

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

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 10TH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF NEW MEXICO, IS 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 CLERK OF COURTS, COUNTY OF GARFIELD, NEW MEXICO. THE SECTION NUMBER OF THE LAND BEING MONUMENTED AT EACH CORNER IS 5 REBAR AND 5 REBAR AND 5 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.

THENCE ON SAID COMMON LINE THE FOLLOWING TWO COURSES:

- 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.

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, SHOWN ON THE PLAT OF THE LANDS OF THE STATE OF COLORADO, RANCH AREA SHIPING NO. 6, ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY AND SAID OWNER AGREES TO PAY THE COST OF SAID PUBLIC IMPROVEMENTS. THE CITY OF ALAMOGOSA 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 ON THE PLAT OF THE LANDS OF THE STATE OF COLORADO, RANCH AREA SHIPING NO. 6, ARE HEREBY DEDICATED TO PUBLIC UTILITY 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.

THE FOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, AD.

DOUGLAS M. STIMPLE DATE[illegible]

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

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.

A vicinity map showing the location of the site. The map includes the following roads and landmarks:

- Black Forest Road** (vertical road on the left)
- Meridian Road** (vertical road on the right)
- Arroyo Lane** (horizontal road at the top)
- Wildflower Road** (diagonal road from top left to center)
- Poco Road** (diagonal road from top center to center)
- Briargate Pkwy** (diagonal road from center left to center)
- Dines Blvd.** (diagonal road from center left to center)
- Volunteer Road** (diagonal road from bottom left to center)
- Markscheffel Rd** (diagonal road from bottom left to center)
- Sterling Ranch Rd** (diagonal road from center to right)
- Mohawk Rd.** (diagonal road from center to right)
- E. Woodmen Road** (horizontal road at the bottom)
- Highway 24** (diagonal road at the bottom right)
- Site** (shaded area in the center-right)
- Vicinity Map** (text at the bottom)
- N.T.S.** (text at the bottom)
- North Arrow** (pointing upwards with 'N' at the top)

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 HOLEM 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 FOR 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 SBOOK 3333 AT PAGE 759. (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).
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. 21029151 (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).
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, 2008 UNDER RECEPTION NO. 210100915. 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 INDIICATION OF A DISTRICT FACILITIES FEE RECORDED JULY 29, 2015 UNDER RECEPTION NO. 215081395.
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.)

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

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)ss
)

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

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 RULES AND REGULATIONS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.



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

THIS PLAN 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 THE DEDICATIONS OF LAND TO THE PUBLIC WILL 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
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[illegible]

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: _____ SEPTEMBER 25, 2025
 DRAINAGE: _____ JOB NO. 1183.60
 BRIDGE FEES: _____ STERLING RANCH EAST
 _____ FILING NO. 6

