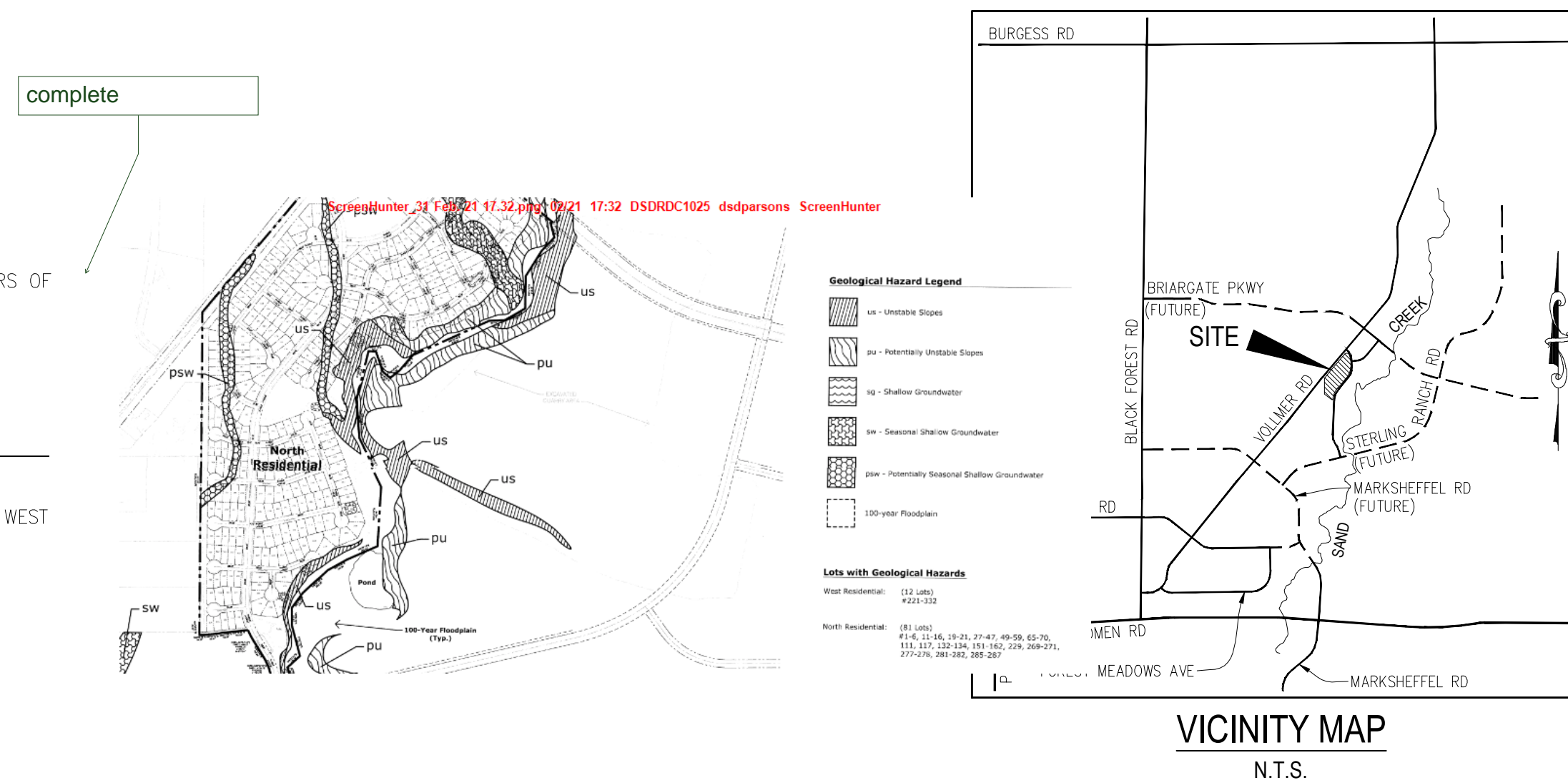


HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC, SPF INVESTORS, LLC, AND MORLEY-BENTLY INVESTMENTS, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION # _____ IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 852,634 SQUARE FEET (19.574 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A IS FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

PLAT NOTES:

- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:** NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535F, EFFECTIVE DATE MARCH 17, 1997.
- TITLE COMMITMENT:** TITLE COMMITMENT ITEMS... *gas and electric by?*
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO. *file no.*
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT. *AND 4 (PROVIDE THE EASEMENTS)*
- 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.
- EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 5 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER APPLICABLE REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR 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.

