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 ½ NW ¼ AND THE W ½ NE ¼ OF SECTION 33, TOWNSHIP 12 SOLITH BANGE RE WEST OF THE RTH PRINCIPAL MERIDIAN EL PASO COLINITY. 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.

PRINTED NAME:		
AS:		OF SR LAND, LLC
STATE OF COLORADO)		
STATE OF COLORADO)) S COUNTY OF EL PASO)	SS	
	NT WAS ACKNOWLEDGED BEFORE	<u></u>
	, OF SR LAN	D. LLC.

ACCEPTANCE CERTIFICATE FOR TRACTS:

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

BYAS	_ 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:

1. BASIS OF BEARINGS:

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

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.

2. 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 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

- 23. 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.
- 24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL
- 25. 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.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF AI OF RECORD. FOR ALL INFORMATION REGARDING EASE CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMIT-4. WATER SERVICE SHALL BE SUPPLIED BY STERLING RA RECORDED UNDER RECEPTION NO. 218134276 OF TH 5. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RA RECORDED UNDER RECEPTION NO. 218134277 OF TH 7. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLOI Geological Hazard Legend 8. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTE 9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AI us - Unstable Slope Are these the correct pu - Potentially Unstable Slope 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN , corresponding lot PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT TH TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; V numbers? tracts??? sg - Shallow Groundwater REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND S 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINI THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEN MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE 12. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES

UNSTABLE SLOPES: TRACT A, LOTS 15-21

RECORDS OF EL PASO COUNTY.

THE RECORDS OF EL PASO COUNTY.

218061180, OF THE RECORDS OF EL PASO COUNTY.

NO. 218054783, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.

REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.

UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.

RECEPTION NO. 206045409, OF THE RECORDS OF EL PASO COUNTY.

38. LOT 12 CONTAINS AN EMERGENCY ACCESS EASEMENT, RECEPTION NO.

AND BRIARGATE PARKWAY TO VOLLMER ROAD.

in/complete note

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

27. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD OR WHEATLAND DRIVE.

28. A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND 4 IS RECORDED UNDER REC. NO.

29. A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE

30. A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.

31. A MOUNTAIN VIEW FLECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY FASEMENT IS RECORDED UNDER REC.

32. AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF

33. AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND

34. AN AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442. AND AMENDED UNDER

35. A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED

36. 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

37. 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

SHALL BE VACATED AFTER EL PASO COUNTY ACCEPTANCE OF THE FOLLOWING ROADWAYS: WHEATLAND DRIVE

TRACT TABLE

This property is subject to the Filing No 1 SIA as recorded at _____fill

AND RATIFICATION AND CONFIRMATION OF PLAT RECORDED UNDER RECEPTION NO. 219016127.

AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.

IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASE WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UT. AND A MAP OF THE HAZARD AREA CAN BE FOUND ON THE 4TH PAGE LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC IMPROVEMENT, SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON THE FOLLOWING LOTS ARE IMPACTED: SHEET 3, 4, AND 5 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 2-8 AND 13-16 POTENTIALLY UNSTABLE SLOPES: TRACT B, LOTS 21-35 AND 37-41

EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES: LOTS 35-38, 47-49, 51-58, 13. SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.

14. 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.

PLAT NOTES: (CONTINUED)

TITLE GUARANTEE COMPANY, EFFECTIVE DATE MARCH

6. ELECTRIC SERVICE SHAL BE PROVIDED BY MOUNTAIN

CURRENTLY LICENSED IN THE STATE OF COLORADO.

FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EX PUBLIC STREET AND THEREFORE A 10 FOOT SIDE

3. TITLE COMMITMENT:

DRAINAGE EASEMENTS.

- 15. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 17. 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 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 FITHER 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.

- 18. 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.
- 19. 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
- 20. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
- 21. 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.
- 22. 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

TRACT OWNERSHIP USE MAINTENANCE (ACRES) LANDSCAPE/PUBLIC_UTILITY/ SRMD#1 SRMD#1 PUBLIC IMPROVEMENTS LANDSCAPE/PUBLIC UTILITY/ SRMD#1 SRMD#1 PUBLIC IMPROVEMENTS LANDSCAPE/PUBLIC UTILITY/ SRMD#1 SRMD#1

You will need to identify two wastewater suppliers in plat notes...Identify the reception number for the CSU wastewater agreement on the plat note as this property is subject to the terms of that agreement which may include annexation into city

PUBLIC IMPROVEMENTS/MAIL KIOSK

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.

COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

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

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

CLERK AND RECORDER:

STATE OF COLORADO COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _ O'CLOCK $_\bot$.M., THIS $___$ DAY OF $___$, 2019, A.D., AND DULY RECORDED UNDER RECEPTION NO. ______ OF THE RECORDS OF

EL PASO COUNTY, COLORADO. CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

SUMMARY: 104 LOTS DRAINAGE FEE: 3 TRACTS RIGHTS-OF-WAY 5.807 ACRES SCHOOL FEE: PARK FEE:

General PID (Public Improvement Note) Is provided

17 S 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.

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



23.543 ACRES

0.308 ACRES

29.658 ACRES

20 BOULDER CRESCENT, SUITE 11 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

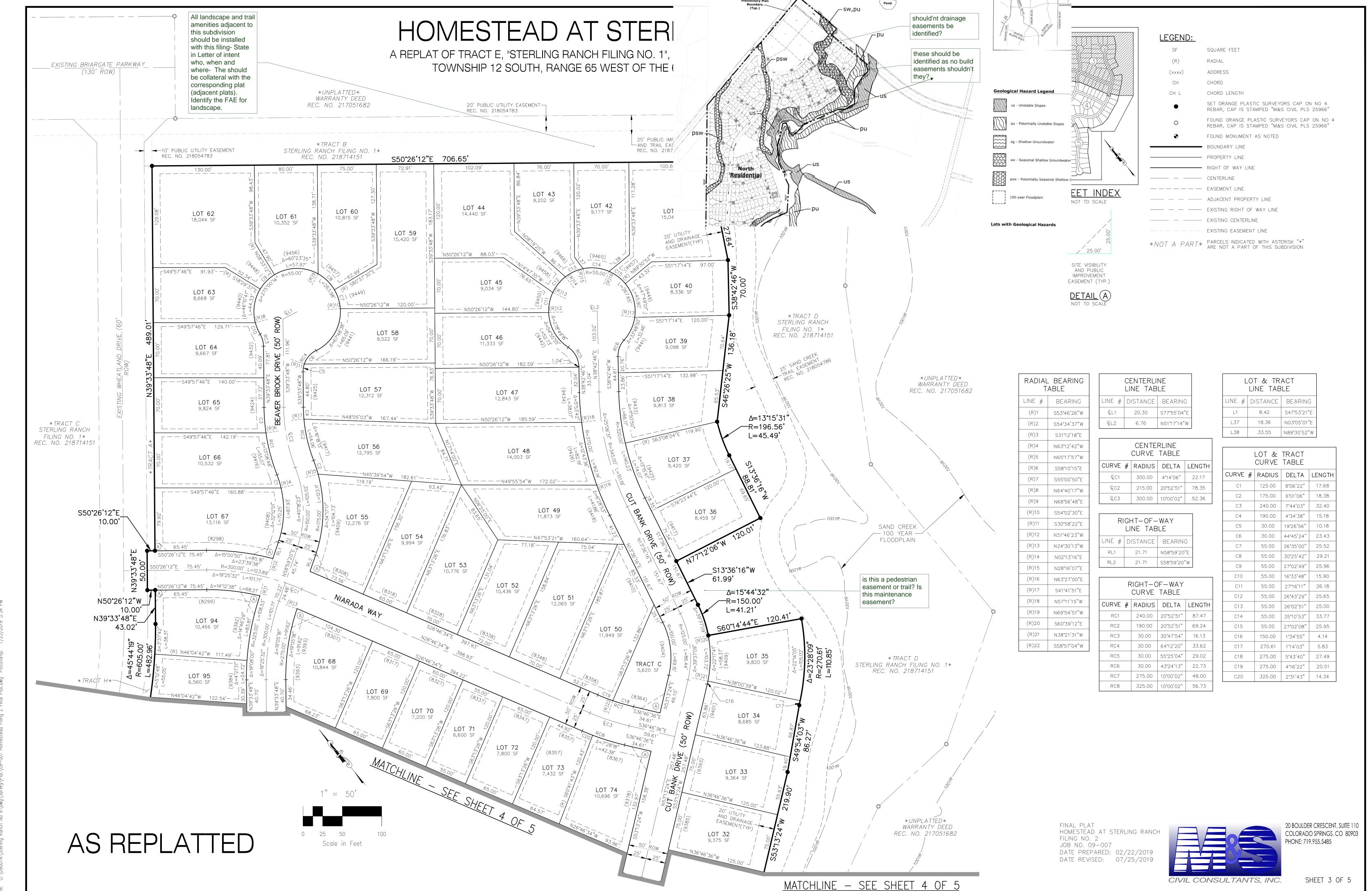
79.38%

19.58%

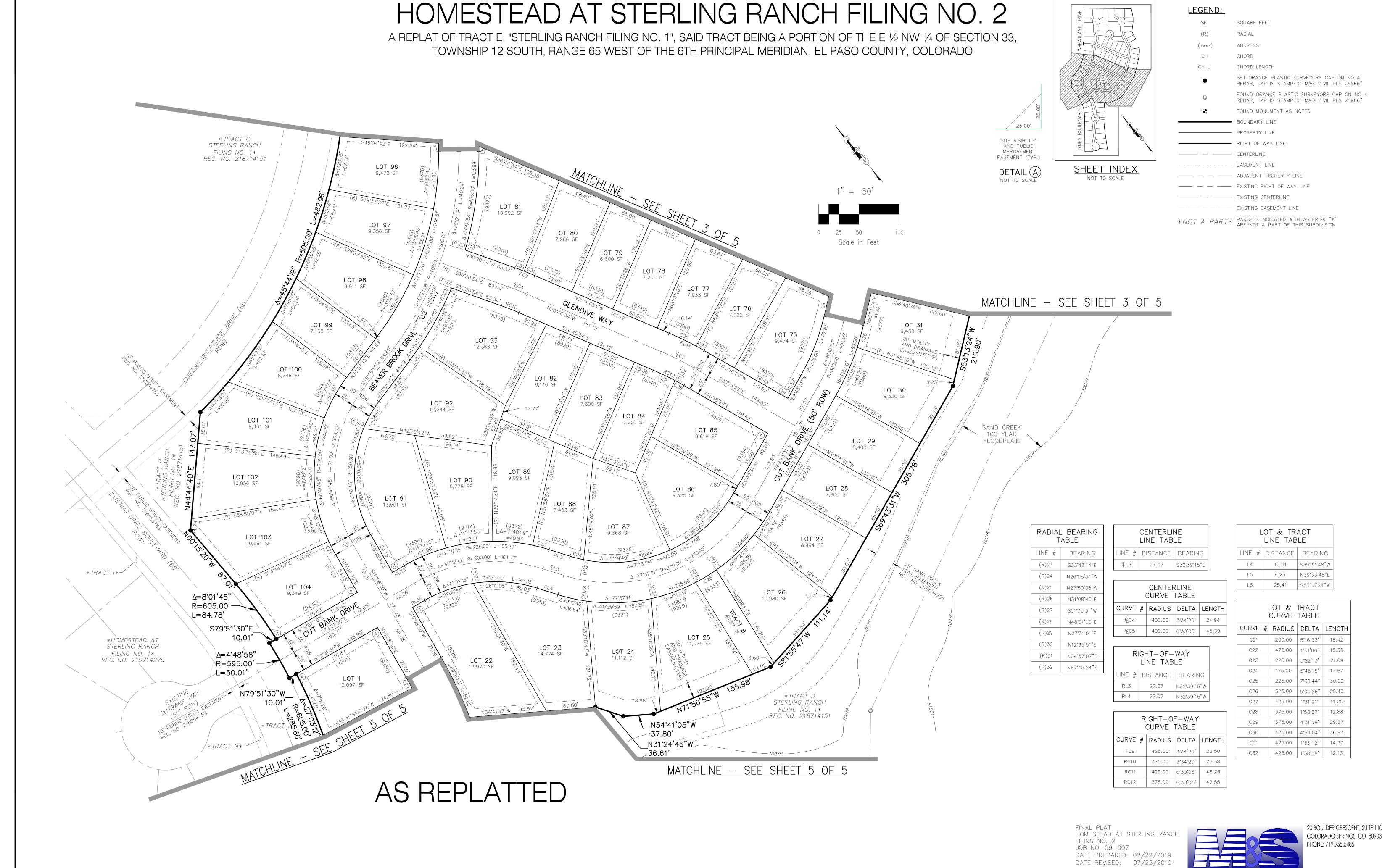
1.04%

100.00%

SHEET 1 OF 5



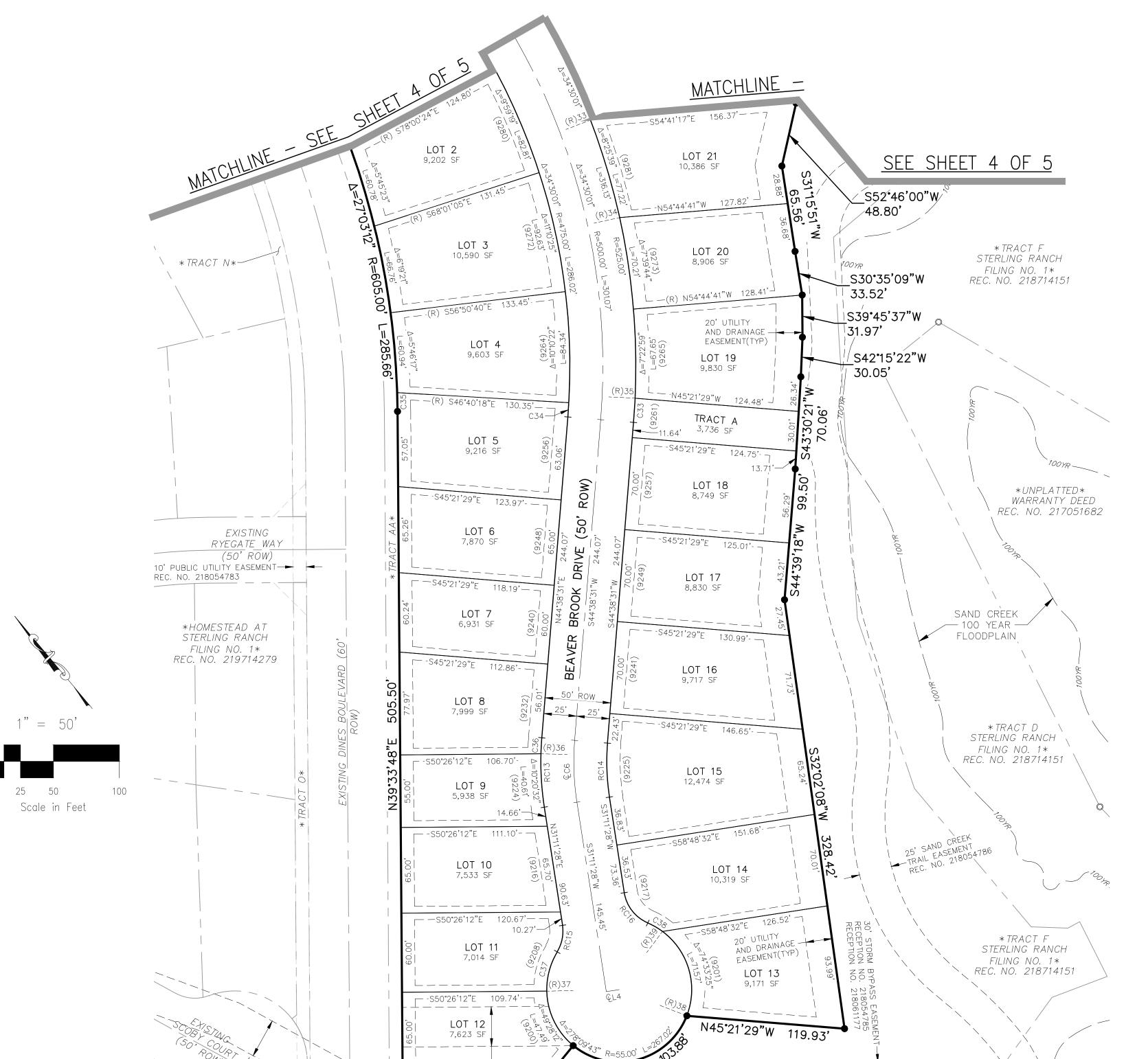
File. O.\00007A\Ctarline Perch No. E\dim \Cmax.\Pinc.\



CIVIL CONSULTANTS, INC.

SHEET 4 OF 5

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



N50°26'12"W 110.00'

TRACT O-

_S79°21'50"W(R) 30.52'

*TRACT K

STERLING RANCH

FILING NO. 1*

REC. NO. 218714151

30' TEMPORARY EMERGENCY ACCESS EASEMENT

*TRACT F STERLING RANCH

FILING NO. 1* REC. NO. 218714151

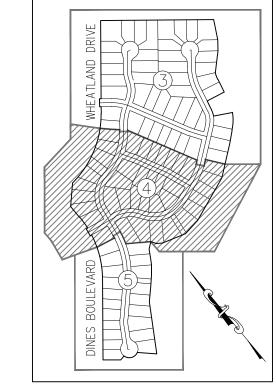
(POND 4)

RECEPTION NO. ______ TO BE VACATED

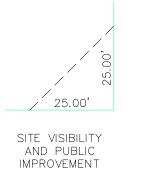
UPON EL PASO COUNTY ACCEPTANCE OF

WHEATLAND DRIVE AND BRIARGATE PARKWAY

TO VOLLMER ROAD



SHEET INDEX



EASEMENT (TYP.)

LEGEND:

SQUARE FEET RADIAL ADDRESS CHORD

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

----- CENTERLINE

— — — — — EASEMENT LINE ---- - ADJACENT PROPERTY LINE

---- --- EXISTING RIGHT OF WAY LINE EXISTING CENTERLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*"
ARE NOT A PART OF THIS SUBDIVISION

EXISTING EASEMENT LINE

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		
QL4	9.97	S58°48'32"E		

CENTERLINE CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGT	
QC6	200.00	13°27'03"	46.95	

			F-WAY TABLE	
CURVE #	F	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 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 55.00 32°30'42" 31.21 C38 55.00 13°24'21" 12.87

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

DATE REVISED: 07/25/2019

CIVIL CONSULTANTS, INC.

COLORADO SPRINGS, CO 80903

SHEET 5 OF 5

AS REPLATTED