

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°27'59"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 306.51 FEET;

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

- S76°13'42"E A DISTANCE OF 113.48 FEET;
- S40°32'14"E A DISTANCE OF 104.08 FEET;
- S17°59'13"W A DISTANCE OF 156.80 FEET;
- S05°59'16"E A DISTANCE OF 253.00 FEET;
- S30°01'27"E A DISTANCE OF 151.07 FEET;
- S54°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:

- S78°47'17"W A DISTANCE OF 182.32 FEET;
- 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:

- 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;
- 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;
- 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)
) SS
COUNTY OF EL PASO)

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

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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)
) SS
COUNTY OF EL PASO)

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

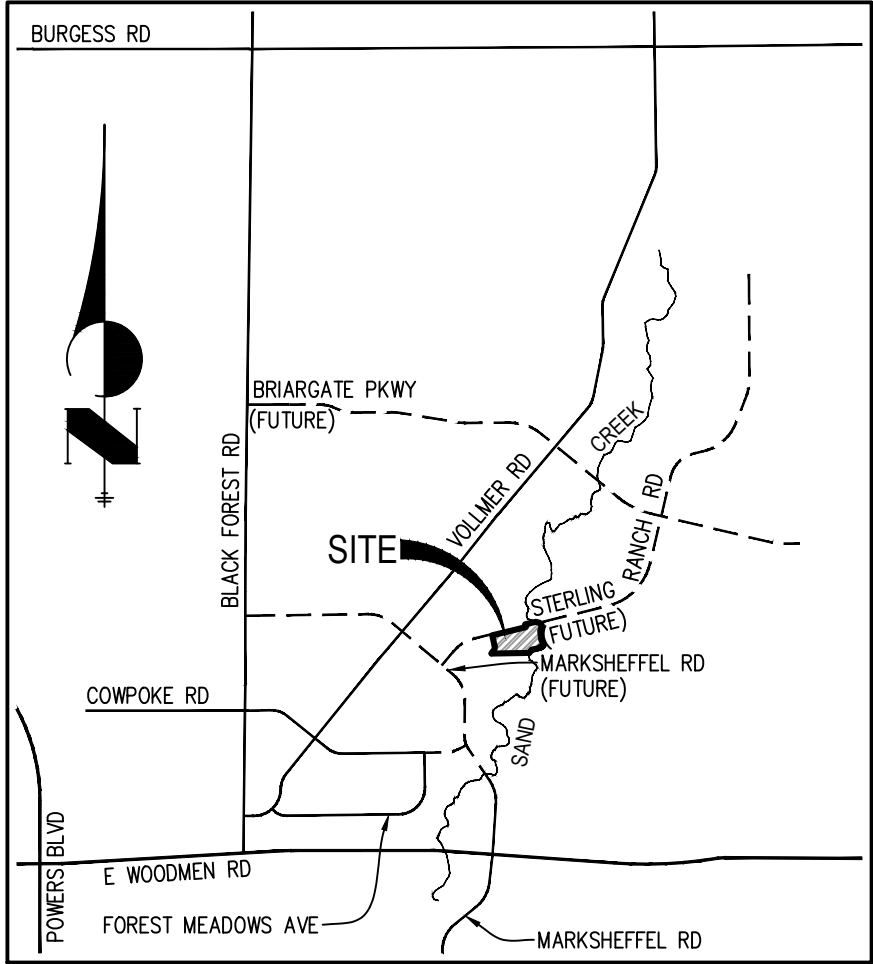
BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

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.

CHAIR, PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO 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)
) SS
COUNTY OF EL PASO)

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 BROERMAN, RECORDER

BY: _____
DEPUTY

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

FEES:

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

SUMMARY:

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.5238 ACRES	35.98%
RIGHTS-OF-WAY	4.3256 ACRES	20.69%
TOTAL	20.9116 ACRES	100.00%

FILE NO. SF-21-XXX



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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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

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 "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 2,722.56 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 PLAT 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 PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE 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 IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 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, 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 AS IT RELATES TO THE LISTED SPECIES.

12. THE ADDRESS EXHIBITED ON THIS PLAT 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.

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 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 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.

PLAT 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 ADMINISTRATOR, PROVIDED 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 08041C0533G, EFFECTIVE DATE DECEMBER 7, 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 A 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 ROADS AND DRAINAGE FACILITIES 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.

