

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 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, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, SECTION 33 AND THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND 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 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 2,722.69 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N74°01'25"W A DISTANCE OF 2,850.18 FEET, TO THE NORTHEASTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 214100441; IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID STERLING RANCH FILING NO. 3, THE FOLLOWING TWO (2) COURSES;

- 1. N40°32'14"W A DISTANCE OF 31.04 FEET;
- 2. N76°13'42"W A DISTANCE OF 113.48 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. N76°19'20"E A DISTANCE OF 1,901.81 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,601.47 FEET, TO A POINT OF TANGENT;
- 3. N13°28'29"E A DISTANCE OF 1,203.84 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THAT 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, THE FOLLOWING THREE (3) COURSES:

- 1. N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
- 3. N50°26'12"W A DISTANCE OF 1,355.04 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

- 1. N39°33'48"E A DISTANCE OF 130.00 FEET;
- 2. N50°26'12"W A DISTANCE OF 810.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°33'48"E A DISTANCE OF 1,018.96 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

- 1. S50°28'09"E A DISTANCE OF 220.07 FEET;
- 2. N39°31'51"E A DISTANCE OF 20.92 FEET;
- 3. S50°26'12"E A DISTANCE OF 574.81 FEET;
- 4. S36°32'11"E A DISTANCE OF 65.00 FEET, TO A POINT ON NON-TANGENT CURVE;
- 5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N36°32'11"W, HAVING A RADIUS OF 1,043.00 FEET, A CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 FEET, TO A POINT OF REVERSE CURVE;
- 6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT TANGENT;
- 7. S39°33'48"W A DISTANCE OF 33.69 FEET;
- 8. S50°26'12"E A DISTANCE OF 365.58 FEET;
- 9. S19°42'21"W A DISTANCE OF 180.77 FEET;
- 10. S32°15'45"W A DISTANCE OF 71.66 FEET;
- 11. S41°47'19"W A DISTANCE OF 88.37 FEET;
- 12. S14°57'52"W A DISTANCE OF 155.36 FEET;
- 13. S03°04'57"E A DISTANCE OF 208.19 FEET;
- 14. S05°19'07"E A DISTANCE OF 22.87 FEET;

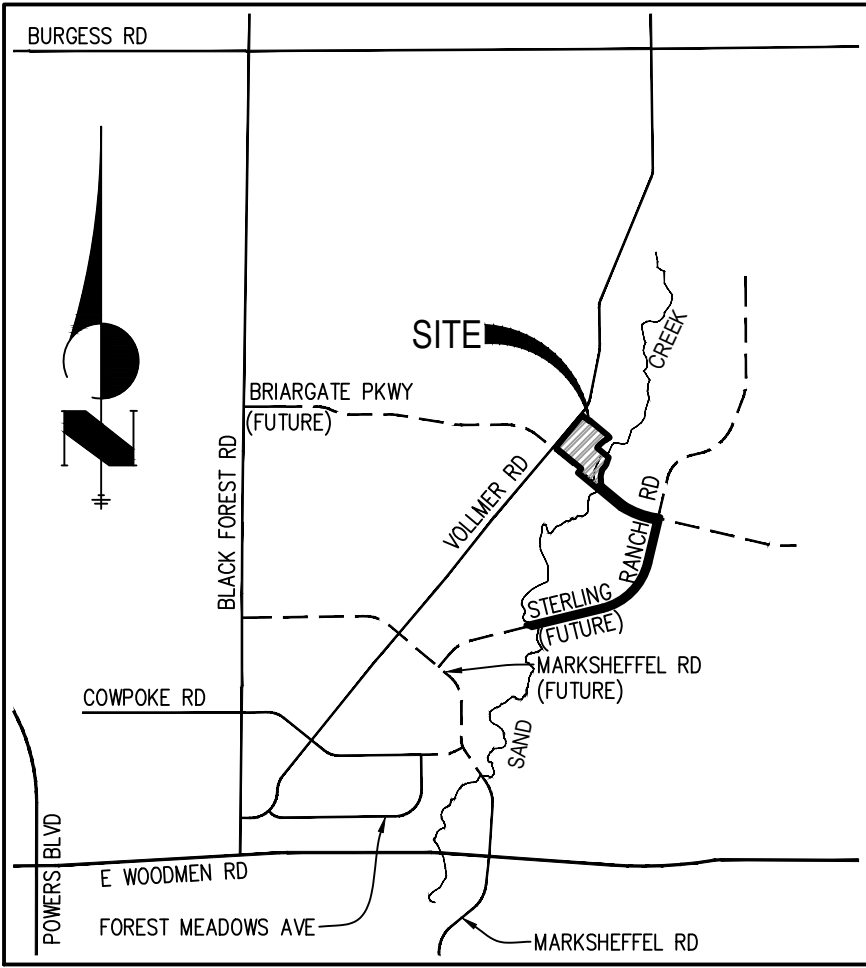
THENCE ON A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. S50°26'12"E A DISTANCE OF 725.53 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
- 3. S76°31'31"E A DISTANCE OF 347.57 FEET, TO A POINT ON THE EASTERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. S13°28'29"W A DISTANCE OF 1,333.84 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF TANGENT;
- 3. S76°19'20"W A DISTANCE OF 1,787.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,835,559 SQUARE FEET OR 42.1386 ACRES.



