

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 223715150 BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED PLS JR ENG LNS 38252' FOUND FLUSH WITH GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 13°28'29" WEST A DISTANCE OF 1168.84 FEET.

COMMENCING AT THE NORTHERLY END OF SAID EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, SAID LINE ALSO BEING THE EXTERIOR OF VILLAGES AT STERLING RANCH RECORDED JULY 23, 2025 UNDER RECEPTION NUMBER 225715552 OF SAID EL PASO COUNTY RECORDS;

THENCE ON SAID COMMON LINE THE FOLLOWING TWO COURSES:

1. THENCE NORTH 58°28'29" EAST A DISTANCE OF 49.50 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 9.99 FEET TO THE POINT OF BEGINNING;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD AT STERLING RANCH FILING NO. 1 THE FOLLOWING FOUR COURSES:

3. THENCE NORTH 13°28'38" EAST A DISTANCE OF 130.00 FEET;
4. THENCE NORTH 76°31'31" WEST A DISTANCE OF 10.01 FEET;
5. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.48 FEET;
6. THENCE NORTH 13°28'29" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE AND ITS NORTHERLY EXTENSION, SAID EXTENSION ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 UNDER RECEPTION NUMBER 223715150 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 80.00 FEET;

THENCE NORTH 76°31'31" WEST, ON THE NORTHERLY LINE OF SAID STERLING RANCH EAST FILING NO. 8 A DISTANCE OF 80.00 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 121.71 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 850.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 944.83 FEET;

THENCE NORTH 77°09'45" EAST A DISTANCE OF 229.23 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°55'23", AN ARC DISTANCE OF 281.88 FEET;

THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH 26°45'38" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 20°20'04" WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH 23°31'28" EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°28'32", AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH 60°00'00" EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH 30°00'00" WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 285.00 FEET TO THE NORTHERLY LINE OF AFORESAID VILLAGES AT STERLING RANCH;

THENCE NORTH 76°31'31" WEST, ON SAID NORTHERLY LINE, A DISTANCE OF 1,359.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 2,722,474 SQUARE FEET (62.49940 ACRES).

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 6. 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.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 20__ A.D.

BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND LLC, A COLORADO LIMITED LIABILITY COMPANY.

DOUGLAS M. STIMPLE

DATE

STATE OF COLORADO

COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ A.D. BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC., MANAGER OF CLASSIC SRJ LAND LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

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.

STERLING RANCH EAST FILING NO.

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE N QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

Include Benchmark
NO ELEVATIONS ARE SHOWN.
BENCHMARK NOT INCLUDED IN CHECKLIST

GENERAL NOTES:

1. THE DATE OF PREPARATION IS SEPTEMBER 18, 2025.
2. 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 C.R.S. § 18-4-508
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. PUD SP244.
4. 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.
5. UNLESS OTHERWISE INDICATED, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES AND AN ADDITIONAL TEN (10) FOOT EASEMENT ALONG THE REAR FOR PUBLIC UTILITIES, AND A SEVEN (7) EASEMENT IN THE REAR FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE AS SHOWN ON THIS PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 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

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.

THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

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 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 DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF 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 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.

revised NOTE 13 per comments

ACCESS TO STERLING RANCH ROAD OR BRIARGATE PARKWAY FOR

GEOLOGIC HAZARD NOTE: 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 "SOILS AND GEOLOGY STUDY FOR STERLING RANCH EAST FILING NO. 6, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 24, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY SHALLOW GROUNDWATER FOUND ON THE FOLLOWING LOTS: 81-86 92 AND 86. THESE LOTS INCLUDE OVERLOT GRADING AND INCORPORATION OF UNDERGROUND DRAINAGE SYSTEMS AROUND FOUNDATIONS WITH DIRECT CONNECTION TO UNDERDRAIN SYSTEM WITHIN ADJACENT STREET MAINTAINED BY METRO DISTRICT. Hydrocompaction lots

ELITE PROPERTIES OF AMERICA, INC. AS MANAGER OF CLASSIC SRJ LAND, LLC, IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT TRACT OR BUILDING SITE. WATER AND WASTEWATER SERVICE IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 6, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C05336 AND 08041C05356, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)

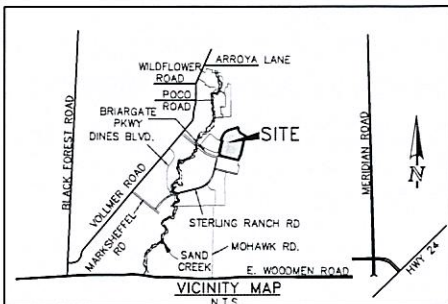
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY 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.

