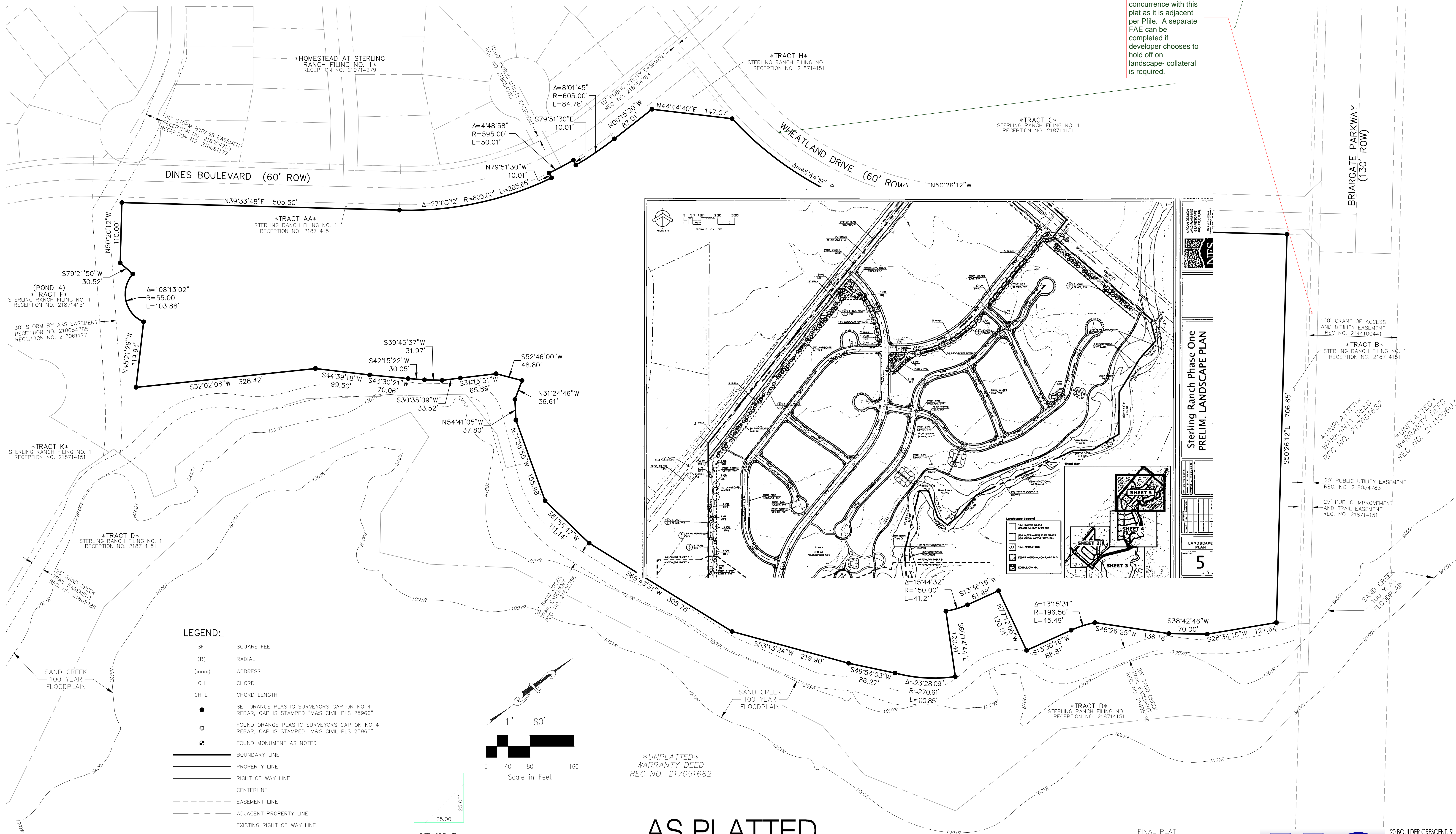


HOMESTEAD AT STERLING RANCH FILING NO. 2

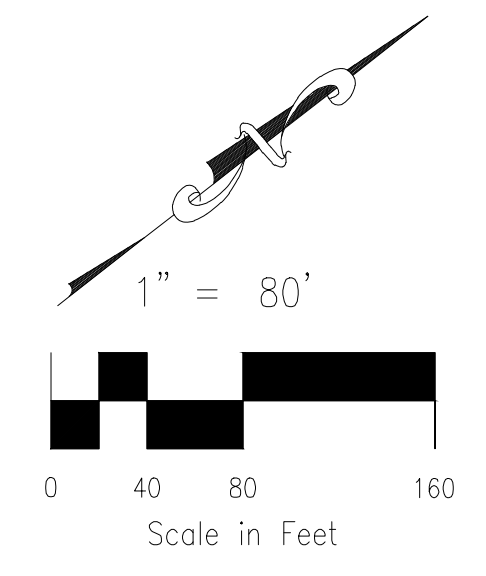
A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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



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UNPLATTED
WARRANTY DEED
REC NO. 217051682

AS PLATTED
REC. NO. 218714151

Sterling Ranch Phase One
PRELIM. LANDSCAPE PLAN

LANDSCAPE PLAN
5
- 5 -