VICINITY MAP
N.T.S.

ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, DRAINAGE, STORMWATER, PARK, TRAILS, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 2.

BY:
AS: OF STERLING RANCH METROPOLITAN DISTRICT NO. 2
STATE OF COLORADO
COUNTY OF EL PASO
ACKNOWLEDGED BEFORE ME THIS DAY OF , 202, A.D.
BY:
AS: OF STERLING RANCH METROPOLITAN DISTRICT NO. 2
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES:
NOTARY PUBLIC:

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

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 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, 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
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, HAS EXECUTED THIS INSTRUMENT THIS DAY OF , 202, A.D.

BY:

PRINTED NAME:

AS: OF SR LAND, LLC

STATE OF COLORADO
COUNTY OF EL PASO

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

AS: OF

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: NOTARY PUBLIC

FEES.

DRAINAGE FEE:
BRIDGE FEE:
SCHOOL FEE:
PARK FEE:

SUMMARY.

73 LOTS
8 TRACTS
RIGHTS-OF-WAY
TOTAL
42.1386 ACRES
100.00%

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 "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1" 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.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF , 202, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON 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.

If this plat can be approved administratively this signature block is not needed

PRESIDENT, BOARD OF COUNTY COMMISSIONERS
DATE

CLERK AND RECORDER

STATE OF COLORADO
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. 25188.00
FEBRUARY 9, 2022
SHEET 1 OF 6



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

Engineering Review
05/16/2022 10:34:25 AM
dsdrice
JeffRice@elpasoco.com
(719) 520-7877
EPC Planning & Community Development Department

See comment letter also.

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 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 STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
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 20-08 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.
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.

Add private detention basin/BMP maintenance agreement note

PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
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. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 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 _____ 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. MAILBOXES 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.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE ROAD.

Parkway

Add the geology constraint note as depicted on the preliminary plan to this plat -verify lot numbers are in sync w plat.

Add notes regarding vacation of Road Orders (Title exception #1) upon recordation of the plat and vacation/extinguishment of the easement recorded at reception nos. 214100441 and 216043584 (Title exception #17) where the public ROW is platted per document recorded at reception no. _____. (provide the document for review)

See comment letter regarding other easements - make sure all in the title work are shown on the plat or noted as not defined.

