

# STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894, ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 217105379, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

14995

### 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 PARCEL OF LAND BEING ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL OF THAT PROPERTY DESCRIBED IN THE QUILTMAN DEED RECORDED UNDER RECEPTION NO. 217105379, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BACKS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS INSTRUMENTED AT THE SOUTHWEST CORNER OF SAID BY QUARTER BY A 2-1/2" ALUMINUM CAP STAKED TO TRACT AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAKED TO TRACT, SAID LINE BEARS 88°14'43.4" A

CONTAINING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 34,

TENDE N17°23'59"W A DISTANCE OF 3,285.70 FEET TO THE NORTHEASTLY CORNER OF STERLING RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING.

TENDE ON THE SOUTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783, N76°19'20"E A DISTANCE OF 306.51 FEET.

TENDE N67°34'2"E A DISTANCE OF 113.48 FEET;

S17°59'13"W A DISTANCE OF 104.08 FEET;

S17°59'13"W A DISTANCE OF 158.80 FEET;

S33°00'27"E A DISTANCE OF 150.07 FEET;

S54°43'26"E A DISTANCE OF 189.63 FEET, TO A POINT ON THE SOUTHERLY LINE, AND ITS EXTENSION, OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379;

TENDE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S78°47'17"W A DISTANCE OF 182.32 FEET;

S33°59'47"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

TENDE ON SAID SOUTH LINE, S89°04'30"W A DISTANCE OF 1,073.10 FEET, TO A POINT OF NON-TANGENT CURVE.

TENDE S67°45'16"W SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHICH BEARS 56°10'09"E, HAVING A RADIUS OF 223.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT OF REVERSE CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 133.00 FEET, A CENTRAL ANGLE OF 52°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF TANGENT;

3. N13°40'40"W A DISTANCE OF 303.84 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

TENDE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N17°19'20"E A DISTANCE OF 982.10 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD;

TENDE ON SAID EASTERLY RIGHT-OF-WAY LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 910,800 SQUARE FEET OR 20,916 ACRES.

### ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACTS A AND B ARE 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. 3.

BY: Deanna OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2022 A.D.

BY: Douglas Shampie  
AS: President OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: 12-02-2025  
NOTARY PUBLIC: Christine S. White

### OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS A, B, C, D, E, AND F, AS SHOWN ON THE ACCOMPANYING PLAT WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO.

THE UNDERSIGNED, SR LAND, LLC, ON THIS 19th DAY OF July, 2022 A.D. EXECUTED THIS INSTRUMENT.

BY: James F. Morley  
PRINTED NAME: James F. Morley

AS: Manager OF SR LAND, LLC.

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2022 A.D. BY James F. Morley

AS: Manager OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: 12-02-2025  
NOTARY PUBLIC: Christine S. White

### ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACT C IS FOR FUTURE PROFESSIONAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

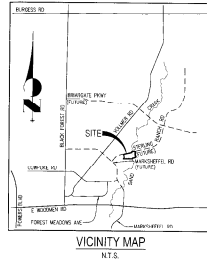
BY: James F. Morley  
AS: Manager OF SR LAND, LLC.

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2022 A.D.

BY: James F. Morley  
AS: Manager OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: 12-02-2025  
NOTARY PUBLIC: Christine S. White



### SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS PERSONAL CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



JARROld ALFARO, PROFESSIONAL LAND SURVEYOR  
CALIFORNIA NO. 06222  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

### 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.

### PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 19th DAY OF August, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

BY: Christine S. White  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
DATE: 8/12/2022

### EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 217105379 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

### CLERK AND RECORDER.

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:02 O'CLOCK P.M. THIS 19th DAY OF August, 2022 A.D.

AND IS FULLY RECORDED AT RECEPTION NO. 222714995 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: Kathleen Conolly JOB NO. 25188.02  
DEPUTY SHEET 1 OF 3

### SUMMARY.

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.2388 ACRES	35.65%
RIGHT-OF-WAY	4.2490 ACRES	21.02%
TOTAL	20.5500 ACRES	100.00%

### FEES:

SAND CREEK DRAINAGE FEE: \$214,430.47 (OFFSET WITH FILING 2 PRE-CREDITS)  
BROKER FEE: \$17,706.00 (OFFSET WITH FILING 2 PRE-CREDITS)  
ACADEMY SCHOOL DISTRICT #20 FEE:  
PARK FEE: \$28,000.00 total estimate  
\$15,290.00 base Urban