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\09-007\Survey\Plan\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 6TH

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 EASEMENT REC. NO. 218714151

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

Geological Hazard Legend

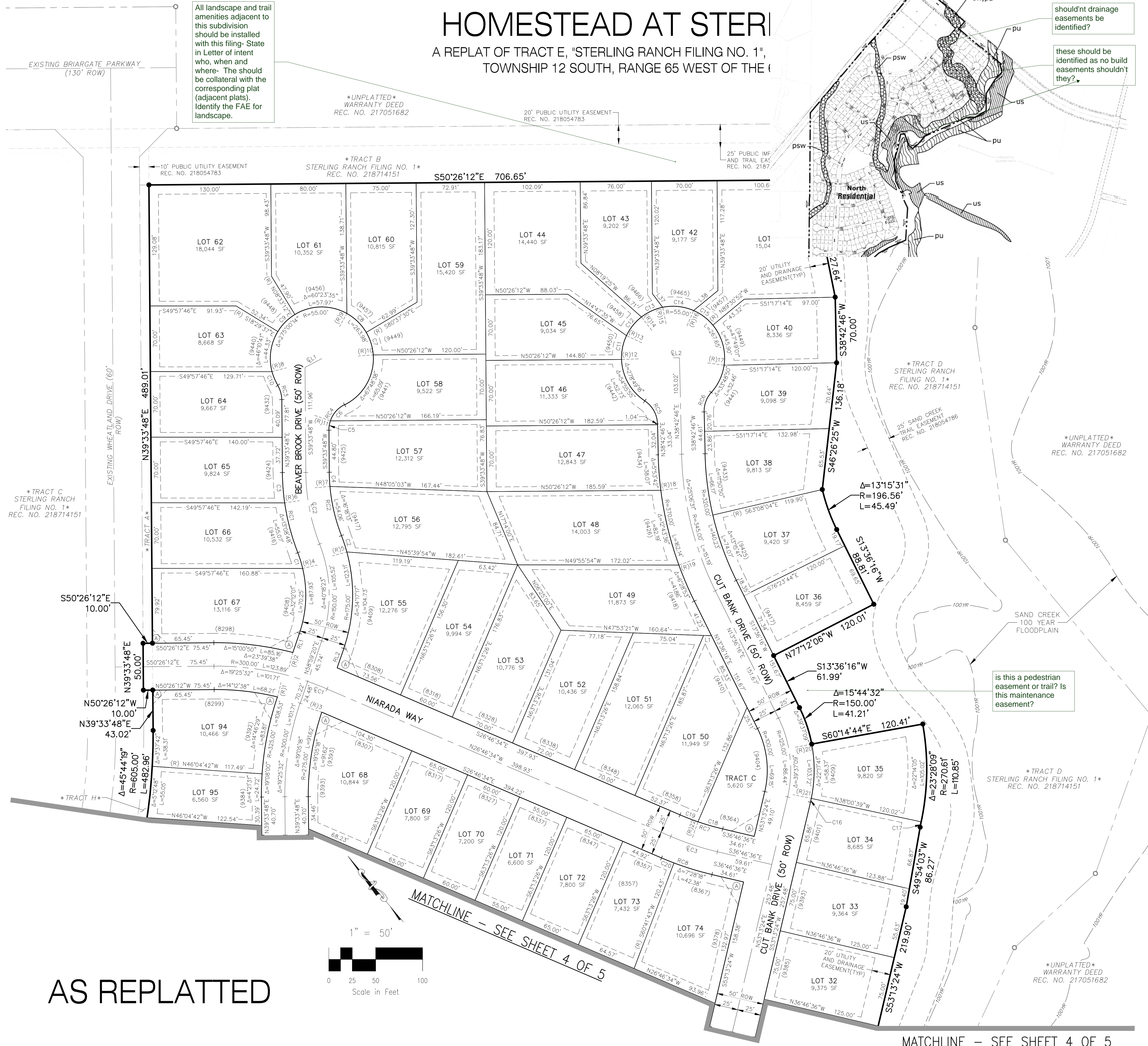
- us - Unstable Slopes
- pu - Potentially Unstable Slopes
- sg - Shallow Groundwater
- sw - Seasonal Shallow Groundwater
- psw - Potentially Seasonal Shallow
- 100-year Floodplain

