

Steve Schleiker

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Doc \$0.00

Rec \$63.00

6

Pages

El Paso County, CO



223715150

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

6
Number of Pages

File Number

Homestead North at Sterling Ranch Filing No. 1

Name of Plat

SR Land LLC and Classic SRJ Land LLC

Owner's Name

Subdivision

☐

Condominium

☐

15150

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 "S 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "S 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 (FAMWA).
3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAMWA).
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY BLACK HILLS ENERGY.
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 COMPLETED AND ACCEPTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, SUBDIVISION APPROVEMENT AGREEMENT BETWEEN THE APPLICANT, OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER **223041858** 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 APPROVEMENT AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEETING MINUTES AND BE RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY AND RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

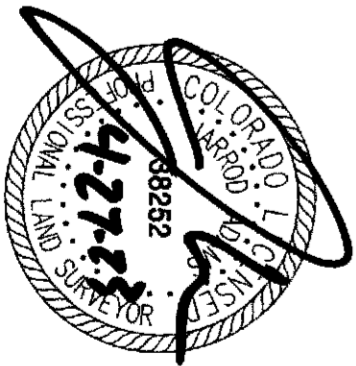
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH 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 APPROVEMENT AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEETING MINUTES AND BE RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY AND RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

PLAT NOTES.

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 0804100533G AND 0804100535G, 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 POTIONALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-4508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 WILL BE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT. 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:
ARTICLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FOR SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. 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 PUBLIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE FEES 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. PURSUANT TO RESOLUTION 22-347, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY, COLORADO, THE DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 223041859, THE STERLING RANCH FILING NO. 1 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 WILL LEVY.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRARGATE PARKWAY.
26. ALL TRAILS TO BE NON--MOTORIZED TRAILS.
27. TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY PARKS DEPARTMENT.
28. THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO VOLLMER ROAD AND BRARGATE PARKWAY.
29. INDIVIDUAL LOT SWAKES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS.
30. TRACT F OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. **223041859** OF THE RECORDS OF EL PASO COUNTY. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
31. TRACT F OF THIS PROPERTY IS SUBJECT TO PRIVATE STORM MAINTENANCE AGREEMENT AND EASEMENT RECORDED RECEPTION NO. **223041859** OF THE RECORDS OF EL PASO COUNTY. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
32. 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 SPATIAL DATA REPORT BY ENITECH ENGINEERING INC. DATED FEBRUARY 18, 2022 IN FILE SP-20-08 AND ARE AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
--POTENTIALLY EXPANSIVE SOIL: SPORADIC
--FLOODING, DRAINAGE ALONG EAST PORTION OF SITE
--POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 4-8, 16-18, 34, 35, 45-49, 56-60, & 70
33. 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
34. ROAD ORDERS IN ROAD BOOK A, PAGE 78 AND BOOK 571, PAGE 55 AFFECTING THIS PARCEL ARE HEREBY VACATED UPON RECORPTION OF THIS PLAT.
34. LOTS 10 AND 11 DO NOT MEET THE DIMENSIONAL STANDARD OF 30 FEET OF FRONTAGE ALONG THE RIGHT-OF-WAY. THE REDUCED FRONTAGE DIMENSIONS WERE APPROVED BY BOCC WITH PRELIMINARY PLAN SP-208. NO FURTHER VARIANCES ARE REQUIRED.

LAND SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER/SHIP/MAINTENANCE
A	53,458	1.2772	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	1,793	0.0399	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	215,894	4.9562	LANDSCAPE, PARK, TRAILS, UTILITIES, STORMWATER	STERLING RANCH METRO DISTRICT
G	17,653	0.4055	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	1,673	0.0384	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA	335,255	7.7194		
TOTAL ROW AREA	1,041,395	23.9071		
TOTAL LOT AREA	509,322	11.6924		
TOTAL AREA	1,886,972	43.3189		



