

STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
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

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 LOCATED IN A PORTION OF THE SW1/4 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:

BASIS OF BEARINGS: 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 BY
A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST
QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A
DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION
34; THENCE N76°27'50"W, A DISTANCE OF 3,285.79 FEET TO THE NORTHEASTERLY CORNER OF
STERLING RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE
EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO.
218054783, N76°19'20"E A DISTANCE OF 306.61 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, SIX (6) COURSES:

1. S76°13'42"E A DISTANCE OF 113.48 FEET;
2. S40°32'14"E A DISTANCE OF 104.08 FEET;
3. S17°59'13"W A DISTANCE OF 156.80 FEET;
4. S05°59'10"E A DISTANCE OF 253.00 FEET;
5. S30°01'27"E A DISTANCE OF 151.07 FEET;
6. S64°45'26"W A DISTANCE OF 199.63 FEET, TO A POINT ON THE SOUTHERLY LINE, AND ITS
EXTENSION, OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379;

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

1. S78°47'17"W A DISTANCE OF 182.32 FEET;
2. S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE, S89°04'30"W A DISTANCE OF 1,073.19 FEET, TO A POINT OF
NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°10'09"E, HAVING A RADIUS OF
225.00 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 175.00 FEET, A CENTRAL ANGLE OF
59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF TANGENT;
3. N13°40'40"W A DISTANCE OF 303.66 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 20'
ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 982.10 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE
POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 910,909 SQUARE FEET OR 20.9116 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. 1.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO
TRACTS, LOTS, STREETS, AND EASEMENTS 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.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES
HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED
TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT
HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL
PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED
WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE ABOVEMENTIONED, SR LAND, LLC HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, 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 C IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY
ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

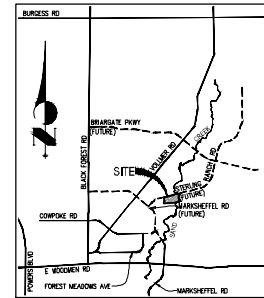
BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

ADDED ASSESSORS
SIGNATURE BLOCK

signature line for
Assessor if entering
the FID

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 21212548 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.

ADDRESSED

Please move this
(or the Fees
section) higher so
that there is room
to write next to the
Fees section.

ADDRESSED

type in basin names,
district names please

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.5238 ACRES	35.98%
BRIGHTS-OF-WAY	4.3086 ACRES	20.69%
TOTAL	20.9116 ACRES	100.00%

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE
OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS
SURVEYED AND DRAWN UNDER HIS RESPONSIBLE 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.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
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 _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR
CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY
DEPARTMENT

DATE

EL PASO COUNTY COMMISSIONERS CERTIFICATE:

THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY
OF _____, 202____, 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 }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO
COUNTY, COLORADO.

CHUCK BROEDMAN, RECORDER

BY: _____

DEPUTY

JOB NO. 25188.02
JUNE 7, 2021
SHEET 1 OF 3

JR ENGINEERING
A Western Company

Central 323-740-0393 • Colorado Springs 719-593-2938
Fort Collins 910-491-9888 • www.jrengineering.com

FILE NO. SF-21-XXXX

032

STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &

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

PLAY 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 BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC 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; WETLAND STUDY/404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAY SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVED UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVED UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVED 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, REVIEW 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 RELATES TO THE LIST.
12. THE ADDRESS EXHIBITS THEY ARE NOT THE LEGAL PURPOSES ONLY, SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. 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 CHAIR 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 PLAY RESTRICTION MAY BE REMOVED OR RECONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR 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.

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AVIATION HAZARD AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aviation hazard and noise impacts on the property due to its close proximity to an airport, which is being disclosed to prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the oversight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice.)

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AVIATION HAZARD AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aviation hazard and noise impacts on the property due to its close proximity to an airport, which is being disclosed to prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the oversight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice.)

*Plates Pre-Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____

PLAY NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATION PROVIDES THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 09041C0336, EFFECTIVE DATE DECEMBER 1, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY AND DRAINAGE FACILITIES. THE PROPERTY OWNER'S 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 _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. 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.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM 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. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, MILLER ROAD, MARCHETT ROAD, OR STERLING RANCH ROAD.
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 GEOLOGIC HAZARD REPORT BY EXTCD DATED MAY 4, 2021 IN SP-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

TRACT A

TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

PLAY NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATION PROVIDES THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 09041C0336, EFFECTIVE DATE DECEMBER 1, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY AND DRAINAGE FACILITIES. THE PROPERTY OWNER'S ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
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TRACT A

TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

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19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAY AND DRAINAGE FACILITIES. THE PROPERTY OWNER'S 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 _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. 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.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM 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. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE STERLING RANCH FILING NO. 2 INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, MILLER ROAD, MARCHETT ROAD, OR STERLING RANCH ROAD.
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 GEOLOGIC HAZARD REPORT BY EXTCD DATED MAY 4, 2021 IN SP-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

TRACT A

TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

TRACT A
TRACT C

Awaiting better geotech information

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

This information has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, prepared by the Professional Engineer) available at the El Paso Planning and Community Development Department.

