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.

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 LS 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 EAST FILING NO. 8 RECORDED _____, 202__ UNDER RECEPTION NUMBER _____ OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 846.01 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 NORTHWESTERLY;
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 OF OTHER INTERESTS 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___, AD.

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)
) ss
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.

N:\118360\DRAWINGS\SURVEY\PLAT\118360-SRE FIL6 FP.DWG

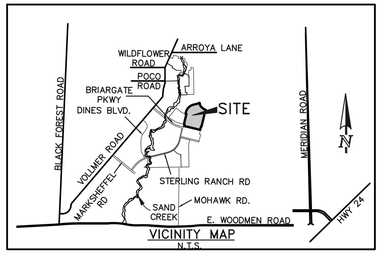
GENERAL NOTES:

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 FRONT 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.
6. 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
7. 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.
8. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. 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 DEPARTMENT DIRECTOR 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 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.
12. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD OR BRIARGATE PARKWAY FOR ANY RESIDENTIAL LOTS.
13. 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 AUGUST 27, 2026 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

   POTENTIALLY SEASONALLY SHALLOW GROUNDWATER FOUND ON THE FOLLOWING LOTS: 81-86, 91, 92, 96 AND 97, INCLUSIVE.

   HYDROCOMPACTION: LOTS 46-52, LOTS 142-145, AND LOTS 152-154, INCLUSIVE.

   MITIGATION FOR 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.
14. 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.
15. 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 08041C0533G AND 08041C0535G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
16. 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.
17. 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. 25-337), 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.
18. PURSUANT TO RESOLUTION _____, 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 AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF _____ 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.



VICINITY MAP
N.T.S.

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 STERLING RANCH METROPOLITAN DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 223097007 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 (BFFPD).
22. COLORADO WILDFIRE RESILIENCY CODE (CWRC) REQUIREMENTS ARE MANDATORY. 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 ENTIRELY WITHIN THE CLASS 2 MODERATE INTENSITY NON-FEDERAL CLASSIFICATION PER THE 2025 CWRC MAPPING. 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. COORDINATE THESE REQUIREMENTS WITH BFFPD.
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 7106COR, 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. NOISE WALLS ALONG BRIARGATE PARKWAY AND STERLING RANCH ROAD WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY STERLING RANCH METRO DISTRICT 3.
28. 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 28, 1980 IN BOOK 3333 AT PAGE 799. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION OF THE PARCEL CITED IN THE ABOVE REFERENCED DOCUMENT DOES ENCUMBER THE SUBJECT PARCEL THAT LIES IN SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST).
29. 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.
30. 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 ENCUMBER THE SUBJECT PARCEL THAT LIE IN THE DESCRIBED QUARTERS OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST).
31. THIS PROPERTY IS SUBJECT TO RESTRICTIONS AS CONTAINED IN DEED RECORDED MARCH 29, 2006 UNDER RECEPTION NO. 206045408.
32. THIS PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-476 REGARDING SKETCH PLAN, RECORDED AUGUST 25, 2009, UNDER RECEPTION NO. 209100915. RESOLUTION EXTENDING EXPIRATION PERIOD RECORDED OCTOBER 2, 2013 UNDER RECEPTION NO. 213124429. RESOLUTION NO. 23-173 APPROVAL OF MAP AMENDMENT (REZONE) STERLING RANCH EAST REZONE (RS-5000)(P-22-012).
33. 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. 2, AS EVIDENCED BY INSTRUMENTS RECORDED JULY 09, 2010, UNDER RECEPTION NO. 210065613, MARCH 7, 2011 UNDER RECEPTION NO. 211023430 AND MARCH 7, 2011 UNDER RECEPTION NO. 211023431. CONSOLIDATED 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. 215081385.
34. 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.
35. 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.
36. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION RECORDED NOVEMBER 26, 2014 UNDER RECEPTION NO. 214109190.
37. 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.)

SUMMARY TABLE:

	SQUARE FEET	ACRES	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, D, E, & F (OPEN SPACE, LANDSCAPE, TRAILS, UTILITIES)	132,064	3.032	4.85%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT G (PARK, LANDSCAPE, TRAILS, UTILITIES)	12,526	0.288	0.46%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT H (DETENTION POND, UTILITIES)	295,375	6.781	10.85%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (198 TOTAL)	1,502,961	34.503	55.21%	INDIVIDUAL LOT OWNERS	
R.O.W.	779,549	17.896	28.63%	COUNTY	COUNTY
TOTAL	2,722,474	62.499	100.00%		

PROPOSED GROSS DENSITY: 3.2 DU/AC (198 LOTS/62.50 AC)
PROPOSED NET DENSITY: 5.7 DU/AC (198 LOTS/34.50 AC)

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)
)ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF_____, 20__, A.D.
BY _____, AS _____,
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____.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED
REVISION VERSION FOR 3RD 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 DEPARTMENT DATE DEVELOPMENT

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.

