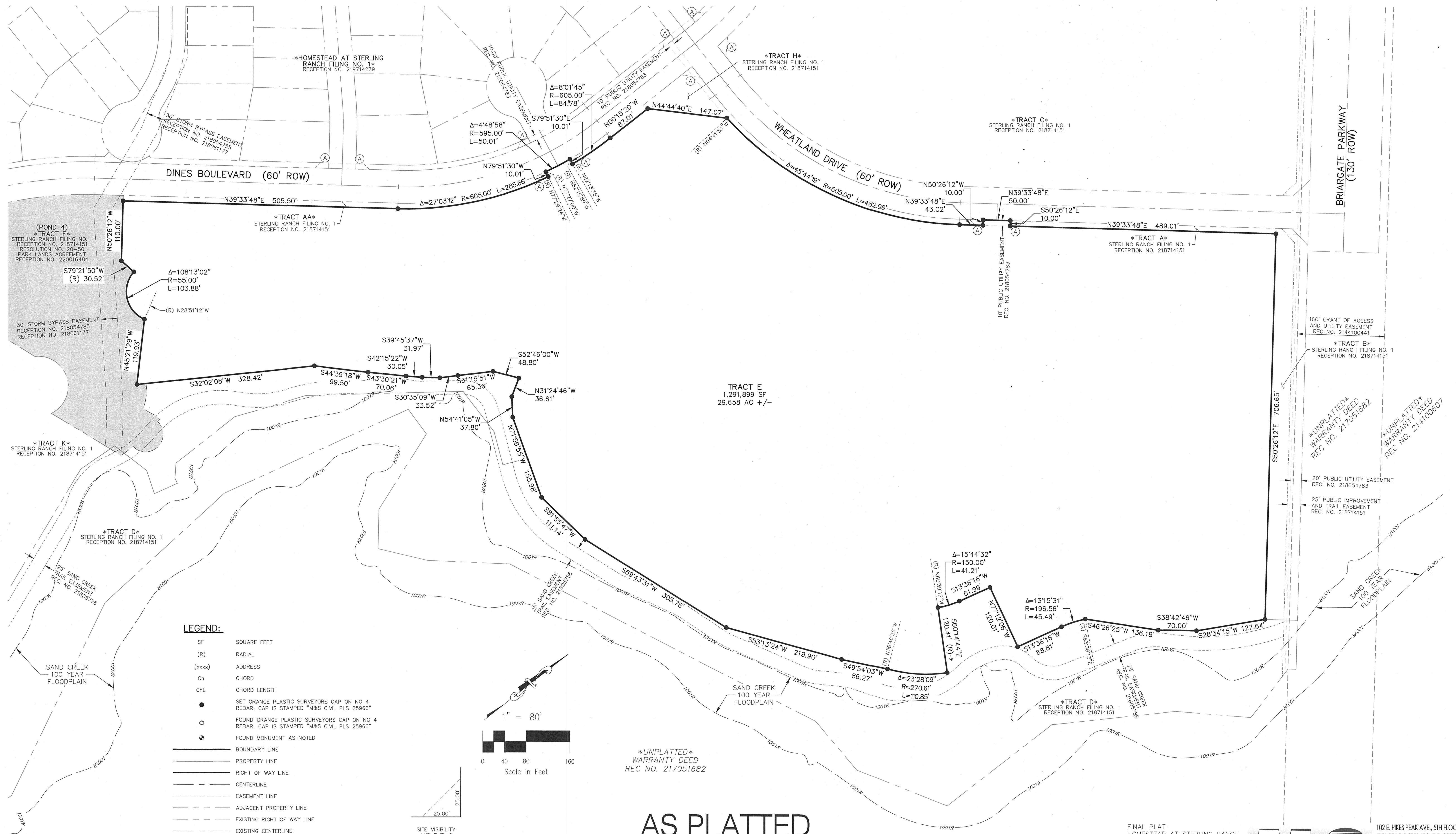


HOMESTEAD AT STERLING RANCH FILING NO. 2

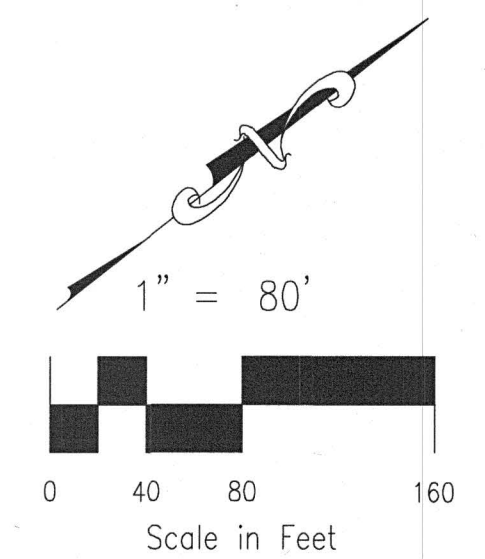
A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14621



TRACT E
1,291,899 SF
29.658 AC +/-

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - ChL 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
 - - - FLOODPLAIN LINE
 - - - 100YR FLOODPLAIN 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: 09/09/2020