PLAT NOTES:

- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN IS APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
- NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF. *delete highlighted*
- 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 18-4-505. *16-454*
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION. *16-454*
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-362), 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.
- THE FOLLOWING TRACTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT. THE FOLLOWING TRACTS ARE IMPACTED: TRACT A. *Correct name through out plat*
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD. *Are lots impacted? Whats the hazard or constraint?*

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.067	LANDSCAPE/PUBLIC IMPROVEMENTS/ PUBLIC UTILITY	SRDM#1	SRDM#1

*SRDM#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1

BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
 STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)
 ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2017, A.D.
 BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1
 WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2017, A.D.
 BY: _____
 PRINTED NAME: _____
 AS: _____ OF SR LAND, LLC
 STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2017, A.D. BY _____ AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:
 MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC _____

Update section when you retrieve new title commitment after Sterling Ranch Master Plat has been recorded

gas and electric by?

file no.

PARKS AND

Add the standard notes; there listed above.

In addition to the standard notes above, does MVEA want a 20' perimeter easement?

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____,

VERNON P. TAYLOR _____ DATE _____
 COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
 20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, COLORADO 80903

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 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 _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2017. 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.

President _____
 CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2017, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
 CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

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

SUMMARY:

72 LOTS	15.871 ACRES	81.08%
1 TRACT	0.067 ACRES	0.34%
RIGHTS-OF-WAY	3.636 ACRES	18.58%
TOTAL	19.574 ACRES	100.00%

FINAL PLAT
 HOMESTEAD AT STERLING RANCH
 FILING NO. 1
 JOB NO. 09-005
 DATE PREPARED: 10/30/2017
 DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

Provide a note stating that where necessary, side-lot drainage swales shall be constructed by each lot at the time of home construction.

File: C:\09005A\Sterling Ranch No. 2\09-005\Survey\Plan\09-005 Homestead Plat.dwg PlotDate: 10/31/2017 3:45 PM

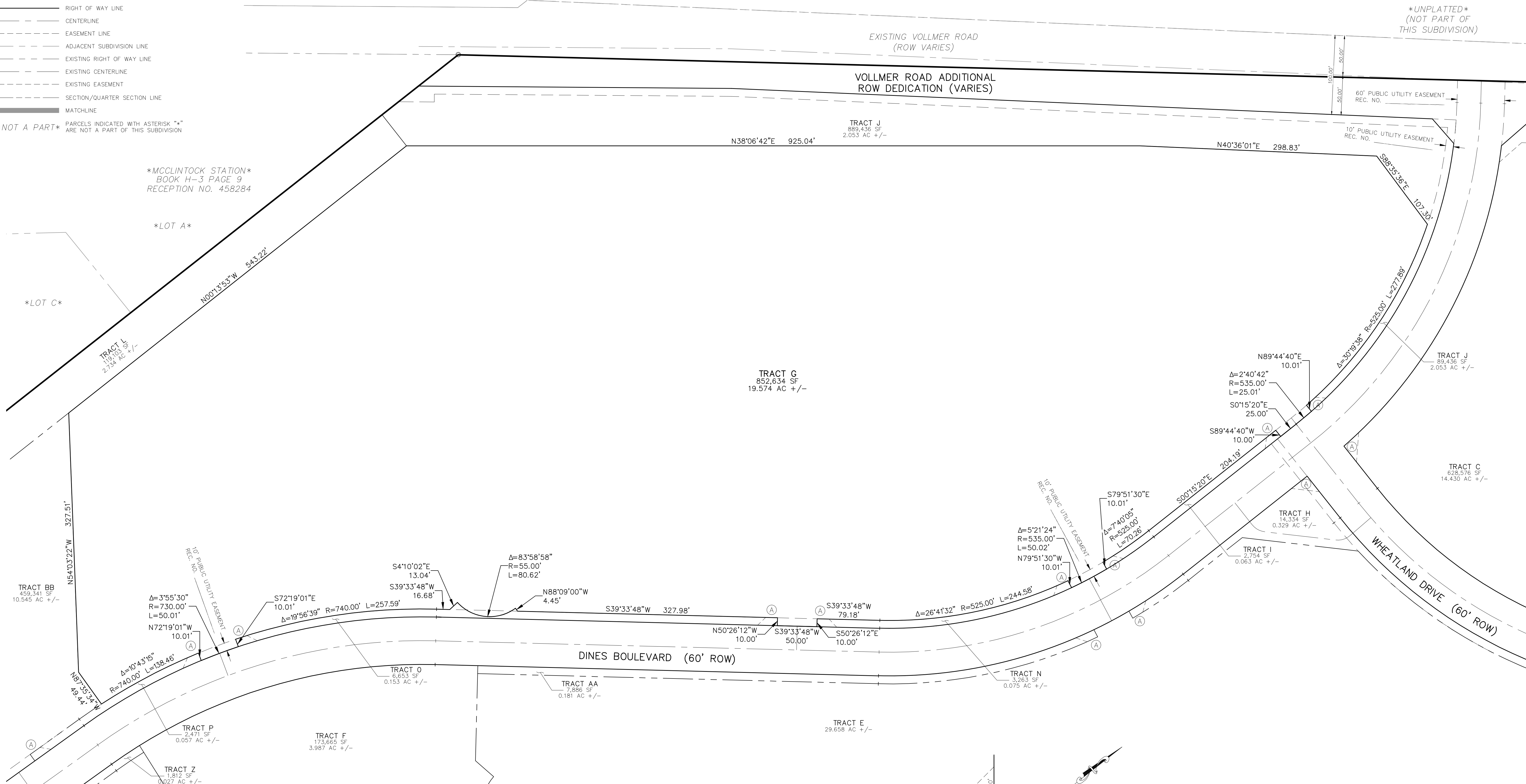
HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

