

STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN & A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS,

THAT SR LAND, LLC, CHALLENGER COMMUNITIES, LLC, AND CORUNDUM LAND, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION:

TWO PARCELS OF LAND BEING A REPLAT OF LOTS 22-32, TRACTS B AND J, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: 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.

PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- S76°19'20"W A DISTANCE OF 441.99 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 24°08'46" AND AN ARC LENGTH OF 438.28 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°28'36"W A DISTANCE OF 20.01 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT I, STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON THE BOUNDARY OF SAID TRACT I, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°51'18"E, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 04°11'34" AND AN ARC LENGTH OF 77.57 FEET, TO A POINT OF NON-TANGENT;
- N16°30'13"W A DISTANCE OF 179.19 FEET;
- S73°29'47"W A DISTANCE OF 130.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°42'44"E, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 13°20'11" AND AN ARC LENGTH OF 64.01 FEET, TO A POINT OF TANGENT;
- N02°02'55"E A DISTANCE OF 502.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°36'21" AND AN ARC LENGTH OF 23.88 FEET, TO A POINT OF TANGENT;
- N00°33'26"W A DISTANCE OF 16.47 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDGRASS DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°17'25"E A DISTANCE OF 124.20 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY BOUNDARY LINE, N00°42'35"W A DISTANCE OF 195.00 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- S00°42'35"E A DISTANCE OF 539.36 FEET;
- N76°19'20"E A DISTANCE OF 63.45 FEET;
- S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 678,267 SQUARE FEET OR 15,5709 ACRES.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N83°42'20"W A DISTANCE OF 4,128.52 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WESTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 222174995, THE FOLLOWING THREE (3) COURSES:

- S13°40'40"E A DISTANCE OF 303.66 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, N89°04'30"E A DISTANCE OF 162.56 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON SAID WESTERLY BOUNDARY LINE, S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N06°22'37"E A DISTANCE OF 709.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 215051140;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 141.92 FEET, TO A POINT ON THE EASTERLY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE, N40°21'31"E A DISTANCE OF 139.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N49°38'30"W A DISTANCE OF 28.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- N40°21'31"E A DISTANCE OF 343.51 FEET;
- N31°53'31"E A DISTANCE OF 54.33 FEET;
- N40°21'31"E A DISTANCE OF 25.84 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'17" AND AN ARC LENGTH OF 138.53 FEET, TO A POINT OF NON-TANGENT;
- N41°03'23"E A DISTANCE OF 60.83 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°41'10"E, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30" AND AN ARC LENGTH OF 402.26 FEET, TO A POINT OF TANGENT;
- N76°19'20"E A DISTANCE OF 386.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,792,278 SQUARE FEET OR 41,1450 ACRES.

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER 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. 4, 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, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THE AFOREMENTIONED, CHALLENGER COMMUNITIES, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF CHALLENGER COMMUNITIES, LLC

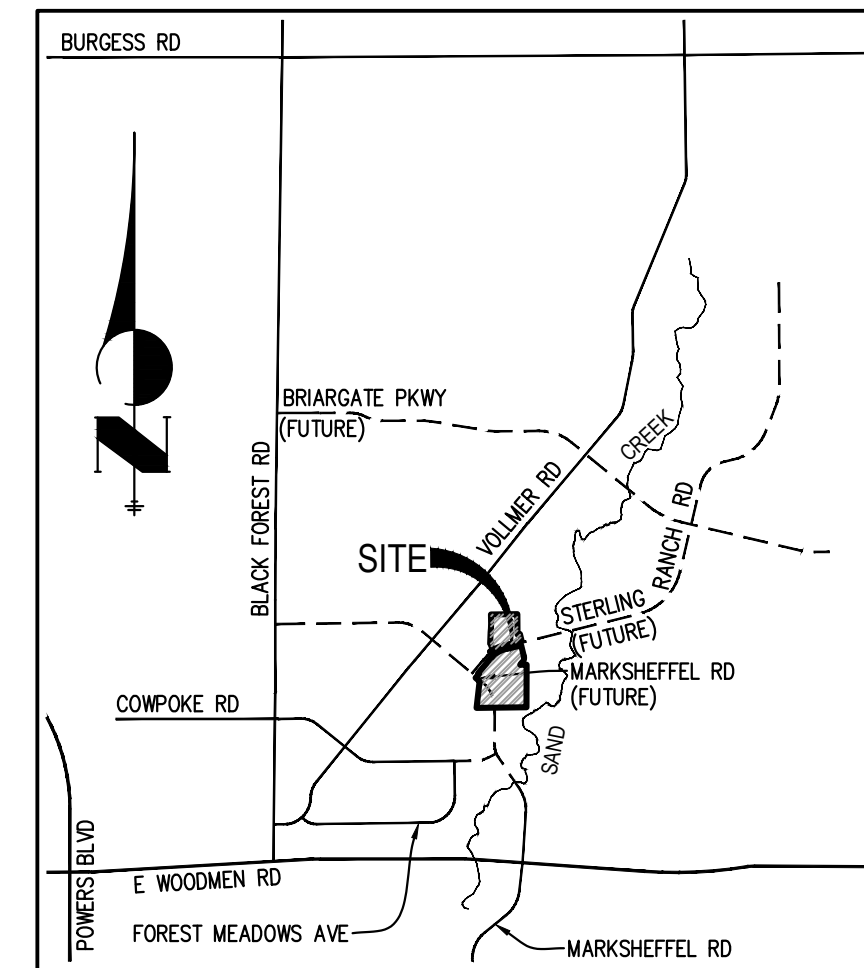
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