1. Active Unconsolidated Fill: Areas in which sand, silt, and clay are deposited by wind or water and are not consolidated by compaction or cementation.

2. Active Unconsolidated Fill: Areas in which sand, silt, and clay are deposited by wind or water and are not consolidated by compaction or cementation.

3. Active Unconsolidated Fill: Areas in which sand, silt, and clay are deposited by wind or water and are not consolidated by compaction or cementation.

4. Active Unconsolidated Fill: Areas in which sand, silt, and clay are deposited by wind or water and are not consolidated by compaction or cementation.

5. Active Unconsolidated Fill: Areas in which sand, silt, and clay are deposited by wind or water and are not consolidated by compaction or cementation.

JOB NO. 25188.02
JUNE 7, 2021
SHEET 2 OF 3

J.R. ENGINEERING
A Western Company

Central 333-740-0933 • Colorado Springs 719-589-2938
Fax 333-740-0933 • www.jrengineering.com

FILE NO. SF-21-XXX

STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
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 1-1/2" ALUMINUM CAP
STAMPED "R" ENG. LS. 38252" AT GRADE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "R" ENG. LS. 38252" AT GRADE
- S.F. SQUARE FEET
- ### ADDRESS
- (R) RB RADIAL 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

ADDRESSED

all lots and tracts shall close, distances and bearings, SF, etc. standard checklist item.

ADD plat checklist items to this plat set-checklist was emailed to Mike Bramlet on 11/30/21.

* UNPLATTED RELEASE PARCEL 1 REC. NO. 217031682

ADDRESSED

add acreage / SF to lots and tracts

YES IT IS PART OF TRACT A

is this tract a also?

ADDRESSED

Label BFEs

RETAINING WALLS HAVE BEEN REMOVED

RETAINING WALLS HAVE BEEN REMOVED

JOB NO. 25188.02
JUNE 7, 2021
SHEET 3 OF 3

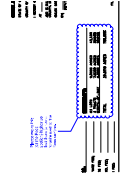
J.R. ENGINEERING
A Western Company


Central 323-740-0393 • Colorado Springs 719-593-2928
Fort Collins 970-491-9888 • www.jrengineering.com

Final Plat Drawings_V1 combined redlines.pdf Markup Summary

11-30-2021

dsdrice (16)




Subject: Cloud+
Page Label: [1] 1 SHEET 1
Author: dsdrice
Date: 11/22/2021 10:25:23 AM
Status:
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Please move this (or the Fees section) higher so that there is room to write next to the Fees section.

032

3. SF-21-XX

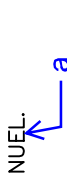
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Page Label: [1] 1 SHEET 1
Author: dsdrice
Date: 11/22/2021 10:25:52 AM
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032



Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdrice
Date: 11/22/2021 10:27:15 AM
Status:
Color: 
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Delete if administrative




Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 10:28:01 AM
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a

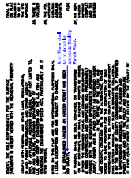


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Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 10:29:05 AM
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Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 10:29:29 AM
Status:
Color: 
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delete highlighted portion



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 11:03:13 AM
Status:
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Add: There shall be no direct lot access to Sterling Ranch Road.



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 10:51:01 AM
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See CGS comments

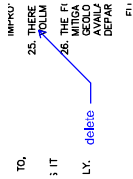


Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 11:02:57 AM
Status:
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Provide easement language including metro district responsibility for maintenance of the retaining walls in lots 31,38-46 and Tract B



Subject:
Page Label: [2] 2 SHEET 2
Author: dsdrice
Date: 11/22/2021 12:18:22 PM
Status:
Color: ■
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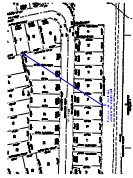
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Author: dsdrice
Date: 11/22/2021 12:18:40 PM
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delete



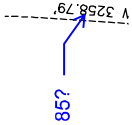
Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdrice
Date: 11/24/2021 12:13:54 PM
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Provide drainage easements for the storm drain system



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdrice
Date: 11/22/2021 11:00:46 AM
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Provide easement including access for the retaining wall



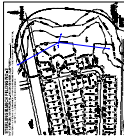
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Page Label: [3] 3 SHEET 3
Author: dsdrice
Date: 11/22/2021 11:40:44 AM
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85?