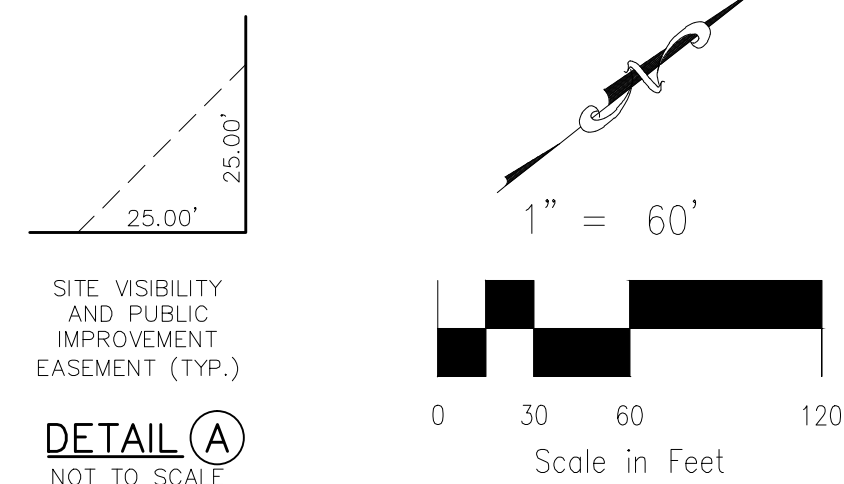
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
 - ◆ ALUMINUM SURVEYORS CAP FOUND AS NOTED
 - REBAR FOUND AS NOTED

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- - - MATCHLINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED



FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 1
JOB NO. 09-005
DATE PREPARED: 10/30/2017
DATE REVISED:



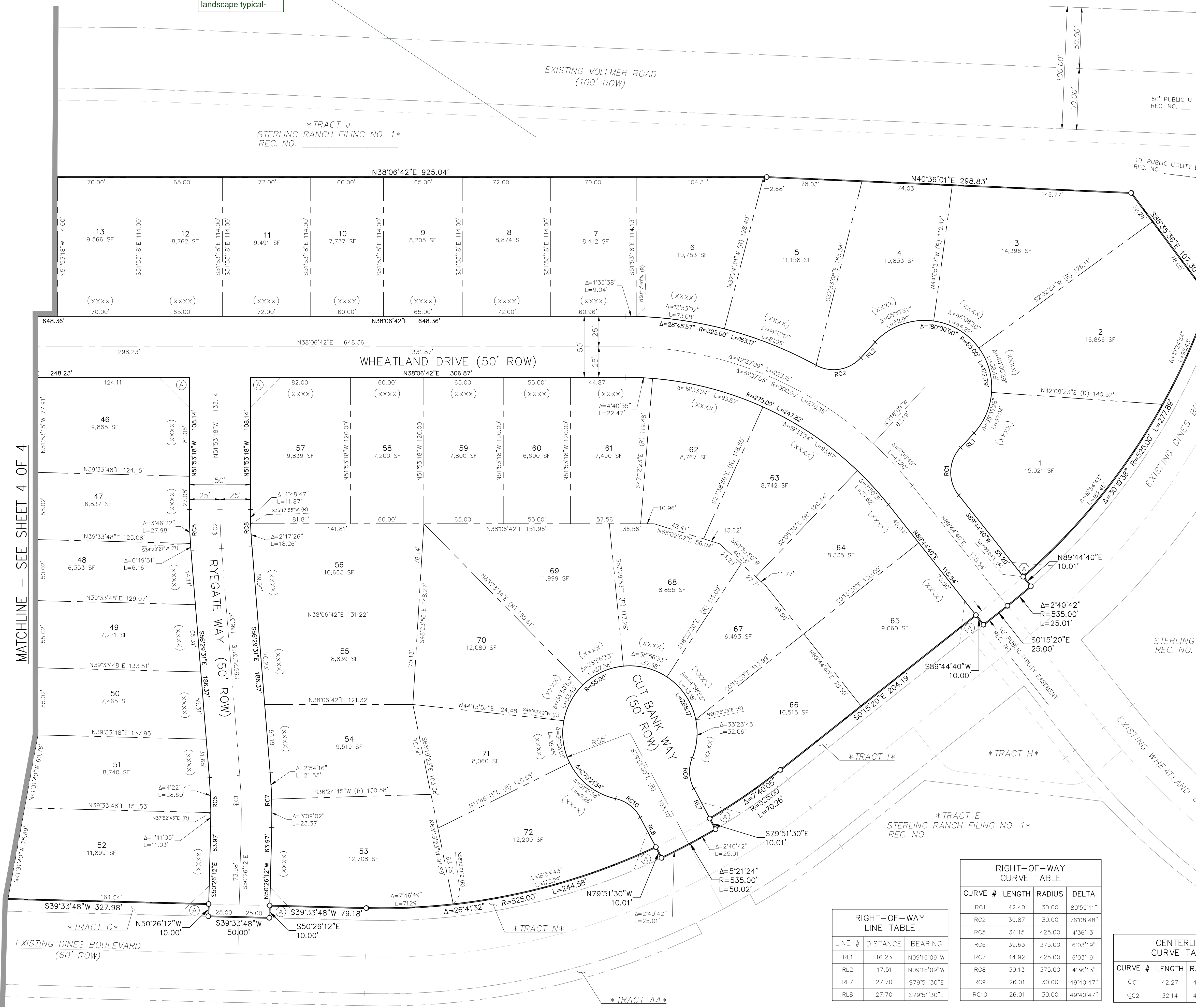
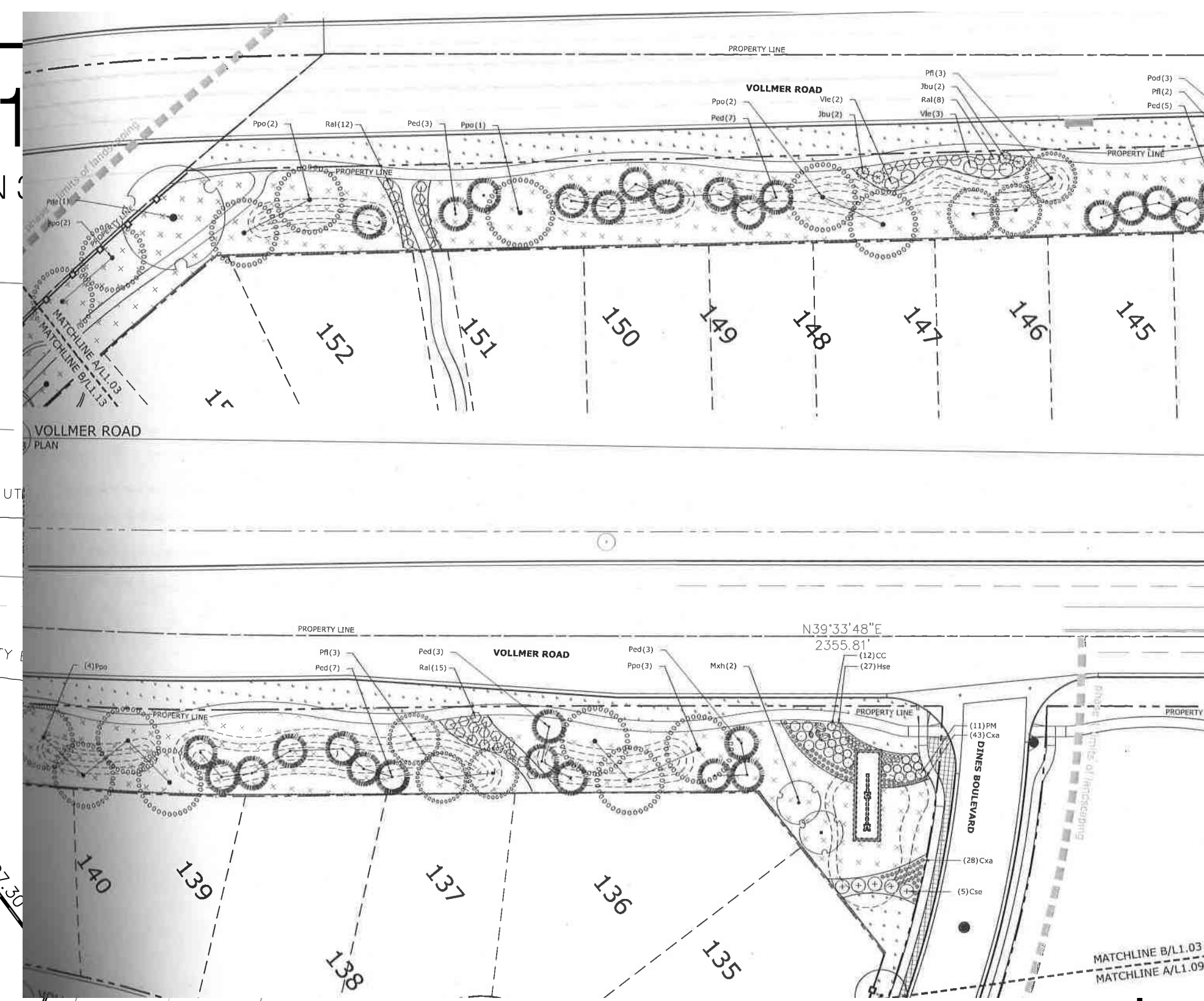
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: C:\90005A\Sterling Ranch No. 2\dwg\Survey\Plan\09-005 Homestead Plat.dwg PlotDate: 10/31/2017 3:45 PM

