

**STERLING RANCH FILING NO. 5**  
**BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,**  
**LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.**  
**COUNTY OF EL PASO, 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 TRACTS OF LAND TO WIT:

**LEGAL DESCRIPTION:**

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 220714654, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 508,058 SQUARE FEET OR 11.6634 ACRES.

**OWNERS CERTIFICATE/ DEDICATION STATEMENT:**

THE ABOVE OWNER, CLASSIC SRJ LAND, LLC 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. 5, 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, CLASSIC SRJ LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF CLASSIC SRJ LAND, LLC

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF CLASSIC SRJ LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

THE DEDICATION OF TRACT A, B, C AND D ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: \_\_\_\_\_  
PRESIDENT

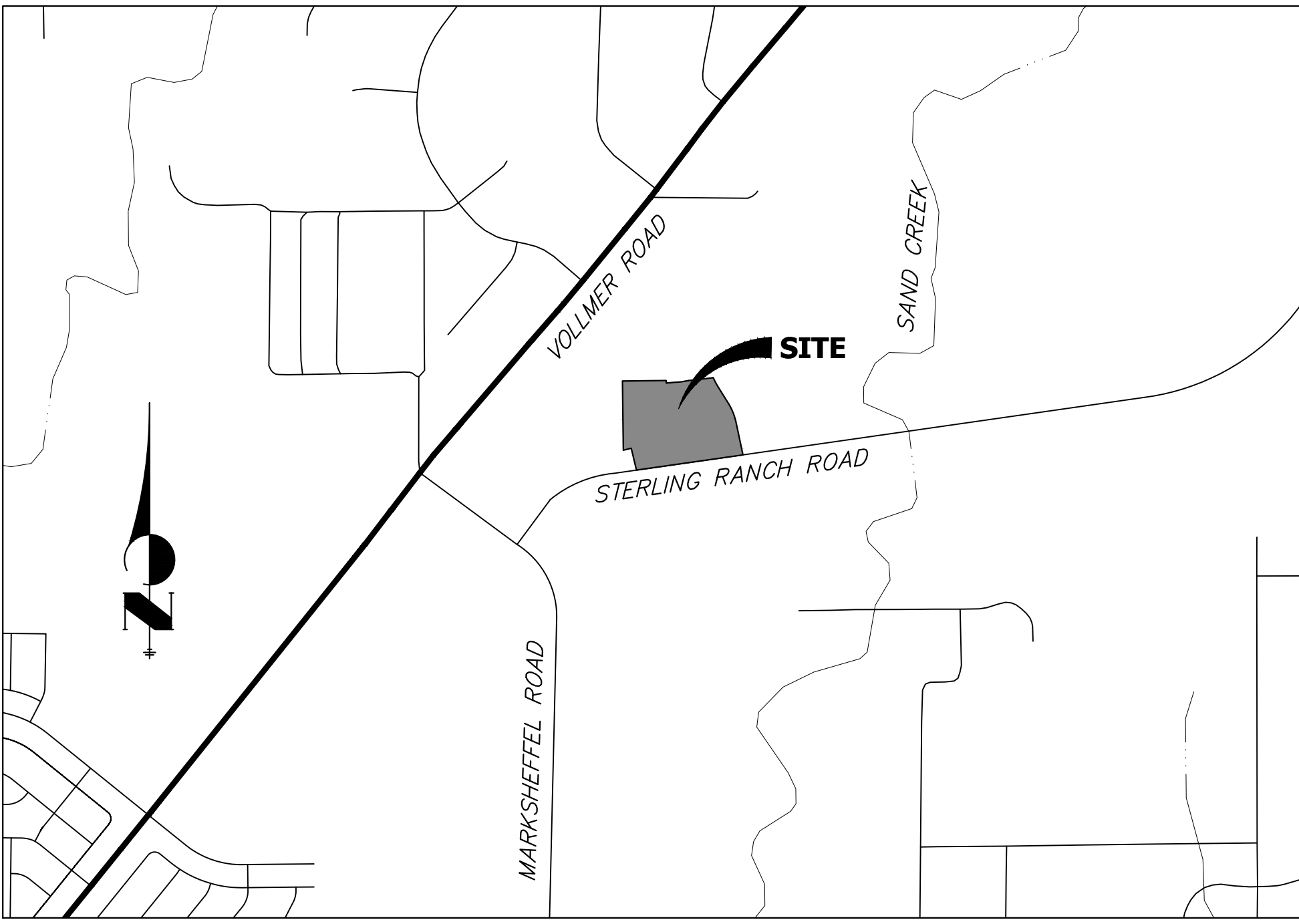
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
NOTARY PUBLIC