AS: _____ OF CHALLENGER COMMUNITIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



VICINITY MAP

N.T.S.

THE AFOREMENTIONED, CORUNDUM LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF CORUNDUM LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

AS: _____ OF CORUNDUM LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H AND J ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES, AND TRACT I IS FOR FUTURE RIGHT-OF-WAY. ALL TRACTS ARE 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)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

FEES:

SAND CREEK DRAINAGE FEE: 428,127 (OFFSET WITH SR F2 PRE-CREDITS)
BRIDGE FEE: 175,119 (OFFSET WITH CDR 22-6 PRE-CREDITS)
ACADEMY SCHOOL DISTRICT #20 FEE: _____
PARK FEE: _____
REGIONAL PARK FEE: _____
URBAN PARK FEE: _____

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO 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.

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "STERLING RANCH FILING NO. 4" 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 _____

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.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

JOB NO. 25188.11
APRIL 26, 2023
SHEET 1 OF 6



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Fort Collins 970-491-9888 • www.jrengineering.com

PCD FILE NO. SF 22-030

STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
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 P.M. 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. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).
3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON ARES WATER AND WASTEWATER AUTHORITY (FAWWA).
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 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; WETLAND STUDY/ 404 PERMIT.
9. 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.
10. 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.
11. 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.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD.
14. 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.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A 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 OPERATIONS.

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 77.

PLAT NOTES:

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 3.
20. 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.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 219003168 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. 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 THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.

PURSUANT TO RESOLUTION 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. _____ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 4 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.
25. 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 SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY STERLING RANCH PHASE 2 AND STERLING RANCH FILING NO. 3 REPORT BY ENTECH ENGINEERING DATED MAY 4, 2021 IN FILE SP20-03 AND UPDATED IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY STERLING RANCH FILING NO. 4 REPORT BY ENTECH ENGINEERING DATED MAY 25, 2022 IN FILE SP22-30 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - POTENTIALLY UNSTABLE SLOPES: NO LOTS SHOWN AS IMPACTED, A SETBACK OF 20 FEET FROM THE CREST OF ANY SLOPE STEEPER THAN 3:1 IS RECOMMENDED.
 - ROCKFALL RUNOUT ZONE: NO LOTS SHOWN AS IMPACTED.
 - POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 28, 43-45, 75-84, 107-123, 130-131, 140-146 SHOWN AS IMPACTED, SEE BELOW GROUNDWATER NOTE.
 - OTHER HAZARD:
 - IN AREAS OF HIGH GROUNDWATER: A MINIMUM OF 3 FEET BETWEEN FOUNDATIONS AND HIGHEST SEASONAL GROUNDWATER IS RECOMMENDED. DUE TO POTENTIALLY HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. WHERE BASEMENTS ARE CONSIDERED, INTERCEPTOR OR UNDERSLAB DRAINS MAY BE NECESSARY. GROUNDWATER WAS ENCOUNTERED IN TH-2 (NEAR LOT 84) AT A DEPTH OF 7.5 FEET BELOW EXISTING GRADE. FINAL DRAINAGE RECOMMENDATIONS REGARDING THE NEED FOR UNDERSLAB DRAINS SHOULD BE MADE AT THE TIME OF THE FOUNDATIONS EXCAVATION OBSERVATIONS. IF LOTS REQUIRE UNDERSLAB DRAINS, THE DRAIN CAN BE CONNECTED TO THE SEWER UNDERDRAIN SYSTEM.
26. 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 PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
27. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAIN SYSTEM.

TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
A	14,280	0.3278	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
B	32,428	0.7445	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
C	129,905	2.9822	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
D	649	0.0149	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
E	16,095	0.3695	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
F	24,973	0.5733	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
G	385,278	8.8448	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE, PARK	SRMD#3	SRMD#3
H	239,955	5.5086	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
I	113,473	2.6050	FUTURE RIGHT-OF-WAY	SRMD#3	SRMD#3
J	285,144	6.5460	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
TOTAL	1,242,180	28.5166			

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SHEET 2 OF 6

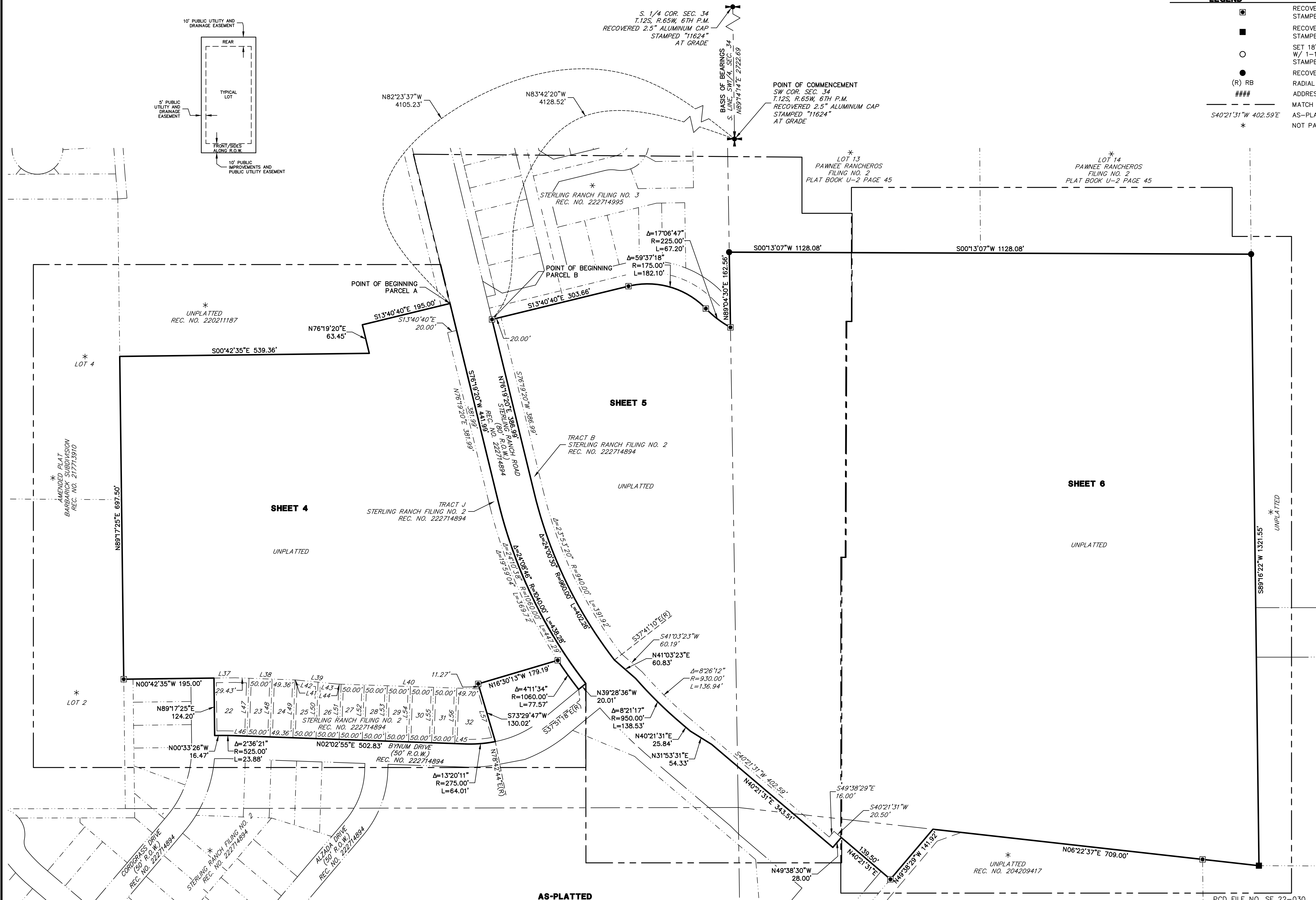


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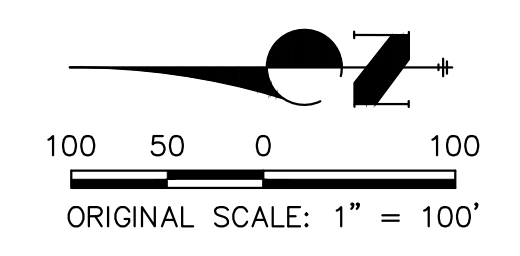
A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED 1-1/4" ALUMINUM CAP STAMPED "MATRIX LS 34977"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED #4 REBAR
- (R) RB RADIAL BEARING
- #### ADDRESS
- MATCH LINE
- S4021'31"W 402.59'E AS-PLATTED PROPERTY LINE DIMENSIONS
- * NOT PART OF SURVEY



LINE TABLE		
LINE	BEARING	DISTANCE
L37	S00°42'35"E	46.35'
L38	S02°02'55"W	130.48'
L39	S05°37'53"W	90.96'
L40	S01°55'19"W	307.22'