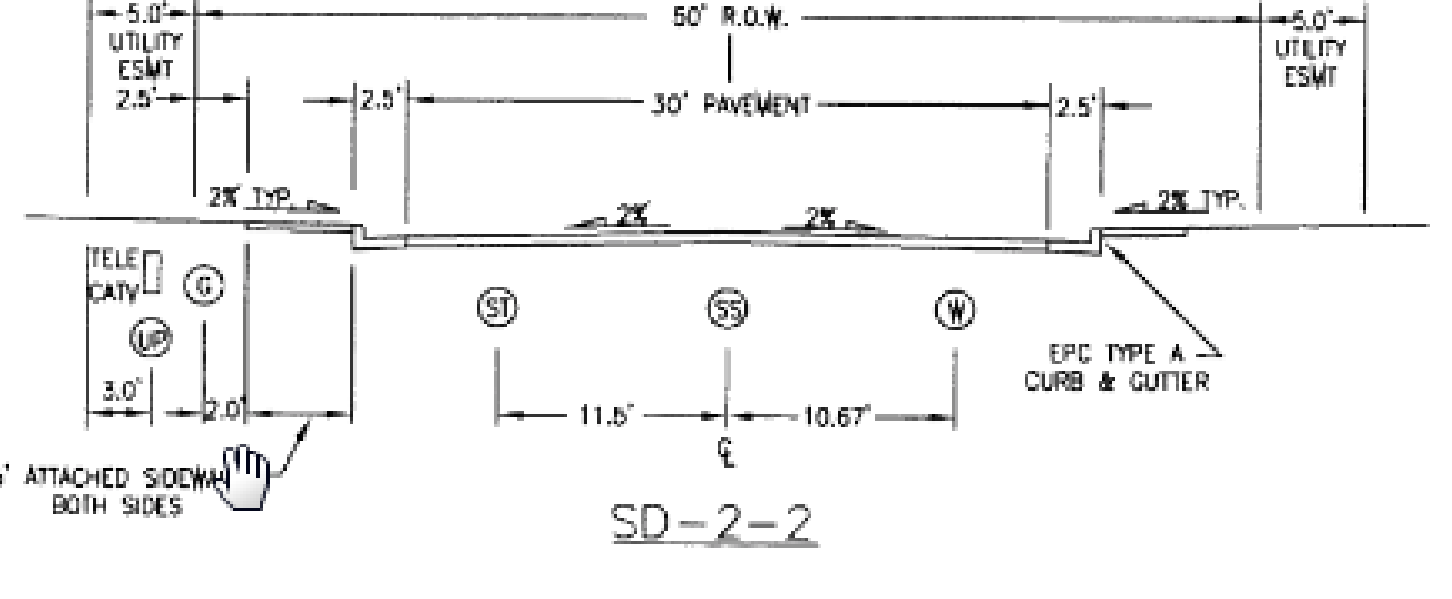
HOMESTEAD AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 3 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

locate fencing, trail and landscap per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-