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14995

### PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 11624", SAID LINE BEING 4094.14' ± A DISTANCE OF 2,322.50' FC±.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
4. ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, NATURAL HAZARDS REPORT, GEOLOGY AND SOILS REPORT, METEOROLOGY AND WIND REPORT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THIS PLAN SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD INTERFERE WITH THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON COMMON OWN WITH A 5' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WITH THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10' FOOT PUBLIC IMPROVEMENT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10' FOOT PUBLIC IMPROVEMENT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE WILDTY SNAKE.
12. THE ADDRESS EXHIBITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THERE SHALL BE NO UNLIT LOT ACCESS TO STERLING RANCH ROAD.
14. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, WITH AND UNLESS OTHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PROVISIONALLY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICABLE OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER ~~217105379~~ **217105379** IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLECTIVE PROVISIONS THAT SHALL PROVISION FOR THE CONSTRUCTION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COVENANTS MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURES REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
15. THIS PLAN RESTRICTION MAY BE REMOVED OR RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR (OR EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PROVISIONAL 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 SAID PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
16. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVICE AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERSIGHT AND ASSOCIATED NOISE OF AIRBORNE AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.
17. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT AS RECORDED AT RECEPTION NO. ~~217105379~~ **217105379** OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 7.

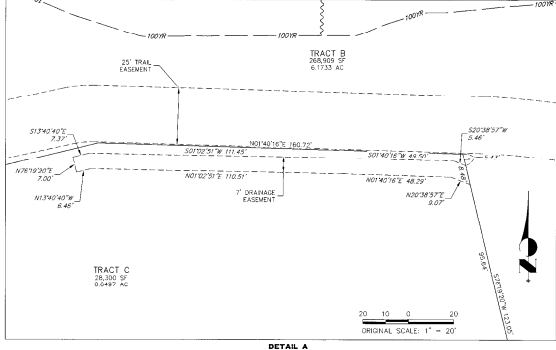
### PLAT NOTES:

16. NO STRUCTURES OR FENCES THAT IMPED DRAINAGE FLOW ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 2044800000, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR OBTACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO ONE YEAR AND \$500.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 3.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNITS, PROVISIONAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 21008388 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 30 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAN.
23. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVISION AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR SUCCESSORS AND ASSIGNS THAT SUBDIVISION AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROVISIONAL RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THEREIN, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAN 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.
25. PURSUANT TO RESOLUTION NO. 22-227, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 22068484, THE PORTION WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND SAID SAID IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
26. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY STERLING RANCH PHASE 2 AND STERLING RANCH FILING NO. 3 REPORT BY ENTECH ENGINEERING DATED MAY 4, 2021 IN FILE SP23-03 AND UPDATED IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY STERLING RANCH PHASE 2 REPORT BY ENTECH ENGINEERING DATED FEBRUARY 2, 2022 IN FILE SP23-12 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
27. POTENTIALLY UNSTABLE SLOPES: NO LOTS SHOWN AS IMPACTED, A STRACK OF 20 FEET FROM THE CREST OF ANY SLOPE STEEPER THAN 3:1 IS RECOMMENDED FLOODPLAIN: TRACT B
28. ROOFFALL RUNOFF ZONE: POTENTIALLY SEASONALLY HIGH GROUNDWATER: NO LOTS SHOWN AS IMPACTED, SEE BELOW GROUNDWATER NOTE.
29. OTHER HAZARD: IN AREAS OF HIGH GROUNDWATER, A MINIMUM OF 3 FEET BETWEEN FOUNDATIONS AND PERMANENT FOUNDATION SHALL BE MAINTAINED. SEE POTENTIALLY HIGH GROUNDWATER IN THE AREA. ALL FOUNDATIONS SHALL INCORPORATE AN UNDERDRAIN DRAINAGE SYSTEM, WHICH DRAINAGE SHALL BE INTERCEPTED BY UNDERLAIN DRAINS. WHERE DRAINAGE IS NOT CONSIDERED, INTERCEPTED BY UNDERLAIN DRAINS MAY BE NECESSARY. GROUNDWATER WAS DETERMINED ON TRACT B DRAIN LOTS 14 AND 16 AT A DEPTH OF 7 FEET BELOW EXISTING GRADE. FINAL DRAIN RECOMMENDATIONS REGARDING THE NEED FOR UNDERLAIN DRAINS SHOULD BE MADE AT THE TIME OF THE FOUNDATIONS EXCAVATION OBSERVATIONS. IF LOTS REQUIRE UNDERLAIN DRAINS, THE DRAIN CAN BE CONNECTED TO THE SEWER UNDERLAIN SYSTEM.
30. NO REPLAT OR RESUBDIVISION OF TRACT A SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 3 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
31. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RETAINING WALLS IN TRACT B.
32. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAIN SYSTEM.
33. PAVES DEAR REGIONAL BUILDING EXEMPTIONS APPROVAL PROVIDED BY CHAIR DATED ~~217105379~~ **217105379** RECORDED AT RECEPTION NO. ~~217105379~~ **217105379**