REGIONAL PARK: _____

SCHOOL FEE: _____,

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



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

PCD FILE NO. SF2610

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

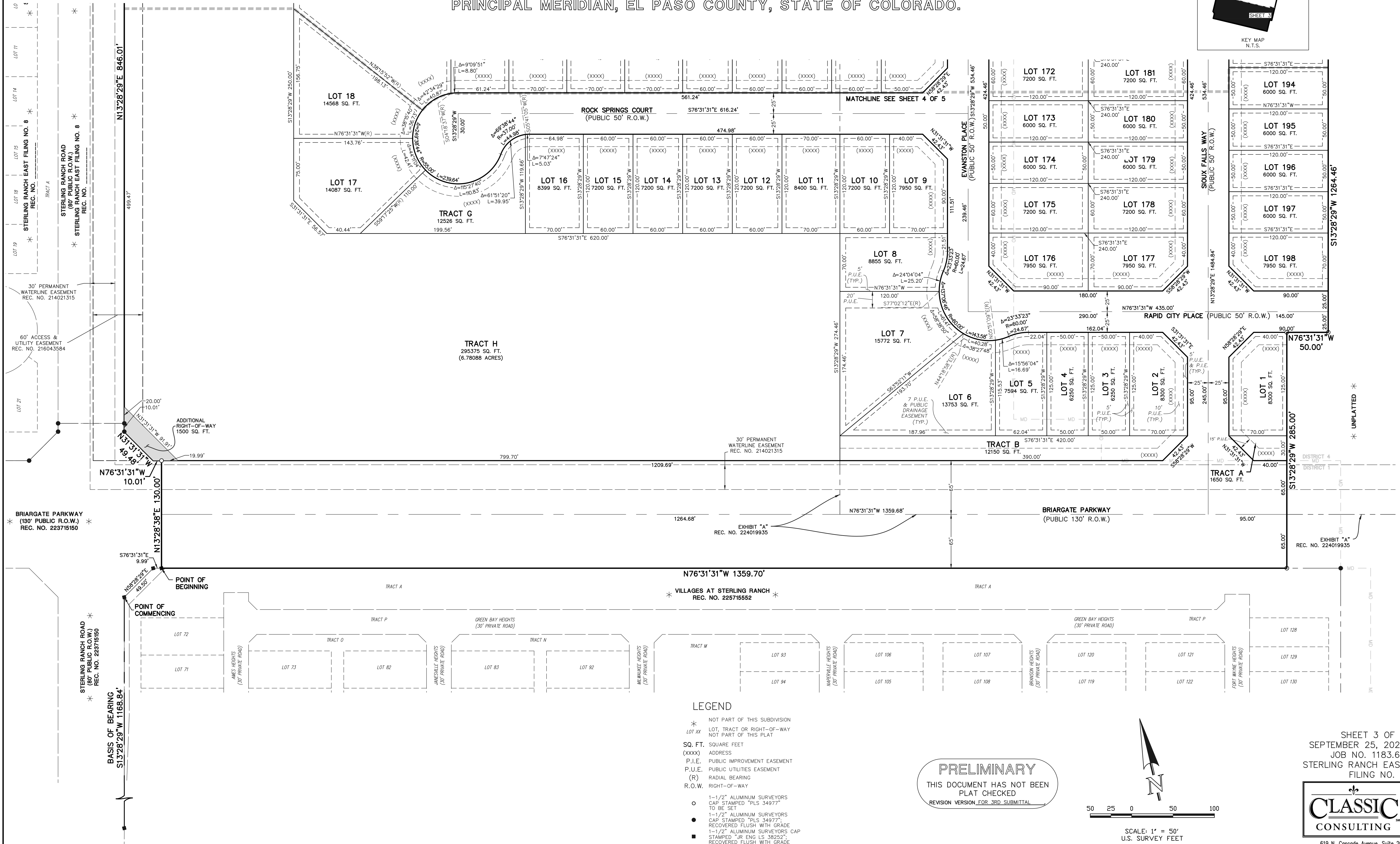
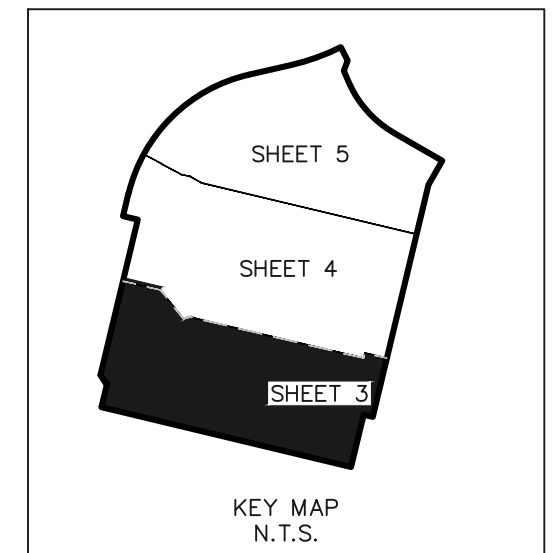


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. SF2610

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.

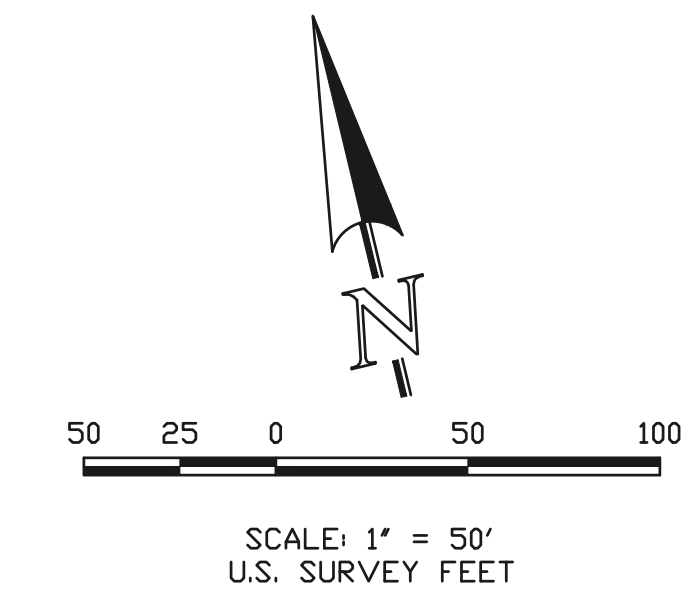


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LEGEND

- * 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



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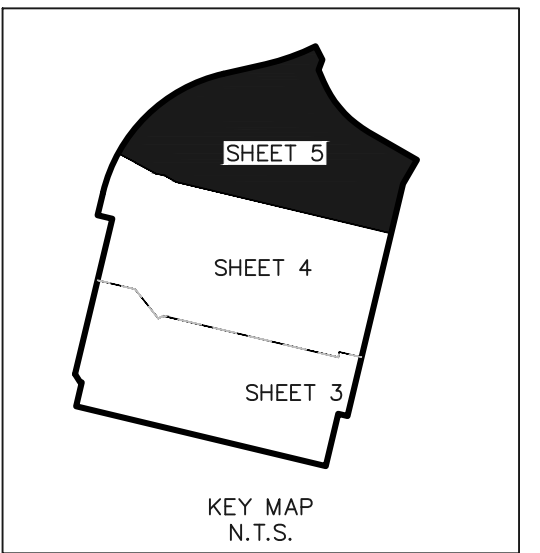
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A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.