ScreenHunter_29 Feb. 21 17:27.png 02/21 17:27 DSDRDC1025 dsdparsons ScreenHunter



TYPICAL 50' ROW URBAN LOCAL STREET CROSS SECTION SCALE: NTS

Provide standard lot line easements and 5-ft PIEs along ROW.

- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
- ALUMINUM SURVEYORS CAP FOUND AS NOTED
- REBAR FOUND AS NOTED
- BOUNDARY LINE
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- - - RIGHT OF WAY LINE
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- - - EASEMENT LINE
- - - ADJACENT SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- - - MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

CURVE #	LENGTH	RADIUS	DELTA
RC1	42.40	30.00	80°59'11"
RC2	39.87	30.00	76°08'48"
RC5	34.15	425.00	4°36'13"
RC6	39.63	375.00	6°03'19"
RC7	44.92	425.00	6°03'19"
RC8	30.13	375.00	4°36'13"
RC9	26.01	30.00	49°40'47"
RC10	26.01	30.00	49°40'47"

LINE #	DISTANCE	BEARING
RL1	16.23	N09°16'09"W
RL2	17.51	N09°16'09"W
RL7	27.70	S79°51'30"E
RL8	27.70	S79°51'30"E

CURVE #	LENGTH	RADIUS	DELTA
CC1	42.27	400.00	6°03'19"
CC2	32.14	400.00	4°36'13"

FINAL PLAT HOMESTEAD AT STERLING RANCH FILING NO. 1 JOB NO. 09-005 DATE PREPARED: 10/30/2017 DATE REVISED:



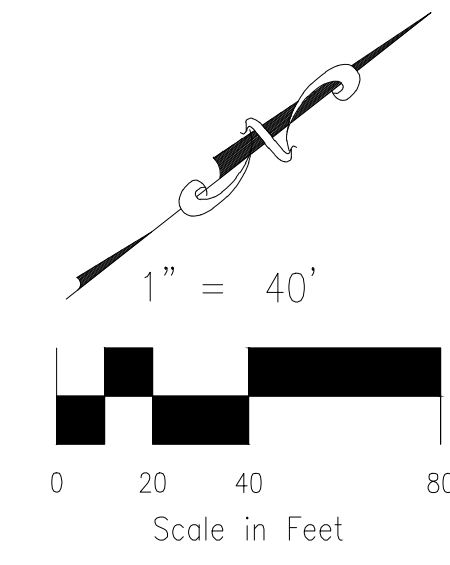
20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

File: C:\9005A\Sterling Ranch No. 2\wg\Survey\Plan\09-005 Homestead Plat.dwg Plotstamp: 10/31/2017 3:45 PM

