

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 AREA 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. complete

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. complete
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	14,281	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	129,714	2.9778	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	384,992	8.8382	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	113,776	2.6119	FUTURE RIGHT-OF-WAY	SRMD#3	SRMD#3
J	285,126	6.5456	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
TOTAL	1,241,989	28.5121			

JOB NO. 25188.11
 JULY 11, 2023
 SHEET 2 OF 6

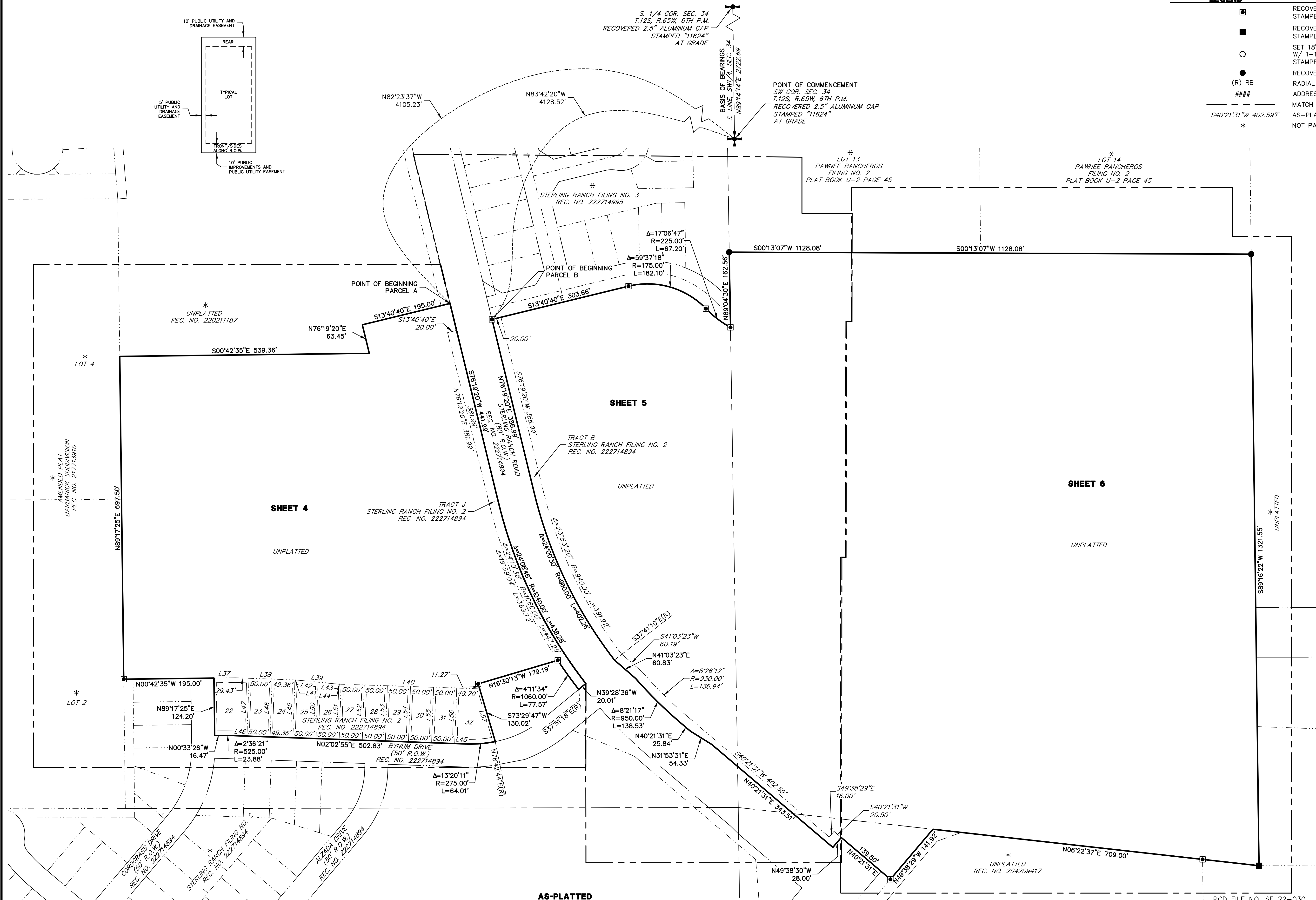


STERLING RANCH FILING NO. 4

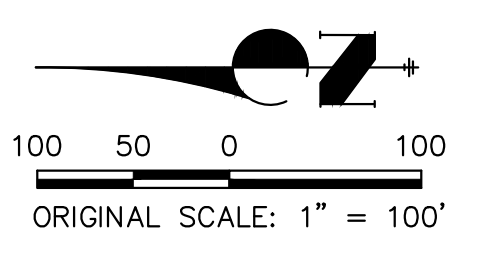
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 COUNTY OF EL PASO, STATE OF COLORADO