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. 24-377), 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 PLATTED DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE.

PURSUANT TO RESOLUTION 25-108, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 5, AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 225028699, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF VILLAGES AT STERLING RANCH ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 5 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

Leave these items blank to be filled in later.

60 Reports Soils



GENERAL NOTES CONT'D:

19. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023430 AND AS AMENDED.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 224098138, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS AMENDED BY RECEPTION NO. 225020551.
21. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
22. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
23. THE SUBDIVISION IS IN A LOW FIRE INTENSITY SCALE AREA PER THE COLORADO STATE FOREST SERVICE AREA, DEFENSIBLE SPACE MEETING THE NFPA HOME IGNITION ZONE OF UP TO 30' REQUIRED. HARDENED STRUCTURE OF CLASS A ROOFING, METAL GUTTERS AND DOWN SPOUTS REQUIRED.
24. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
25. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE COMMITMENT FOR TITLE INSURANCE FILE NUMBER 710600R, ISSUED BY CORE TITLE GROUP LLC, COMMITMENT DATE SEPTEMBER 12, 2025 AT 8:00 A.M.
26. CLASSIC CONSULTING ENGINEERS AND SURVEYORS DID NOT REVIEW OR ADDRESS MINERAL OR WATER RIGHTS WITHIN THE PROPERTY CONTAINED IN THIS SUBDIVISION.
27. THIS PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 21, 1975, IN BOOK 2772 AT PAGE 121. ORDER CHANGING NAME TO BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT RECORDED JULY 26, 1980 IN BOOK 3333 AT PAGE 799. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION OF THE PARCEL CITED IN THE ABOVE REFERENCED DOCUMENT DOES ENCOMBER THE SUBJECT PARCEL THAT LIES IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST).
28. THIS PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
29. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED MARCH 09, 2001 UNDER RECEPTION NO. 201029151 (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION OF THE PARCEL CITED IN THE ABOVE REFERENCED DOCUMENT DOES ENCOMBER THE SUBJECT PARCEL THAT LIE IN THE DESCRIBED QUARTERS OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST).
30. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AS CONTAINED IN DEED RECORDED MARCH 29, 2006 UNDER RECEPTION NO. 206045408.
31. THIS PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-476 REGARDING SKETCH SUBJECT PROPERTY IN THE STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENTS RECORDED JULY 09, 2010, UNDER RECEPTION NO. 210055613, MARCH 7, 2011 UNDER RECEPTION NO. 211023430 AND MARCH 7, 2011 UNDER RECEPTION NO. 211023431. VALIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICT NOS. 1, 2 AND 3 RECORDED MAY 21, 2014 UNDER RECEPTION NO. 214042782, RESOLUTION CONCERNING THE IMPOSITION OF A DISTRICT FACILITIES FEE RECORDED JULY 29, 2015 UNDER RECEPTION NO. 215081355.
32. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER EASEMENT RECORDED MARCH 14, 2014 UNDER RECEPTION NO. 214021314.
33. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PERMANENT EASEMENT AGREEMENT RECORDED MARCH 14, 2014 AT RECEPTION NO. 214021315, RECEPTION NO. 214021316 AND AT RECEPTION NO. 214021317.
34. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 26, 2014 UNDER RECEPTION NO. 214109190.
35. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS RECORDED OCTOBER 31, 2014 UNDER RECEPTION NO. 214100440, RECEPTION NO. 214100441 AND AT RECEPTION NO. 214100442, AS AFFECTED BY EASEMENT VACATION AND MODIFICATION RECORDED APRIL 26, 2016 UNDER RECEPTION NO. 216043584 AND AT RECEPTION NO. 216043585.

(GENERAL NOTES CONT'D. ON SHEET 2.)