MATCHLINE - SEE SHEET 4 OF 4

HOMESTEAD AT STERLING RANCH FILING NO. 1

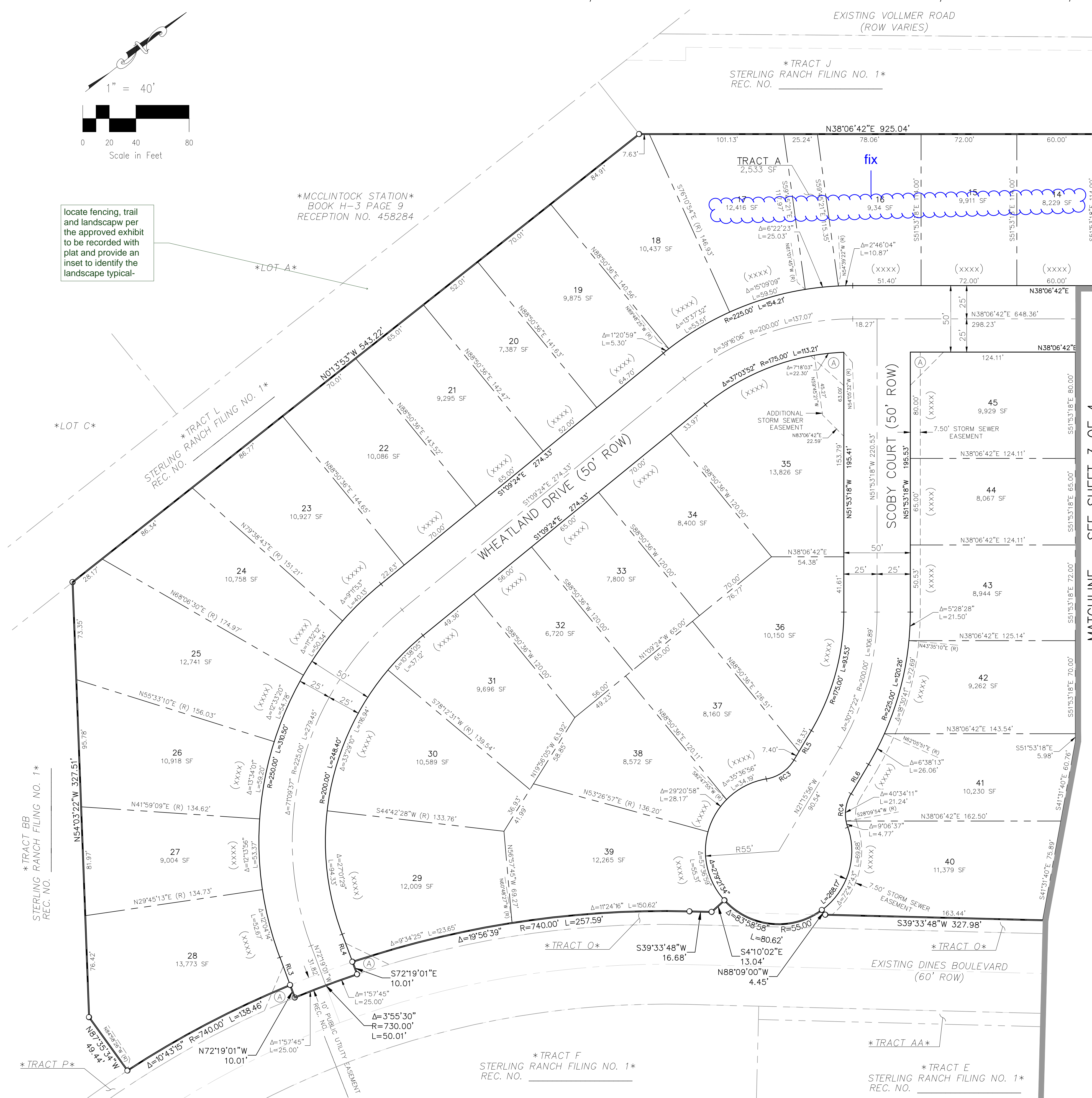
A REPLAT OF TRACT G, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



locate fencing, trail and landscapw per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-

MCCLINTOCK STATION
BOOK H-3 PAGE 9
RECEPTION NO. 458284

25.00'
SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
DETAIL A
NOT TO SCALE



MATCHLINE - SEE SHEET 3 OF 4

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL
 - (xxxx) ADDRESS
 - CH CHORD
 - CH L CHORD LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 32820"
 - ALUMINUM SURVEYORS CAP FOUND AS NOTED
 - REBAR FOUND AS NOTED
 - BOUNDARY LINE
 - - - PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - - - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
RC3	26.01	30.00	49°40'47"
RC4	26.01	30.00	49°40'47"
RC5	34.15	425.00	4°36'13"
RC6	39.63	375.00	6°03'19"

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL3	22.25	N72°19'01"W
RL4	22.25	N72°19'01"W
RL5	25.73	N21°15'56"W
RL6	25.73	N21°15'56"W

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 1
JOB NO. 09-005
DATE PREPARED: 10/30/2017
DATE REVISED:

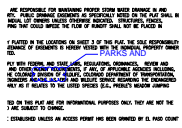


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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Markup Summary

dsdrice (5)



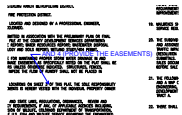
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Date: 3/4/2018 10:38:43 AM
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PARKS AND



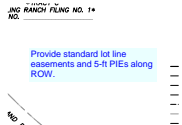
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Author: dsdrice
Date: 3/4/2018 11:54:09 AM
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Provide a note stating that where necessary, side-lot drainage swales shall be constructed by each lot at the time of home construction.



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Author: dsdrice
Date: 3/4/2018 10:45:17 AM
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AND 4 (PROVIDE THE EASEMENTS)



Subject: Text Box
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdrice
Date: 3/4/2018 10:47:16 AM
Color: ■

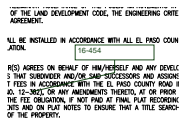
Provide standard lot line easements and 5-ft PIEs along ROW.