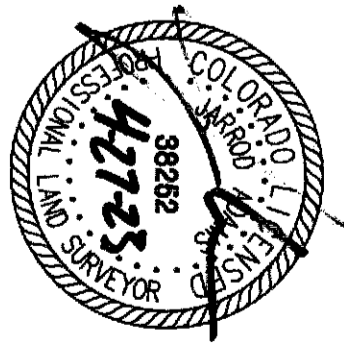
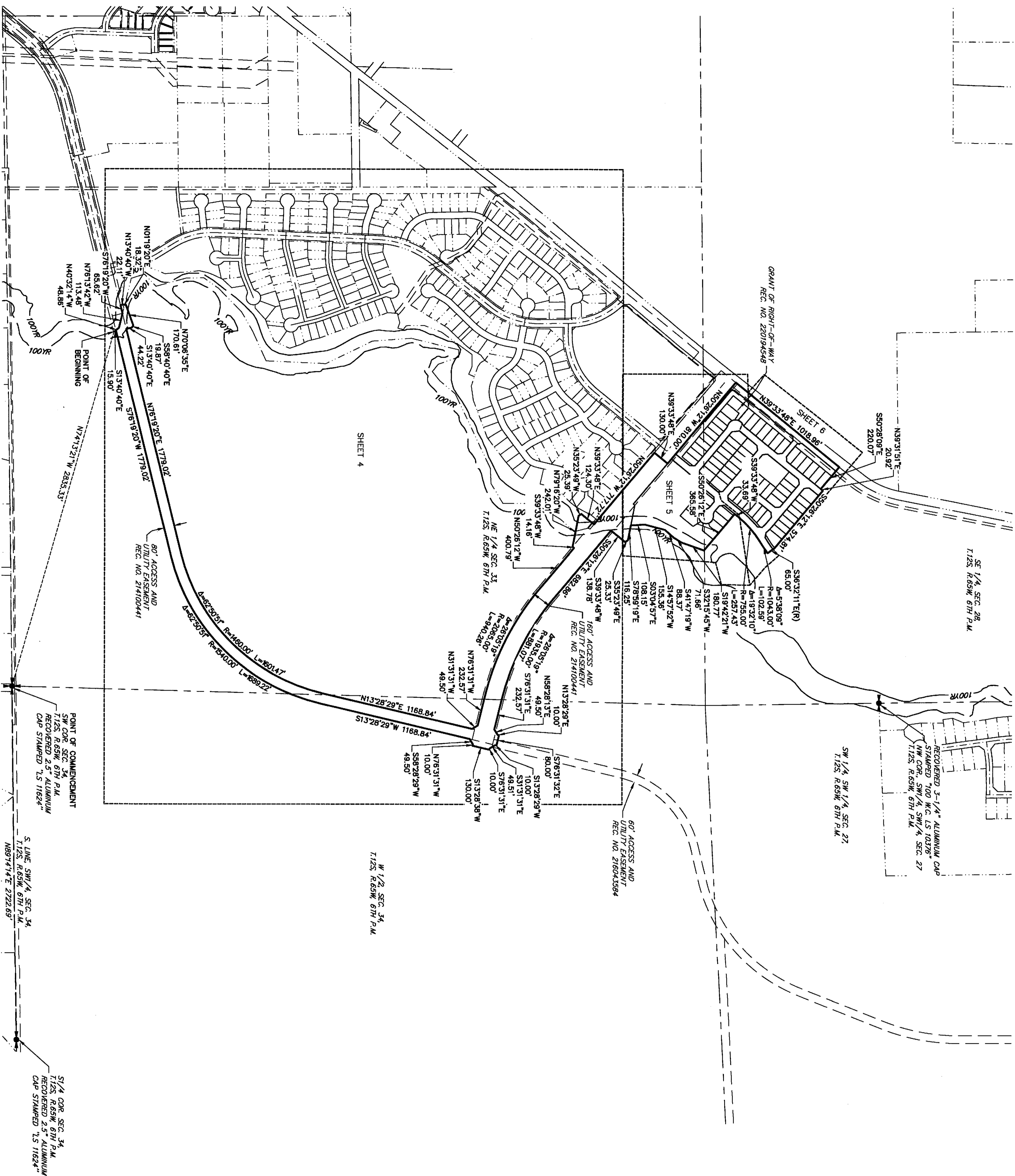
JOB NO. 25188.00
APRIL 20, 2023
SHEET 2 OF 6



HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

15150

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 "1S 10376" AT GRADE
○	SET 1/2" 45° BEARING STAMPED "R ENG US 36252" 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

400 200 0
ORIGINAL SCALE: 1" = 400'