Add notes:

Noise wall along X and X to be installed by ____ and maintained by ____

ADDED NOTE 27, RENUMBERED NOTES

add which lots are in D49 and D20

SUBDIVISION IS ONLY IN SCHOOL DISTRICT 49

Add 2 school district fees

SUMMARY TABLE:		revised table per comments		NER	MAINTENANCE
TRACTS A, B, D, E, F, & H (OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES)	400,014	14.69%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3	
TRACT G (PARK, LANDSCAPE, TRAILS, UTILITIES)	12,526	0.46%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3	
TRACT C (DETENTION POND, UTILITIES)	27,424	1.01%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3	
LOTS (198 TOTAL)	1,502,961	55.21%	INDIVIDUAL LOT OWNERS		
R.O.W.	779,549	28.63%	COUNTY	COUNTY	
TOTAL	2,722,474	100.00%			

62.499 acres
PROPOSED GROSS DENSITY: 3.2 DU/AC (198 LOTS/62.50 AC)
PROPOSED NET DENSITY: 5.7 DU/AC (198 LOTS/34.50 AC)
added acreages to table

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, & G WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE STERLING RANCH METRO DISTRICT NO. 3

BY: _____

AS: _____

OF STERLING RANCH METRO DISTRICT NO. 3

STATE OF COLORADO

COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ A.D. BY ____ OF STERLING RANCH METRO DISTRICT NO. 3
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF ____ 20__

THIS IS THE CURRENT TITLE COMMITMENT FOR THIS PARCEL OF LAND

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

REVISION VERSION 5.0 FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 6 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF ____ 20__ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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 ____ M. THIS ____ DAY OF ____ 20__ A.D. AND IS DULY RECORDED AT RECEPTION NO. ____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

FEES:

DRAINAGE: _____

BRIDGE FEES: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

OWNER:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

REVISED PER COMMENT

SHEET 1 OF 5
SEPTEMBER 25, 2025
JOB NO. 1183.60
STERLING RANCH EAST
FILING NO. 6

CLASSIC CONSULTING

9 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80901
(719) 785-0790

PCD FILE NO.

SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST
1/4 OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH
MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



37. THIS PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE STERLING RANCH METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 14, 2016, UNDER RECEPTION NO. 216105297, RESOLUTION REGARDING WATER TAP FEE RECORDED NOVEMBER 19, 2018 UNDER RECEPTION NO. 218134276, RESOLUTION REGARDING SEWER TAP FEE RECORDED NOVEMBER 19, 2018, RESOLUTION CONCERNING THE IMPOSITION OF VARIOUS FEES RECORDED JULY 26, 2019 UNDER RECEPTION NO. 219085543, RESOLUTION ESTABLISHING GUIDELINES FOR THE PROCESSING AND COLLECTION OF DELINQUENT FEES AND CHARGES RECORDED JULY 26, 2019 UNDER RECEPTION NO. 219085544, RESOLUTION CONCERNING THE IMPOSITION OF A SAND CREEK CHANNEL DRAINAGE IMPROVEMENTS FEE RECORDED JULY 26, 2019 UNDER RECEPTION NO. 219085545.
38. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY PUBLIC LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 10, 2019, UNDER RECEPTION NO. 219003168, FIRST AMENDMENT THERETO RECORDED MAY 23, 2019 AT RECEPTION NO. 219055956 AND AS AMENDED BY INSTRUMENT RECORDED FEBRUARY 4, 2021 AT RECEPTION NO. 221022771.
- NOTE: SUBJECT PROPERTY IS INCLUDED IN THE "EXPANSION PROPERTY" AS SET FORTH IN EXHIBIT B OF SAID INSTRUMENT.
39. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY PUBLIC LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 14, 2019, UNDER RECEPTION NO. 219016251, AND AS AMENDED BY INSTRUMENT RECORDED FEBRUARY 14, 2019 AT RECEPTION NO. 221022771. NOTE: SUBJECT PROPERTY IS INCLUDED IN THE "EXPANSION PROPERTY" AS SET FORTH IN EXHIBIT B OF SAID INSTRUMENT. ASSIGNMENT OF DECLARANTS RIGHTS RECORDED APRIL 29, 2024 AT RECEPTION NO. 224031470, RECORDED JULY 9, 2024 AT RECEPTION NO. 224052061.
40. THIS PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE STERLING RANCH METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 04, 2021, UNDER RECEPTION NO. 221022452, AND RECORDED NOVEMBER 4, 2020 UNDER RECEPTION NO. 220177525.

41. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND RIGHT OF WAY RECORDED JANUARY 25, 2022 AT RECEPTION NO. 22211460 AND RECORDED MARCH 15, 2022 AT RECEPTION NO. 22237195.
42. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PRIVATE STORM WATER DRAINAGE MAINTENANCE AGREEMENT AND EASEMENT RECORDED AUGUST 02, 2022 UNDER RECEPTION NO. 22103273.
43. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED AUGUST 18, 2022 AT RECEPTION NO. 222109714. RESOLUTION RECORDED AUGUST 19, 2022 AT RECEPTION NO. 222110514.
44. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 23-174 APPROVAL OF PRELIMINARY PLAN FOR STERLING RANCH EAST PRELIMINARY PLAN RECORDED MAY 17, 2023 AT RECEPTION NO. 223041033.
45. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE STORMWATER DRAINAGE MAINTENANCE AGREEMENT AND EASEMENT RECORDED MAY 19, 2023 AT RECEPTION NO. 223041857.
46. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 23-183 RECORDED MAY 24, 2023 AT RECEPTION NO. 223043432.
47. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 23-403 RECORDED DECEMBER 06, 2023 AT RECEPTION NO. 223099821.
48. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 24-117 RECORDED MARCH 19, 2024 AT RECEPTION NO. 224019935.

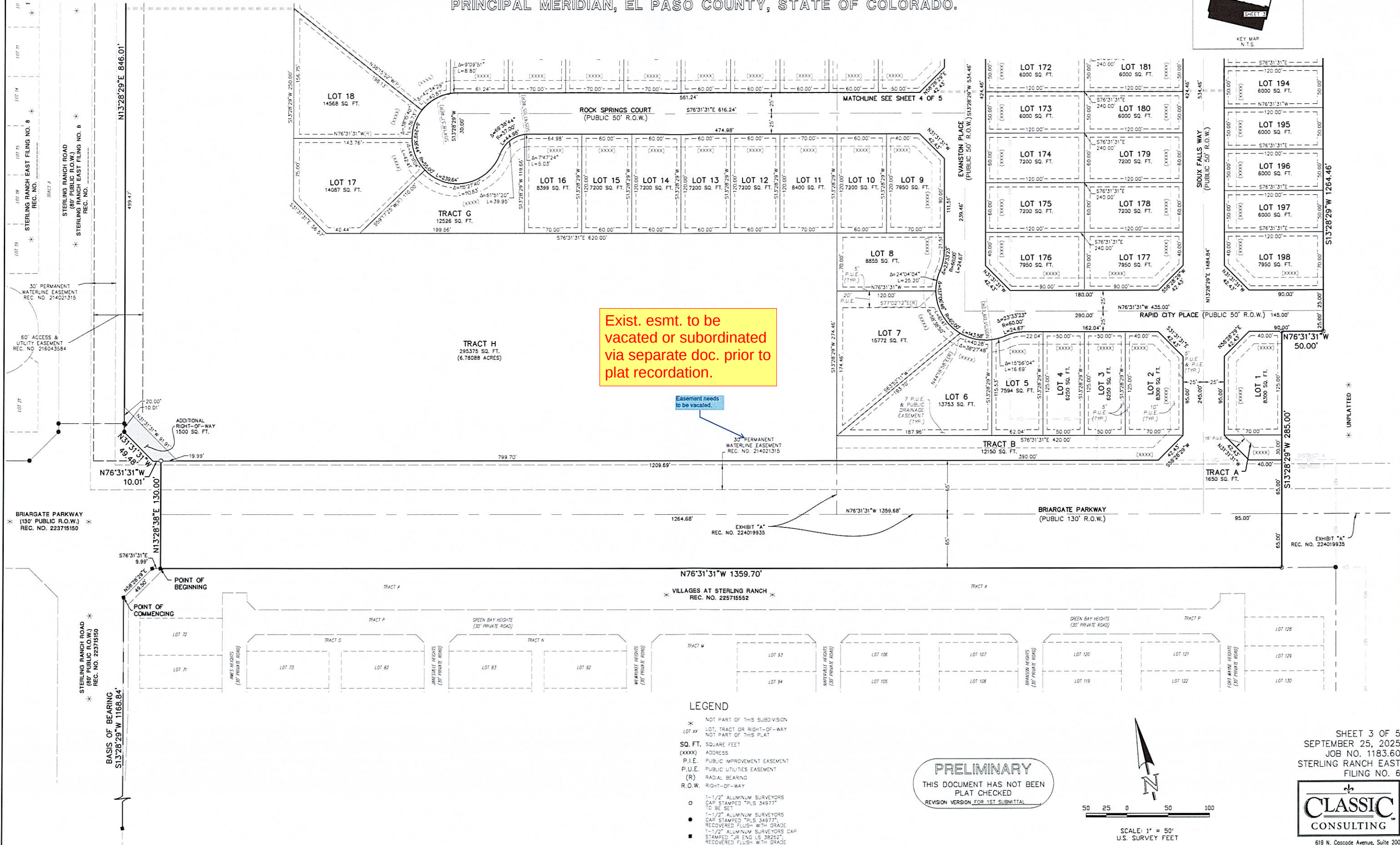
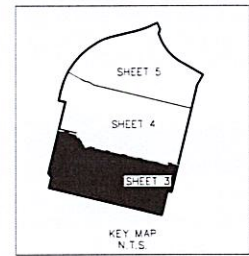
REVISION VERSION FOR 1ST SUBMITTAL