EET INDEX
NOT TO SCALE

DETAIL A
NOT TO SCALE

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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

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

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
CC1	300.00	41°4'06"	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

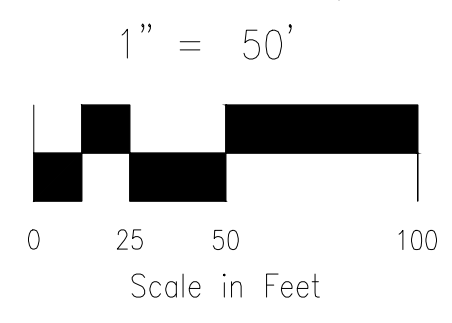
RIGHT-OF-WAY CURVE TABLE

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 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

AS REPLATTED



MATCHLINE - SEE SHEET 4 OF 5

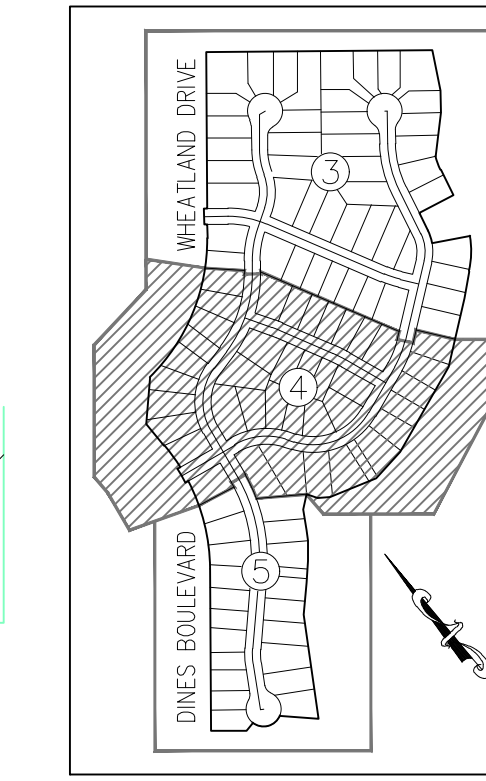
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20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

