

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

## A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, 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 SOUTHEAST 1/4 OF SECTION 28, 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 NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, N00°53'15"W A DISTANCE OF 220.84 FEET, TO THE NORTHEASTLY CORNER OF TRACT H, AS SHOWN ON THE PLAT OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2, THE FOLLOWING SIXTEEN (16) COURSES:

1. S79°18'16"W A DISTANCE OF 441.05 FEET;
2. S78°01'26"W A DISTANCE OF 79.85 FEET;
3. S71°09'48"W A DISTANCE OF 87.13 FEET;
4. S63°35'09"W A DISTANCE OF 87.13 FEET;
5. S55°58'31"W A DISTANCE OF 87.13 FEET;
6. S48°27'49"W A DISTANCE OF 87.13 FEET;
7. S39°48'59"W A DISTANCE OF 110.92 FEET;
8. N63°15'15"W A DISTANCE OF 10.26 FEET;
9. N51°18'16"W A DISTANCE OF 124.15 FEET;
10. N51°17'40"W A DISTANCE OF 80.48 FEET;
11. N51°16'53"W A DISTANCE OF 128.03 FEET;
12. S38°42'19"W A DISTANCE OF 130.03 FEET;
13. N51°17'41"W A DISTANCE OF 52.77 FEET;
14. N20°05'15"W A DISTANCE OF 68.42 FEET;
15. N11°07'11"E A DISTANCE OF 3.91 FEET;
16. N76°20'29"W A DISTANCE OF 275.24 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°47'32"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 01°34'03" AND AN ARC LENGTH OF 21.20 FEET, TO A POINT OF NON-TANGENT;
2. N11°06'40"E A DISTANCE OF 1021.80 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 07°48'21" AND AN ARC LENGTH OF 133.51 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°08'31"E A DISTANCE OF 1327.21 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1095.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,778,429 SQUARE FEET OR 40.8271 ACRES.

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

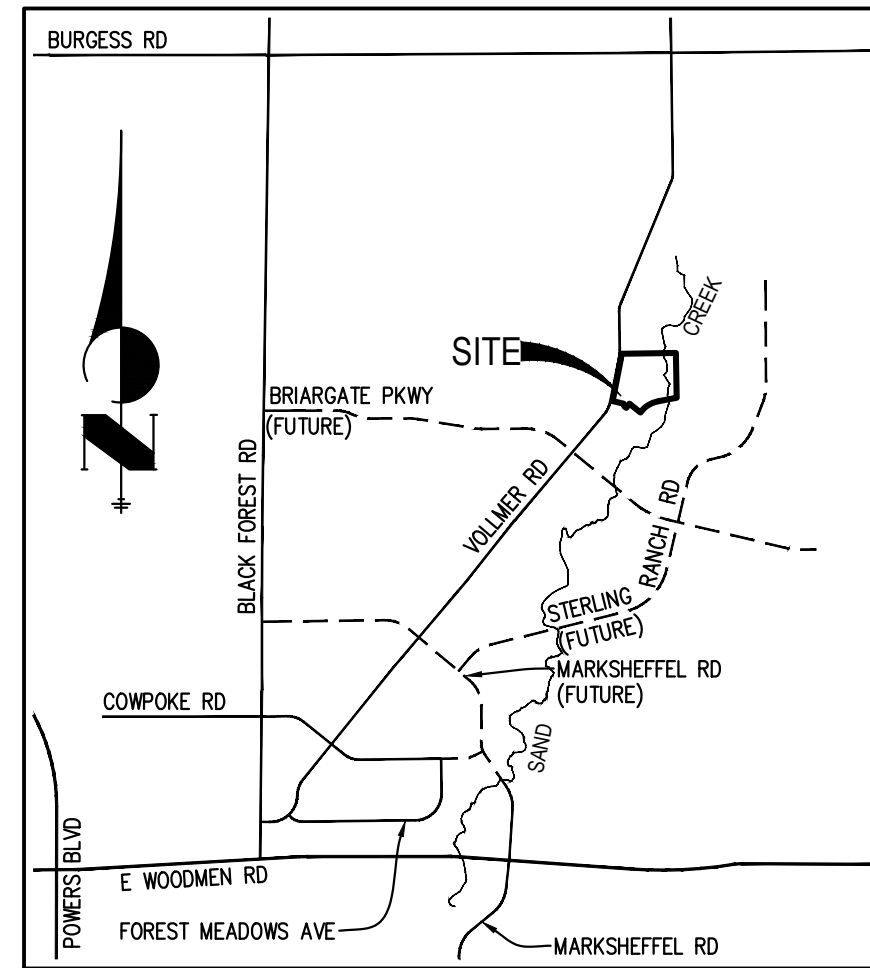
THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, TRAILS, UTILITIES, AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_



**VICINITY MAP**  
N.T.S.

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

THE DEDICATION OF TRACT I ARE FOR TRAILS AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY EL PASO COUNTY.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF EL PASO COUNTY

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_ OF EL PASO COUNTY

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, SR LAND, LLC, 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 SHOWS 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. 3, 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 \_\_\_\_\_, 2022, A.D.