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO.

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



Exist. esmt. to be
vacated or subordinated
via separate doc. prior to
plat recordation.

Easement needs
to be vacated.

EXHIBIT "A"
REC. NO. 224019935

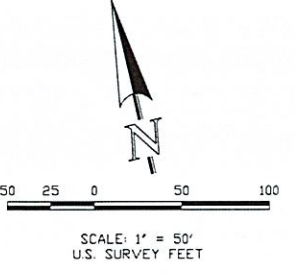
N76°31'31"W 1359.70'

VILLAGES AT STERLING RANCH
REC. NO. 225715552

LEGEND

- NOT PART OF THIS SUBDIVISION
- LOT #
- SQ. FT. SQUARE FEET
- (XXXX) ADDRESS
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" RECOVERED FLUSH WITH GRADE
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "J.R. ENG. LS. 38262" RECOVERED FLUSH WITH GRADE

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL



SHEET 3 OF 5
SEPTEMBER 25, 2025
JOB NO. 1183.60
STERLING RANCH EAST
FILING NO. 6

CLASSIC
CONSULTING

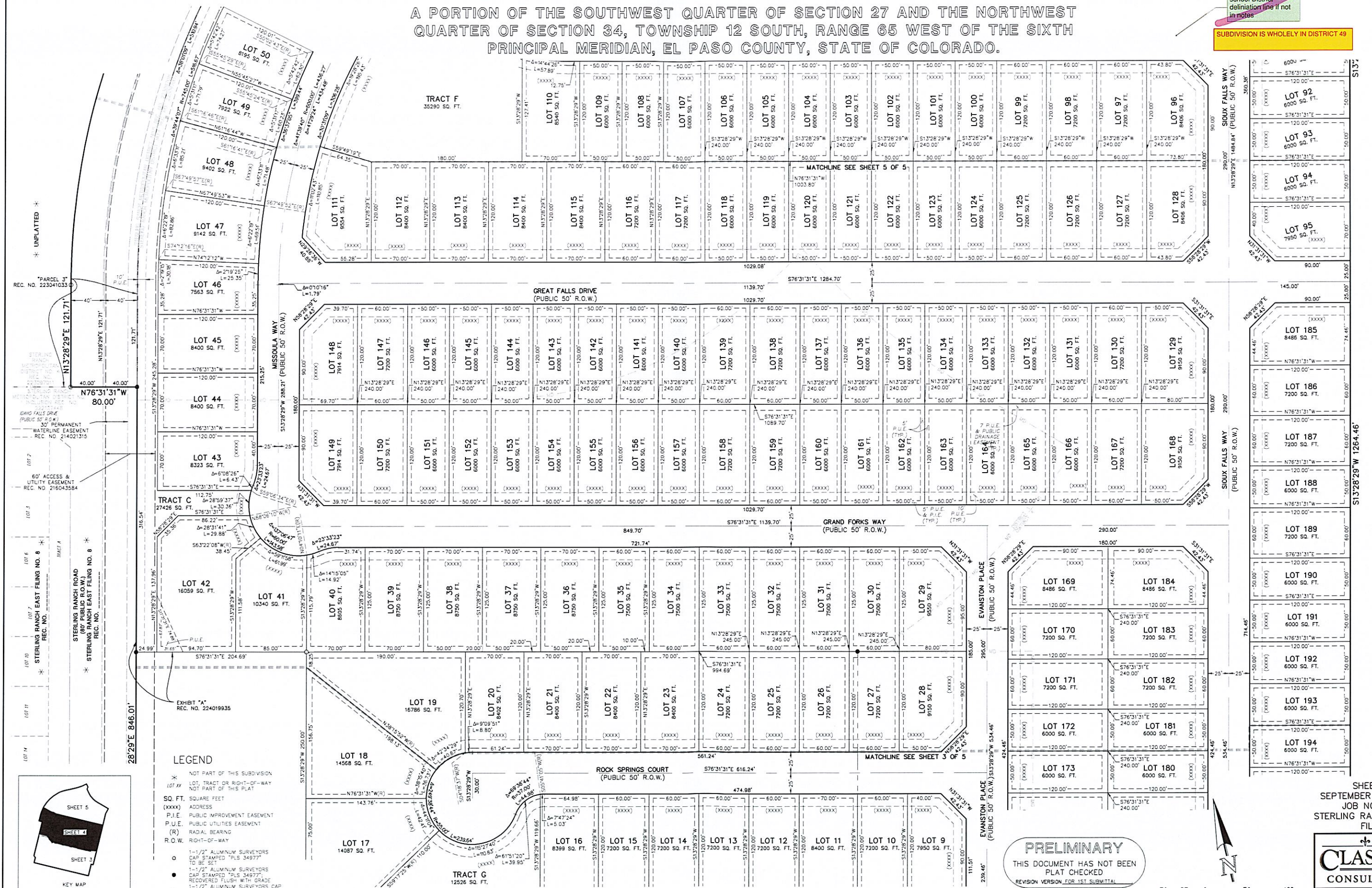
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