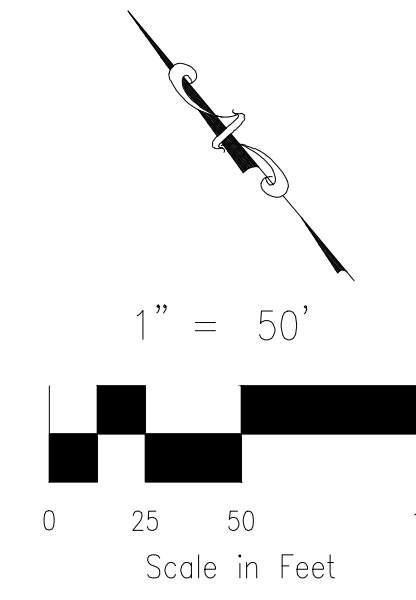
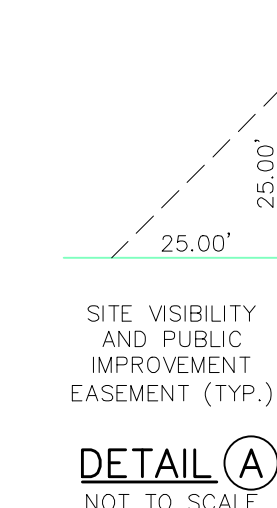