LINE TABLE			CURVE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L1	S31°19'20"W	49.50	C1	175°53'	175.00	22.00	C21	87°43'	60.00	6.53
L2	N08°40'39"W	36.71	C2	125°53'	200.00	45.13	C22	152°25'	200.00	53.69
L3	N31°19'21"E	36.76	C3	77°14'51"	52.00	70.11	C23	105°27'	175.00	2.92
L4	N58°40'39"W	36.77	C4	233°22'21"	60.00	24.67	C24	48°29'34"	55.00	46.51
L5	N01°19'21"E	36.77	C5	233°22'21"	60.00	24.67	C25	82°04'42"	55.00	8.07
L6	S52°19'00"E	41.60	C6	320°20'21"	60.00	31.63	C26	59°33'39"	55.00	56.85
L7	N09°40'42"E	45.79	C7	41°09'31"	60.00	43.10	C27	121°42'22"	55.00	116.38
L8	N28°31'11"E	25.60	C8	39°14'51"	60.00	41.10	C28	40°12'40"	55.00	38.60
L9	S08°04'30"W	30.61	C9	134°04'41"	70.00	14.67	C29	17°04'41"	55.00	35.64
L10	S70°19'20"W	24.34	C10	124°09'09"	200.00	44.41	C30	41°10'00"	55.00	39.36
L11	S20°19'20"W	24.34	C11	12°45'09"	175.00	36.93	C31	17°02'41"	55.00	17.16
L12	S76°19'20"W	3.36	C12	124°09'09"	225.00	50.08	C32	23°07'26"	55.00	22.30
L13	S31°19'20"W	36.77	C13	230°42'21"	225.00	10.26	C33	84°14'56"	225.00	22.38
L14	S83°04'30"E	51.81	C14	10°02'21"	225.00	33.82				
L15	N05°40'30"W	36.76	C15	233°22'21"	60.00	24.67				
L16	N01°19'21"E	36.77	C16	7°00'51"	60.00	7.59				
L17	N52°19'00"E	38.20	C17	162°02'02"	60.00	17.28				
L18	N31°19'21"E	36.76	C18	80°07'00"	52.00	81.65				
L19	N08°40'40"W	49.50	C19	233°22'21"	60.00	24.66				
L20	N31°19'20"E	49.50	C20	174°01'19"	60.00	18.13				



TRACT SUMMARY TABLE					
TRACT	AREA (01)	AREA (A/C)	USE	MAINTENANCE	OWNERSHIP
A	22,051	8,958	PEDESTRIAN ACCESS, DRAINAGE UTILITIES	SEWER	SEWER
B	26,300	8,173	PEDESTRIAN ACCESS, DRAINAGE UTILITIES, MAIL C/D	SEWER	SEWER
C	21,301	9,469	FUTURE DEVELOPMENT	DR, AND, LIC	DR, AND, LIC
TOTAL	70,652	27,600			



JOB NO. 25188.02  
 JULY 12, 2022  
 SHEET 2 OF 3



FILE NO. SF-21-032

Central 505-745-8333 • Colorado Springs 719-593-2558  
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# STERLING RANCH FILING NO. 3