JOB NO. 25188.00
APRIL 20, 2023
SHEET 3 OF 6



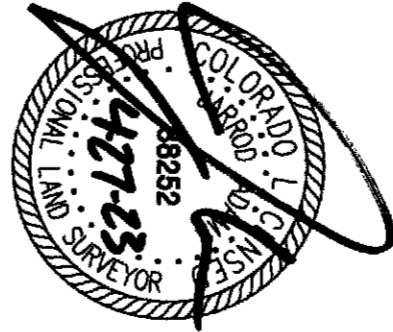
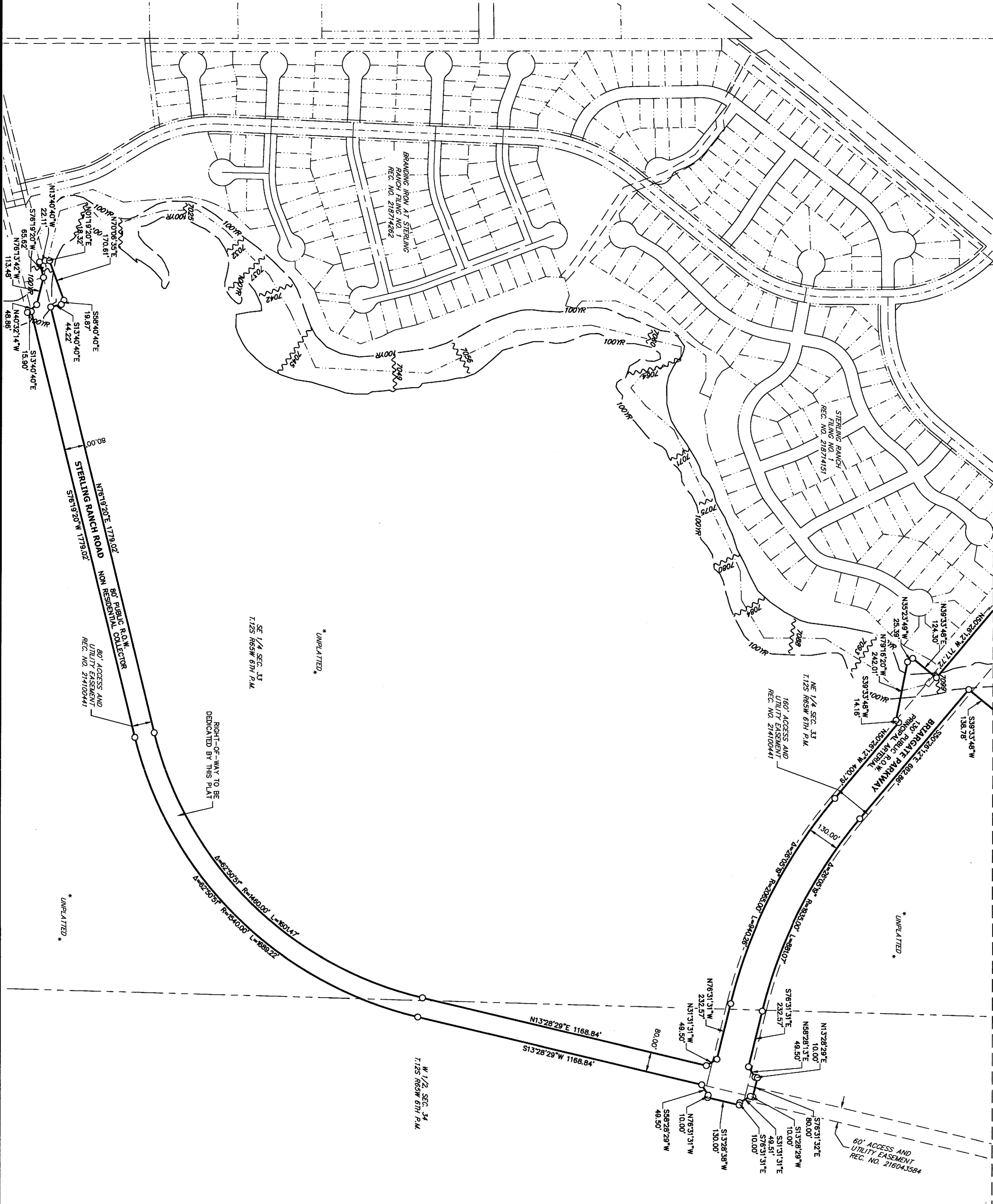
FILE NO. SF-2213