STEVE SCHLEIKER, RECORDER

BY: _____,
DEPUTY

FEES:

DRAINAGE: SAND CREEK $800,588.80 (CREDITS USED) ,
BRIDGE FEES: SAND CREEK $327,456.74 ,
URBAN PARK: AREA 3 $59,994 (CREDITS USED) ,
REGIONAL PARK: AREA 2 $99,990 (CREDITS USED) ,
SCHOOL FEE: D-49 $47,520 (CREDITS USED LAND IN LIEU) ,

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

SHEET 1 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. SF2610

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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.

GENERAL NOTES CONT'D.

38. 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.

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 APPLICABLE 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.

40. 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 APPLICABLE 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.

41. 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.

GENERAL NOTES CONT'D.

42. 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.

43. 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. 222103273.

44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

REVISION VERSION FOR 3RD SUBMITTAL

SHEET 2 OF 5
SEPTEMBER 25, 2025
JOB NO. 1183.60
STERLING RANCH EAST
FILING NO. 6

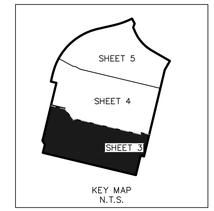
CLASSIC CONSULTING
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



KEY MAP
N.T.S.

LOT 18
14568 SQ. FT.

LOT 17
14087 SQ. FT.

TRACT G
12526 SQ. FT.

ROCK SPRINGS COURT
(PUBLIC 50' R.O.W.)

LOT 16 8399 SQ. FT.
LOT 15 7200 SQ. FT.
LOT 14 7200 SQ. FT.
LOT 13 7200 SQ. FT.
LOT 12 7200 SQ. FT.
LOT 11 8400 SQ. FT.
LOT 10 7200 SQ. FT.
LOT 9 7950 SQ. FT.

MATCHLINE SEE SHEET 4 OF 5

EVANSTON PLACE
(PUBLIC 50' R.O.W.)

LOT 172 7200 SQ. FT.
LOT 173 6000 SQ. FT.
LOT 174 6000 SQ. FT.
LOT 175 7200 SQ. FT.
LOT 176 7950 SQ. FT.
LOT 181 7200 SQ. FT.
LOT 180 6000 SQ. FT.
LOT 179 6000 SQ. FT.
LOT 178 7200 SQ. FT.
LOT 177 7950 SQ. FT.

SIOUX FALLS WAY
(PUBLIC 50' R.O.W.)

LOT 194 6000 SQ. FT.
LOT 195 6000 SQ. FT.
LOT 196 6000 SQ. FT.
LOT 197 6000 SQ. FT.
LOT 198 7950 SQ. FT.

LOT 8 8855 SQ. FT.
LOT 7 15772 SQ. FT.
LOT 6 13753 SQ. FT.
LOT 5 7594 SQ. FT.
LOT 4 6250 SQ. FT.
LOT 3 6250 SQ. FT.
LOT 2 8300 SQ. FT.
LOT 1 8300 SQ. FT.

RAPID CITY PLACE (PUBLIC 50' R.O.W.)

TRACT H
295375 SQ. FT.
(6.78088 ACRES)

TRACT B
12150 SQ. FT.

TRACT A
1650 SQ. FT.

STERLING RANCH EAST FILING NO. 8
REC. NO. 214021315

STERLING RANCH ROAD
(80' PUBLIC R.O.W.)
REC. NO. 223715150

30' PERMANENT WATERLINE EASEMENT
REC. NO. 214021315

60' ACCESS & UTILITY EASEMENT
REC. NO. 216043584

ADDITIONAL RIGHT-OF-WAY
1500 SQ. FT.

BRIARGATE PARKWAY
(130' PUBLIC R.O.W.)
REC. NO. 223715150

BRIARGATE PARKWAY
(PUBLIC 130' R.O.W.)

EXHIBIT "A"
REC. NO. 224019935

VILLAGES AT STERLING RANCH
REC. NO. 225715552

POINT OF BEGINNING

POINT OF COMMENCING

BASIS OF BEARING
S13°28'29"W 1168.84'

UNPLATTED

LEGEND

*	NOT PART OF THIS SUBDIVISION
LOT XX	LOT, TRACT OR RIGHT-OF-WAY NOT PART OF THIS PLAT
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 "JR ENG LS 38252", RECOVERED FLUSH WITH GRADE

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED
REVISION VERSION FOR 3RD SUBMITTAL

50 25 0 50 100
SCALE: 1" = 50'
U.S. SURVEY FEET

SHEET 3 OF 5
SEPTEMBER 25, 2025
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SHEET 4 OF 5
SEPTEMBER 25, 2025
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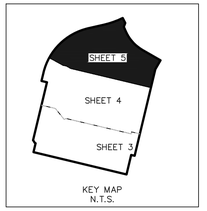
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KEY MAP
N.T.S.

LEGEND

✳	NOT PART OF THIS SUBDIVISION
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
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