	A R
A PORTION OF THE SOU	JTHWEST (
A PORTION OF THE NORTHWEST QUA	RTER OF T
BE IT KNOWN BY THESE PRESENTS:	THENCE ON SAID W
THAT SR LAND, LLC, CHALLENGER COMMUNITIES, LLC, AND CORUNDUM LAND, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:	ON THE SOUTH LINE TOWNSHIP 13 SOUT
	THENCE ON SAID S

#### **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:

1. S76°19'20"W A DISTANCE OF 441.99 FEET, TO A POINT OF CURVE;

2. 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:

- 1. 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;
- 2. N16°30'13"W A DISTANCE OF 179.19 FEET;
- 3. 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:

- 1. 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;
- 2. N02°02'55"E A DISTANCE OF 502.83 FEET, TO A POINT OF CURVE;
- 3. 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;
- 4. NO0°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, NO0'42'35"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:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;

2. N76°19'20"E A DISTANCE OF 63.45 FEET;

3. 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:

1. S13°40'40"E A DISTANCE OF 303.66 FEET, TO A POINT OF CURVE;

- 2. 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;
- 3. 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;

LINE OF SAID SECTION 4;

THENCE ON SAID WEST LINE, NO6°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

RANCH FILING NO. 2;

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

OF TANGENT;

7. N76°19'20"E A DISTANCE OF 386.99 FEET, TO THE POINT OF BEGINNING.

#### **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:	
STATE OF COLO	R
COUNTY OF EL	Ρ
THE FORGOING I	Ν

MY COMMISSION EXPIRES:

THE	AFOR	EMENTI
FXFC	CUTED	THIS I

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

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

AS: \_\_\_\_\_\_ OF CHALLENGER COMMUNITIES, LLC STATE OF COLORADO ) SS

COUNTY OF EL PASO

MY COMMISSION EXPIRES:

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

VESTERLY BOUNDARY LINE, SOO°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT E OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, H, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

SOUTH LINE, S89'16'22"W A DISTANCE OF 1,321.55 FEET, TO A POINT ON THE WEST

NORTHERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING

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;

1. N40°21'31"E A DISTANCE OF 343.51 FEET;

2. N31°53'31"E A DISTANCE OF 54.33 FEET;

3. N40°21'31"E A DISTANCE OF 25.84 FEET, TO A POINT OF CURVE;

4. 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:

5. N41°03'23"E A DISTANCE OF 60.83 FEET, TO A POINT OF NON-TANGENT CURVE;

6. 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

CONTAINING A CALCULATED AREA OF 1,792,278 SQUARE FEET OR 41.1450 ACRES.

OF SR LAND, LLC

RADO ) SS PASO

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

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

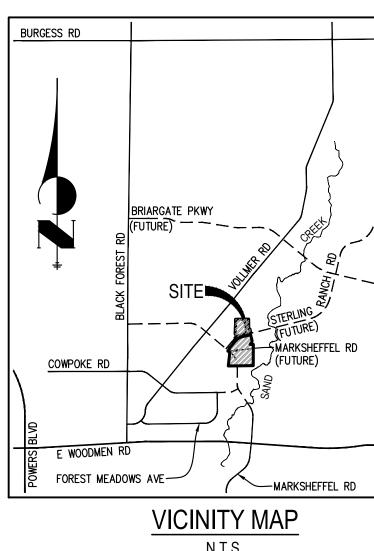
IONED, CHALLENGER COMMUNITIES, LLC HAS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_, A.D.