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'



JOB NO. 25188.11
 JULY 11, 2023
 SHEET 3 OF 6



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AS-PLATTED

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 &
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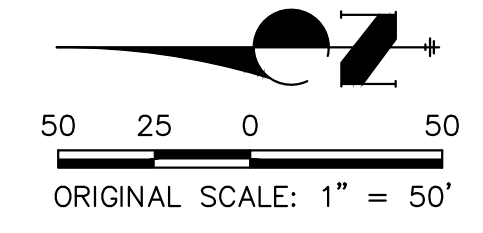
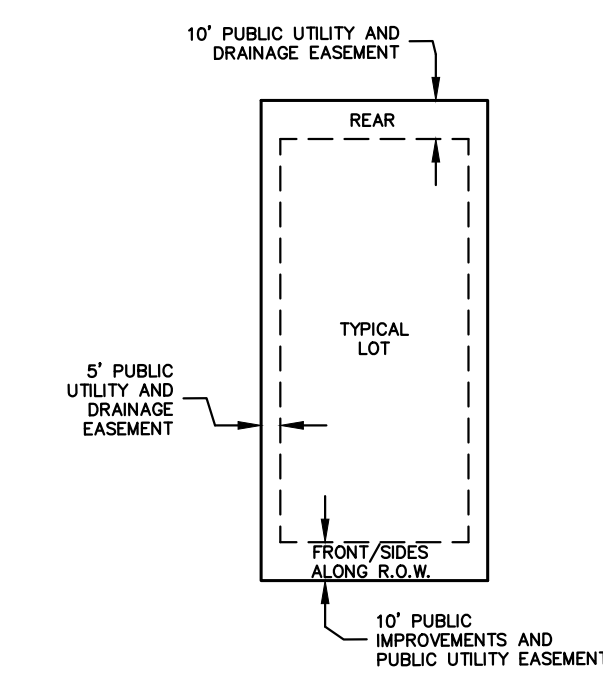
LINE	BEARING	DISTANCE
L1	N53°24'19"W	37.03'
L2	S52°11'35"E	34.45'
L3	S37°48'23"W	40.39'
L4	N13°40'40"W	10.46'
L5	S00°42'35"E	10.26'
L6	N13°40'40"W	2.27'
L7	N52°11'37"W	33.23'
L8	N44°18'32"E	36.76'
L9	S45°41'28"E	36.78'
L10	S45°41'28"E	36.78'
L11	S31°19'20"W	42.43'
L12	S31°19'20"W	14.15'
L13	S31°19'20"W	28.28'
L14	S58°40'40"E	36.78'
L15	N76°19'20"E	51.66'
L37	N51°24'16"E	32.11'
L38	N38°04'02"E	19.38'
L39	N73°59'02"E	81.24'

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	28°38'52"	60.00'	30.00'
C17	23°13'16"	60.00'	24.32'
C18	28°38'52"	60.00'	30.00'
C19	41°10'30"	60.00'	43.12'
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'