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\09007A\Survey\Bench No 6\dwg\Survey\Plat\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 9/9/2020 1:50 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

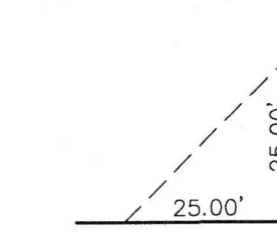
14621



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - CHL 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
 - 100YR FLOODPLAIN LINE ZONE AR
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

SHEET INDEX

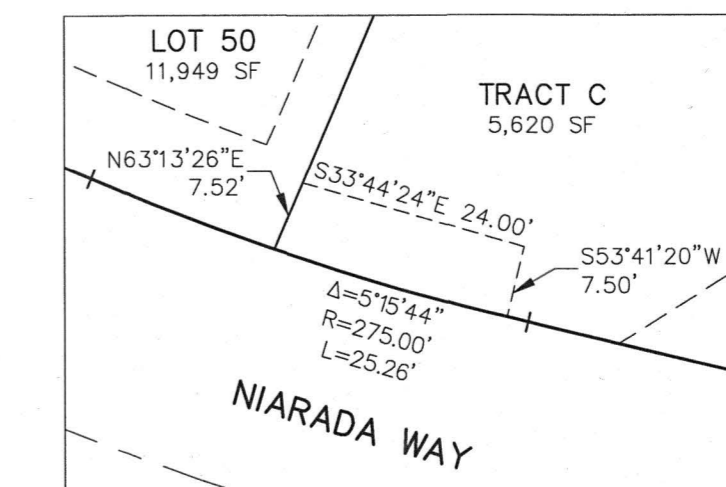
NOT TO SCALE



NOT TO SCALE

DETAIL (A)