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	53,458	1.2272	LANDSCAPE, DRAINAGE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	37,974	0.8718	PARK	STERLING RANCH METRO DISTRICT
C	3,109	0.0714	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	4,745	0.1089	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	1,739	0.0399	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	226,839	5.2075	LANDSCAPE, PARK, TRAILS, UTILITIES, STORMWATER	STERLING RANCH METRO DISTRICT
G	17,663	0.4055	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	1,673	0.0384	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA	347,200	7.9706		
TOTAL ROW AREA	979,037	22.4756		
TOTAL LOT AREA	509,322	11.6924		
TOTAL AREA	1,835,559	42.1386		

Prelim Plan tract table for reference to adjust labels per comments on sheet 5 and 6 of this plat

TRACT USE CHART:

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	53458	1.23	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	39974	0.92	Park	Sterling Ranch Metro District
C	3109	0.07	Landscape, Utilities	Sterling Ranch Metro District
D	4745	0.11	Landscape, Utilities	Sterling Ranch Metro District
E	3321	0.08	Landscape, Utilities	Sterling Ranch Metro District
F	852012	19.56	Landscape, Park, 10 FT County Trail, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
G	1936.68	0.04	Landscape, Utilities	Sterling Ranch Metro District
H	6926.62	0.16	Landscape, Utilities	Sterling Ranch Metro District
I	1716.61	0.04	Landscape, Utilities	Sterling Ranch Metro District
