

STERLING RANCH EAST FILING NO. 3

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, 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 SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" FOUND FLUSH WITH EXISTING GRADE AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" FOUND 0.1 FOOT ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE SAID CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE SOUTH 07°13'18" EAST, A DISTANCE OF 6440.55 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 UNDER RECEPTION NO. 223715150 RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 08°06'15" WEST, A DISTANCE OF 35.78 FEET;

THENCE SOUTH 36°12'00" EAST, A DISTANCE OF 183.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 575.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°34'00", AN ARC DISTANCE OF 547.61 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 7.06 FEET;

THENCE SOUTH 00°46'00" EAST, A DISTANCE OF 1,085.87 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF PRAWNE RANCHEROS FILING NO. 1 CORRECTION SURVEY RECORDED MAY 12, 1966 IN PLAT BOOK I-2, PAGE 47 RECORDS OF EL PASO COUNTY;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 166.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE WESTERLY, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, ALSO BEING THE NORTHERLY 30-FOOT RIGHT-OF-WAY LINE OF MOJAVE DRIVE AS PLATTED IN BAR J-B ACRES SECOND FILING RECORDED JUNE 11, 1959 IN PLAT BOOK A-2, PAGE 56 RECORDS OF EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES:

- THENCE SOUTH 89°13'48" WEST A DISTANCE OF 1,401.41 FEET;
- THENCE SOUTH 89°04'30" WEST, ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, ALSO BEING THE NORTHERLY BOUNDARY LINE OF PRAWNE RANCHEROS FILING NO. 2 RECORDED FEBRUARY 15, 1972 IN PLAT BOOK U-2, PAGE 45 RECORDS OF EL PASO COUNTY, A DISTANCE OF 1,646.85 FEET TO THE EASTERLY EXTERIOR BOUNDARY OF STERLING RANCH FILING NO. 3 RECORDED AUGUST 2, 2022 UNDER RECEPTION NUMBER 222714995 RECORDS OF EL PASO COUNTY;

THENCE ON SAID EASTERLY EXTERIOR OF STERLING RANCH FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES:

- THENCE NORTH 35°56'43" EAST A DISTANCE OF 113.88 FEET;
- THENCE NORTH 78°47'17" EAST A DISTANCE OF 182.32 FEET;
- THENCE NORTH 54°45'26" EAST A DISTANCE OF 199.63 FEET;
- THENCE NORTH 30°01'21" WEST A DISTANCE OF 151.07 FEET;
- THENCE NORTH 05°59'19" WEST A DISTANCE OF 253.00 FEET;
- THENCE NORTH 17°59'13" EAST A DISTANCE OF 156.88 FEET;
- THENCE NORTH 40°32'14" WEST, A DISTANCE OF 55.22 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD;

THENCE NORTHEASTERLY, ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD, THE FOLLOWING THREE (3) COURSES:

- NORTH 13°40'40" WEST, A DISTANCE OF 15.90 FEET;
- NORTH 76°19'20" EAST, A DISTANCE OF 1,779.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1540.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
- THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°22'42", AN ARC DISTANCE OF 655.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A COMBINED CALCULATED AREA OF 3,255,901 SQUARE FEET (74.74519 ACRES), MORE OR LESS,

basis of bearing here

ACCEPTANCE CERTIFICATE FOR TRACTS

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

BY: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO } ss

COUNTY OF EL PASO }

Do we need separate instrument with this cert block for tracts? we have not in the past?

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

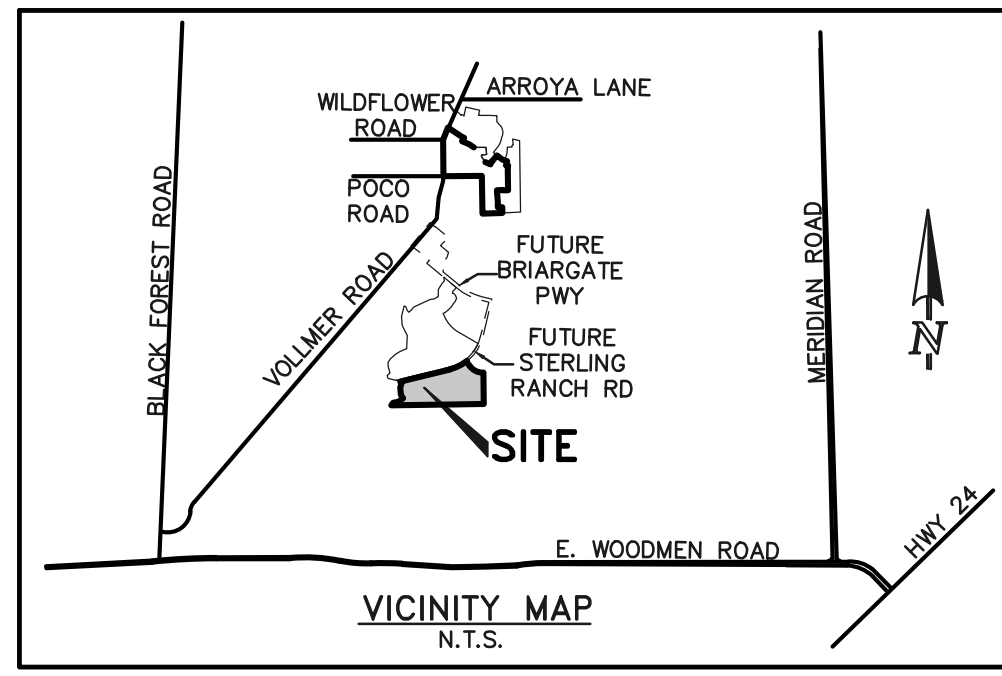
WITNESS MY HAND AND OFFICIAL SEAL.

