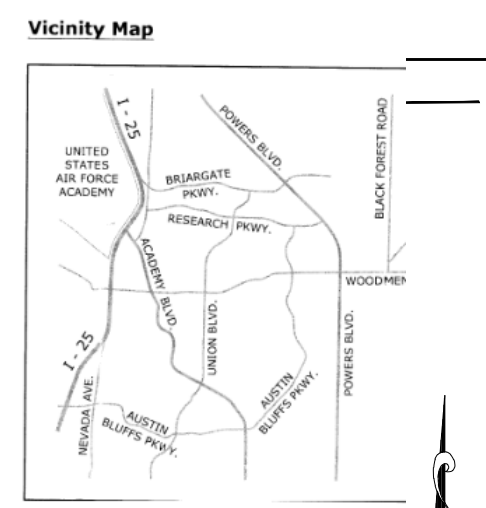
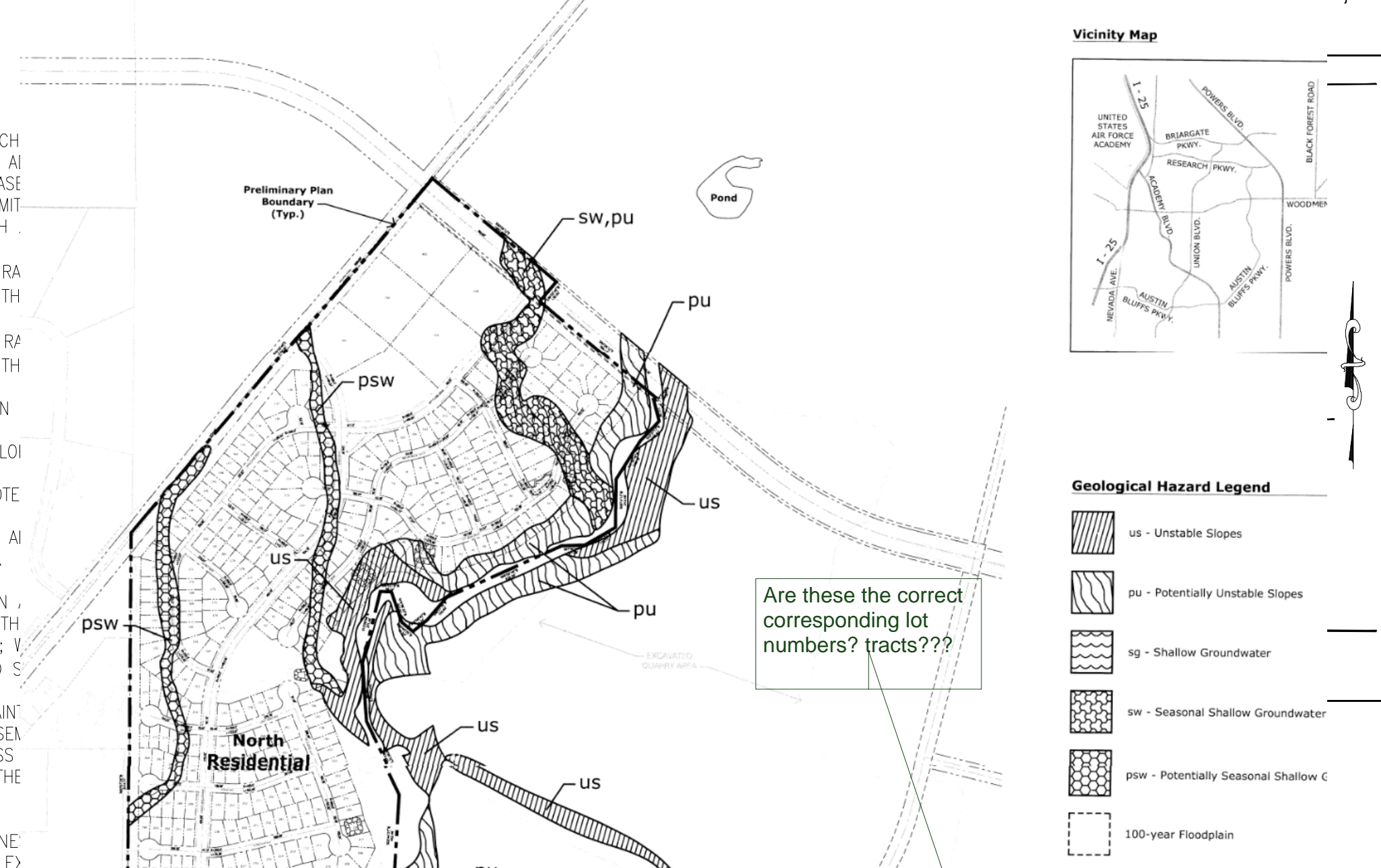
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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 N89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:**
NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533C, EFFECTIVE DATE DECEMBER 7, 2018.