RADIAL BEARING TABLE		CENTERLINE CURVE TABLE			LOT & TRACT LINE TABLE				
LINE #	BEARING	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
(R)1	S53°46'26"W	CL1	20.30	S77°55'04"E		L1	8.42	S47°53'21"E	
(R)2	S54°34'37"W	CL2	6.76	N51°17'14"W		L2	18.36	N03°05'01"E	
(R)3	S31°12'18"E	CL3	300.00	10°00'02"	52.36	C1	125.00	8°06'22"	17.68
(R)4	N63°12'42"W	CL4	240.00	20°52'51"	87.47	C2	175.00	6°01'06"	18.38
(R)5	N65°17'57"W	CL5	190.00	20°52'51"	69.24	C3	240.00	7°44'03"	32.40
(R)6	S58°10'15"E	CL6	30.00	30°47'54"	16.13	C4	190.00	4°34'38"	15.18
(R)7	S55°00'50"E	CL7	30.00	64°12'20"	33.62	C5	30.00	19°26'56"	10.18
(R)8	N64°40'17"W	CL8	30.00	55°25'24"	29.02	C6	30.00	44°45'24"	23.43
(R)9	N68°56'48"E	CL9	30.00	43°24'13"	22.73	C7	55.00	26°35'00"	25.52
(R)10	S54°02'30"E	CL10	275.00	10°00'02"	48.00	C8	55.00	30°25'42"	29.21
(R)11	S30°58'22"E	CL11	325.00	10°00'02"	56.73	C9	55.00	27°02'49"	25.96
(R)12	N51°46'23"W	CL12	240.00	20°52'51"	87.47	C10	55.00	16°33'48"	15.90
(R)13	N24°30'13"W	CL13	190.00	20°52'51"	69.24	C11	55.00	27°16'11"	26.18
(R)14	N02°13'16"E	CL14	30.00	30°47'54"	16.13	C12	55.00	26°43'29"	25.65
(R)15	N28°16'07"E	CL15	30.00	55°25'24"	29.02	C13	55.00	26°02'51"	25.00
(R)16	N63°27'00"E	CL16	30.00	43°24'13"	22.73	C14	55.00	35°10'53"	33.77
(R)17	S41°41'51"E	CL17	275.00	10°00'02"	48.00	C15	55.00	27°02'08"	25.95
(R)18	N57°11'15"W	CL18	30.00	30°47'54"	16.13	C16	150.00	1°34'55"	4.14
(R)19	N69°54'51"W	CL19	275.00	10°00'02"	48.00	C17	270.61	1°14'03"	5.83
(R)20	S60°39'12"E	CL20	325.00	10°00'02"	56.73	C18	275.00	5°43'40"	27.49
(R)21	N38°21'31"W					C19	275.00	4°16'22"	20.51
(R)22	S58°57'04"W					C20	325.00	2°31'43"	14.34