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:

NOTARY PUBLIC



BURGESS RD BRIARCATE PKWY (FUTURE) BRIARCATE PKWY (FUTURE) BRIARCATE PKWY (FUTURE) SITE SITE COWPOKE RD DIE SITE COWPOKE RD DIE SITE SITE COWPOKE RD DIE SITE SITE COWPOKE RD DIE SITE SITE COWPOKE RD SITE SITE COWPOKE RD FOREST MEADOWS AVE MARKSHEFFEL RD		<text><text><text></text></text></text>
VICINITY MAP N.T.S.		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
		COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
THE AFOREMENTIONED, CORUNDUM LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 202,	A.D.	PCD DIRECTOR CERTIFICATE: THIS PLAT FOR "STERLING RANCH FILING NO. 4" WAS APPROVED FOR FILING BY THE
BY:		EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF, 202, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.
PRINTED NAME: OF CORUNDUM LAND, LLC		
AS: OF CORONDOM LAND, LLC STATE OF COLORADO ) ) SS		
COUNTY OF EL PASO ) THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY	OF	EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DATE DEVELOPMENT DEPARTMENT
, 202, A.D. BY: OF CORUNDUM LAND, LLC		
WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES:		
ACCEPTANCE CERTIFICATE FOR TRACTS. THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H AND J ARE FOR LANDSCAPE PURPOR DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE AND UTILITIES, AND TRACT I IS FOR FUTUR RIGHT-OF-WAY. ALL TRACTS ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE STERLING RANCH METROPOLITAN DISTRICT NO. 3.	URE	
BY: AS: OF STERLING RANCH METROPOLITAN DIST	TRICT NO. 3	
STATE OF COLORADO ) ) SS COUNTY OF EL PASO )		
ACKNOWLEDGED BEFORE ME THIS DAY OF, 202,	A.D.	CLERK AND RECORDER STATE OF COLORADO )
BY: AS: OF STERLING RANCH METROPOLITAN DIST	TRICT NO. 3	)SS COUNTY OF EL PASO )
WITNESS MY HAND AND OFFICIAL SEAL:		I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCKM., THIS DAY OF, 20, A.D.
MY COMMISSION EXPIRES:		AND IS DULY RECORDED AT RECEPTION NO OF THE RECORDS OF EL PASO COUNTY, COLORADO.
		STEVE SCHLEIKER, RECORDER BY: JOB NO. 25188.11
FEES:		JULY 11, 2023 SHEET 1 OF 6
BRIDGE FEE: 175,119 (OFFSET WITH CDR 22–6 PRE–CREDITS) 157 L		
	RACTS <u>TS-OF-WAY</u>	28.5121 ACRES       50.27%         6.2452 ACRES       11.01%         56.7159 ACRES       100.00%
REGIONAL PARK FEE: IOTAI	Ŀ	56.7159 ACRES       100.00%       A Westrian Company         PCD FILE NO. SF 22-030       Centennial 303-740-9393 • Colorado Springs 719-593-2593         Fort Colling 070 401 0000 • www.irangring.com
		Fort Collins 970–491–9888 • www.jrengineering.com

### **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:**

- AREAS.

- MILL LEVY.

- NOTE.

- 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 OF THE RECORDS OF AS RECORDED AT RECEPTION NO. THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 77.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF

MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A

SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624',

2. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER

3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER

5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF

To be installed by subdivder to each edge of ROW to Lot

SECTION 34. TOWNSHIP 12 SOUTH. RANGE 65 WEST OF THE 6TH P.M. AS

SAID LINE BEARS N89"14'14"E, A DISTANCE OF 2,722.56 FEET.

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

7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A

**PLAT NOTES:** 

1. BASIS OF BEARINGS:

AUTHORITY (FAWWA).

AUTHORITY (FAWWA).

- - complete

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN"

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 DEFACES 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

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

• 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.

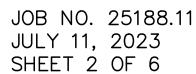
26. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED IMPROVEMENTS RELATED TO MARKSHEFFEL ROAD SEGMENT M2, INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO 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	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
А	14,281	0.3278	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#3	SRMD#3
В	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
Н	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			