PLAT NOTES: (CONTINUED)

- TITLE COMMITMENT:**
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF RECORD. FOR ALL INFORMATION REGARDING EASE CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITTEE GUARANTEE COMPANY, EFFECTIVE DATE MARCH .
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RA RECORDED UNDER RECEPTION NO. 218134276 OF TH
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RA RECORDED UNDER RECEPTION NO. 218134277 OF TH
- ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN
- NATURAL GAS SERVICE SHALL BE PROVIDED BY COLO
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTE
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AT CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT TH TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; V REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND S
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINE FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FOOT PUBLIC STREET AND THEREFORE A 10 FOOT SIDE IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY 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 IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3, 4, AND 5 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.
- 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 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 PLANNING AND COMMUNITY DEVELOPMENT 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 PLANNING AND COMMUNITY DEVELOPMENT 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.
- 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.
- 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
- 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 COVENANTS AS RECORDED AT RECEPTION NOS. 219003168 AND 219016251 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. 18-471), 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.



AND A MAP OF THE HAZARD AREA CAN BE FOUND ON THE 4TH PAGE OF THE PRELIMINARY PLAN, AND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC., DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED:
POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 2-8 AND 13-16
POTENTIALLY UNSTABLE SLOPES: TRACT B, LOTS 21-35 AND 37-41
SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES: LOTS 35-38, 47-49, 51-58, AND 62-67
UNSTABLE SLOPES: TRACT A, LOTS 15-21

- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD OR WHEATLAND DRIVE.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND 4 IS RECORDED UNDER REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
- A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A MOUNTAIN VIEW ELECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY EASEMENT IS RECORDED UNDER REC. NO. 218054783, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.
- AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF THE RECORDS OF EL PASO COUNTY.
- AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.
- AN AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442, AND AMENDED UNDER REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.
- A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEEDS UNDER RECEPTION NO. 206045408 AND RECEPTION NO. 206187359, AND TRUSTEE'S QUIT CLAIM DEED UNDER RECEPTION NO. 206045409, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, AND NOTES ON THE PLAT OF "STERLING RANCH FILING NO. 1" RECORDED UNDER RECEPTION NO. 218714151 AND RATIFICATION AND CONFIRMATION OF PLAT RECORDED UNDER RECEPTION NO. 219016127.
- LOT 12 CONTAINS AN EMERGENCY ACCESS EASEMENT, RECEPTION NO. _____, THIS EASEMENT SHALL BE VACATED AFTER EL PASO COUNTY ACCEPTANCE OF THE FOLLOWING ROADWAYS: WHEATLAND DRIVE AND BRIARGATE PARKWAY TO VOLLMER ROAD.

This property is subject to the Filing No 1 SIA as recorded at _____ fill in/incomplete note

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.086	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS	SRMD#1	SRMD#1
B	0.093	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS	SRMD#1	SRMD#1
C	0.129	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS/MAIL KIOSK	SRMD#1	SRMD#1

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

Replace development services with Planning and Community development- all notes and docs.

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2019.

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD 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 _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2019, 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 _____, 2019, 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: SUMMARY:

DRAINAGE FEE:	104 LOTS	23,543 ACRES	79.38%
BRIDGE FEE:	3 TRACTS	0.308 ACRES	1.04%
SCHOOL FEE:	RIGHTS-OF-WAY	5,807 ACRES	19.58%
PARK FEE:	TOTAL	29,658 ACRES	100.00%

General PID (Public Improvement Note) is provided

IT IS the intention of owner to join PID No 2 --10 Mill). Additional note is required to identify the resolution of the property joining the PID2. Add the second note.
Add Assessors signature line.

No building permit shall be issued for Lot 12 until the emergency access easement has been vacated?