VICINITY MAP  
1"=1000'

**PCD DIRECTOR CERTIFICATE:**

THIS PLAT FOR "STERLING RANCH FILING NO. 5" 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.

\_\_\_\_\_  
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

\_\_\_\_\_  
DATE

**SURVEYOR'S CERTIFICATE:**

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 13, 2022, 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, SUBDIVISIONS, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JARROD ADAMS,  
COLORADO PLS. 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.

**CLERK AND RECORDER**

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_  
DEPUTY

**FEES:**

SAND CREEK DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
ACADEMY SCHOOL DISTRICT #20 FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
REGIONAL PARK FEE: \_\_\_\_\_  
URBAN PARK FEE: \_\_\_\_\_

**SUMMARY:**

72 LOTS	6.2398 ACRES	53.50%
4 TRACTS	2.4953 ACRES	21.39%
RIGHTS-OF-WAY	2.9283 ACRES	25.11%
TOTAL	11.6634 ACRES	100.00%

JOB NO. 25188.16  
JUNE 6, 2024  
SHEET 1 OF 4



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

PCD FILE NO. SF241

STERLING RANCH FILING NO. 5

BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
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 PRINCIPAL MERIDIAN, 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. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORDS, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SC55107751–3, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH A COMMITMENT DATE OF MARCH 23, 2023 AT 5:00 P.M.

3. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.

4. SEWER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDES RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.

5. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.

6. NATURAL GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS, TO BE INSTALLED BY SUBDIVIDER.

7. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

8. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD SITE PLAN 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.

10. 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.

11. 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.

12. 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.

13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATION PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

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

15. 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.

16. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE COLORADO SPRINGS MUNICIPAL AIRPORT, RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.

B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.

C. NO MAN–MADE OR NON–MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460–1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

17. 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 PUSUANT TO CRS 18–4–508.

18. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 3.

19. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 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.

20. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

21. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

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

23. 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 HE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.

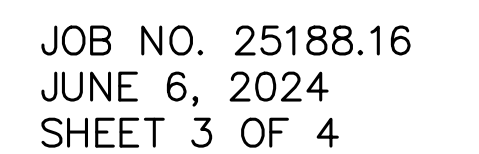
PURSUANT TO RESOLUTION 20–388, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220211188, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 5 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

24. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURE AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, DATED DECEMBER 1, 2023 IN FILE PUD SP 23–2 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER: (LOTS 7–9 AND 13–17), THE MITIGATION FOR SHALLOW GROUNDWATER IS THAT LIVABLE BASEMENTS ARES PROPOSED IN STERLING RANCH FILING 5.

• EXPANSIVE SOILS AND SHALLOW BEDROCK.