complete

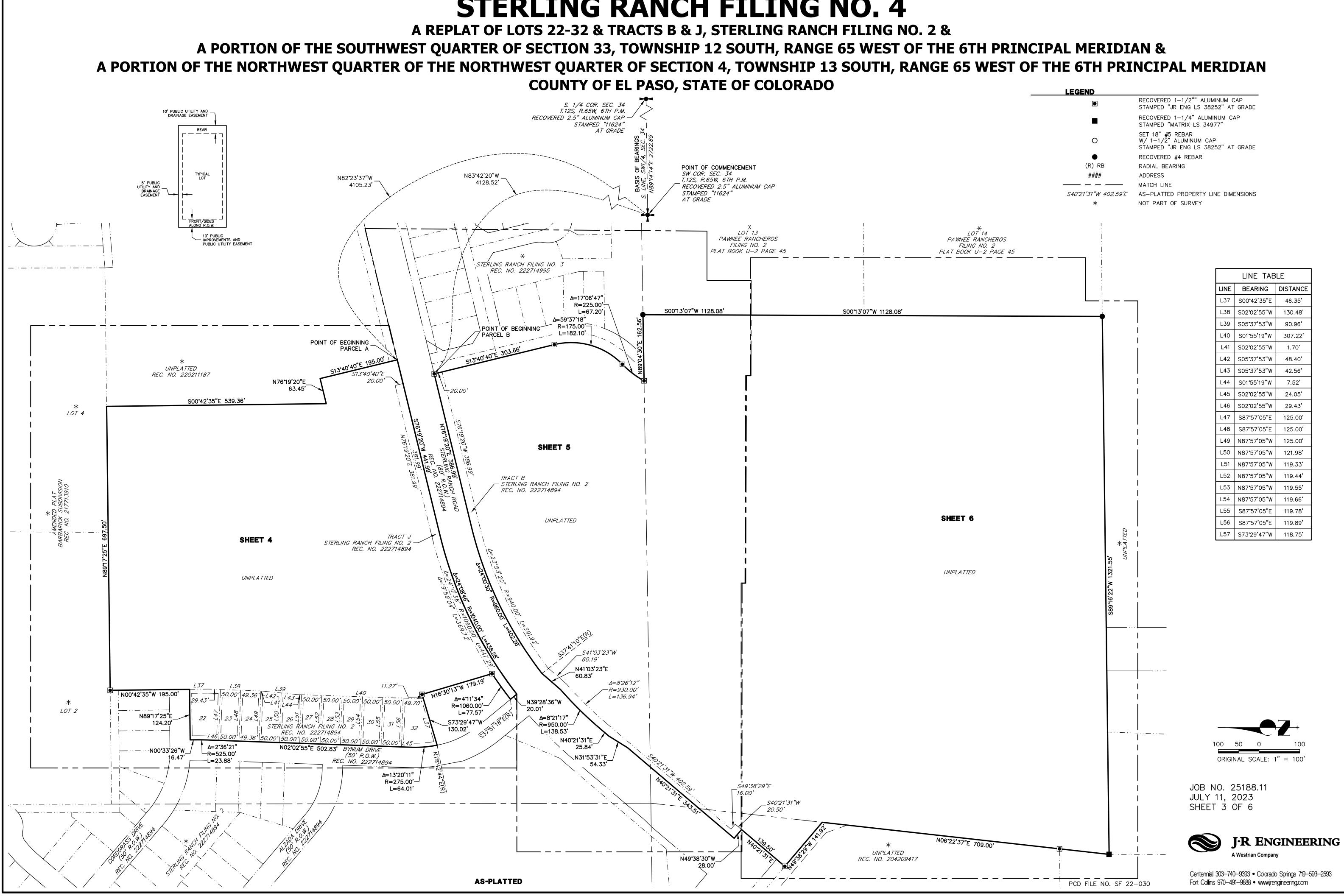
#### TRACT SUMMARY CHART



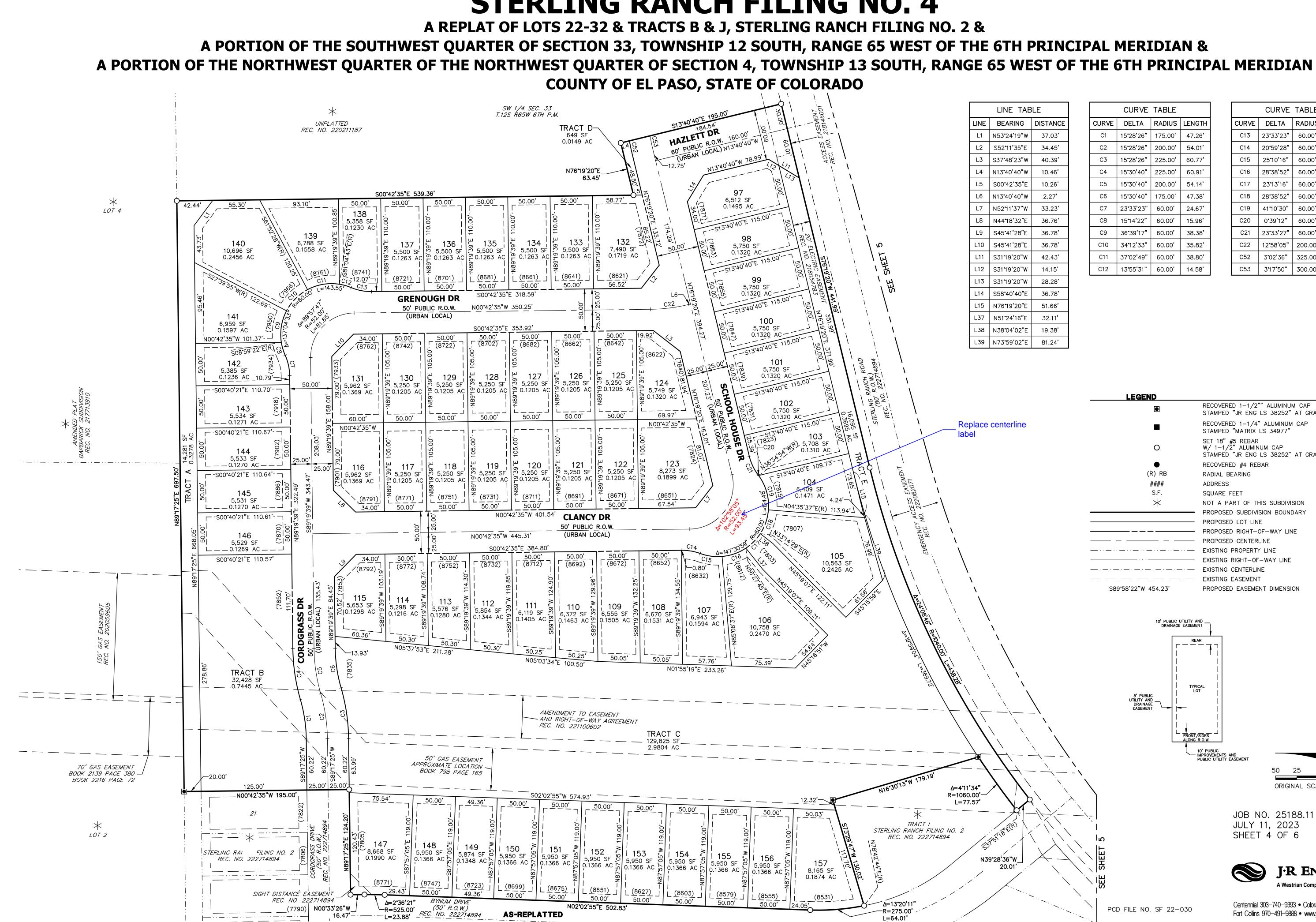


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# **STERLING RANCH FILING NO. 4**



# **STERLING RANCH FILING NO. 4**

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N53 <b>°</b> 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 <b>°</b> 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 <b>'</b>	
L13	S31°19'20"W	28.28'	
L14	S58 <b>°</b> 40'40"E	36.78'	
L15	N76 <b>°</b> 19'20"E	51.66'	
L37	N51°24'16"E	32.11'	
L38	N38°04'02"E	19.38'	
L39	N73 <b>°</b> 59'02"E	81.24'	