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

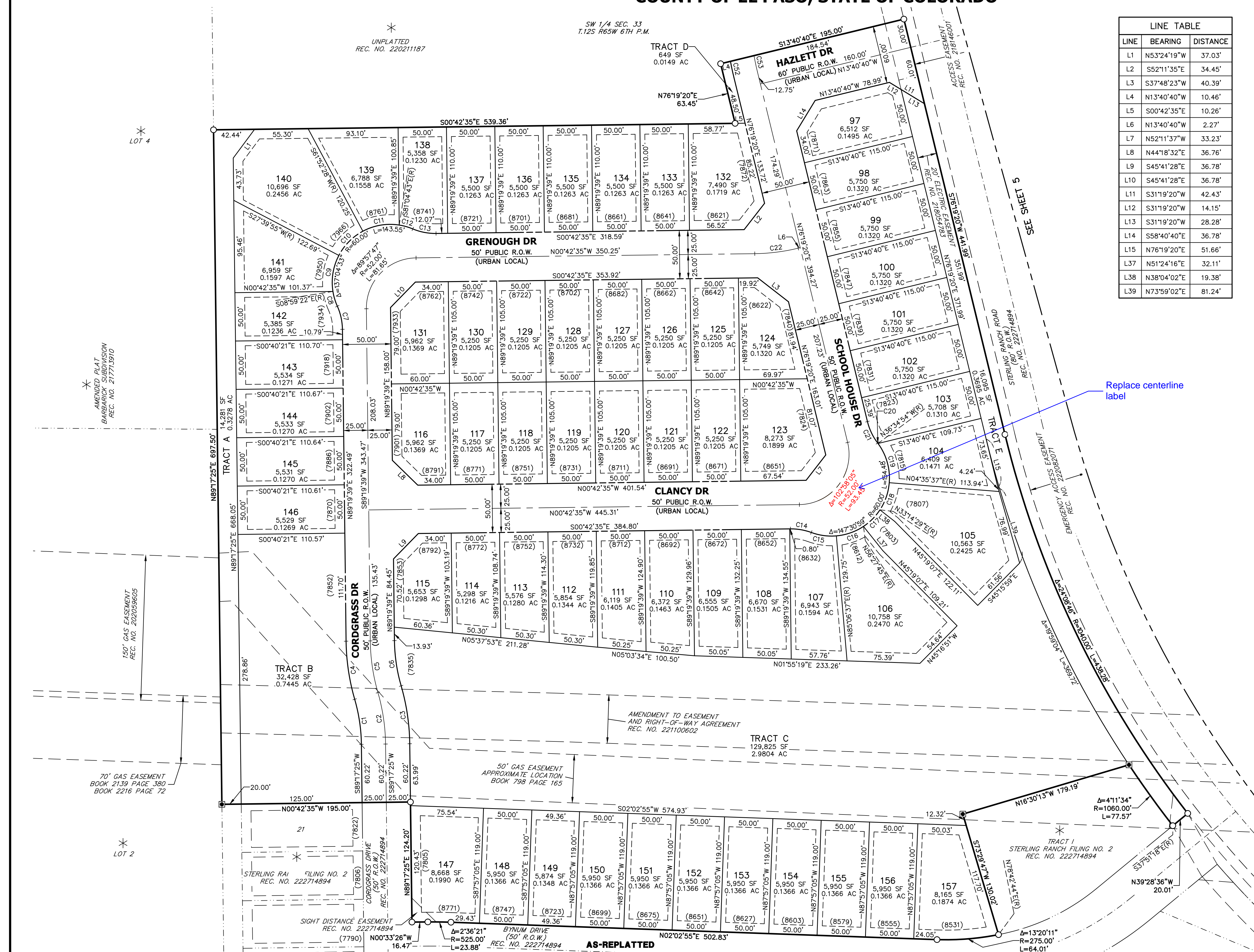


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PCD FILE NO. SF 22-030



✱ LOT 4

✱ LOT 2

SEE SHEET 5

SEE SHEET 5

SW 1/4 SEC. 33
 T.12S R65W 6TH P.M.

✱ UNPLATTED
 REC. NO. 220211187

✱ AMENDED PLAT
 BARBERICK SUBDIVISION
 REC. NO. 217713910

150' GAS EASEMENT
 REC. NO. 202029605

70' GAS EASEMENT
 BOOK 2139 PAGE 380
 BOOK 2216 PAGE 72

AMENDMENT TO EASEMENT
 AND RIGHT-OF-WAY AGREEMENT
 REC. NO. 221106002

50' GAS EASEMENT
 APPROXIMATE LOCATION
 BOOK 798 PAGE 165

STERLING RANCH FILING NO. 2
 REC. NO. 222714894

SIGHT DISTANCE EASEMENT
 REC. NO. 222714894

AS-REPLATTED

TRACT I
 STERLING RANCH FILING NO. 2
 REC. NO. 222714894

TRACT C
 129,825 SF
 2.9804 AC

TRACT B
 32,428 SF
 0.7445 AC

TRACT D
 649 SF
 0.0149 AC

GRENOUGH DR
 50' PUBLIC R.O.W.
 (URBAN LOCAL)

CLANCY DR
 50' PUBLIC R.O.W.
 (URBAN LOCAL)

SCHOOL HOUSE DR
 50' PUBLIC R.O.W.
 (URBAN LOCAL)

HAZLETT DR
 60' PUBLIC R.O.W.
 (URBAN LOCAL)