21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF 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 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. 19-471), 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, VOLLMER ROAD, MARKSHEFFEL 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 ENTEC DATED MAY 4, 2021 IN SF-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

FLOODPLAIN: TRACT C

27. NO REPLAT OR RESUBDIVISION OF TRACT C 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 DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°19'20"W	49.50'
L2	N58°40'39"W	36.77'
L3	N31°19'21"E	36.76'
L4	N58°40'39"W	36.77'
L5	N31°19'21"E	36.77'
L6	S52°18'05"E	41.65'
L7	N69°40'42"E	45.79'
L8	N28°31'11"E	25.00'
L9	S89°04'30"W	20.00'
L10	S76°19'20"W	24.34'
L11	S76°19'20"W	25.34'
L12	S76°19'20"W	3.38'
L13	S31°19'20"W	36.77'
L14	N89°04'30"E	51.26'
L15	N58°40'39"W	36.78'
L16	N31°19'21"E	35.41'
L17	N56°25'30"W	38.20'
L18	N31°19'21"E	36.78'
L19	N58°40'40"W	49.50'
L20	N31°19'20"E	49.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°13'05"	175.00'	22.05'
C2	12°55'39"	200.00'	45.13'
C3	77°14'51"	52.00'	70.11'
C4	23°33'23"	60.00'	24.67'
C5	23°33'23"	60.00'	24.67'
C6	30°12'01"	60.00'	31.63'
C7	41°09'31"	60.00'	43.10'
C8	39°14'51"	60.00'	41.10'
C9	13°45'14"	60.00'	14.40'
C10	12°45'09"	200.00'	44.51'
C11	12°45'09"	175.00'	38.95'
C12	12°45'09"	225.00'	50.08'
C13	2°36'42"	225.00'	10.26'
C14	10°08'27"	225.00'	39.82'
C15	23°33'23"	60.00'	24.67'
C16	7°03'31"	60.00'	7.39'
C17	16°29'52"	60.00'	17.28'
C18	90°00'00"	52.00'	81.68'
C19	23°33'08"	60.00'	24.66'
C20	17°19'01"	60.00'	18.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	6°14'06"	60.00'	6.53'
C22	15°22'55"	200.00'	53.69'
C23	0°57'24"	175.00'	2.92'
C24	48°26'52"	55.00'	46.51'
C25	8°20'43"	55.00'	8.01'
C26	59°13'39"	55.00'	56.85'
C27	121°14'22"	55.00'	116.38'
C28	40°12'40"	55.00'	38.60'
C29	37°26'41"	55.00'	35.94'
C30	17°52'41"	55.00'	17.16'
C31	23°07'25"	55.00'	22.20'
C32	5°41'56"	225.00'	22.38'

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
TRACT A	22,033	0.5058
TRACT B	277,403	6.3683
TRACT C	28,300	0.6497
1	7,842	0.1800
2	6,751	0.1550
3	12,130	0.2785
4	6,178	0.1418
5	9,835	0.2258
6	5,500	0.1263
7	5,499	0.1262
8	5,177	0.1189
9	5,411	0.1242
10	5,251	0.1205
11	5,250	0.1205
12	5,250	0.1205
13	5,250	0.1205
14	5,250	0.1205
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	5,109	0.1173
20	4,979	0.1143

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
21	7,491	0.1720
22	7,462	0.1713
23	6,000	0.1377
24	8,638	0.1983
25	6,732	0.1545
26	5,597	0.1285
27	5,597	0.1285
28	5,597	0.1285
29	5,686	0.1305
30	6,197	0.1423
31	8,237	0.1891
32	5,000	0.1148
33	5,283	0.1213
34	5,849	0.1343
35	6,415	0.1473
36	6,972	0.1600
37	7,163	0.1644
38	9,613	0.2207
39	7,767	0.1783
40	5,500	0.1263
41	5,500	0.1263
42	5,500	0.1263
43	7,362	0.1690

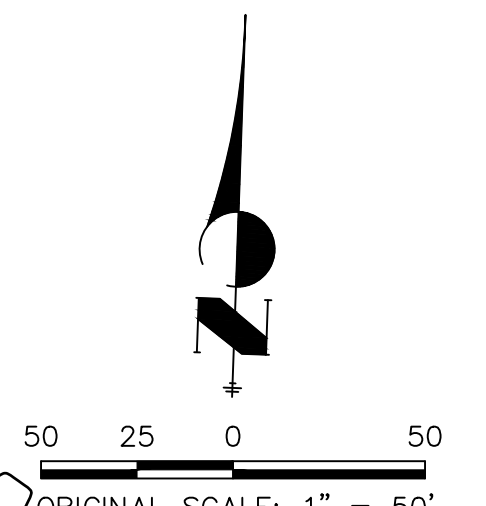
AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
44	7,024	0.1613
45	5,750	0.1320
46	5,750	0.1320
47	5,750	0.1320
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	6,900	0.1584
57	6,900	0.1584
58	7,025	0.1613
59	6,262	0.1438
60	5,500	0.1263
61	6,354	0.1459
62	6,068	0.1393
63	6,650	0.1527