HOMESTEAD AT STERLING RANCH FILING NO. 2

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



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

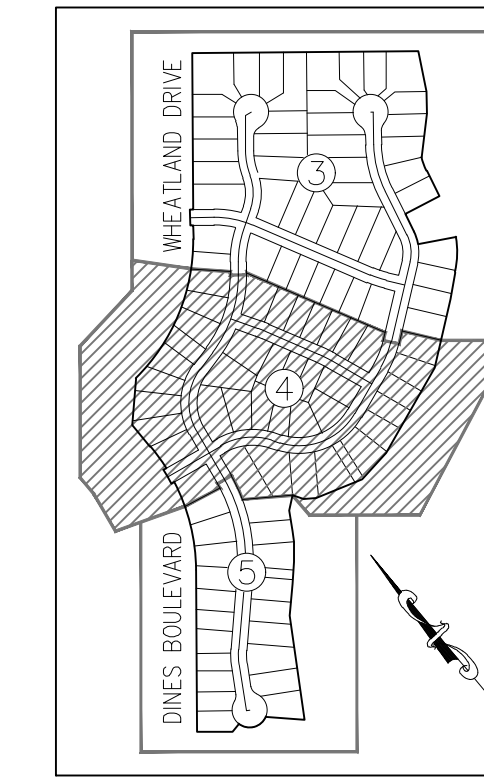


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

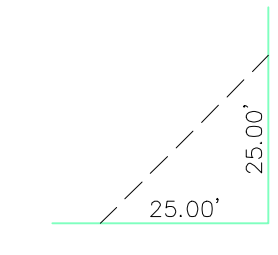
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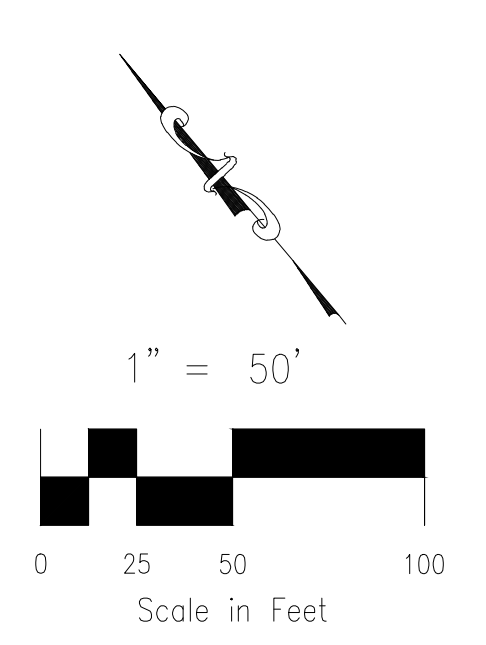
SHEET INDEX
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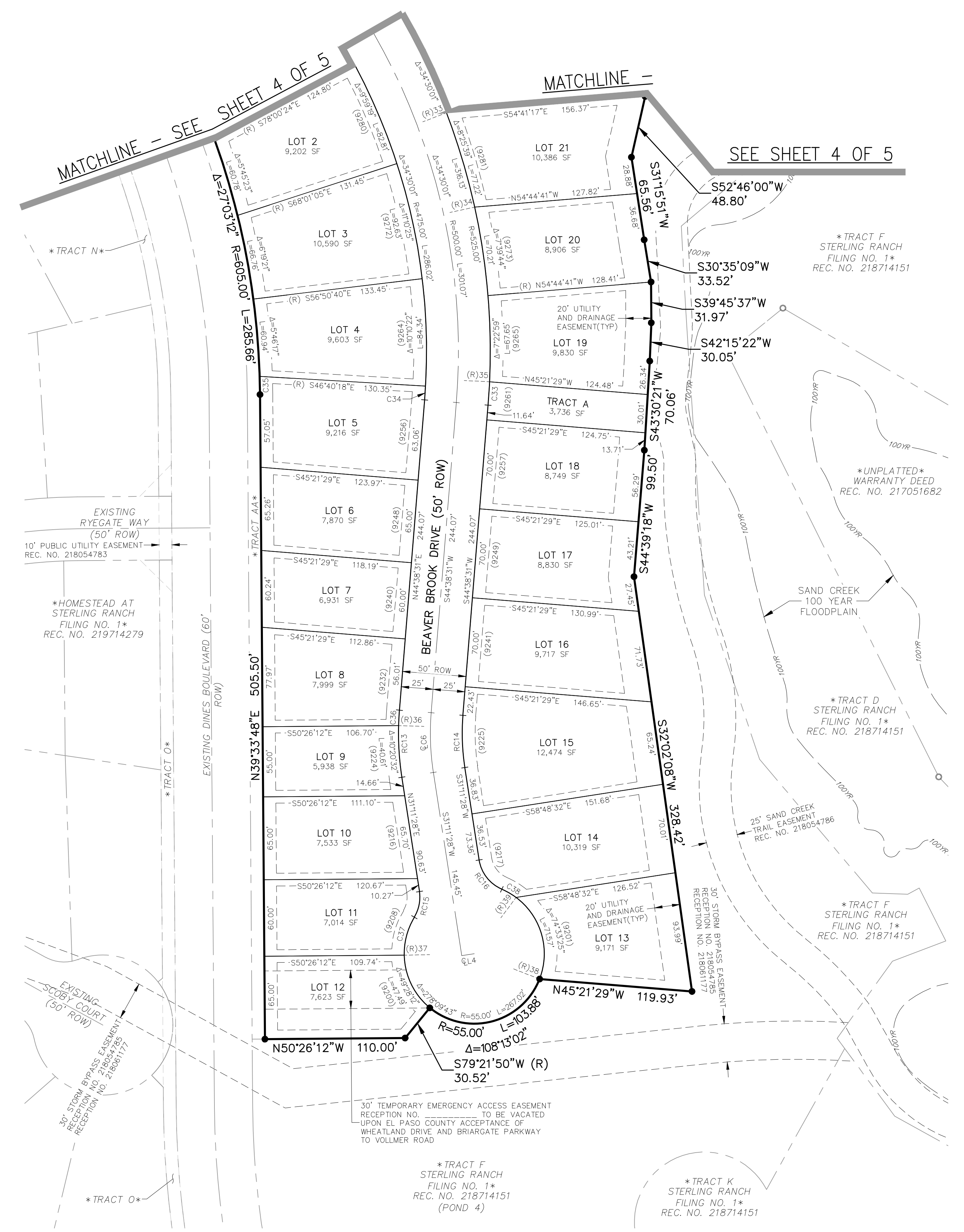
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1" = 50'



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
EL4	9.97	S58°48'32"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
EL6	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

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