PCD FILE NO.

STERLING RANCH EAST FILING NO. 6

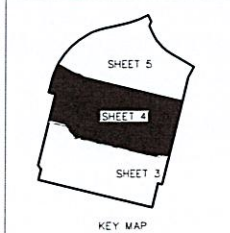
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

school District
delimitation line if not
in notes
SUBDIVISION IS WHOLLY IN DISTRICT 49



LEGEND

- NOT PART OF THIS SUBDIVISION
- LOT, TRACT OR RIGHT-OF-WAY NOT PART OF THIS PLAT
- SO. FT. SQUARE FEET
- ADDRESS
- P.U.E. PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" RECOVERED FLUSH WITH GRADE
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "OR ENG LS 38252" RECOVERED FLUSH WITH GRADE



SHEET 4 OF 5
SEPTEMBER 25, 2025
JOB NO. 1183.60
STERLING RANCH EAST
FILING NO. 6



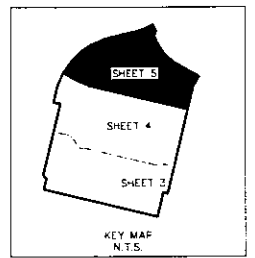
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

SCALE: 1" = 50'
U.S. SURVEY FEET

PCD FILE NO.

STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE
NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