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:\118333\DRAWINGS\SURVEY\PLAT\118333P1.DWG



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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF STERLING RANCH EAST FILING NO. 3. 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.
THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

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, AS 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 _____

GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 20, 2023.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP 22-004.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 187. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 7.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE 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.
- FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
- 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 NO. _____ 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 EXECUTIVE 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 RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE 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 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.

identify which landscaping home owners are responsible for verses District; all roads in urban areas where central water is provided are subject to landscape requirements of Chapter 6

GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 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 TITLE COMMITMENT ORDER NUMBER RD55101996.3 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____ WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY. **Please put application into County Attorneys office directly**
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28" W A DISTANCE OF 1356.68 FEET.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
- STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
- TRACT A IS FOR LANDSCAPE, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- TRACTS B & C ARE FOR LANDSCAPE AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT D IS FOR LANDSCAPE, PUBLIC UTILITIES, TRAIL AND BUFFER. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT E IS FOR LANDSCAPE, OPEN SPACE, 15FT. COUNTY/MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT F IS FOR FUTURE ELEMENTARY SCHOOL SITE. TRACT WILL BE OWNED AND MAINTAINED BY SCHOOL DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT G IS FOR SUB-REGIONAL DETENTION. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- UTILITY PROVIDERS:
WATER AND SANITARY SEWER: FALCON AND STERLING RANCH AREA WATER AND WASTEWATER AUTHORITY
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 3 RECORDED _____ UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO STERLING RANCH ROAD.
- THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC., DATED APRIL 19, 2022. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: _____ OF THE CITY OF COLORADO SPRINGS - PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.
•Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

use this note and provide details

SUMMARY TABLE:

	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (LANDSCAPE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS)	15,432 SF	0.47%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACTS B & C (LANDSCAPE, PUBLIC UTILITIES)	22,070 SF	0.68%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT D (LANDSCAPE, PUBLIC UTILITIES, TRAIL, BUFFER)	157,599 SF	4.84%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT E (LANDSCAPE, OPEN SPACE, 15FT. COUNTY/MAINTENANCE TRAIL, PUBLIC UTILITIES)	151,613 SF	4.66%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT F (FUTURE ELEMENTARY SCHOOL SITE)	516,478 SF	15.86%	County on behalf of D20, SCHOOL DISTRICT 20 unless they want land Now	SCHOOL DISTRICT 20
TRACT G (SUB-REGIONAL DETENTION)	229,223 SF	7.04%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (187 TOTAL)	1,689,969 SF	51.91%	INDIVIDUAL LOT OWNERS	
R.O.W.	473,517 SF	14.54%	EL PASO COUNTY	EL PASO COUNTY
TOTAL	3,255,901 SF	100.00%		

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____.

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 3 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 THERON 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 DEPARTMENT DATE _____

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/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 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

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

complete based on Parks Board comments show areas and varying fees; identify fees due credits used

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

DRAINAGE FEES: _____
BRIDGE FEES: _____
URBAN PARK: _____
REGIONAL PARK: RPLA IN LIEU OF FEES
SCHOOL FEE: LAND IN LIEU OF FEES (ASD20)

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

NO.	REVISION	DATE

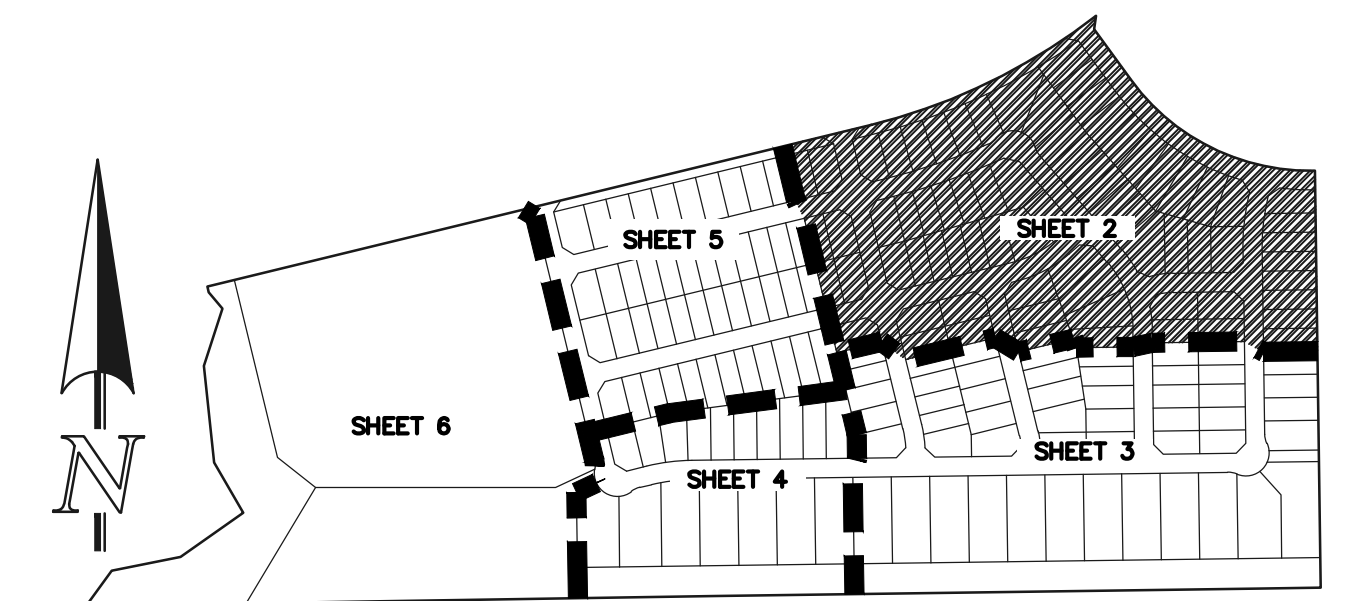
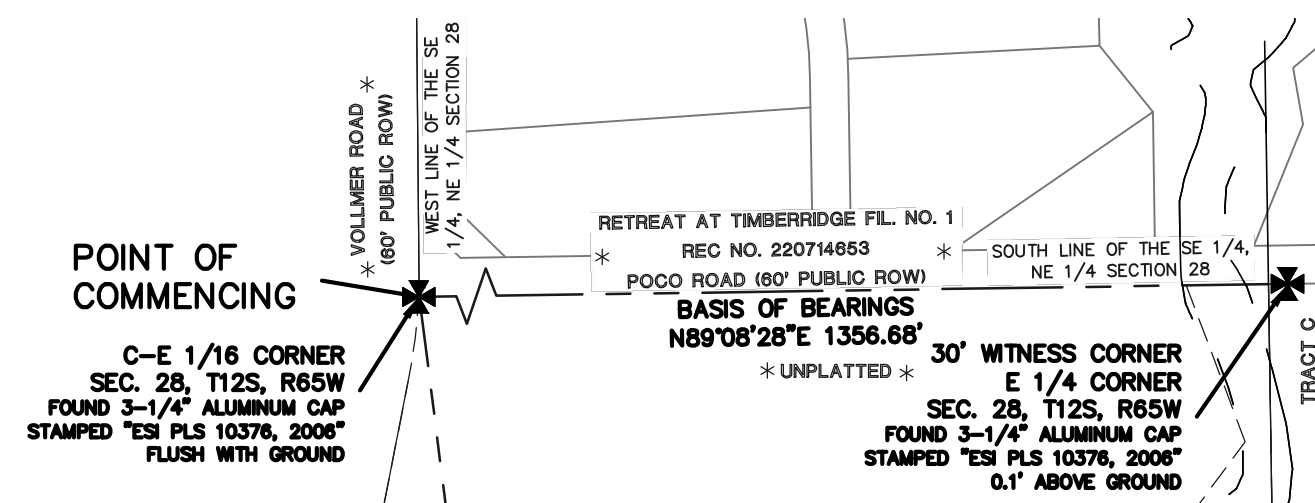