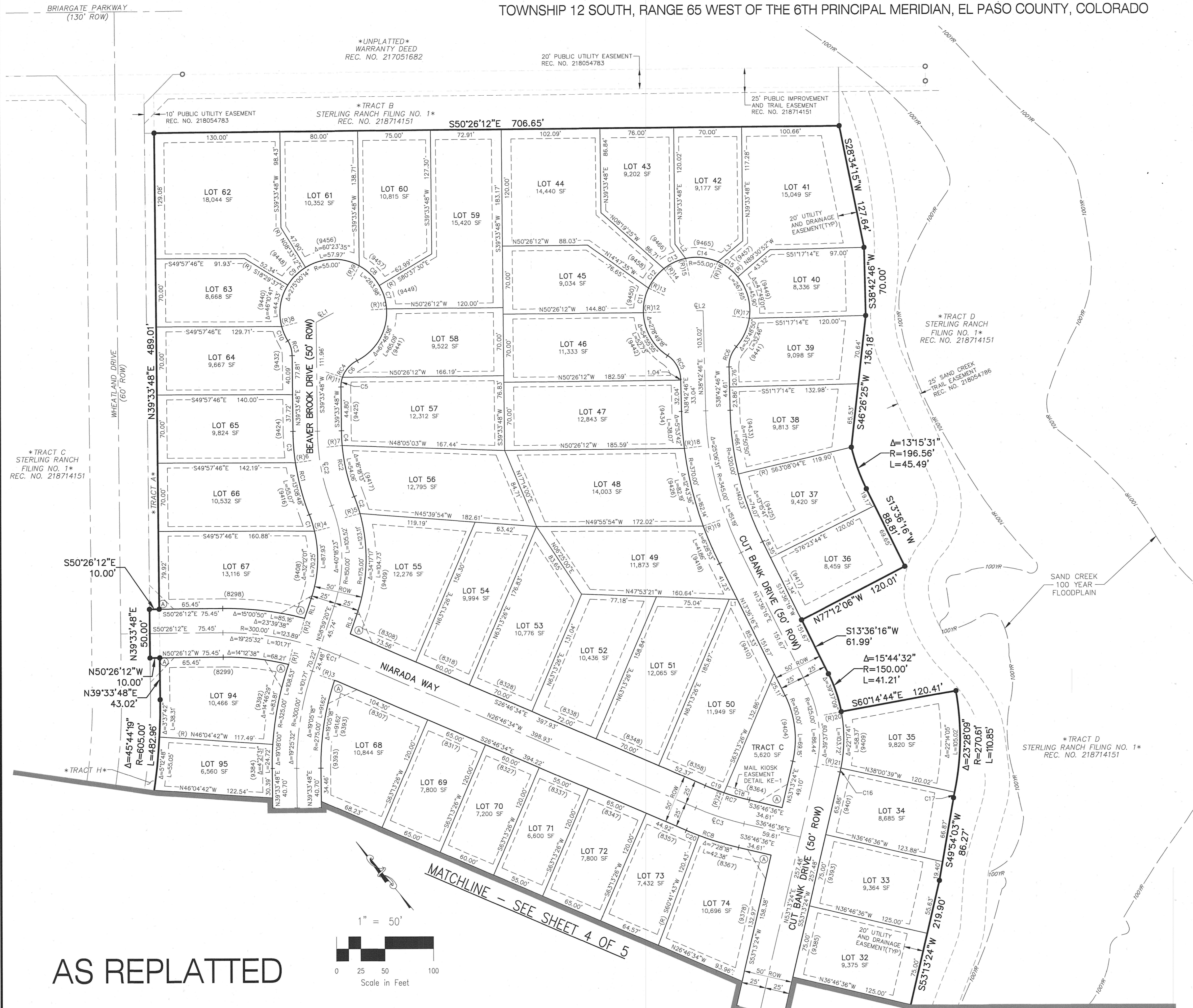


MAIL KIOSK EASEMENT DETAIL KE-1
LOT 168
SCALE: 1" = 20'

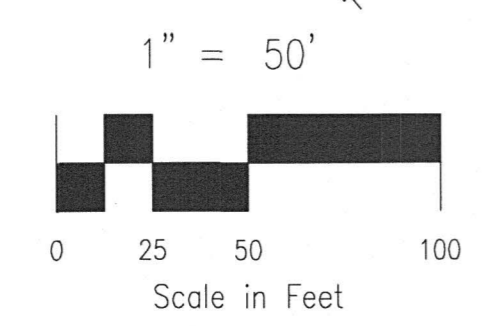
FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 09/09/2020



102 E PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



AS REPLATTED



MATCHLINE - SEE SHEET 4 OF 5

File: 0:\09007A\Sterling Ranch No 6\Map\Survey\Plot\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 9/9/2020 1:51 PM