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Status:
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Author: dsdrice
Date: 3/4/2018 10:59:21 AM
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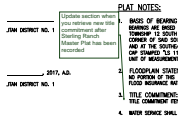
fix

dsdparsons (23)



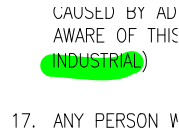
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16-454



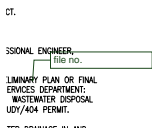
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Date: 2/22/2018 8:23:59 AM
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Update section when you retrieve new title commitment after Sterling Ranch Master Plat has been recorded



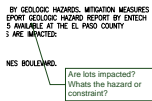
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Subject: Highlight



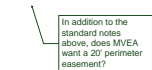
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Author: dsdparsons
Date: 2/22/2018 9:18:20 AM
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file no.



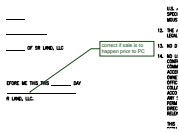
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Date: 2/22/2018 8:33:51 AM
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Are lots impacted? Whats the hazard or constraint?



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:17:03 AM
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In addition to the standard notes above, does MVEA want a 20' perimeter easement?

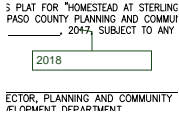


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Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:25:05 AM
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correct if sale is to happen prior to PC



Subject: Image
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Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:25:49 AM
Color: ■



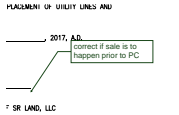
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Author: dsdparsons
Date: 2/22/2018 9:17:25 AM
Color: ■

2018



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:33:20 AM
Color: ■

Correct name through out plat



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:24:58 AM
Color: ■

correct if sale is to happen prior to PC



Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:25:47 AM
Color: ■

complete



Subject: Note
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:16:56 AM
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Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department:
Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Note Regarding Stormwater Drainage:
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.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Environmental:
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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Development Services Department shall be recorded with each plat.

Add the standard notes; there listed above.

Subject: Callout
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Author: dsdparsons
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Add the standard notes; there listed above.

NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "TOURIST AREA". MODIFICATION OF THIS AREA MAY BE ALLOWED BY THE PLAN OF ADMINISTRATION, PROVIDED THE CHANGES CONFORM WITH APPROVED PLANS.

NOTES: THE PROPERTY MAY BE INTERFERED BY ADJACENT, DUST, FUMES, LIGHT POLLUTION, TRAFFIC, OR OTHER NEARBY ACTIVITIES. THE DISTRICT OFFICE OF THE METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR THE NEARBY ACTIVITIES OF THE PUBLIC IMPROVEMENTS REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CODE.

Subject: Callout
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delete highlighted

DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" OF THE PLAN IS SHOWN BY THE FLOODPLAIN WITH APPROVED PLANS OR CONDITIONS.

BY NOISE, DUST, FUMES, AND LIGHT POLLUTION TRAFFIC, THE DISTRICT OFFICE OF THE METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR THE NEARBY ACTIVITIES OF THE PUBLIC IMPROVEMENTS REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CODE.

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Author: dsdparsons
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A DESIGNATED FEMA FLOODPLAIN AS DE NUMBER 08041C0535F, EFFECTIVE DATE

JING RANCH METROPOLITAN DISTRICT.

Subject: Callout
Page Label: 1
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 8:25:25 AM
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gas and electric by?

COUNTY UNTIL PRELIMINARY / REQUIREMENTS OF THE LAND SUBDIVISION IMPROVEMENTS /

President

CHAIR, BOARD OF COUNTY

Subject: Callout
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:16:33 AM
Color: ■

President

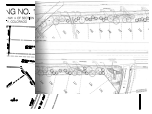
add detail

SITE VISIT AND PHOTO IMPROVE EXHIBIT

DETAIL

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Page Label: 3
Lock: Unlocked
Status:
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Author: dsdparsons
Date: 2/22/2018 9:22:27 AM
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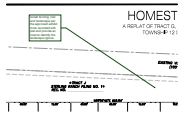
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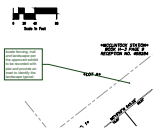


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Author: dsdparsons
Date: 2/22/2018 9:35:45 AM
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Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:22:41 AM
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locate fencing, trail and landscapw per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-



Subject: Callout
Page Label: 4
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/22/2018 9:22:48 AM
Color: ■

locate fencing, trail and landscapw per the approved exhibit to be recorded with plat and provide an inset to identify the landscape typical-