PCD FILE NO.: SF2428 619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 1 OF 9

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

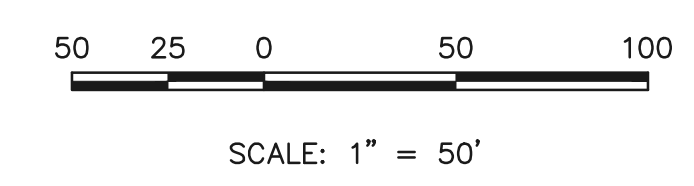
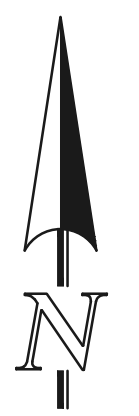


KEY MAP
N.T.S.



LEGEND

- (R) RADIAL BEARING
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION
- ◻ RECOVERED AS NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CES LLC, PLS. 30118" RECOVERED FLUSH UNLESS OTHERWISE NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CES LLC, PLS. 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 2 OF 6



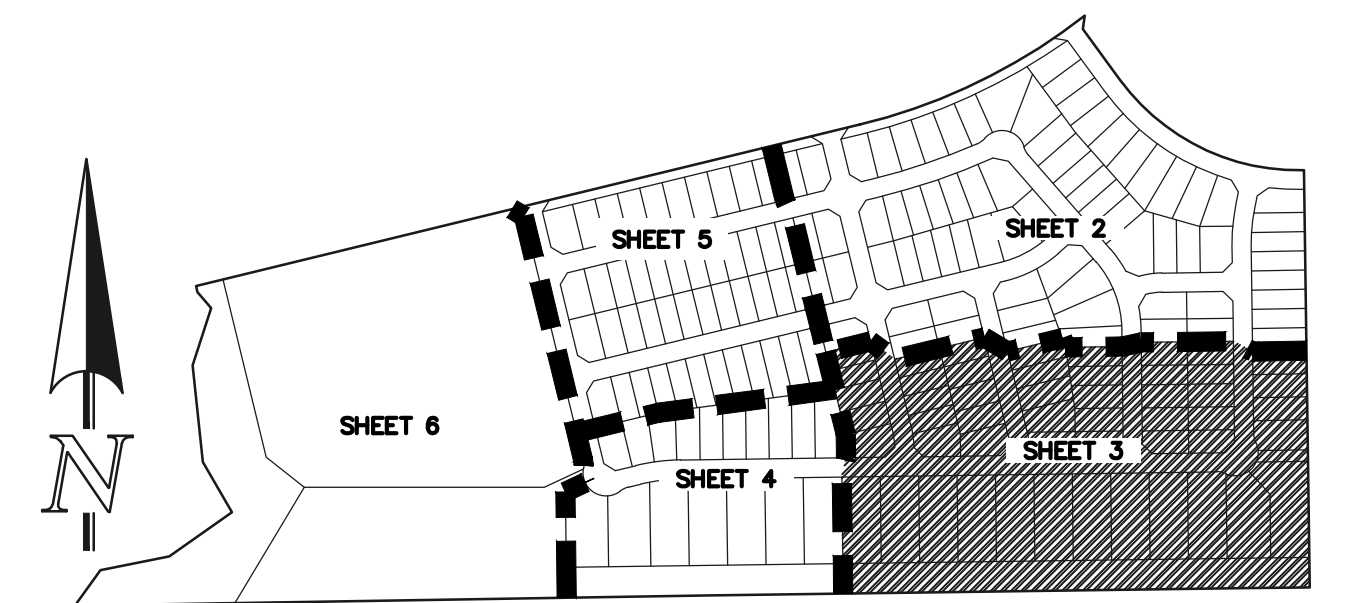
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.:

V:\118333\ORD\AMG\SS\SURVEY\PLAT\118333-P2-P6.dwg, 10/10/2024, 9:46:54 AM, 1:1

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

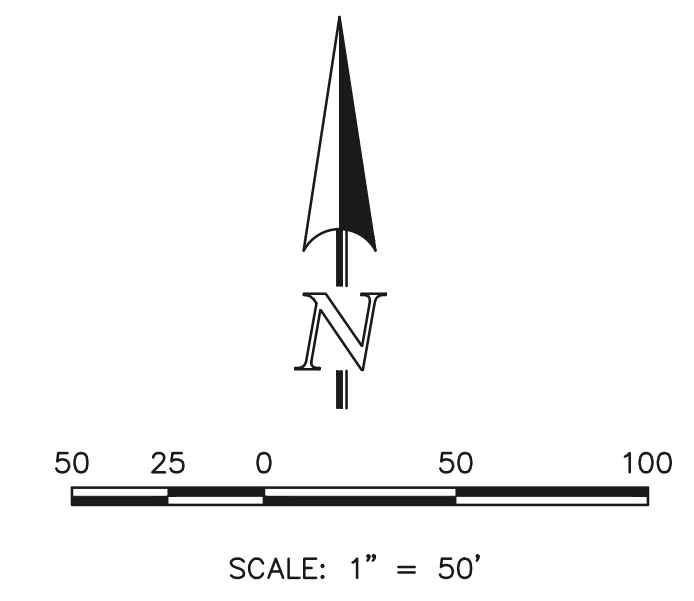


KEY MAP
N.T.S.