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 07/25/2019



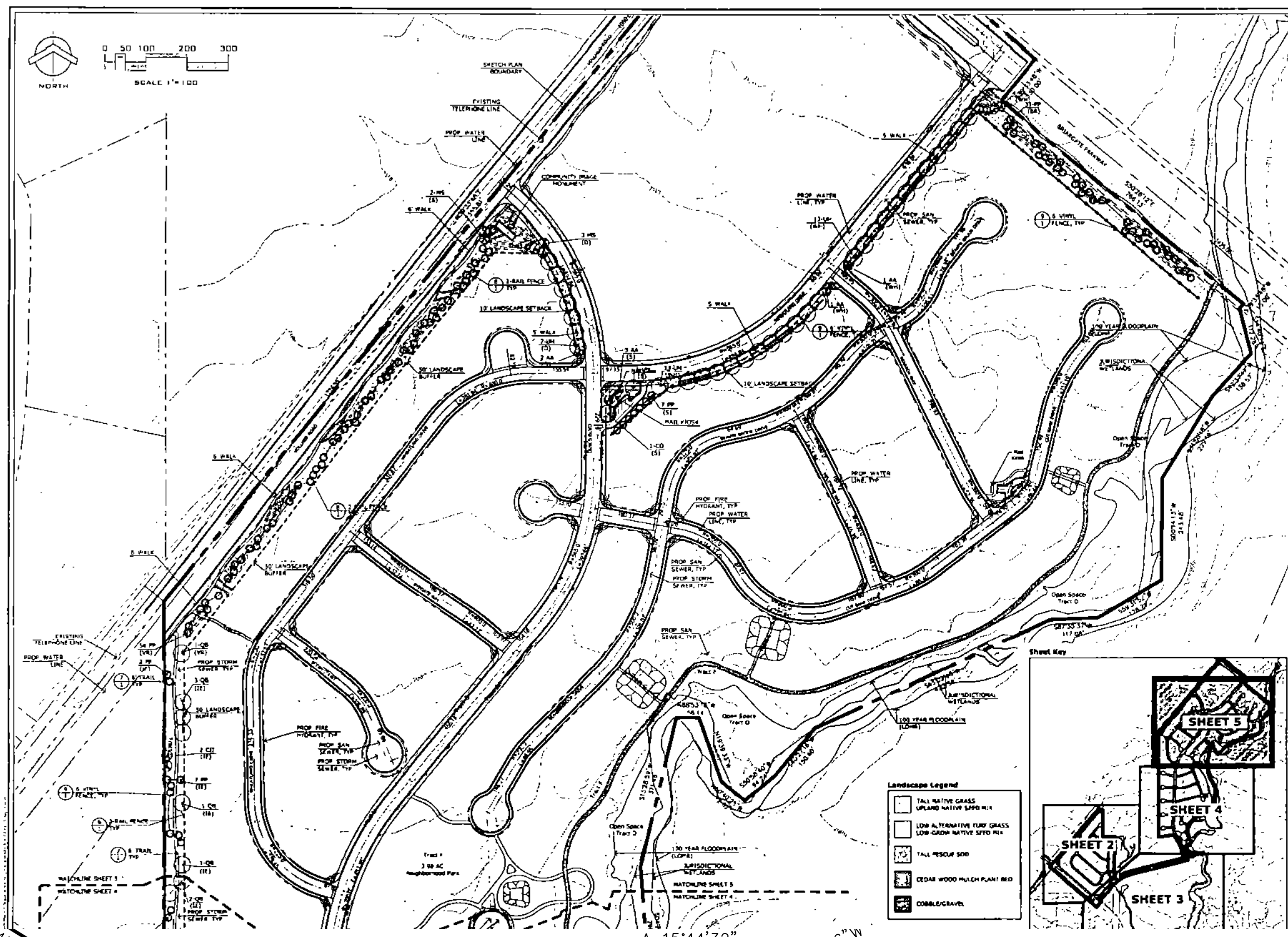