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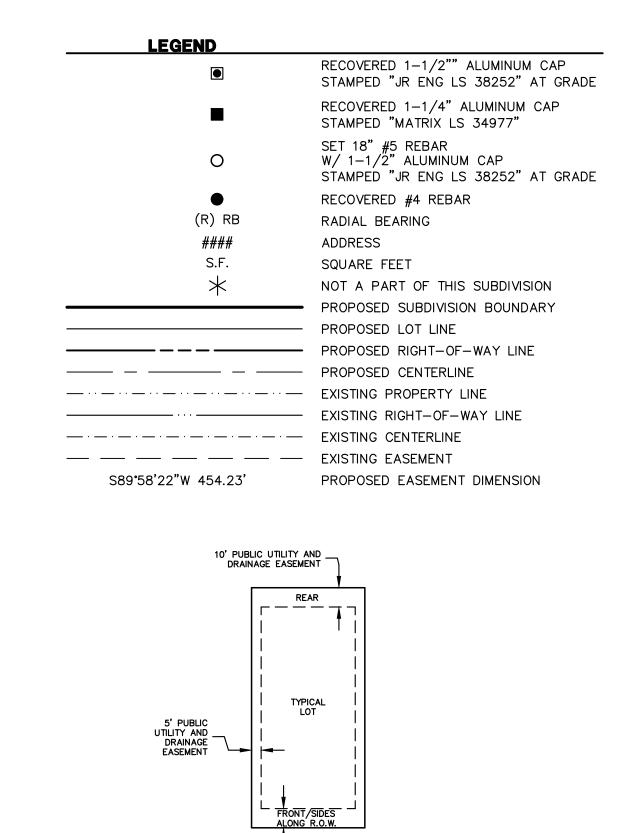
N39\*28'36"W

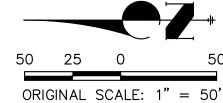
20.01'

63751

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

	CURVE TABLE		
CURVE	DELTA	RADIUS	LENGTH
C13	23°33'23"	60.00'	24.67 <b>'</b>
C14	20 <b>°</b> 59'28"	60.00'	21.98'
C15	25 <b>°</b> 10'16"	60.00'	26.36'
C16	28 <b>°</b> 38'52"	60.00'	30.00'
C17	23 <b>°</b> 13'16"	60.00'	24.32'
C18	28 <b>•</b> 38'52"	60.00'	30.00'
C19	41 <b>°</b> 10'30"	60.00'	43.12'
C20	0 <b>°</b> 39'12"	60.00'	0.68'
C21	23 <b>°</b> 33'27"	60.00'	24.67'
C22	12 <b>°</b> 58'05"	200.00'	45.27'
C52	3°02'36"	325.00'	17.26'
C53	3 <b>°</b> 17'50"	300.00'	17.26'