L41	S02°02'55"W	1.70'
L42	S05°37'53"W	48.40'
L43	S05°37'53"W	42.56'
L44	S01°55'19"W	7.52'
L45	S02°02'55"W	24.05'
L46	S02°02'55"W	29.43'
L47	S87°57'05"E	125.00'
L48	S87°57'05"E	125.00'
L49	N87°57'05"W	125.00'
L50	N87°57'05"W	121.98'
L51	N87°57'05"W	119.33'
L52	N87°57'05"W	119.44'
L53	N87°57'05"W	119.55'
L54	N87°57'05"W	119.66'
L55	S87°57'05"E	119.78'
L56	S87°57'05"E	119.89'
L57	S73°29'47"W	118.75'



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 SHEET 3 OF 6



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AS-PLATTED

PCD FILE NO. SF 22-030

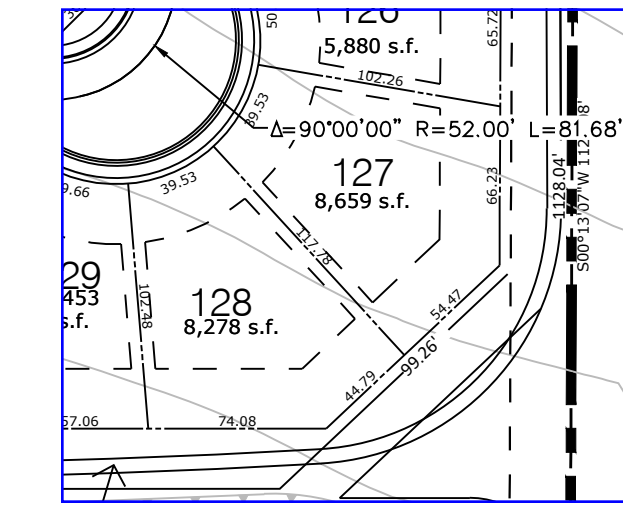
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A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	DISTANCE
L1	N53°24'19"W	37.03'
L2	S52°11'35"E	34.45'
L3	S37°48'23"W	40.39'
L4	N13°40'40"W	10.46'
L5	S00°42'35"E	10.26'
L6	N13°40'40"W	2.27'
L7	N52°11'37"W	33.23'
L8	N44°18'32"E	36.76'
L9	S45°41'28"E	36.78'
L10	S45°41'28"E	36.78'
L11	S31°19'20"W	42.43'
L12	S31°19'20"W	14.15'
L13	S31°19'20"W	28.28'
L14	S58°40'40"E	36.78'
L15	N76°19'20"E	51.66'

CURVE	DELTA	RADIUS	LENGTH
C1	15°28'26"	175.00'	47.26'
C2	15°28'26"	200.00'	54.01'
C3	15°28'26"	225.00'	60.77'
C4	15°30'40"	225.00'	60.91'
C5	15°30'40"	200.00'	54.14'
C6	15°30'40"	175.00'	47.38'
C7	23°33'23"	60.00'	24.67'
C8	15°14'22"	60.00'	15.96'
C9	36°39'17"	60.00'	38.38'
C10	34°12'33"	60.00'	35.82'
C11	37°02'49"	60.00'	38.80'
C12	13°55'31"	60.00'	14.58'