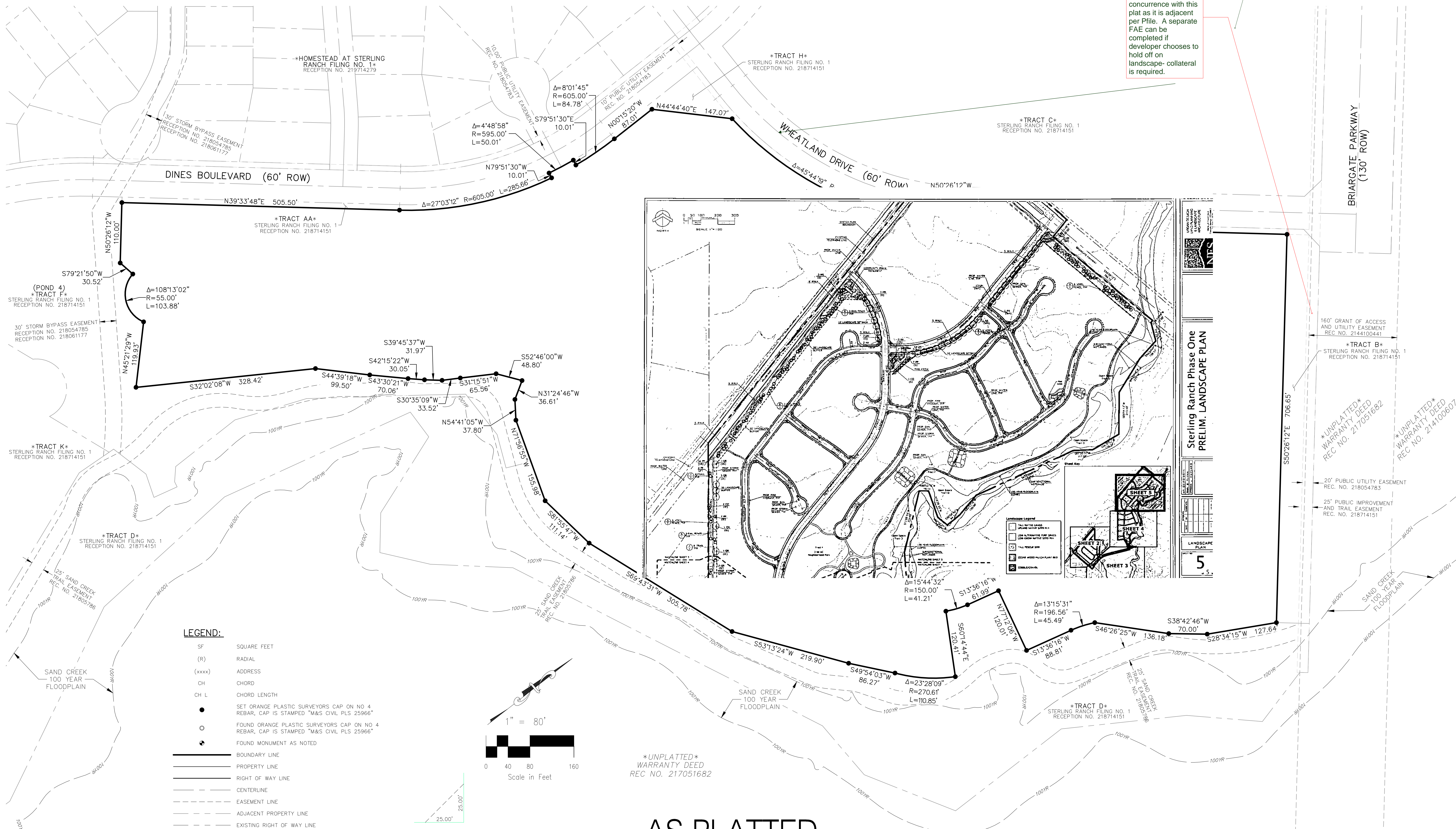
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