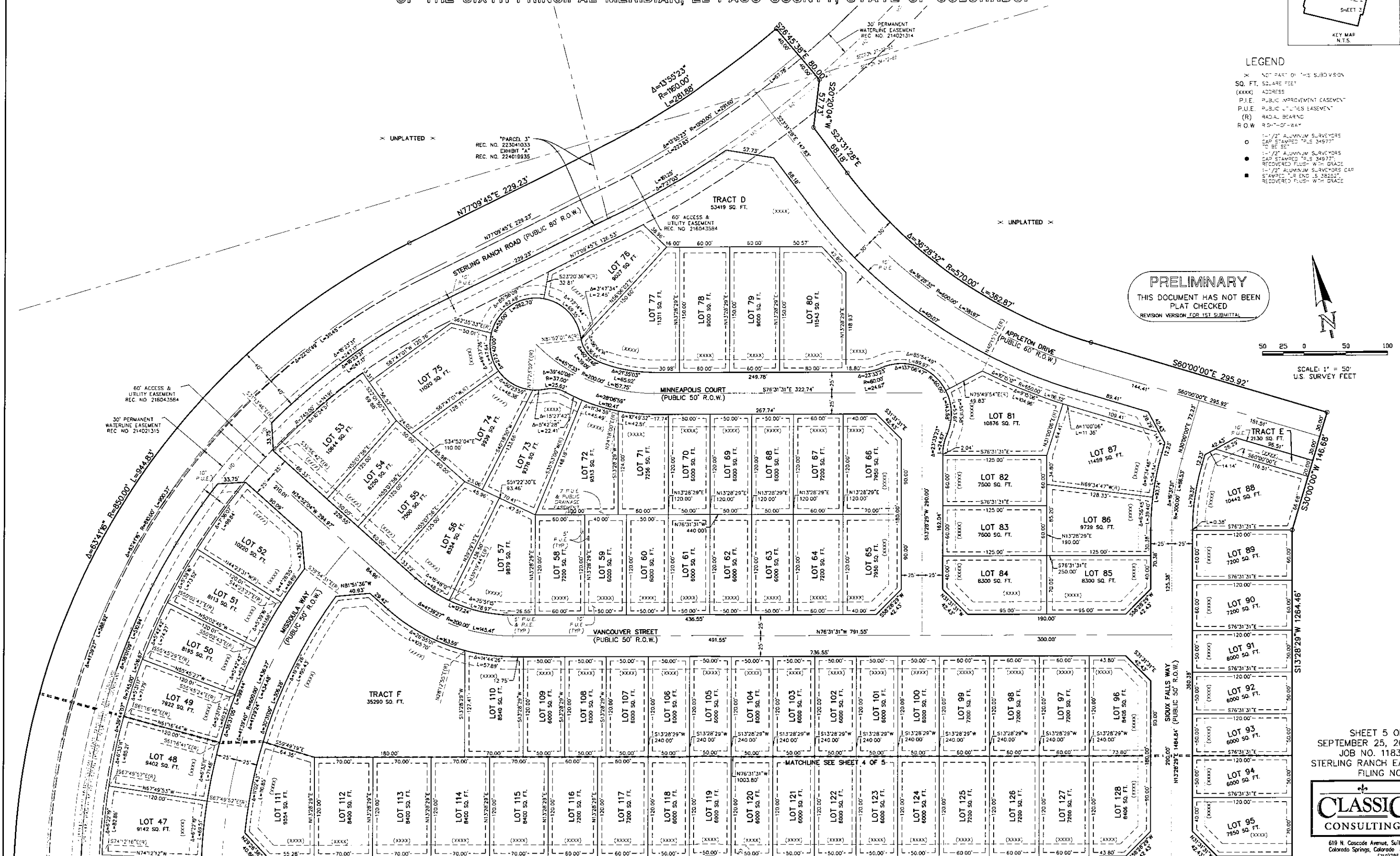
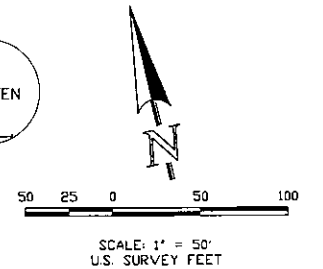


LEGEND

- × NOT PART OF THE SUBDIVISION
- SQ. FT. SQUARE FEET
- (XXXX) ADDRESS
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- 1/2" ALUMINUM SURVEYORS CAP STAMPED "P.S. 34577" TO BE SET
- 1/2" ALUMINUM SURVEYORS CAP STAMPED "P.S. 34577" RECOVERED FLUSH WITH GRADE
- 1/2" ALUMINUM SURVEYORS CAP STAMPED "P.S. 34577" STAMPED "P.S. 34577" RECOVERED FLUSH WITH GRADE

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL



SHEET 5 OF 5
SEPTEMBER 25, 2025
JOB NO. 1183.60
STERLING RANCH EAST
FILING NO. 6

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