JOB NO. 25188.02
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SHEET 2 OF 3



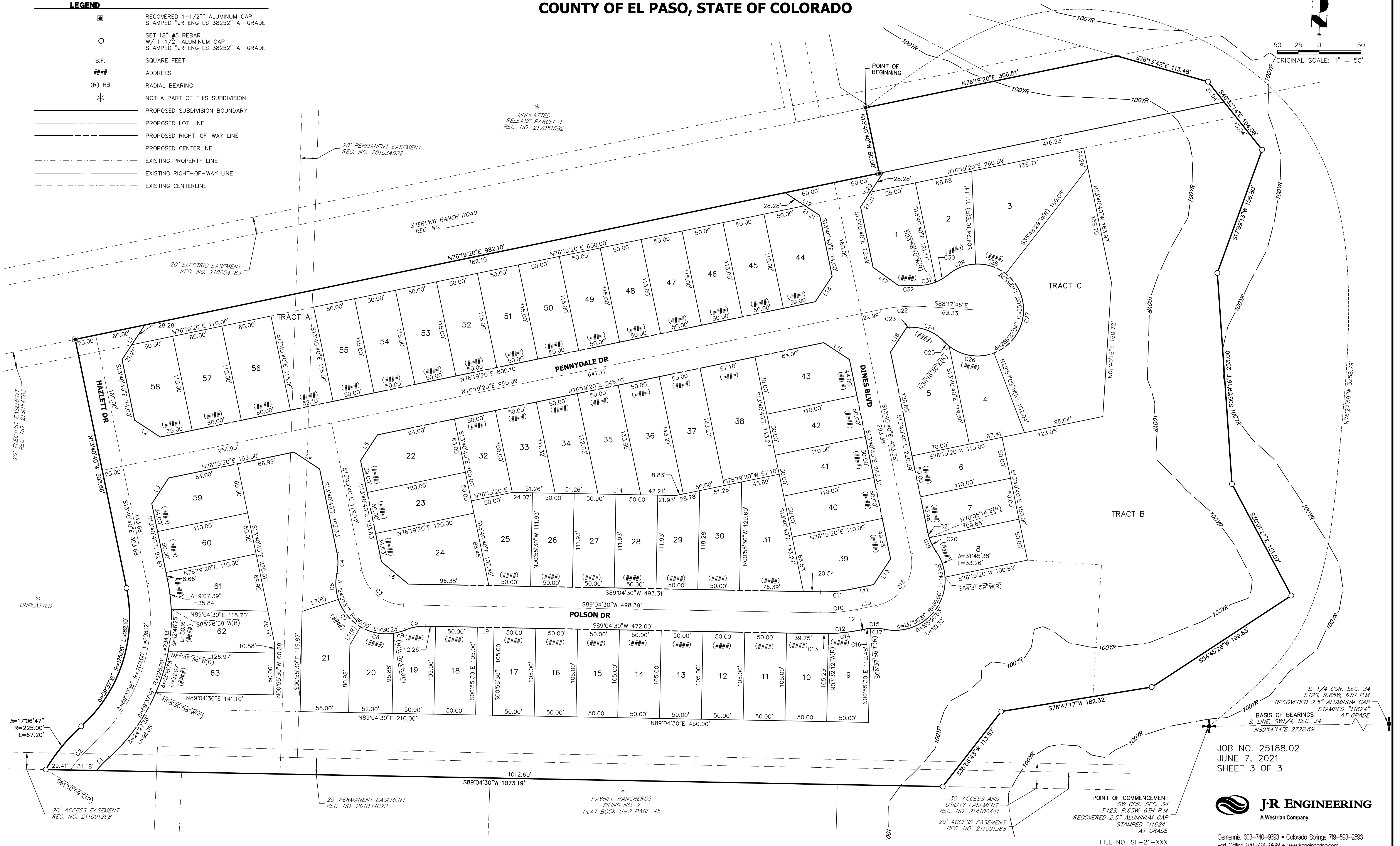
STERLING RANCH FILING NO. 3

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 "JR ENG LS 38252" AT GRADE
- SET 18" #5 REBAR
W/ 1-1/2" ALUMINUM CAP
STAMPED "JR 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



S. 1/4 COR. SEC. 34
T.12S, R.65W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "11624"
AT GRADE

BASIS OF BEARINGS
S. LINE, SW 1/4, SEC. 34
N89°14'14"E 2722.69'

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SHEET 3 OF 3

J-R ENGINEERING
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FILE NO. SF-21-XXX