HOMESTEAD AT STERLING RANCH FILING NO. 2

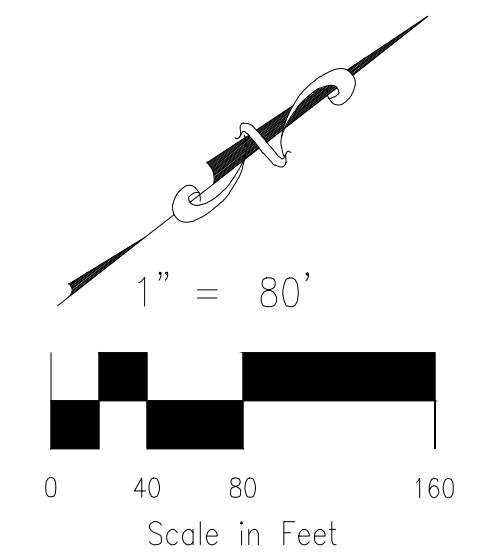
A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Show landscape plan for adjacent to Briargate on separate exhibit. This should be installed in concurrence with this plat as it is adjacent per Pfile. A separate FAE can be completed if developer chooses to hold off on landscape- collateral is required.

comment not addressed with review 1



- 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: 02/22/2019
DATE REVISED: 07/25/2019



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

File: C:\09007A\Sterling Ranch No 6 (Landscape)\P\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 7/25/2019 5:53 PM

HOMESTEAD AT STERLING

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1",
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6

All landscape and trail amenities adjacent to this subdivision should be installed with this filing. State in Letter of Intent who, when and where. The should be collateral with the corresponding plat (adjacent plats). Identify the FAE for landscape.

UNPLATTED
WARRANTY DEED
REC. NO. 217051682

20' PUBLIC UTILITY EASEMENT
REC. NO. 218054783

25' PUBLIC INF
AND TRAIL EAS
REC. NO. 218714151

*TRACT B
STERLING RANCH FILING NO. 1*
REC. NO. 218714151

*TRACT D
STERLING RANCH
FILING NO. 1*
REC. NO. 218714151

*TRACT C
STERLING RANCH
FILING NO. 1*
REC. NO. 218714151

UNPLATTED
WARRANTY DEED
REC. NO. 217051682

*TRACT D
STERLING RANCH FILING NO. 1*
REC. NO. 218714151

UNPLATTED
WARRANTY DEED
REC. NO. 217051682



Lots with Geological Hazards

EET INDEX
NOT TO SCALE

DETAIL A
NOT TO SCALE

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

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
CL1	300.00	41°4'06"	22.17
CL2	215.00	20°52'51"	78.35
CL3	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	11°43'03"	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

EXISTING BRIARGATE PARKWAY
(130' ROW)

EXISTING WHEELAND DRIVE (60' ROW)

S50°26'12"E
10.00'

N50°26'12"W
10.00'

N39°33'48"E
43.02'

A=45°44'19"
R=605.00'
L=482.96'

S50°26'12"E 706.65'

BEAVER BROOK DRIVE (50' ROW)

NIARADA WAY

MATCHLINE - SEE SHEET 4 OF 5

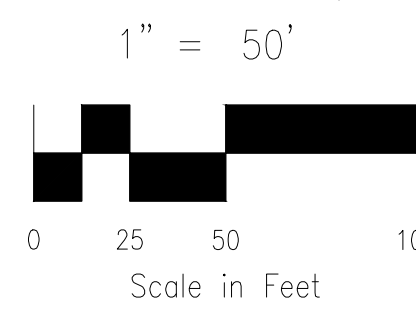
CUT BANK DRIVE (50' ROW)

MATCHLINE - SEE SHEET 4 OF 5

is this a pedestrian
easement or trail? Is
this maintenance
easement?

shouldn't drainage
easements be
identified?

these should be
identified as no build
easements shouldn't
they?