J	15538.68	0.36	Landscape, Trails, Utilities	Sterling Ranch Metro District
K	1636.69	0.04	Landscape, Utilities	Sterling Ranch Metro District
L	59241.6	1.36	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
Total Tract Area:		23.96		

Incorporate these notes from preliminary plan into plat notes

1. All trails to be non-motorized trails.
2. Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
3. Landscaping is public right-of-way will be maintained by the Sterling Ranch Metropolitan District

particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

12. The District will build and maintain a noise wall along lots adjacent to Vollmer Road and Briargate Parkway.
13. Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage be maintained by individual lot owners.

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

Geologic Hazard Note--: 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 Geohazard Evaluation Report by Entech Engineering Inc., dated July 22,2020 in file SP-20-008 available at the El Paso County Planning and Community Development Department:

- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonally High Groundwater:(Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of Expansive Soils: Incorporate special foundation design In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

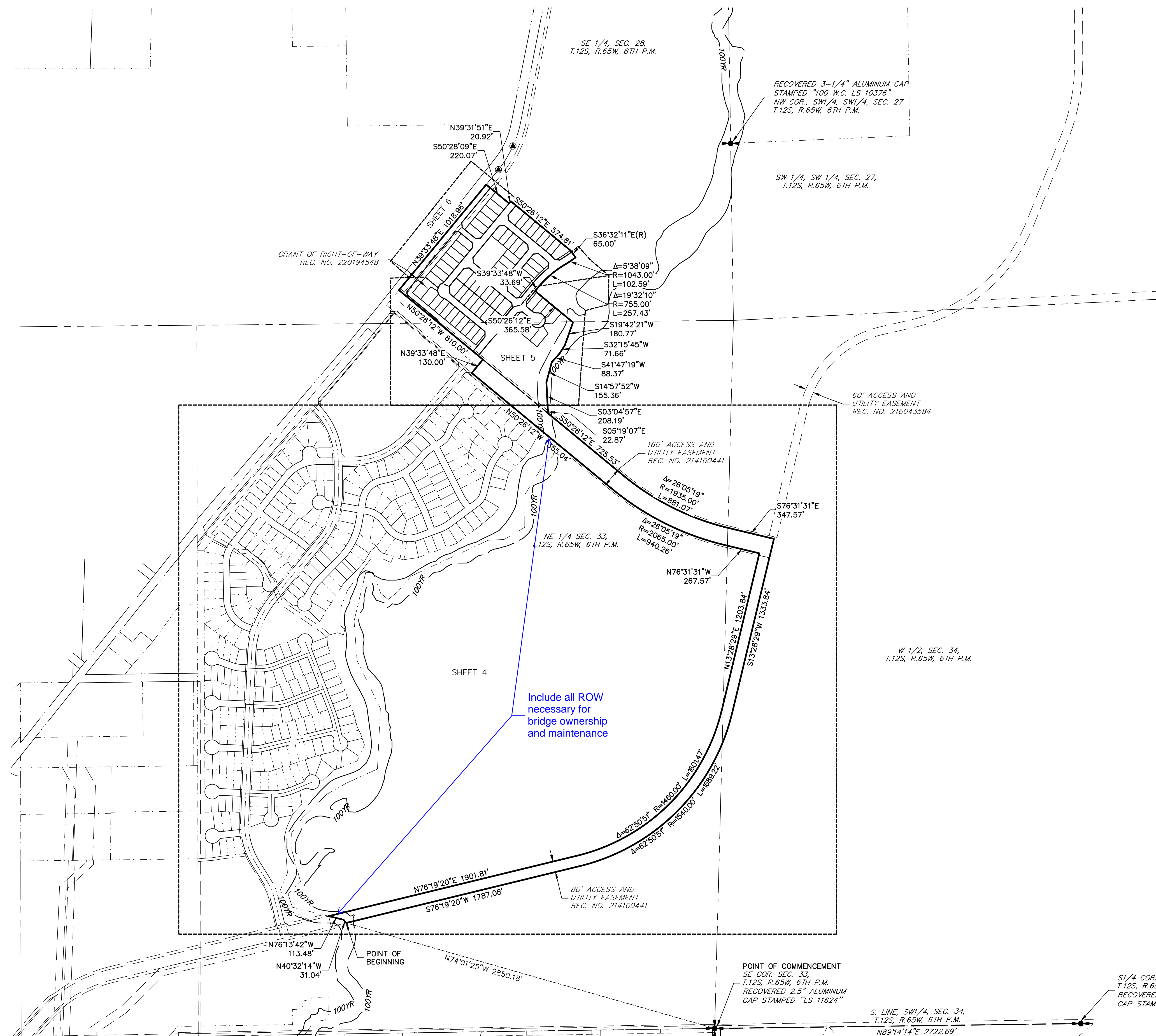
JOB NO. 25188.00
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SHEET 2 OF 6