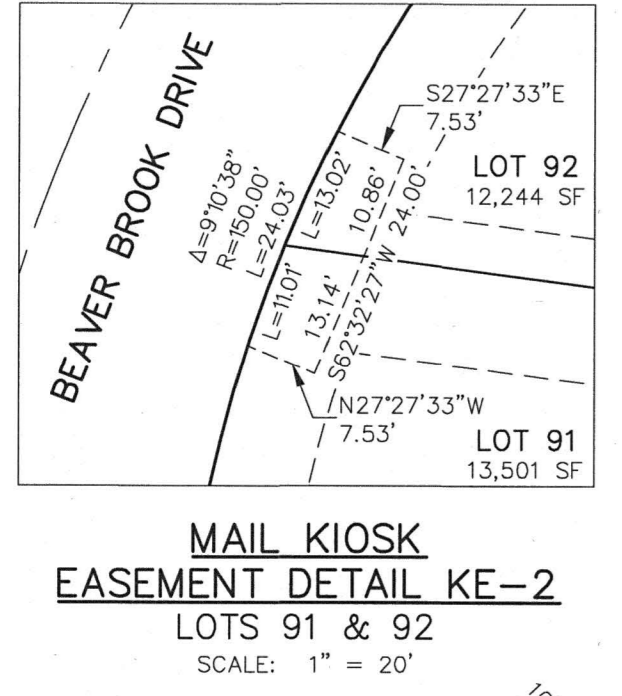
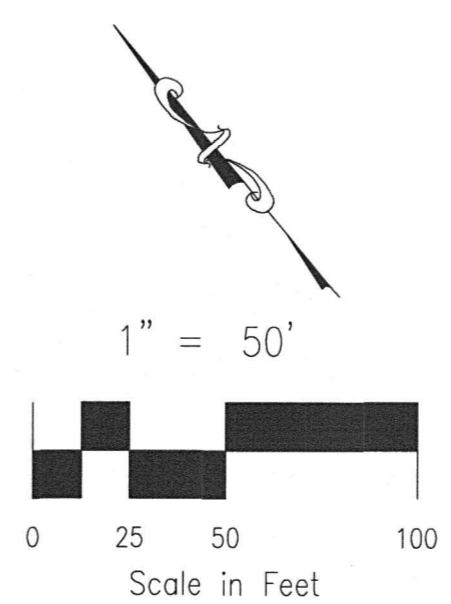
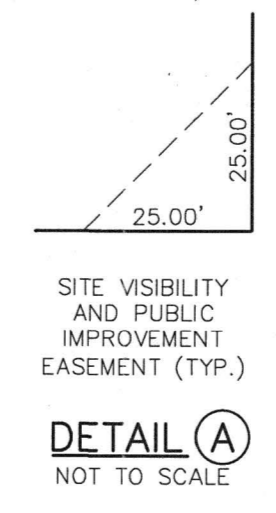
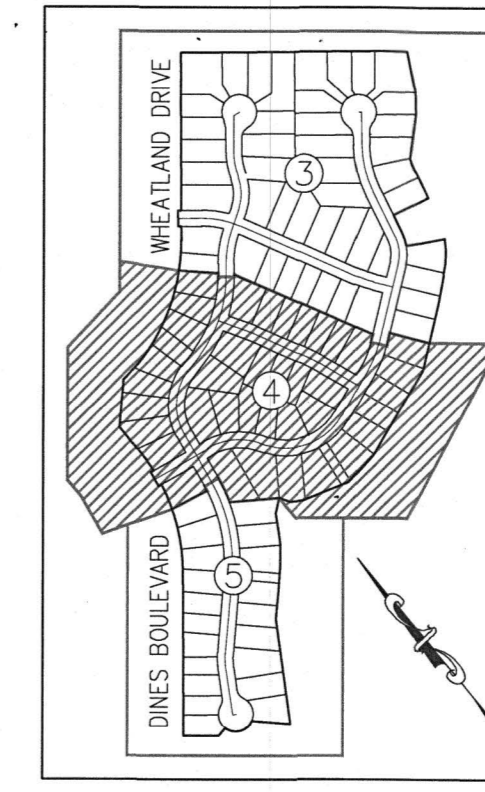
HOMESTEAD AT STERLING RANCH FILING NO. 2

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

14621

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- Ch CHORD
- ChL 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
- FLOODPLAIN LINE ZONE AR
- 100' PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



MAIL KIOSK EASEMENT DETAIL KE-2
LOTS 91 & 92
SCALE: 1" = 20'

MATCHLINE - SEE SHEET 3 OF 5

MATCHLINE - SEE SHEET 3 OF 5

MATCHLINE - SEE SHEET 5 OF 5

AS REPLATTED

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

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

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

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

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
C33	425.00	2°39'48"	19.75
C34	150.00	14°45'53"	38.65

LINE #	DISTANCE	BEARING
RL3	27.07	N32°39'15"W
RL4	27.07	N32°39'15"W

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

FINAL PLAT HOMESTEAD AT STERLING RANCH FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/22/2019
DATE REVISED: 09/09/2020