AS REPLATTED

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 07/25/2019

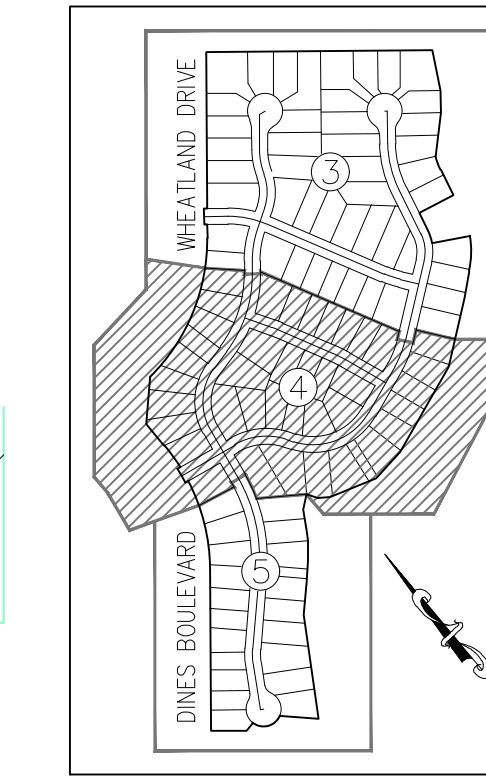


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

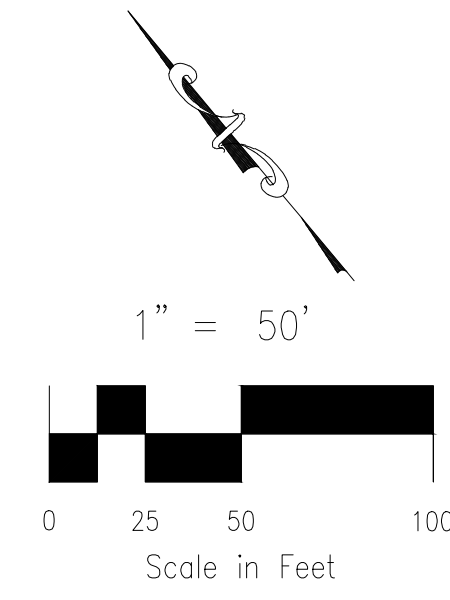
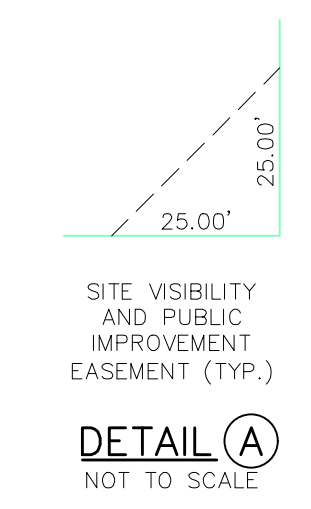
File: C:\90007A\Sterling Ranch No. 6 (tag)\Survey\Plan\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 7/25/2019 5:54 PM

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



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: 02/22/2019
DATE REVISED: 07/25/2019

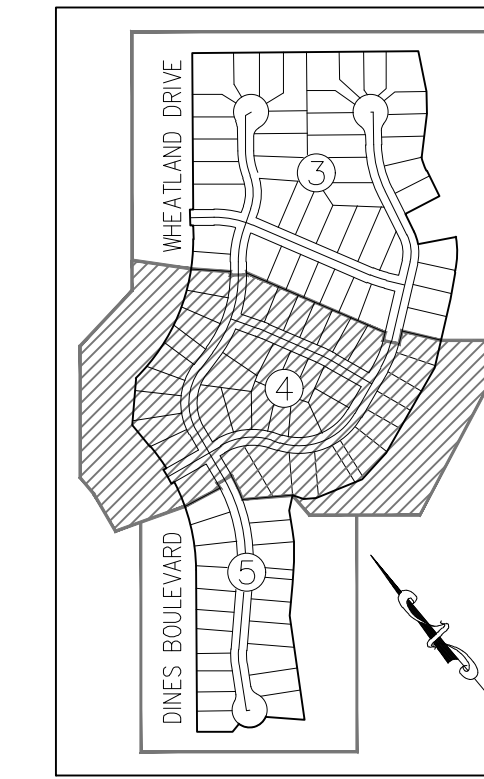


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

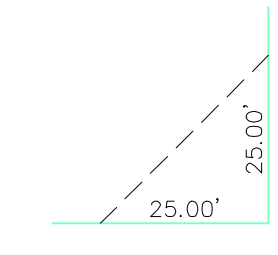
File: C:\09007A\Sterling Ranch No. 2\Map\Survey\Plan\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 7/25/2019 5:55 PM