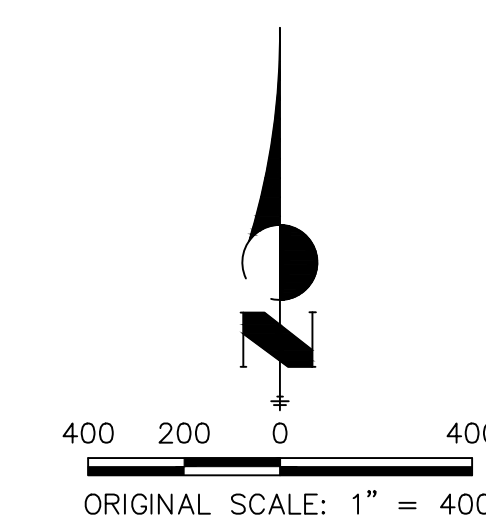
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	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



JOB NO. 25188.00
FEBRUARY 9, 2022
SHEET 3 OF 6

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A Westrian Company

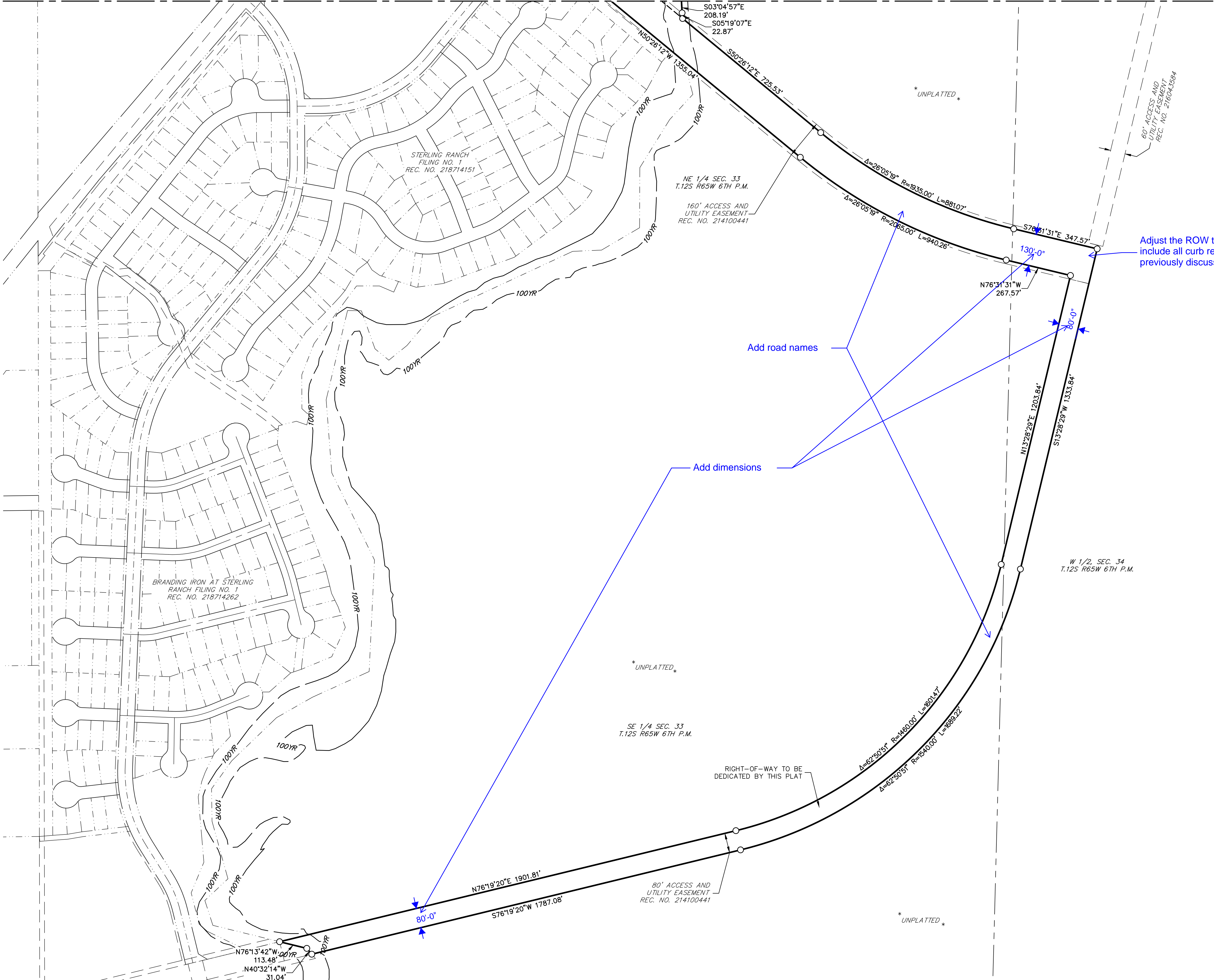
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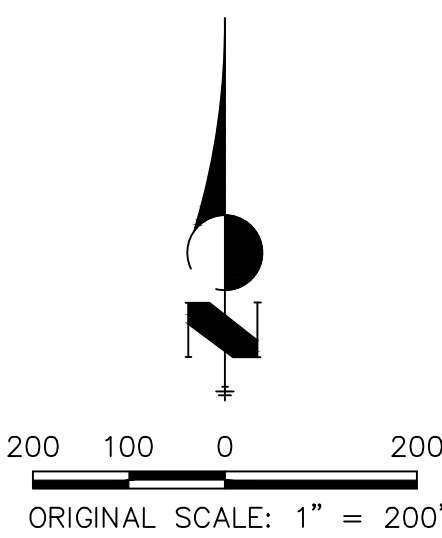
SHEET 5

SHEET 5



LEGEND

●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
—	PROPOSED SUBDIVISION BOUNDARY
—	PROPOSED LOT LINE
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—	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING CENTERLINE