Centennial 303-740-8883 • Colorado Springs 719-593-2833
Fort Collins 970-491-8888 • www.jrengineering.com

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

SHEET 5

SHEET 6



LEGEND

●	RECOVERED 1-1/4" YELLOW PLASTIC CAP
○	SET 18" REBAR W/ 1-1/2" MINIMUM CAP STAMPED "JR ENG LS 36292" 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



200 100 0 200
ORIGINAL SCALE: 1" = 200'

JOB NO. 25188.00
APRIL 20, 2023
SHEET 4 OF 6



A Western Company

FILE NO. SF-2213

Central 303-740-8883 • Colorado Springs 719-593-2583
Fort Collins 970-491-8888 • www.jrengineering.com

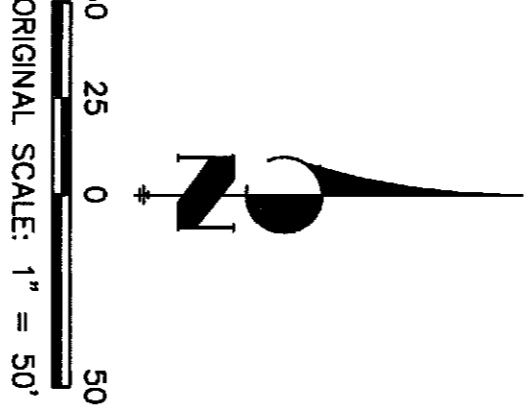
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

15150

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COUNTY OF EL PASO, STATE OF COLORADO

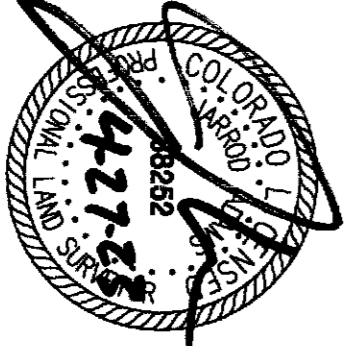
LINE TABLE		
LINE	BEARING	DISTANCE
L28	S89°46'18"E	10.49'
L34	N02°34'56"W	24.28'
L35	S02°34'56"E	18.29'
L41	N89°46'18"W	36.05'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	39°20'06"	30.00'	20.00'
C34	93°14'57"	48.83'	48.83'
C35	38°40'26"	37.50'	25.31'
C36	15°01'20"	62.50'	16.39'
C37	38°40'26"	62.50'	42.19'
C38	39°20'06"	5.00'	3.43'



LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- SET 18" #5 REBAR
- W/ 1-1/2" ALUMINUM CAP
- STAMPED "R" OR "E" 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