JOB NO. 25188.11 JULY 11, 2023 SHEET 4 OF 6



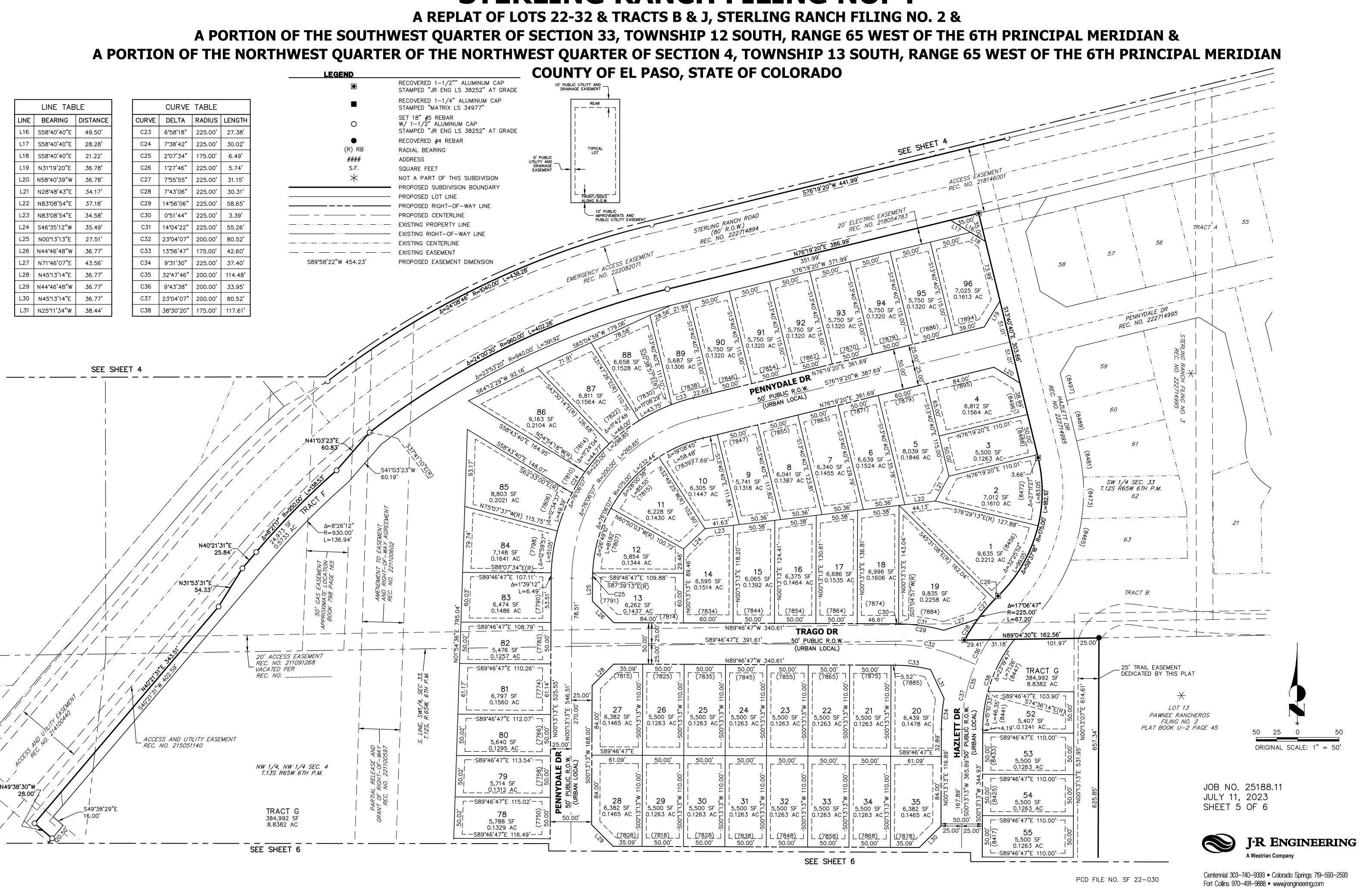
10' PUBLIC — IMPROVEMENTS AND PUBLIC UTILITY EASEMENT