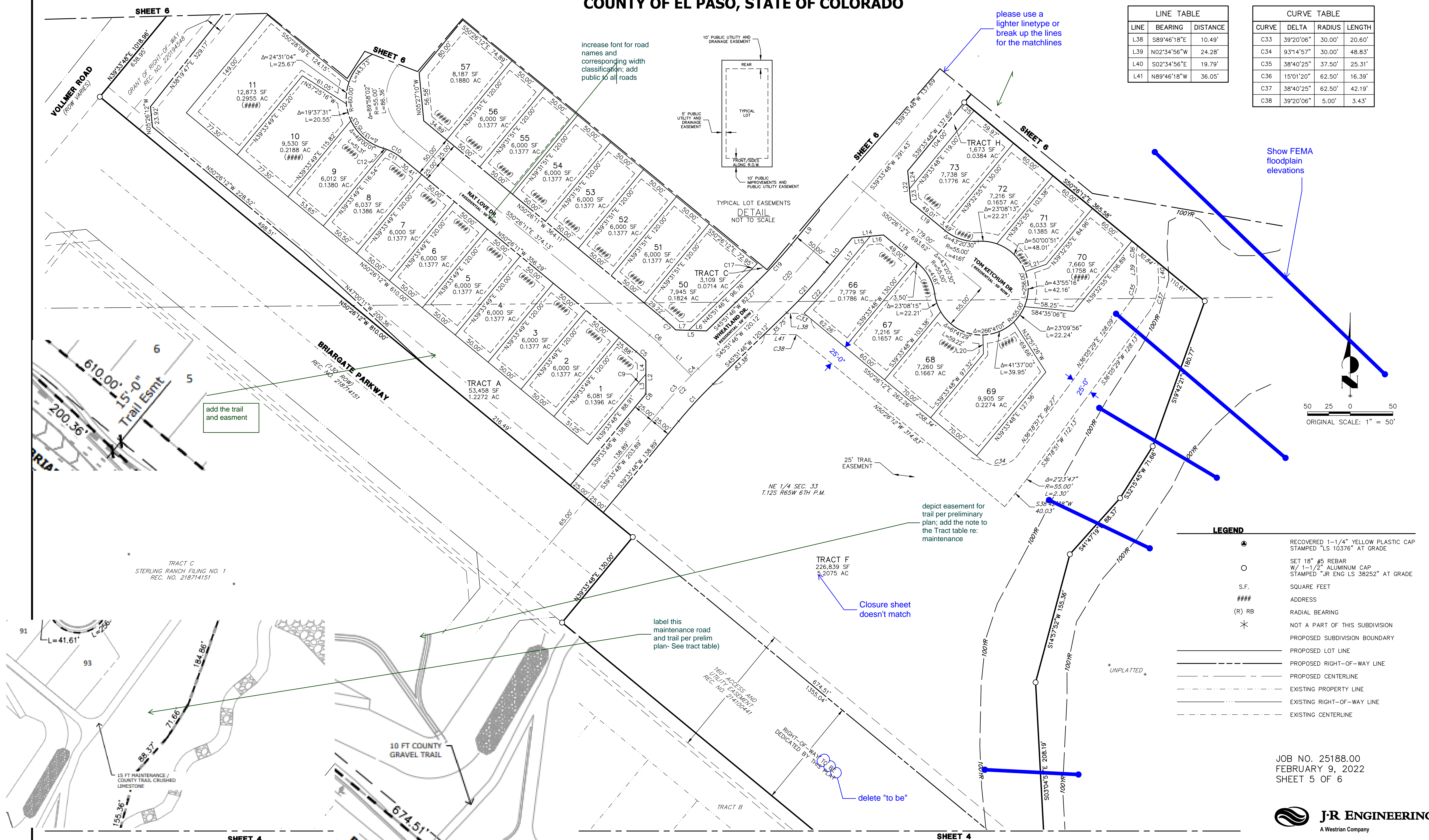
JOB NO. 25188.00
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SHEET 4 OF 6