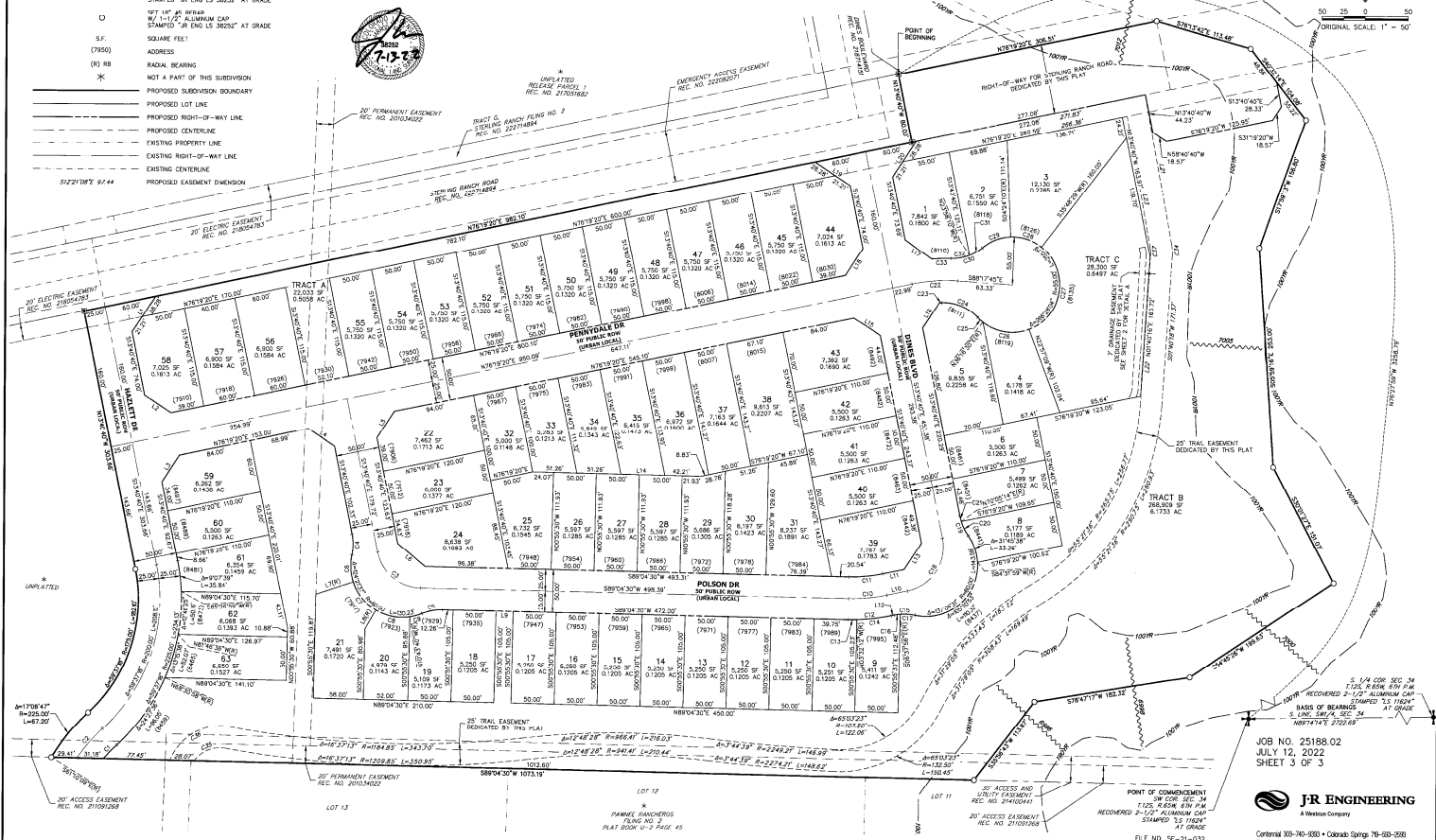
14995

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894,  
 ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 217105379, TOGETHER WITH A PORTION  
 OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO

- LEGEND**
- RECOVERED 1/2" ALUMINUM CAP STAMPED "R ENG L3 3825" AT GRADE
  - RECOVERED 3/4" ALUMINUM CAP STAMPED "R ENG L3 3825" AT GRADE
  - RECOVERED 1/2" ALUMINUM CAP STAMPED "R ENG L3 3825" AT GRADE
  - SQUARE FEET
  - ADDRESS
  - RACIAL BEARING
  - NOT A PART OF THIS SUBDIVISION
  - PROPOSED SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED CENTERLINE
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING CENTERLINE
  - PROPOSED EASEMENT DIMENSION



ORIGINAL SCALE: 1" = 50'



JOB NO. 25188.02  
 JULY 12, 2022  
 SHEET 3 OF 3

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