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCCS LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 3 OF 6



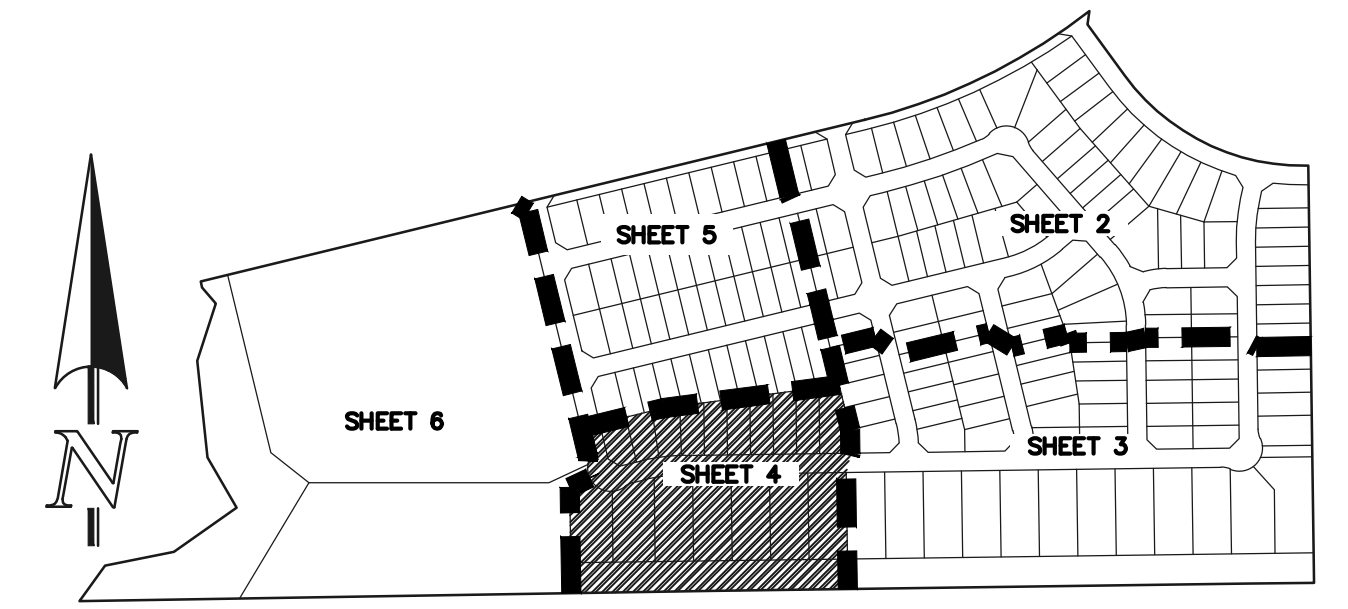
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.:

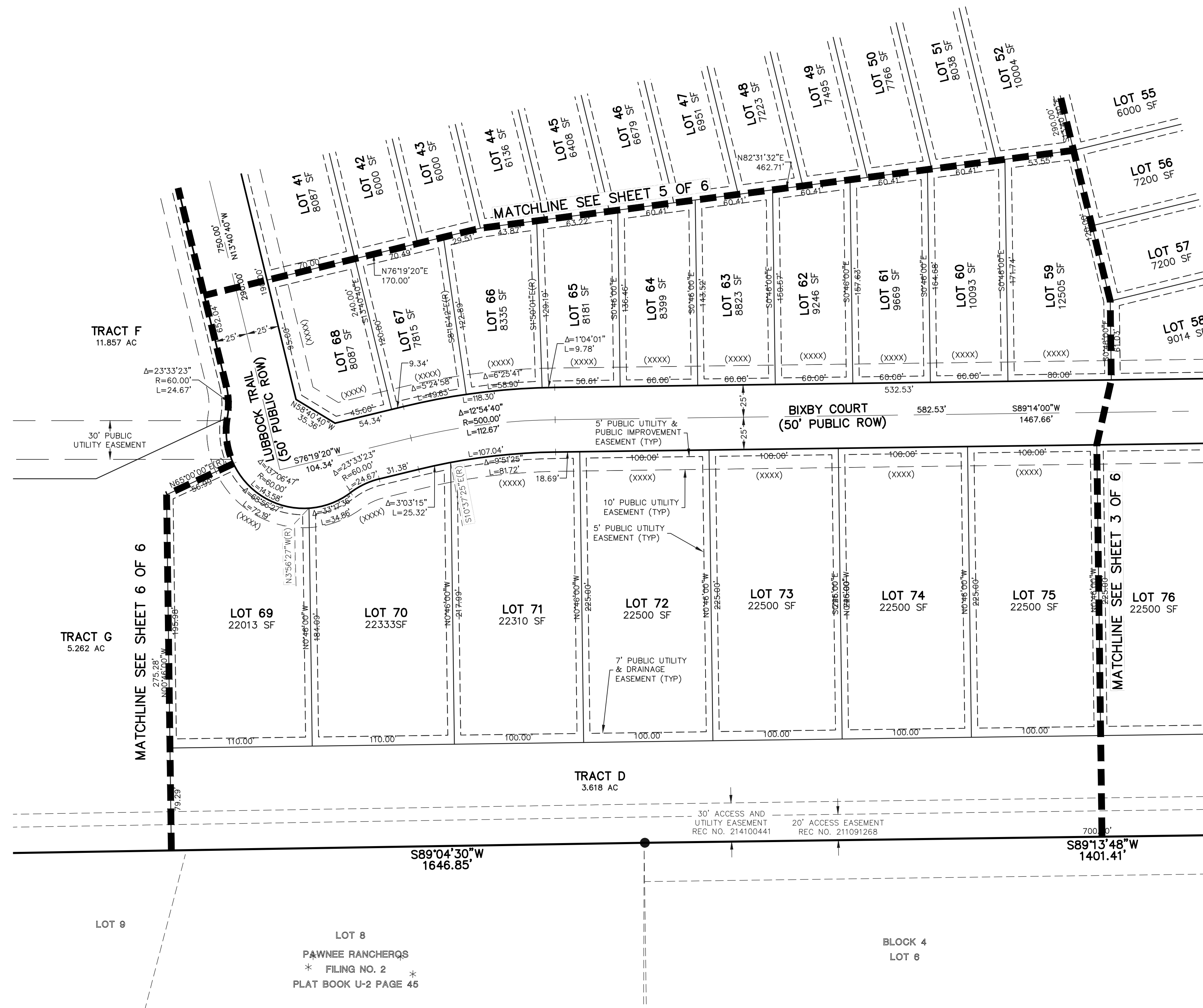
V:\18333\UPDRAWINGS\SURVEY\PLAT\18333-P2-P6.dwg, 10/10/2024 9:48:35 AM, 1:1