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

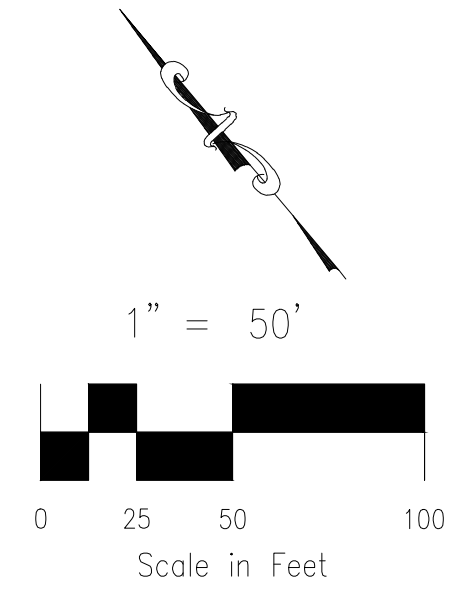
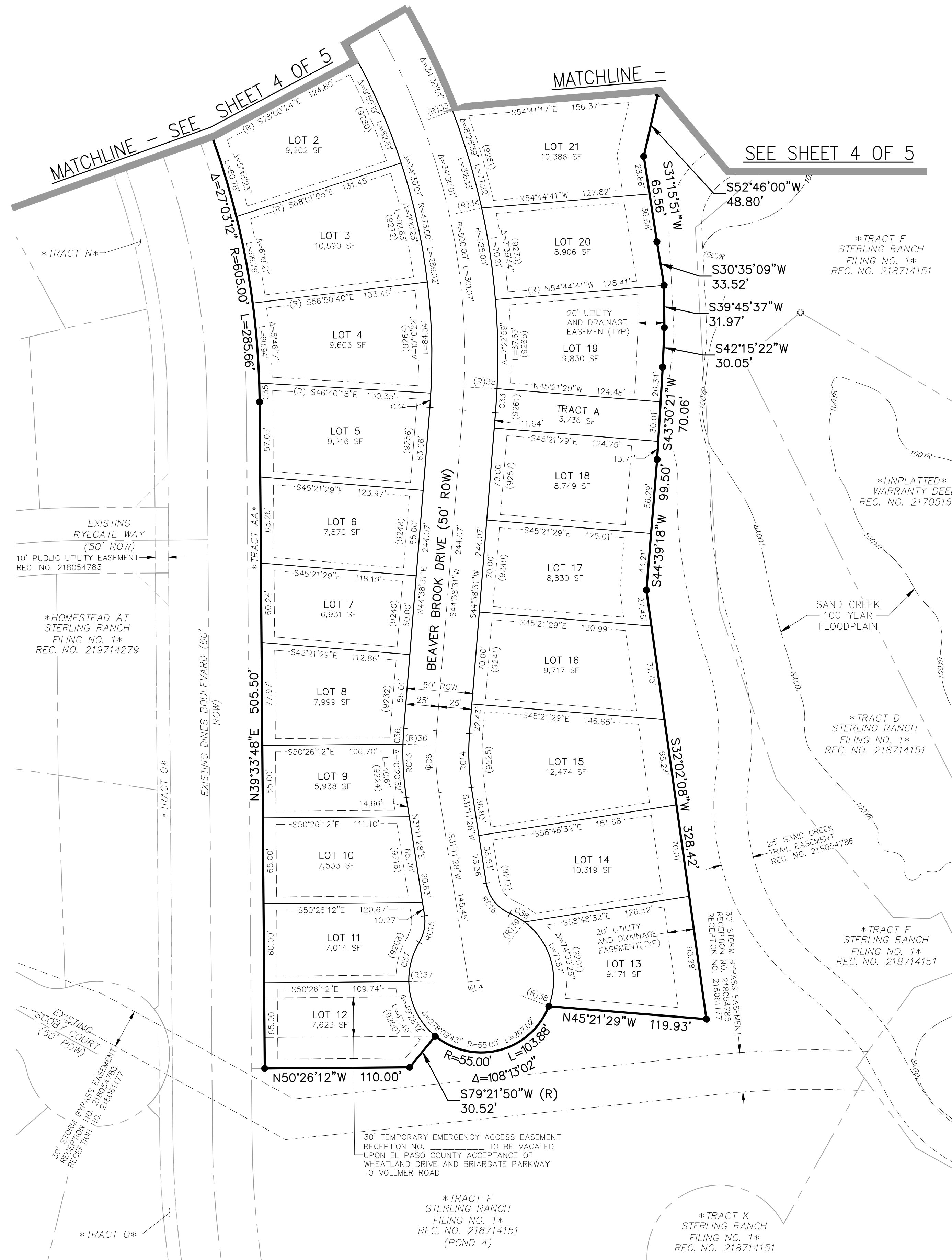


SHEET INDEX
NOT TO SCALE



DETAIL A
NOT TO SCALE

- 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



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
ℓL4	9.97	S58°48'32"E

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
ℓC6	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
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 07/25/2019



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

File: C:\09007A\Sterling Ranch No 6 (Map Survey)\Plan\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 7/25/2019 3:56 PM