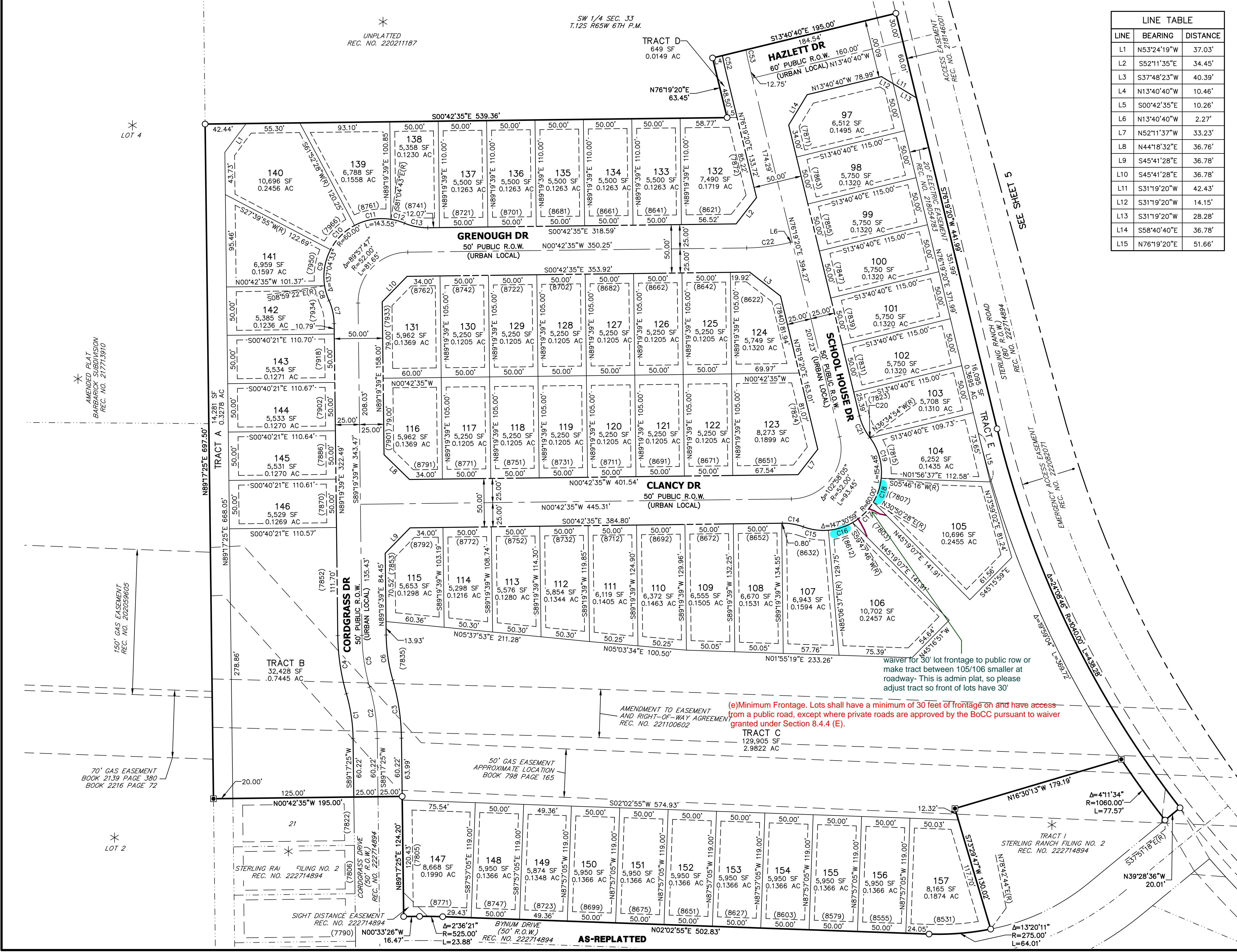
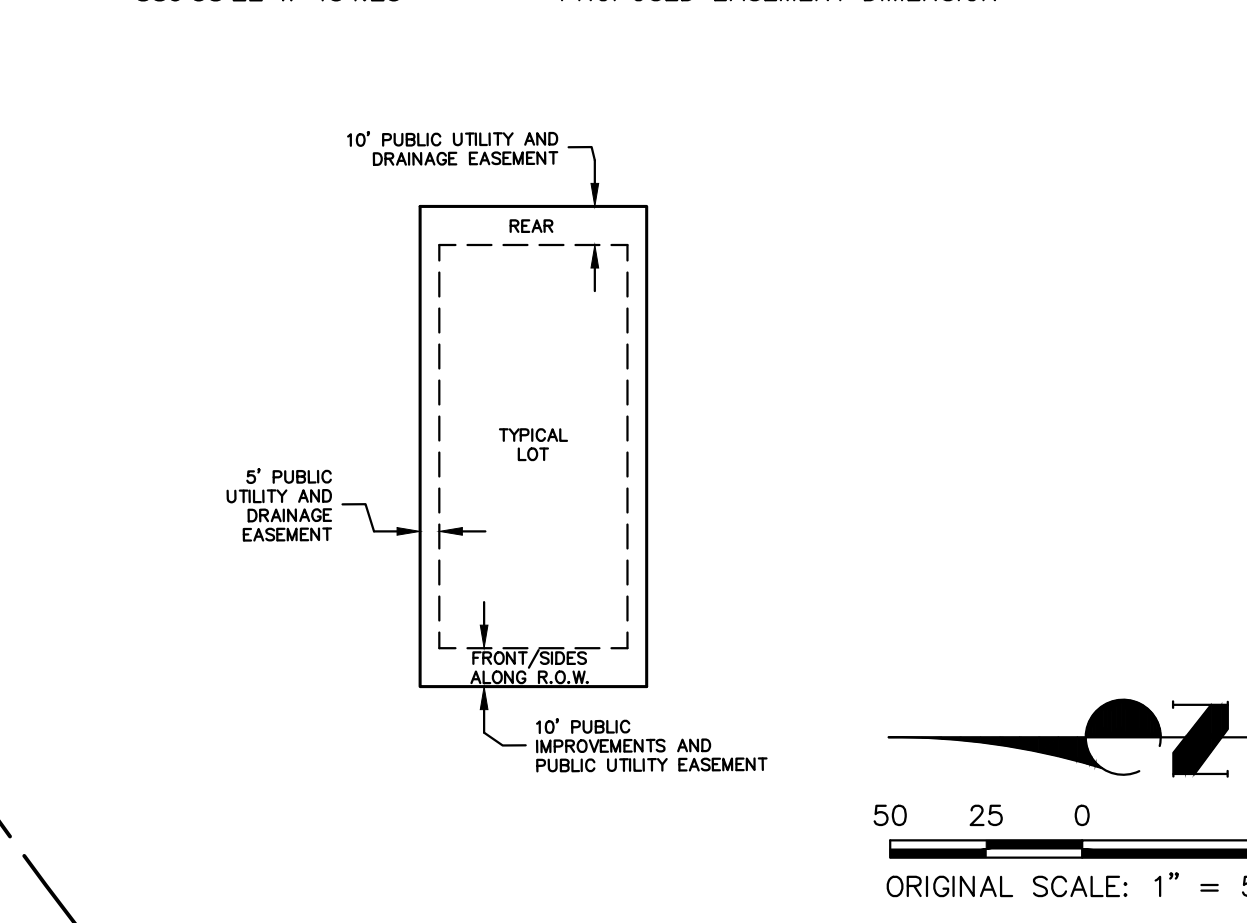
CURVE	DELTA	RADIUS	LENGTH
C13	23°33'23"	60.00'	24.67'
C14	20°59'28"	60.00'	21.98'
C15	25°10'16"	60.00'	26.36'
C16	25°18'51"	60.00'	26.51'
C17	28°57'18"	60.00'	30.32'
C18	25°04'13"	60.00'	26.25'
C19	42°21'10"	60.00'	44.35'
C20	0°39'12"	60.00'	0.68'
C21	23°33'27"	60.00'	24.67'
C22	12°58'05"	200.00'	45.27'
C52	3°02'36"	325.00'	17.26'
C53	31°7'50"	300.00'	17.26'