CORDGRASS DR
 50' PUBLIC R.O.W.
 (URBAN LOCAL)

BYNUM DRIVE
 (50' R.O.W.)
 REC. NO. 222714894

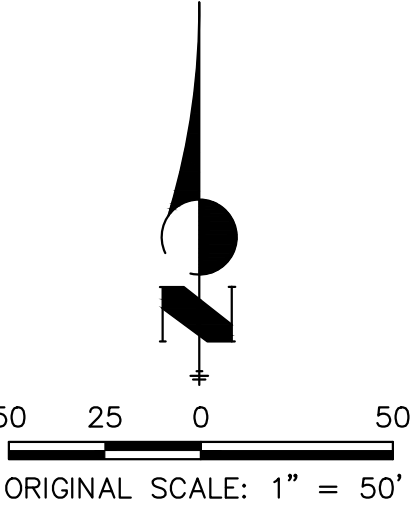
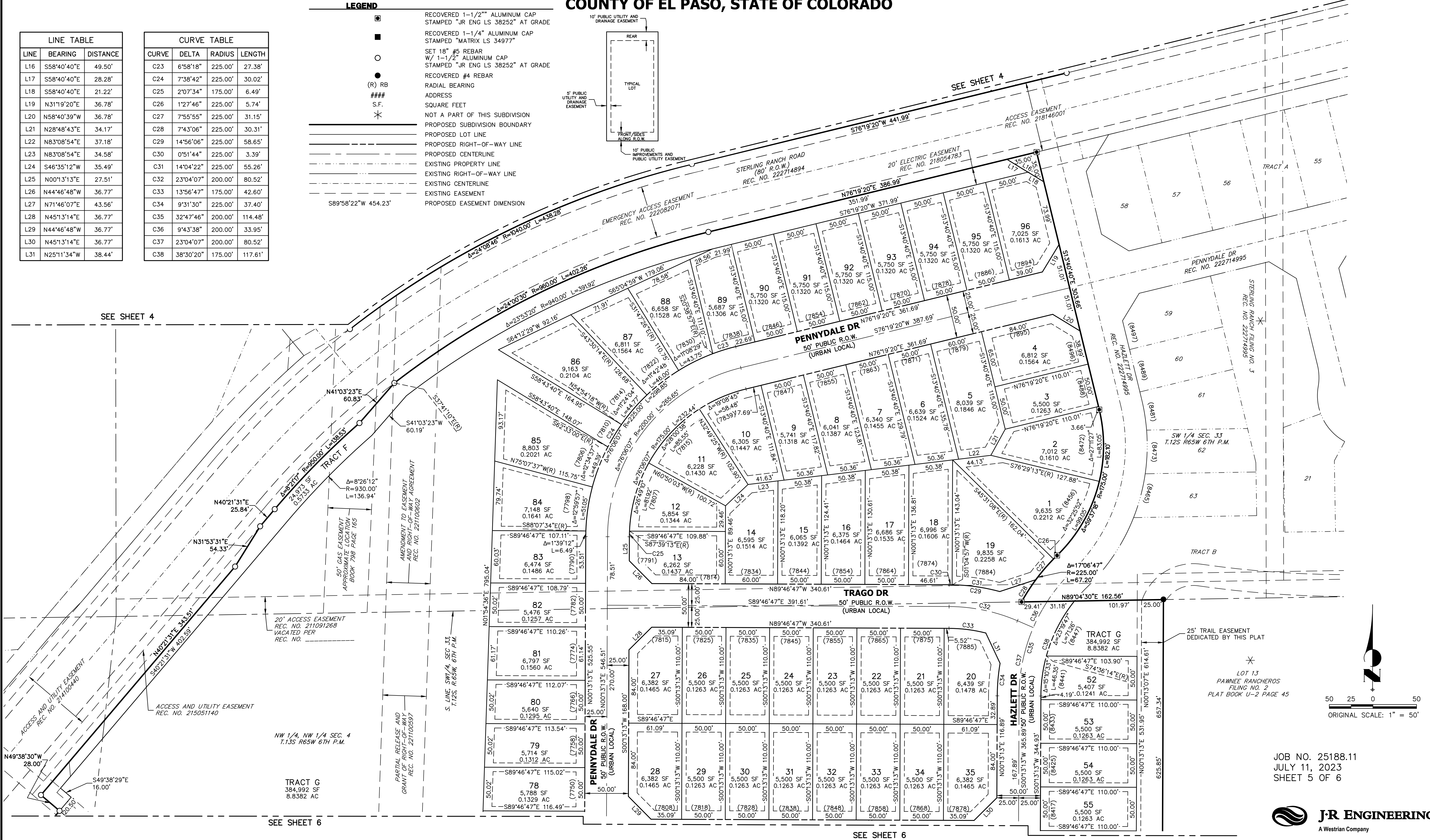
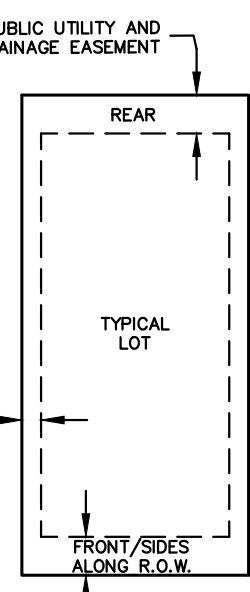
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 COUNTY OF EL PASO, STATE OF COLORADO