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

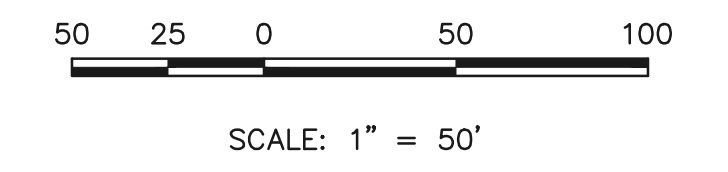
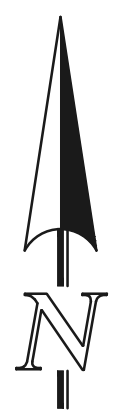


KEY MAP
N.T.S.



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS. 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

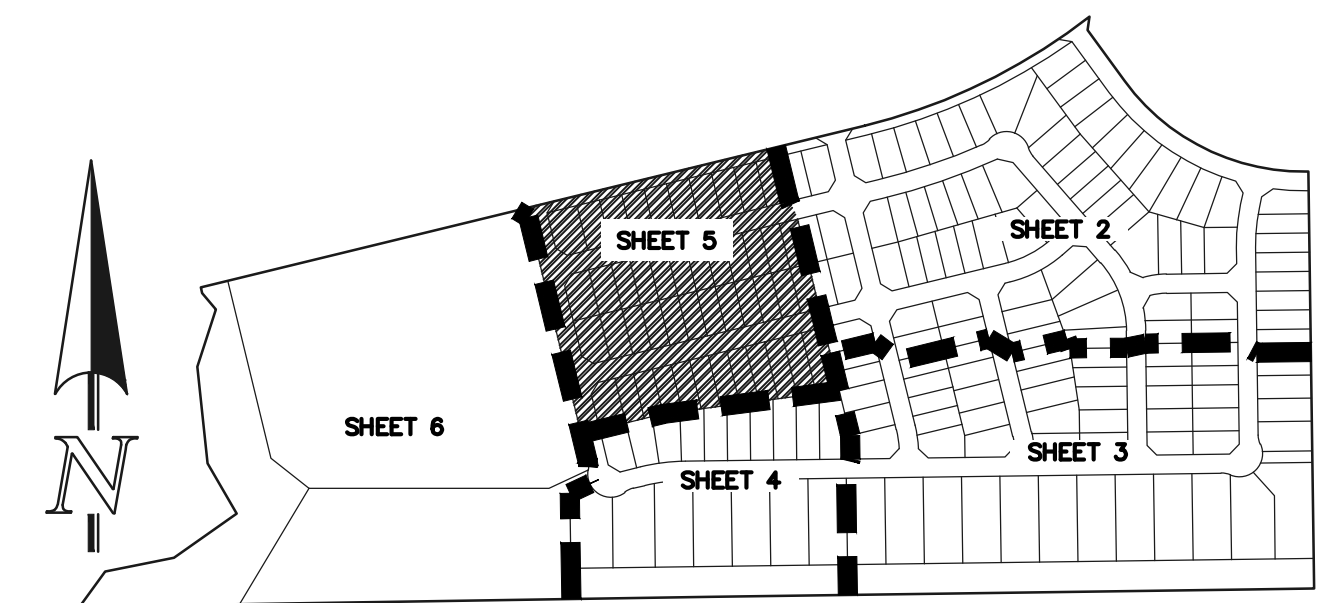
STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 4 OF 6