* TRACT C
STERLING RANCH FILING NO. 1
REC. NO. 21874151

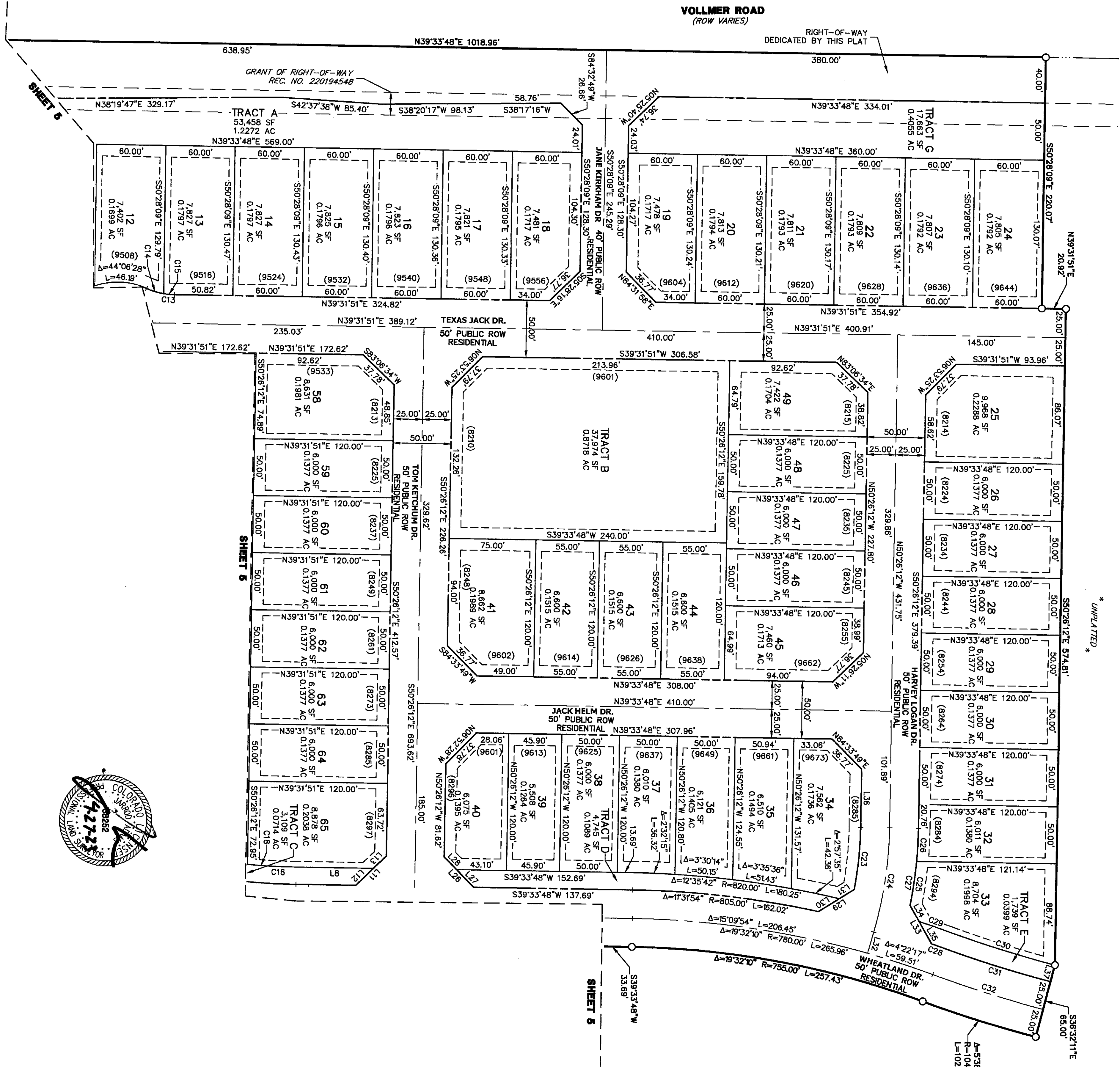
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

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

15150

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S45°16'44"E	49.86'	
L2	N00°08'04"W	38.22'	
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	S80°26'12"E	52.50'	
L19	N50°26'12"W	52.50'	
L20	S01°55'26"E	21.99'	
L21	N1°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	S80°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	18.39'	
L33	N80°19'02"W	36.48'	
L34	N80°19'02"W	16.03'	
L35	N80°19'02"W	22.45'	
L36	S80°26'12"E	50.89'	
L37	S36°32'11"E	15.00'	

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	67°58'	540.00'	59.37'
C2	67°58'	565.00'	62.12'
C3	5°09'36"	565.00'	50.86'
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°36'31"	225.00'	19.54'
C8	0°01'31"	590.00'	0.28'
C9	1°42'12"	605.00'	17.99'
C10	2°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	1°45'51"	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'	36.76'
C26	4°28'18"	375.00'	29.27'
C27	1°03'38"	375.00'	68.03'
C28	0°44'37"	805.00'	10.45'
C29	1°55'19"	820.00'	27.50'
C30	5°38'09"	978.00'	96.20'
C31	5°38'09"	978.00'	97.86'
C32	5°38'09"	1018.00'	100.13'



LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- 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 RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE

TYPICAL LOT EASEMENTS
DETAIL
NOT TO SCALE

50 25 0 50
ORIGINAL SCALE: 1" = 50'
FILE NO. SF-2213

JR ENGINEERING
A Western Company

Job NO. 25188.00
APRIL 20, 2023
SHEET 6 OF 6

Carterial 303-740-8330 • Colorado Springs 719-593-2833
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