LINE	BEARING	DISTANCE
L16	S58°40'40"E	49.50'
L17	S58°40'40"E	28.28'
L18	S58°40'40"E	21.22'
L19	N31°19'20"E	36.78'
L20	N58°40'39"W	36.78'
L21	N28°48'43"E	34.17'
L22	N83°08'54"E	37.18'
L23	N83°08'54"E	34.58'
L24	S46°35'12"W	35.49'
L25	N00°13'13"E	27.51'
L26	N44°46'48"W	36.77'
L27	N71°46'07"E	43.56'
L28	N45°13'14"E	36.77'
L29	N44°46'48"W	36.77'
L30	N45°13'14"E	36.77'
L31	N25°11'34"W	38.44'

CURVE	DELTA	RADIUS	LENGTH
C23	6°58'18"	225.00'	27.38'
C24	7°38'42"	225.00'	30.02'
C25	2°07'34"	175.00'	6.49'
C26	1°27'46"	225.00'	5.74'
C27	7°55'55"	225.00'	31.15'
C28	7°43'06"	225.00'	30.31'
C29	14°56'06"	225.00'	58.65'
C30	0°51'44"	225.00'	3.39'
C31	14°04'22"	225.00'	55.26'
C32	23°04'07"	200.00'	80.52'
C33	13°56'47"	175.00'	42.60'
C34	9°31'30"	225.00'	37.40'
C35	32°47'46"	200.00'	114.48'
C36	9°43'38"	200.00'	33.95'
C37	23°04'07"	200.00'	80.52'
C38	38°30'20"	175.00'	117.61'