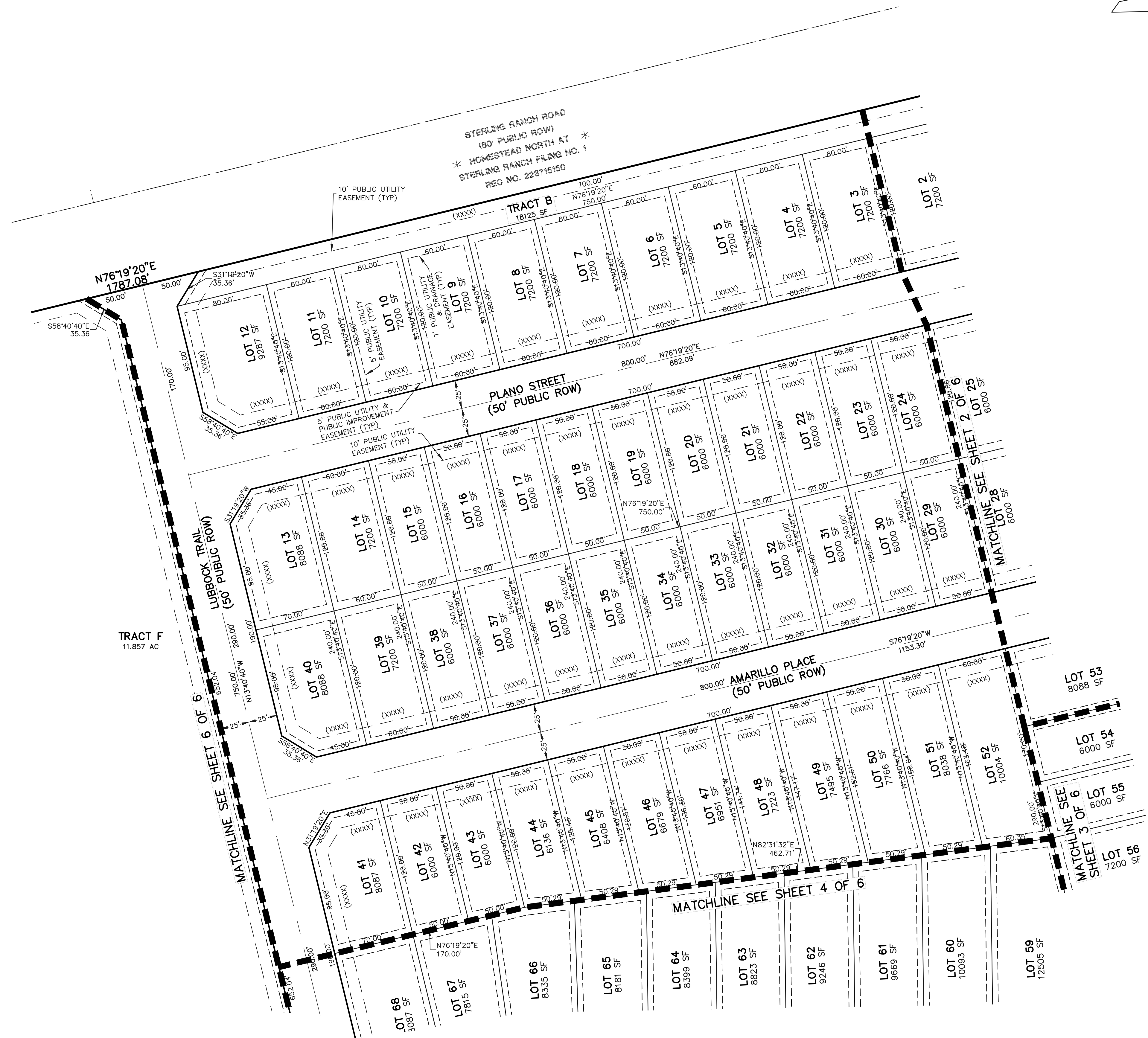
V:\118333\UPDRAWINGS\SURVEY\PLAT\118333-P2-P6.dwg, 10/10/2024 9:49:49 AM, 1:1

STERLING RANCH EAST FILING NO. 3

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

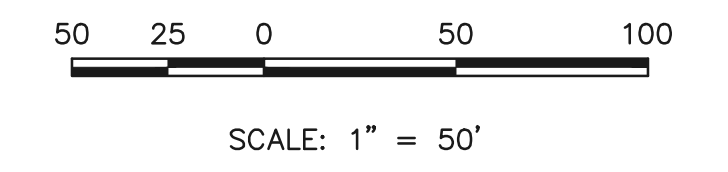


KEY MAP
N.T.S.



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



SCALE: 1" = 50'

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 5 OF 6



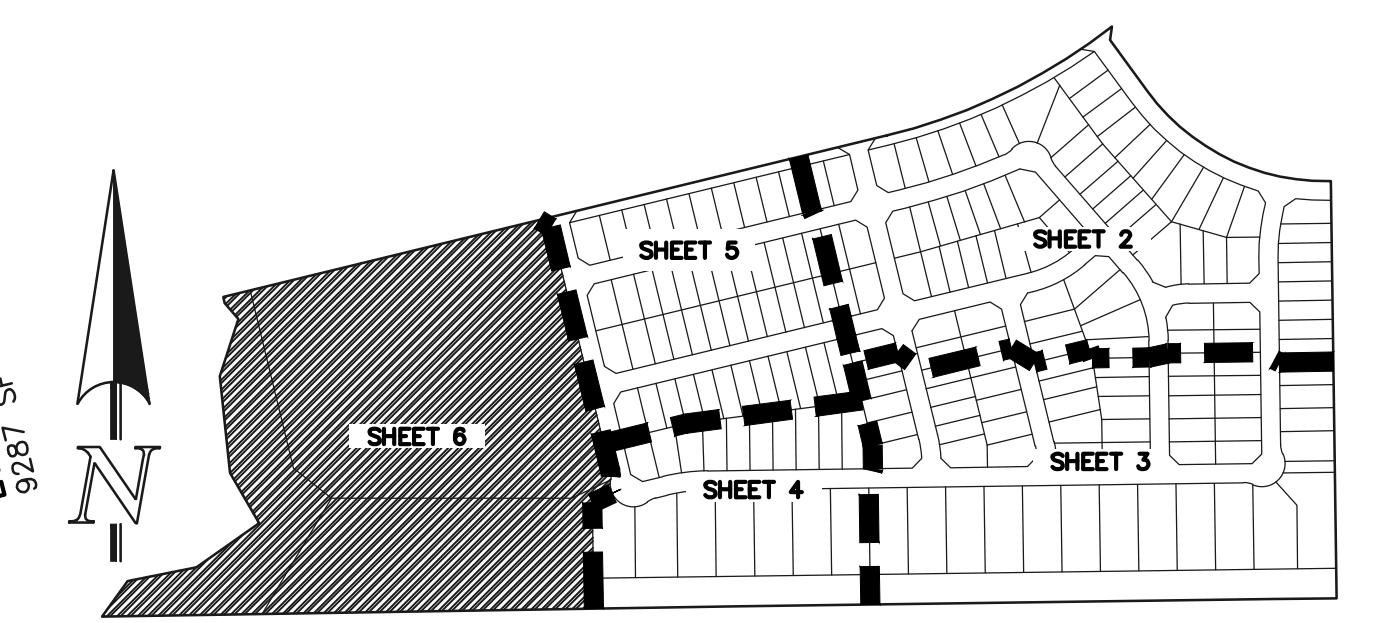
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