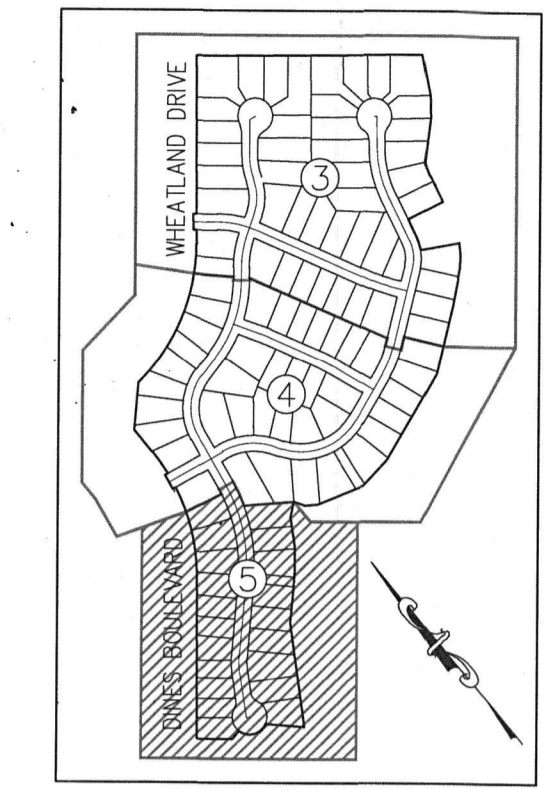
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\09007A\Sterling Ranch No. 2\Draw\Survey\Plot\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 9/9/2020 1:52 PM

HOMESTEAD AT STERLING RANCH FILING NO. 2

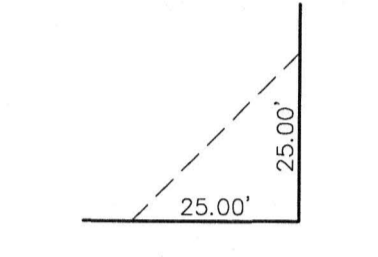
A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14621