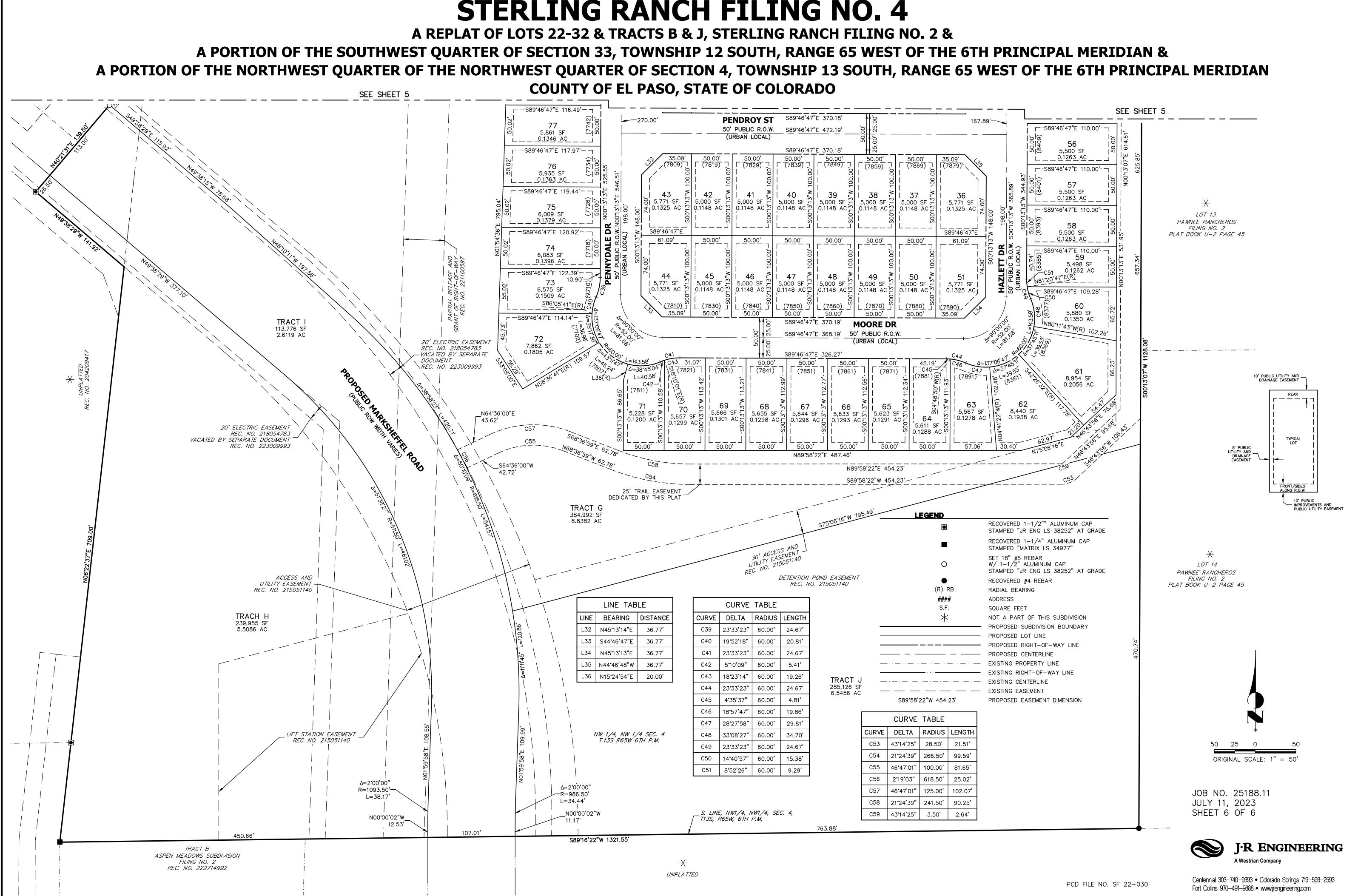
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PCD FILE NO. SF 22-030

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### **STERLING RANCH FILING NO. 4 COUNTY OF EL PASO, STATE OF COLORADO**





# **STERLING RANCH FILING NO. 4**

#### V6\_Plat.pdf Markup Summary

dsdparsons (3)		
In the second se	Subject: Text Box Page Label: [2] 2 SHEET 2 Author: dsdparsons Date: 11/13/2023 12:47:53 PM Status: Color: Layer: Space:	To be installed by subdivder to each edge of ROW to Lot
	Subject: Callout Page Label: [2] 2 SHEET 2 Author: dsdparsons Date: 11/13/2023 12:48:15 PM Status: Color: Layer: Space:	complete
ANALY SELECT	Subject: Callout Page Label: [2] 2 SHEET 2 Author: dsdparsons Date: 11/13/2023 12:48:22 PM Status: Color: Layer: Space:	complete
Jeff Rice - EPC	Engineering Review (2)	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Subject: Snapshot Page Label: [4] 4 SHEET 4 Author: Jeff Rice - EPC Engineering Review Date: 11/8/2023 1:30:32 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [4] 4 SHEET 4 Author: Jeff Rice - EPC Engineering Review Date: 11/8/2023 1:30:32 PM Status: Color: Layer: Space:	Replace centerline label