PCD FILE NO.:

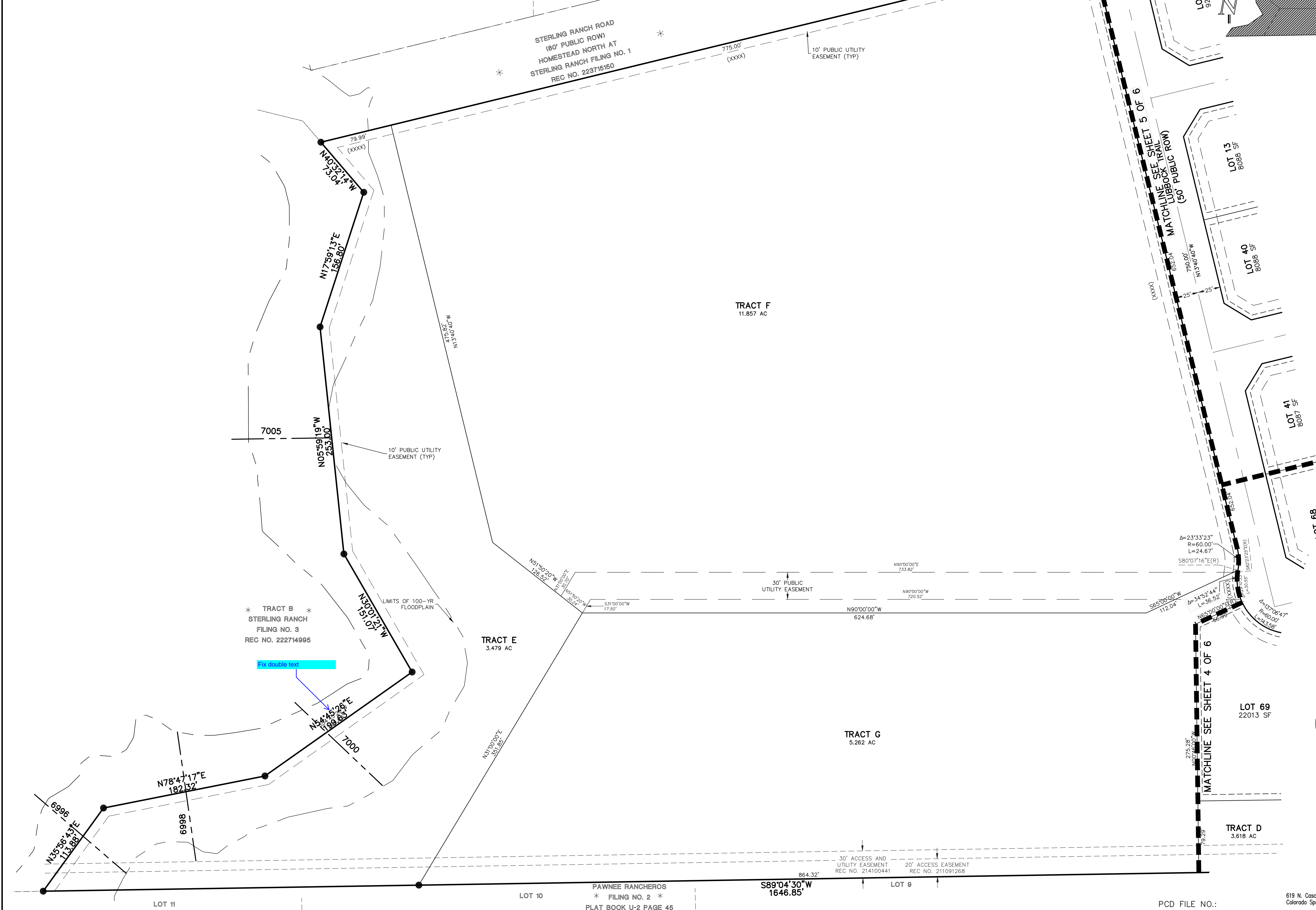
V:\18333\ORDAMINGS\SURVEY\PLAN\18333-P2-P6.dwg, 10/10/2024, 9:50:25 AM, 1:1

STERLING RANCH EAST FILING NO. 3

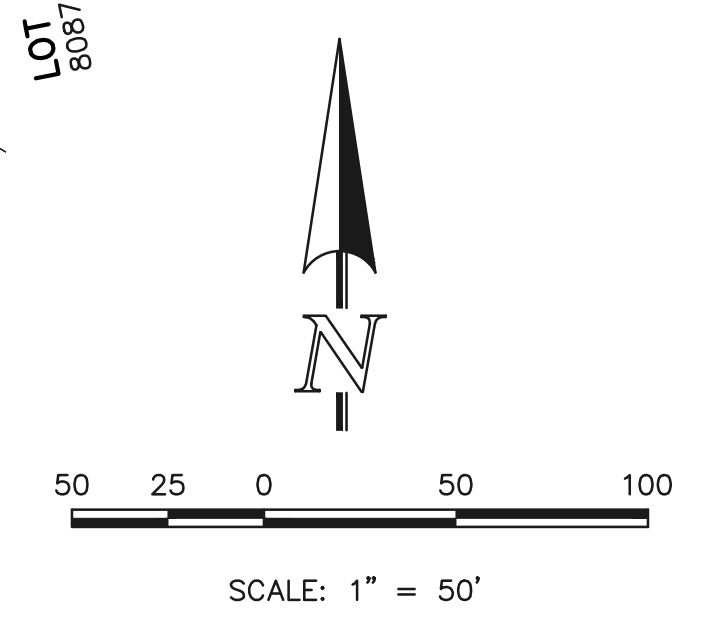
A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



KEY MAP
N.T.S.