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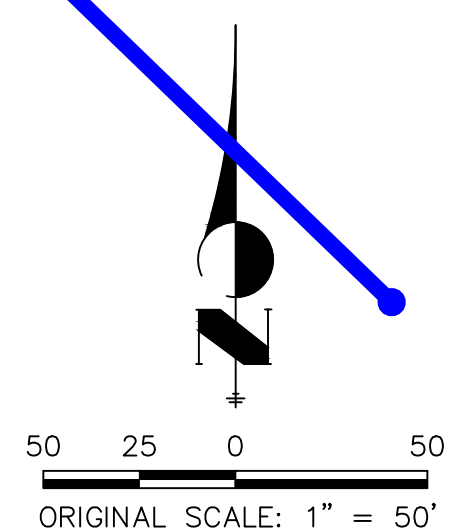
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AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LINE TABLE		
LINE	BEARING	DISTANCE
L38	S89°46'18"E	10.49'
L39	N02°34'56"W	24.28'
L40	S02°34'56"E	19.79'
L41	N89°46'18"W	36.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	39°20'06"	30.00'	20.60'
C34	93°14'57"	30.00'	48.83'
C35	38°40'25"	37.50'	25.31'
C36	15°01'20"	62.50'	16.39'
C37	38°40'25"	62.50'	42.19'
C38	39°20'06"	5.00'	3.43'



LEGEND	
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
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---	EXISTING CENTERLINE

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AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°16'44"E	49.88'
L2	N00°08'04"W	39.22'
L3	N00°08'04"W	23.06'
L4	N00°08'04"W	16.16'
L5	N88°09'38"W	36.12'
L6	N88°09'38"W	20.86'
L7	N88°09'38"W	15.26'
L8	N39°33'48"E	66.73'
L9	S39°33'48"W	51.73'
L10	S39°33'48"W	51.73'
L11	N05°26'12"W	36.77'
L12	N05°26'12"W	21.21'
L13	N05°26'12"W	15.56'
L14	S84°33'48"W	36.77'
L15	S84°33'48"W	21.21'
L16	S84°33'48"W	15.56'
L17	N39°33'48"E	66.73'
L18	S50°26'12"E	52.50'
L19	N50°26'12"W	52.50'
L20	S01°55'26"E	21.99'
L21	N71°01'31"E	26.17'
L22	N05°26'12"W	36.77'
L23	N05°26'12"W	15.56'
L24	N05°26'12"W	21.21'
L25	S50°26'12"E	15.00'
L26	S84°33'48"W	36.77'
L27	S84°33'48"W	21.21'
L28	S84°33'48"W	15.56'
L29	N06°46'27"E	36.60'
L30	N06°46'27"E	21.27'
L31	N06°46'27"E	15.33'
L32	N35°16'19"W	19.39'
L33	N80°19'02"W	38.48'
L34	N80°19'02"W	16.03'
L35	N80°19'02"W	22.45'
L36	S50°26'12"E	50.89'
L37	S36°32'11"E	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°17'58"	540.00'	59.37'
C2	6°17'58"	565.00'	62.12'
C3	5°09'36"	565.00'	50.88'
C4	1°08'22"	565.00'	11.24'
C5	5°01'14"	175.00'	15.33'
C6	5°09'27"	200.00'	18.00'
C7	4°58'31"	225.00'	19.54'
C8	0°01'31"	590.00'	0.26'
C9	1°42'12"	605.00'	17.99'
C10	23°33'23"	60.00'	24.67'
C11	19°33'30"	60.00'	20.48'
C12	3°59'53"	60.00'	4.19'
C13	23°43'38"	60.00'	24.85'
C14	14°55'31"	60.00'	15.63'
C15	8°48'07"	60.00'	9.22'
C16	6°17'58"	525.00'	57.72'
C17	1°40'54"	525.00'	15.41'
C18	4°37'04"	525.00'	42.31'
C19	6°17'58"	540.00'	59.37'
C20	6°17'58"	565.00'	62.12'
C21	6°17'58"	590.00'	64.87'
C22	4°57'22"	605.00'	52.33'
C23	9°39'37"	325.00'	54.80'
C24	15°09'54"	350.00'	92.64'
C25	5°55'20"	375.00'	38.76'
C26	4°28'18"	375.00'	29.27'
C27	10°23'38"	375.00'	68.03'
C28	0°44'37"	605.00'	10.45'
C29	1°55'19"	820.00'	27.50'
C30	5°38'09"	978.00'	96.20'
C31	5°38'09"	993.00'	97.68'
C32	5°38'09"	1018.00'	100.13'

Label "ROW
dedicated by this plat"

road name, type,
width