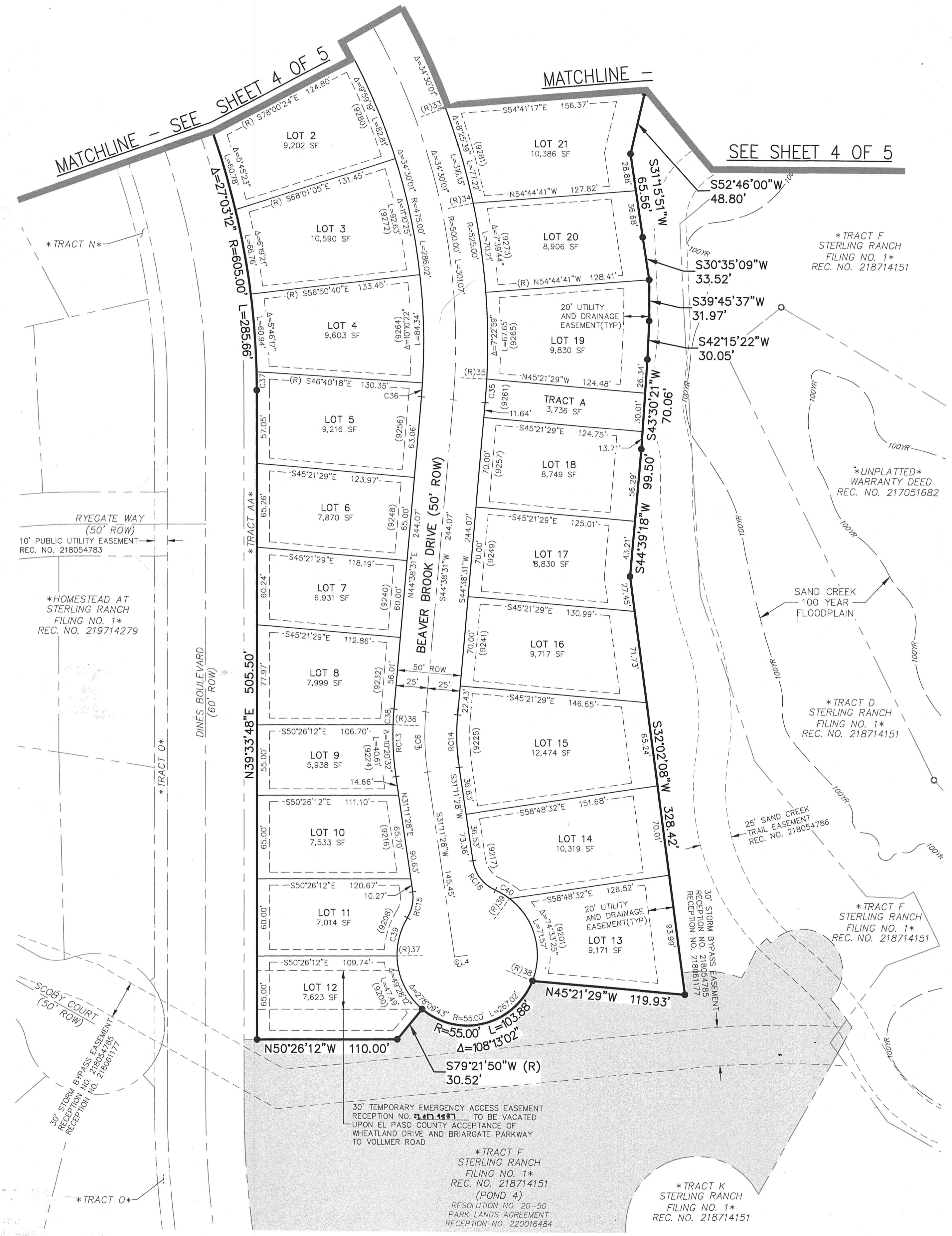


- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - Ch CHORD
 - ChL CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
 - FOUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT LINE
 - FLOODPLAIN LINE ZONE AR
 - 100' R PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

SHEET INDEX
NOT TO SCALE



DETAIL (A)
NOT TO SCALE



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

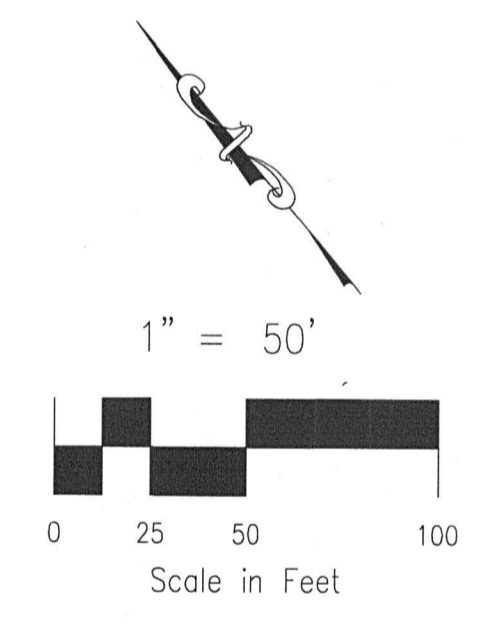
CURVE #	RADIUS	DELTA	LENGTH
CL6	200.00	13°27'03"	46.95

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
C35	525.00	2°00'14"	18.36
C36	475.00	1°18'49"	10.89
C37	605.00	1°20'44"	14.21
C38	225.00	3°06'32"	12.21
C39	55.00	32°30'42"	31.21
C40	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: 09/09/2020



102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.955.5465

File: 0:\060071\Sterling Ranch No. 6\ling\Survey\Plot\09-007 Homestead Filing 2 Final Plat.dwg Plotstamp: 9/9/2020 1:53 PM