- LEGEND**
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED
 - 7025 BASE FLOOD ELEVATION



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

STERLING RANCH EAST
FILING NO. 3
JOB NO. 1183.33
FEBRUARY 20, 2023
SHEET 6 OF 6



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

* TRACT B *
STERLING RANCH
FILING NO. 3
REC NO. 222714995

Fix double text

PAWNEE RANCHEROS
* FILING NO. 2 *
PLAT BOOK U-2 PAGE 45

PCD FILE NO.:

V:\118333\DRAWINGS\SURVEY\PLAT\118333-P2-P6.dwg, 10/10/2024 9:50:59 AM, 1:1

V1_Final Plat Drawings.pdf Markup Summary

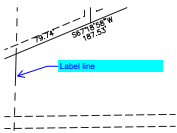
Bret (1)



Subject: Engineer
Page Label: [1] SH2
Author: Bret
Date: 11/14/2024 2:27:08 PM
Status:
Color: ■
Layer:
Space:

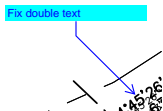
Include roadway label

CDurham (2)



Subject: Callout
Page Label: [1] SH3
Author: CDurham
Date: 11/15/2024 10:32:24 AM
Status:
Color: ■
Layer:
Space:

Label line



Subject: Callout
Page Label: [1] SH6
Author: CDurham
Date: 11/15/2024 10:33:21 AM
Status:
Color: ■
Layer:
Space:

Fix double text

dsdparsons (16)



Subject: Soils & Geology
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:11:36 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

INTECH ENGINEERING, INC., DATED 11/14/2024. OF THE COUNTY OF SAN DIEGO, CALIFORNIA. CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT FOR MORE INFORMATION. YOU WOULD LIKE TO REVIEW SAID INSTRUMENT.

use this note and provide details

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:12:05 PM
Status:
Color: ■
Layer:
Space:

use this note and provide details

UTION NO. 19-471)

THE DEED WILL NEED TO BE DRAWN UP BY APPLICANT TO COUNTY AT PLAT RECORDING ON BEHALF OF SCHOOL DISTRICT

RO LAND, LLC.

- 23. TRACTS B, B. C ARE METROPOLITAN DISTRICT
- 24. TRACT D IS FOR LA RANCH METROPOLITAN DISTRICT
- 25. TRACT E IS FOR LA RANCH METROPOLITAN DISTRICT
- 26. TRACT F IS FOR LA RANCH METROPOLITAN DISTRICT
- 27. TRACT G IS FOR LA RANCH METROPOLITAN DISTRICT

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:13:54 PM
Status:
Color: ■
Layer:
Space:

the deed will need to be drawn up by applicant to county at plat recording on behalf of school district

PLEASE PUT APPLICATION INTO COUNTY ATTORNEYS OFFICE DIRECTLY

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:15:16 PM
Status:
Color: ■
Layer:
Space:

Please put application into County Attorneys office directly

move this to legal description its not a note

HIS

- 19. BASIN
- 20. THE

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:15:58 PM
Status:
Color: ■
Layer:
Space:

move this to legal description its not a note

PLEASE CHECK THIS ITS EAST OF THE CREEK SO IT SHOULD BE IN THE NEWER DISTRICTS?

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:17:15 PM
Status:
Color: ■
Layer:
Space:

please check this its east of the creek so it should be in the newer Districts?

DO WE NEED SEPARATE INSTRUMENT WITH THIS CERT BLOCK FOR TRACTS? WE HAVE NOT IN THE PAST?

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:18:47 PM
Status:
Color: ■
Layer:
Space:

Do we need separate instrument with this cert block for tracts? we have not in the past?

3. THENCE NORTHEASTERLY, ON SAID CURVE, ARC DISTANCE OF 655.27 FEET TO THE PT. THE ABOVE DESCRIPTION PRODUCES A CORNER (74.74519 ACRES), MORE OR LESS.

basis of bearing here

ACCEPTANCE CERTIFICATE FOR TR. THE DEDICATION OF TRACTS A, B, C, D, E AND TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP. RANCH METROPOLITAN DISTRICT NO. 3.

Subject: Text Box
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:19:23 PM
Status:
Color: ■
Layer:
Space:

basis of bearing here

871 DEPUTY
DRAINAGE FEES
BRIDGE FEES
WINDY FARM
RESIDUAL PARK, SHALL IN LIEU OF FEES
SCHOOL FEES, LANE IN LIEU OF FEES (ASRD)

Subject: Text Box
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:20:36 PM
Status:
Color: ■
Layer:
Space:

identify which landscaping home owners are responsible for verses District; all roads in urban areas where central water is provided are subject to landscape requirements of Chapter 6

871 DEPUTY
DRAINAGE FEES
BRIDGE FEES
WINDY FARM
RESIDUAL PARK, SHALL IN LIEU OF FEES
SCHOOL FEES, LANE IN LIEU OF FEES (ASRD)

Subject: Cloud
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:20:46 PM
Status:
Color: ■
Layer:
Space:

complete based on Parks Board comments show areas and varying fees; identify fees due credits used

PRELIMINARY
THIS DOCUMENT IS NOT FOR CONSTRUCTION
STERLING RANCH EAST

Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:21:25 PM
Status:
Color: ■
Layer:
Space:

PRELIMINARY
THIS DOCUMENT IS NOT FOR CONSTRUCTION
LEU OF FEES

Subject: Arrow
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:21:32 PM
Status:
Color: ■
Layer:
Space:

PRELIMINARY
THIS DOCUMENT IS NOT FOR CONSTRUCTION

Subject: Arrow
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:21:37 PM
Status:
Color: ■
Layer:
Space:

SF2428

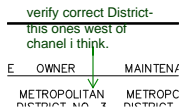
Subject: Text Box
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:21:54 PM
Status:
Color: ■
Layer:
Space:

SF2428

0 SF	0.668	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
9 SF	4.848	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
3 SF	4.668	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
8	15.816	SCHOOL	SCHOOL
		15.816	15.816
3 SF	7.044	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
1 SF	0.181	INDIVIDUAL LOT OWNERS	
7 SF	14.538	EL PASO COUNTY	EL PASO COUNTY
1 SF	100.000		

Subject: Text Box
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:23:56 PM
Status:
Color: ■
Layer:
Space:

County on behalf of D20;
unless they want land Now



Subject: Callout
Page Label: [1] SH1
Author: dsdparsons
Date: 11/14/2024 12:24:37 PM
Status:
Color: ■
Layer:
Space:

verify correct District- this ones west of chanel i think.