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.

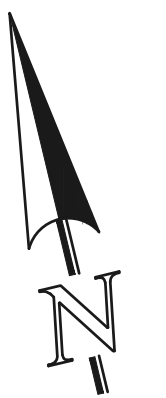


LEGEND

- * NOT PART OF 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
- 1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "PLS 34977"
RECOVERED FLUSH WITH GRADE
- 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "J.R. ENG. L.S. 38252"
RECOVERED FLUSH WITH GRADE

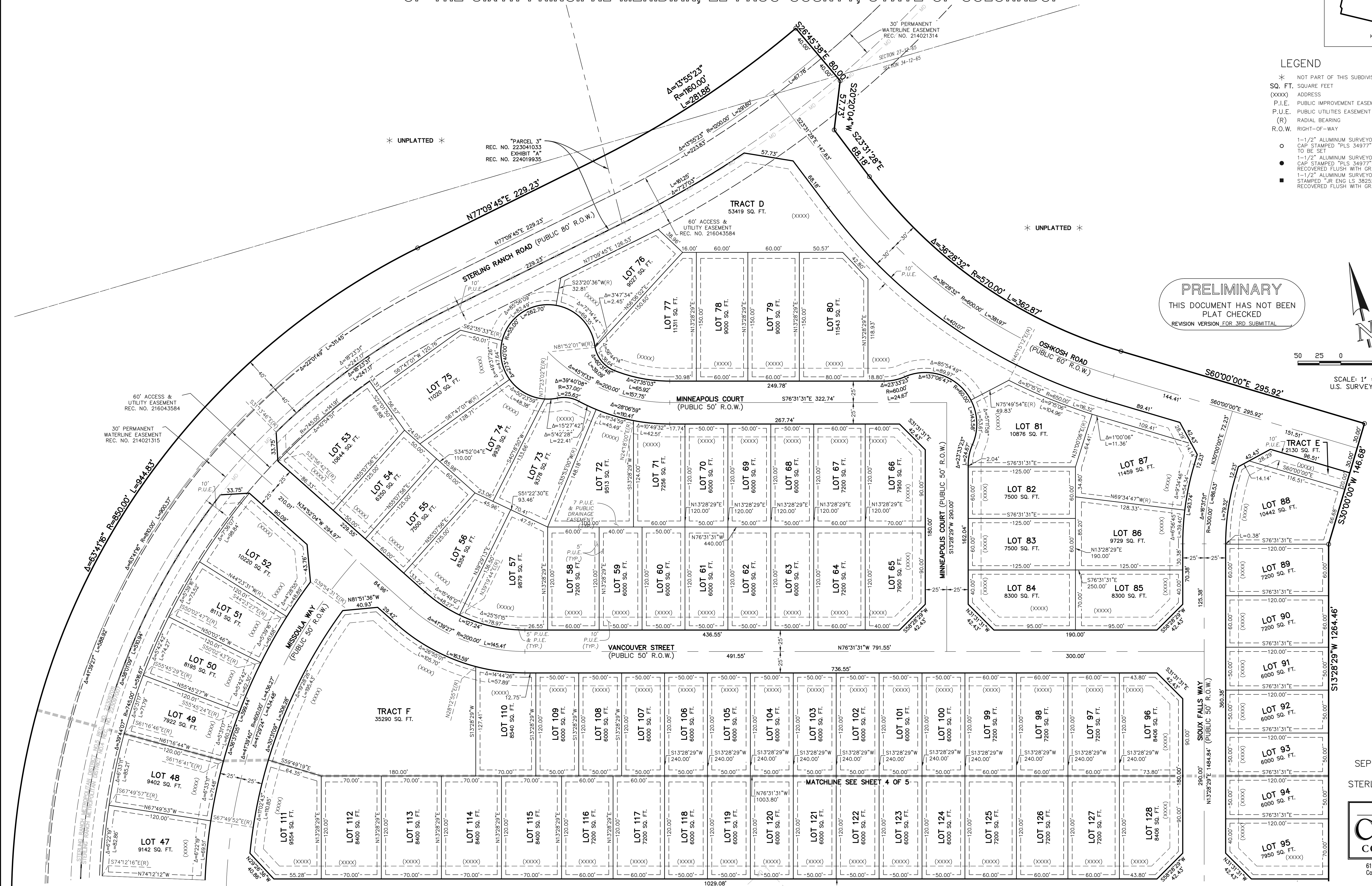
PRELIMINARY

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



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