Unresolved from Review 1: Will there be a waiver for 30' frontage requirement? Address in LOI.

LEGEND

- ◻ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- ◻ RECOVERED 1-1/4" ALUMINUM CAP STAMPED "MATRIX LS 34977"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED #4 REBAR
- (R) RB RADIAL BEARING
- ### ADDRESS
- S.F. SQUARE FEET
- ✱ NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT DIMENSION

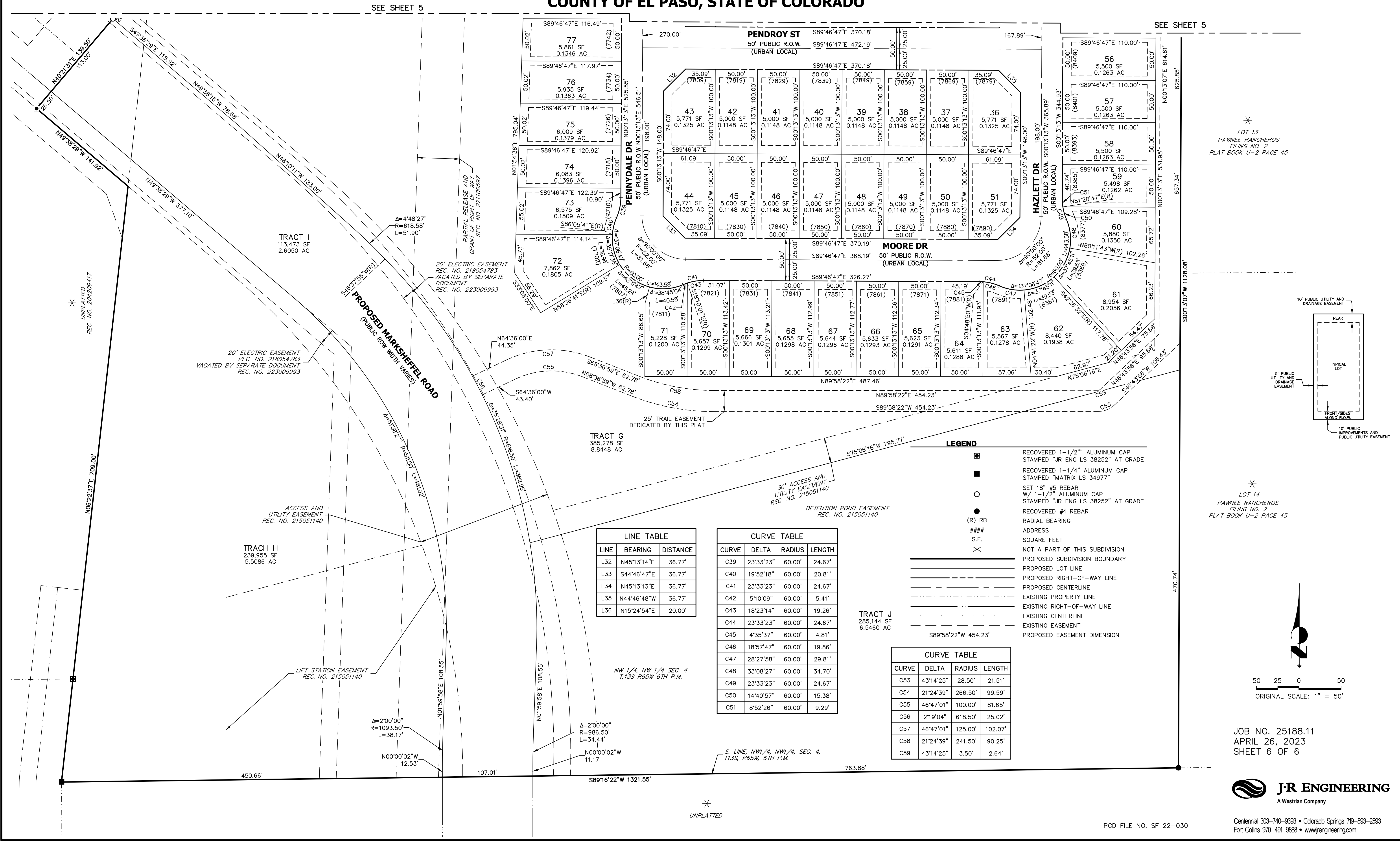


(e) Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E).

waiver for 30' lot frontage to public row or make tract between 105/106 smaller at roadway- This is admin plat, please adjust tract so front of lots have 30'

STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE

LINE	BEARING	DISTANCE
L32	N45°13'14"E	36.77'
L33	S44°46'47"E	36.77'
L34	N45°13'13"E	36.77'
L35	N44°46'48"W	36.77'
L36	N15°24'54"E	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C39	23°33'23"	60.00'	24.67'
C40	19°52'18"	60.00'	20.81'
C41	23°33'23"	60.00'	24.67'
C42	5°10'09"	60.00'	5.41'
C43	18°23'14"	60.00'	19.26'
C44	23°33'23"	60.00'	24.67'
C45	4°35'37"	60.00'	4.81'
C46	18°57'47"	60.00'	19.86'
C47	28°27'58"	60.00'	29.81'
C48	33°08'27"	60.00'	34.70'
C49	23°33'23"	60.00'	24.67'
C50	14°40'57"	60.00'	15.38'
C51	8°52'26"	60.00'	9.29'

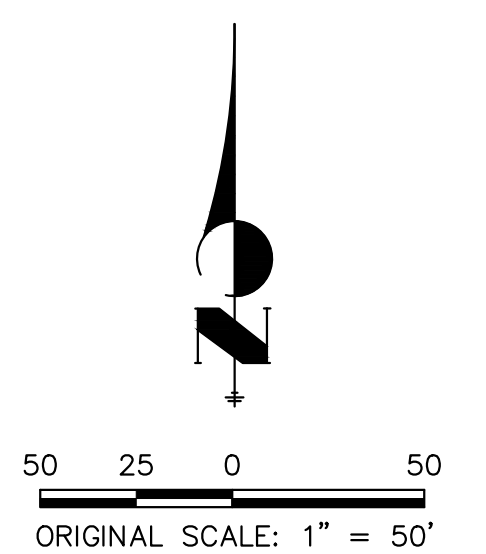
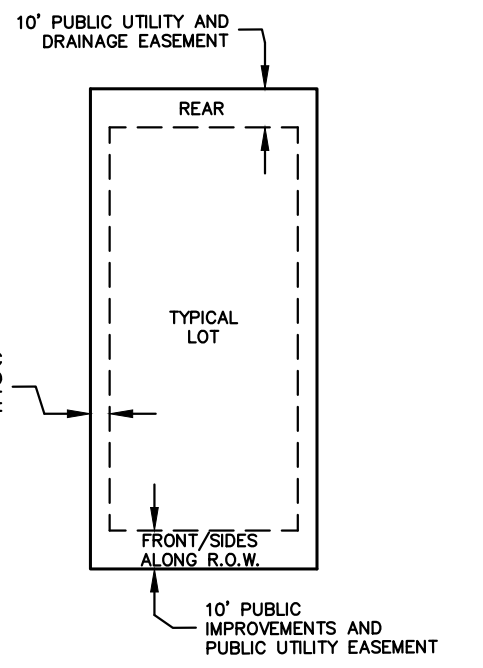
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C53	43°14'25"	28.50'	21.51'
C54	21°24'39"	266.50'	99.59'
C55	46°47'01"	100.00'	81.65'
C56	2°19'04"	618.50'	25.02'
C57	46°47'01"	125.00'	102.07'
C58	21°24'39"	241.50'	90.25'
C59	43°14'25"	3.50'	2.64'

- LEGEND**
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
 - RECOVERED 1-1/4" ALUMINUM CAP STAMPED "MATRIX LS 34977"
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 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT DIMENSION

✱ LOT 13
 PAWNEE RANCHEROS
 FILING NO. 2
 PLAT BOOK U-2 PAGE 45

✱ LOT 14
 PAWNEE RANCHEROS
 FILING NO. 2
 PLAT BOOK U-2 PAGE 45



JOB NO. 25188.11
 APRIL 26, 2023
 SHEET 6 OF 6



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V3- Final Plat Combined redlines 3.pdf Markup Summary 6-6-2023

dsdparsons (5)



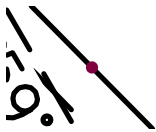
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waiver for 30' lot frontage to public row or make tract between 105/106 smaller at roadway- This is admin plat, so please adjust tract so front of lots have 30'

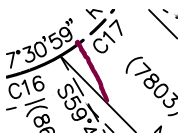


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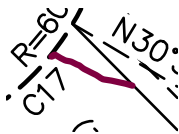
(e)Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road, except where private roads are approved by the BoCC pursuant to waiver granted under Section 8.4.4 (E).



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Jeff Rice - EPC Engineering Review (6)

26.36'
26.51'
30.32'

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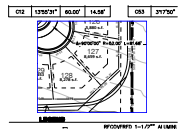
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Unresolved from Review 1: Will there be a waiver for 30' frontage requirement? Address in LOI.

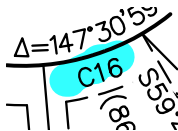


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from Preliminary Plan



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