Subject: Callout
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Author: dsdrice
Date: 11/22/2021 12:20:39 PM
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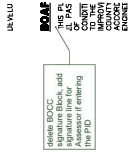
add acreage / SF to lots and tracts



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdrice
Date: 11/24/2021 12:13:14 PM
Status:
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Label BFEs

dsdparsons (28)



Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 11/30/2021 2:33:31 PM
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Color: ■
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Space:

delete BOCC signature Block, add signature line for Assessor if entering the PID



Subject: Callout
Page Label: [1] 1 SHEET 1
Author: dsdparsons
Date: 11/30/2021 2:34:07 PM
Status:
Color: ■
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Space:

type in basin names, district names please



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:36:00 PM
Status:
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add a note that clearly identifies the purpose of the tracts within the plat area and longterm ownership and maintenance (a table s permitted in lieu of a note)



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:36:43 PM
Status:
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Space:

Are you sure? Where is the industrial? remove?



Subject: PID
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:41:16 PM
Status:
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Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District __ and as such is subject to applicable road impact fees and mill levy.



Subject: Airport Overlay
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:37:53 PM
Status:
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Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as 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 overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

_____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)



Subject: Address
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:42:50 PM
Status:
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Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Subject: Soils & Geology
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:42:59 PM
Status:
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
■Downslope Creep: (name lots or location of area)
■Rockfall Source:(name lots or location of area)
■Rockfall Runout Zone:(name lots or location of area)
■Potentially Seasonally High Groundwater:(name lots or location of area)
■Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

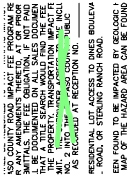
Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:39:53 PM
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"Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____"

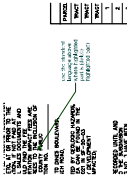
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Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:41:35 PM
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Subject: Pen
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:41:56 PM
Status:
Color: 
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Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:42:40 PM
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use the standard language above where highlighted part is (delete highlighted part)



Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:44:00 PM
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Look at both prelim and final geology soils report and preliminary plan; provide specific lot numbers and constraints, hazards, and mitigation as note requires.




Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:44:14 PM
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add

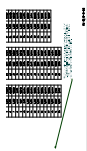


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Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 2:48:26 PM
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Add note site is within Part 77




Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 3:06:04 PM
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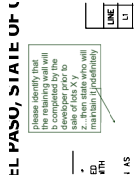
Update per prelim plan note: steep slopes have been placed in tract B- A retaining wall lies will be placed in lots XYZ to mitigate slopes, and the area of lots depicted on preliminary plan in floodplain have been depicted in tract until LOMR is completed.




Subject: Image
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 3:06:23 PM
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Subject: Callout
Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 3:06:45 PM
Status:
Color: 
Layer:
Space:


tract table, uses, ownership and maintenance



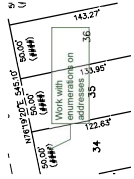
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Page Label: [2] 2 SHEET 2
Author: dsdparsons
Date: 11/30/2021 3:07:41 PM
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please identify that the retaining wall will b
completed by the developer prior to sale of lots X y
z...then state who will maintain it indefinitely



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:24:21 PM
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please identify that they are public ROW and
provide width classification for all streets per
checklist.



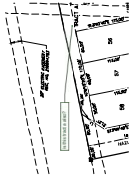
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Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:24:37 PM
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Work with enumerations on addresses



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:25:25 PM
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Color: 
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all lots and tracts shall close, distances and
bearings, SF, etc...standard checklist item.



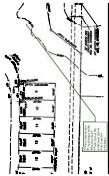
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Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:25:58 PM
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is this tract a also?

ADD plat checklist items to this plat set - emailed to Mike Bramlet on 11/30/21.

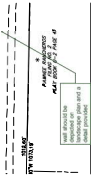
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ADD plat checklist items to this plat set-checklist was emailed to Mike Bramlet on 11/30/21.



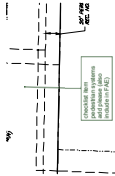
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Author: dsdparsons
Date: 11/30/2021 2:27:55 PM
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Are the channel and the landscape buffer separate tracts? Please look at the preliminary plan to match tracts if necessary.



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:28:23 PM
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wall should be depicted on landscape plan and a detail provided



Subject: Callout
Page Label: [3] 3 SHEET 3
Author: dsdparsons
Date: 11/30/2021 2:32:18 PM
Status:
Color: ■
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checklist item pedestrian systems add please (also include in FAE)