• UNSTABLE SOILS MAY BE ENCOUNTERED WHERE EXCAVATIONS APPROACH THE GROUNDWATER LEVEL.
25. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED IMPROVEMENTS RELATED TO MARKSHEFFEL ROAD SEGMENT M2, INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL SUCH IMPROVEMENTS HAVE BEEN PLACE ON FILE WITH THE CITY OF COLORADO SPRINGS.
26. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
27. THE COLORADO SPRINGS UTILITIES 20 FOOT PERMANENT GAS MAIN EASEMENT, RECEPTION NO. 220134022, HAS BEEN AMENDED BY A SUBORDINATION OF EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. 223074611 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
28. NO DIRECT ACCESS TO STERLING RANCH ROAD AND DINES BOULEVARD.
29. ALL PRIVATE SHARED DRIVES SHALL BE SUBJECT TO A SHARED ACCESS EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT THAT WILL IDENTIFY OWNERSHIP, MAINTENANCE RESPONSIBILITIES, INCLUDING BEING FREE OF VEHICLE PARKING AND OTHER OBSTRUCTIONS.
30. STERLING RANCH METRO DISTRICT TO MAINTAIN ALL SITE WALLS AND FENCES.
31. IN AREAS OF POTENTIALLY SHALLOW GROUND WATER, UNDERGROUND DRAINAGE SYSTEMS MAY BE REQUIRED. NO BASEMENTS ARE CONSIDERED WITH THIS DEVELOPMENT. ANY PERIMETER FOUNDATION DRAINS SHALL BE MAINTAINED BY THE HOMEOWNER WHEN LOCATED BETWEEN THE HOUSE AND THE STREET. THE STERLING RANCH METROPOLITAN DISTRICT SHALL MAINTAIN ANY FOUNDATION DRAINS AND/OR CONNECTIONS WITHIN THE RIGHT–OF–WAY.
32. THE HOMEBUILDER FOR LOTS 54–56 WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SHARED ACCESS DRIVEWAY. THE INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE.
33. NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
34. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAIN SYSTEM.
35. ALL TRAILS TO BE NON–MOTORIZED TRAILS.
36. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO STERLING RANCH ROAD AND DINES BOULEVARD.
37. COLORADO SPRINGS UTILITIES CLAUSE: 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. 212112548 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.
38. STERLING RANCH FILING NO. 5 IS SUBJECT TO THE REQUIREMENTS AS SET FORTH IN THE STERLING RANCH FILING NO. 5 PUD PRELIMINARY PLAN AS RECORDED AT RECEPTION NO. 224026055 AS AS AMENDED AT RECEPTION NO. \_\_\_\_\_
- | TRACT SUMMARY CHART |           |           |   |             |           |
|---------------------|-----------|-----------|---|-------------|-----------|
| TRACT               | AREA (SF) | AREA (AC) | USE   | MAINTENANCE | OWNERSHIP |
| A                   | 49,148    | 1.1283    | LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE | SRMD#3      | SRMD#3    |
| B                   | 33,142    | 0.7608    | LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE | SRMD#3      | SRMD#3    |
| C                   | 22,944    | 0.5267    | LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE | SRMD#3      | SRMD#3    |
| D                   | 3,461     | 0.0794    | LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES             | SRMD#3      | SRMD#3    |
| TOTAL               | 108,695   | 2.4953    |   |             |           |
- | RADIAL BEARING TABLE |             |
|----------------------|-------------|
| LINE                 | BEARING     |
| RB1                  | S17°45'07"W |
| RB2                  | S57°29'48"W |
| RB3                  | N86°34'54"W |
| RB4                  | N83°30'05"W |
| RB5                  | N39°41'41"W |
| RB6                  | S11°26'26"E |
| RB7                  | N09°45'09"W |
- | LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S31°19'20"W | 32.75'   |
| L2         | S00°07'25"E | 16.91'   |
| L3         | N11°57'59"W | 27.39'   |
| L4         | S11°57'59"E | 25.41'   |
| L5         | N53°08'44"W | 39.26'   |
| L6         | S31°28'51"W | 37.80'   |
| L7         | S31°28'51"W | 18.92'   |
| L8         | N74°35'14"W | 38.34'   |
| L9         | S15°56'45"W | 35.01'   |
| L10        | S44°17'25"W | 36.77'   |
| L11        | S45°42'35"E | 36.77'   |
| L12        | S13°40'40"E | 26.46'   |
| L13        | S32°20'37"W | 37.42'   |
| L14        | S51°54'39"E | 12.42'   |
- | CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C1          | 3°17'05"  | 300.00' | 17.20' |
| C2          | 3°32'19"  | 325.00' | 20.07' |
| C3          | 6°34'55"  | 325.00' | 37.34' |
| C4          | 2°39'24"  | 325.00' | 15.07' |
| C5          | 3°55'31"  | 325.00' | 22.27' |
| C6          | 6°34'55"  | 300.00' | 34.46' |
| C7          | 6°34'55"  | 275.00' | 31.59' |
| C8          | 8°38'19"  | 60.00'  | 9.05'  |
| C9          | 2°14'14"  | 60.00'  | 2.34'  |
| C10         | 6°24'05"  | 60.00'  | 6.70'  |
| C11         | 34°39'20" | 60.00'  | 36.29' |
| C12         | 46°53'13" | 60.00'  | 49.10' |
| C13         | 35°55'19" | 60.00'  | 37.62' |
| C14         | 13°07'18" | 60.00'  | 13.74' |
| C15         | 8°38'19"  | 60.00'  | 9.05'  |
| C16         | 3°40'20"  | 195.00' | 12.50' |
| C17         | 5°15'10"  | 245.00' | 22.46' |
| C18         | 9°49'20"  | 245.00' | 42.00' |
| C19         | 9°49'20"  | 245.00' | 42.00' |
| C20         | 0°07'22"  | 245.00' | 0.53'  |
- | CURVE TABLE |           |         |        |
|-------------|-----------|---------|--------|
| CURVE       | DELTA     | RADIUS  | LENGTH |
| C21         | 0°07'22"  | 325.00' | 0.70'  |
| C22         | 1°44'38"  | 405.57' | 12.34' |
| C23         | 8°21'02"  | 405.57' | 59.11' |
| C24         | 1°20'30"  | 595.00' | 13.93' |
| C25         | 2°18'49"  | 355.57' | 14.36' |
| C26         | 7°51'09"  | 275.00' | 37.69' |
| C27         | 12°58'05" | 300.00' | 67.90' |
| C28         | 8°38'24"  | 325.00' | 49.01' |
| C29         | 2°21'00"  | 325.00' | 13.33' |
| C30         | 23°33'23" | 60.00'  | 24.67' |
| C31         | 5°05'42"  | 60.00'  | 5.34'  |
| C32         | 30°43'29" | 60.00'  | 32.17' |
| C33         | 27°34'14" | 60.00'  | 28.87' |
| C34         | 23°33'23" | 60.00'  | 24.67' |
| C35         | 11°51'55" | 60.00'  | 12.43' |
| C36         | 11°41'29" | 60.00'  | 12.24' |
| C37         | 2°20'19"  | 55.00'  | 2.24'  |
| C38         | 72°53'43" | 30.00'  | 38.17' |
| C39         | 28°26'04" | 30.00'  | 14.89' |
| C40         | 44°27'39" | 30.00'  | 23.28' |
- JOB NO. 25188.16  
JUNE 6, 2024  
SHEET 2 OF 4
- 
- Centennial 303–740–9993 • Colorado Springs 719–593–2593  
Fort Collins 970–491–9888 • [www.jrengineering.com](http://www.jrengineering.com)

**BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO**



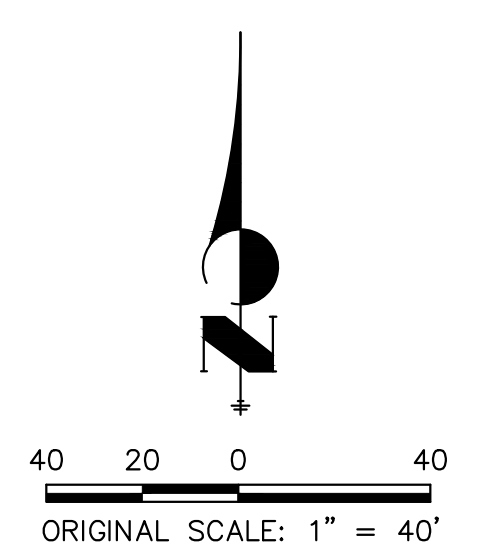


# STERLING RANCH FILING NO. 5

BEING A REPLAT OF TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2,  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- SET 18" #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
  - ◻ RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38252"
  - ◻ RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 34977 MATRIX"
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING CENTERLINE
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED CENTERLINE
  - (R) RADIAL BEARING
  - (XXXX) PROPOSED ADDRESS



AS-REPLATTED