- 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

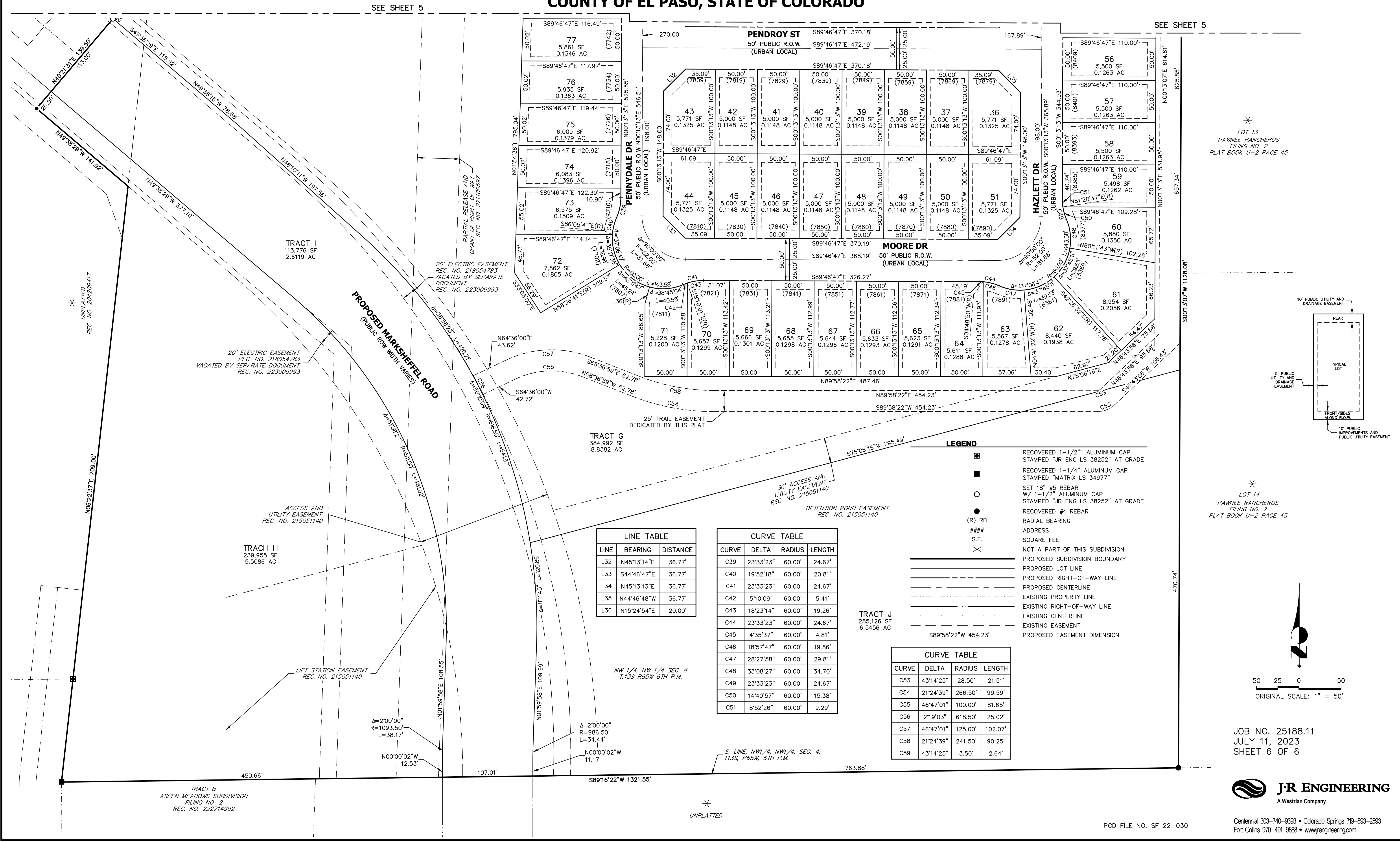


JOB NO. 25188.11
 JULY 11, 2023
 SHEET 5 OF 6

J-R ENGINEERING
 A Westrian Company

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

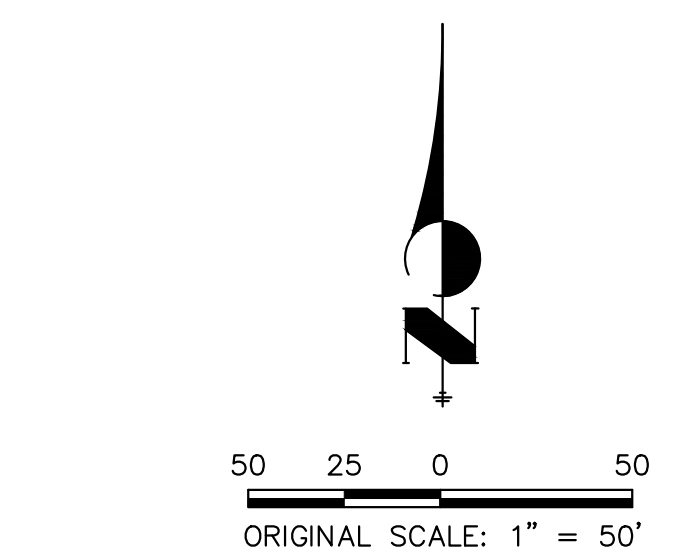
CURVE	DELTA	RADIUS	LENGTH
C39	23°33'23"	60.00'	24.67'
C40	19°52'18"	60.00'	20.81'
C41	23°33'23"	60.00'	24.67'
C42	5°10'09"	60.00'	5.41'
C43	18°23'14"	60.00'	19.26'
C44	23°33'23"	60.00'	24.67'
C45	4°35'37"	60.00'	4.81'
C46	18°57'47"	60.00'	19.86'
C47	28°27'58"	60.00'	29.81'
C48	33°08'27"	60.00'	34.70'
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°19'03"	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**
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 - PROPOSED CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - PROPOSED EASEMENT DIMENSION

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



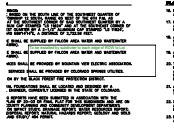
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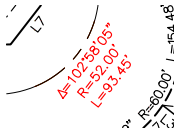
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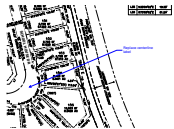
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Jeff Rice - EPC Engineering Review (2)



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