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

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

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY: \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**SUMMARY:**

77 LOTS	21.8837 ACRES	53.60%
9 TRACTS	11.8017 ACRES	28.91%
RIGHTS-OF-WAY	7.1418 ACRES	17.49%
<b>TOTAL</b>	<b>40.8271 ACRES</b>	<b>100.00%</b>

**FEEES:**

DRAINAGE FEE: **\$399,643.48 (OFFSET WITH HN F1 AND SR F2 PRE-CREDITS)**  
BRIDGE FEE: **\$163,469.36 (OFFSET BY CDR-21-13 PRE CREDITS)**  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: URBAN AREA-\$22,330 REGIONAL AREA-\$35,420

**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. 3" 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 \_\_\_\_\_

**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 \_\_\_\_\_, 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. 25188.12  
JUNE 29, 2023  
SHEET 1 OF 5



PCD FILE NO. SF-22-029

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

## A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, 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°14'4"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).
3. SEWER SERVICE SHALL BE SUPPLIED BY FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA).
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY 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 22-07 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 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 5 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.

**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 NUMBER 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, COMITS 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. 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 POCO ROAD.
26. TRACT C OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
27. ROAD ORDERS IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55 AFFECTING THIS PARCEL ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.
28. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF RETAINING WALLS IN TRACT B.
29. STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UNDERDRAIN SYSTEM.
30. A SIX FOOT WIDE CONCRETE PEDESTRIAN TRAIL WILL BE INSTALLED IN TRACT A ADJACENT TO VOLLMER ROAD RIGHT-OF-WAY. STERLING RANCH METROPOLITAN DISTRICT WILL OWN AND MAINTAIN THIS TRAIL.
31. WALLS INSTALLED IN TRACT A ADJACENT TO VOLLMER ROAD RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT.
32. LOTS 1-6 ARE NOT ELIGIBLE FOR RE-SUBDIVISION, AND ACT AS TRANSITIONAL LOTS TO ADJACENT ZONING
33. SOIL AND GEOLOGY CONDITIONS:

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 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 REPORT BY ENTECH ENGINEERING DATED MAY 26, 2022 IN FILE SP22-07 AND IN FILE SF22-29 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

POTENTIALLY UNSTABLE SLOPES: TRACT C, A SETBACK OF 20 FEET FROM THE CREST OF ANY SLOPE STEEPER THAN 3:1 IS RECOMMENDED.

FLOODPLAIN: TRACT C

POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 1, 14, 17-18, 20-24, 39-41, 49-50, 60-64 AND 73-74 SHOWN AS IMPACTED, SEE BELOW GROUNDWATER NOTE.

OTHER HAZARD:

IN AREAS OF HIGH GROUNDWATER: A MINIMUM OF 3 FEET BETWEEN FOUNDATIONS AND HIGHEST SEASONAL GROUNDWATER IS RECOMMENDED. DUE TO POTENTIALLY HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. WHERE BASEMENTS ARE CONSIDERED, INTERCEPTOR OR UNDERSLAB DRAINS MAY BE NECESSARY. FINAL DRAIN 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.

**TRACT USE AND AREA TABLE:**

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	85,588	1.9648	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	78,913	1.8116	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
C	146,880	3.3719	LANDSCAPE, DRAINAGE, UTILITIES	STERLING RANCH METRO DISTRICT
D	3,495	0.0802	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	3,495	0.0802	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	3,868	0.0888	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	3,684	0.0846	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
H	13,231	0.3037	LANDSCAPE, DRAINAGE, UTILITIES	STERLING RANCH METRO DISTRICT
I	174,926	4.0157	TRAILS, DRAINAGE	EL PASO COUNTY
TOTAL TRACT AREA	514,080	11.8017		
TOTAL ROW AREA	311,096	7.1418		
TOTAL LOT AREA	953,253	21.8837		
TOTAL AREA	1,778,429	40.8271		



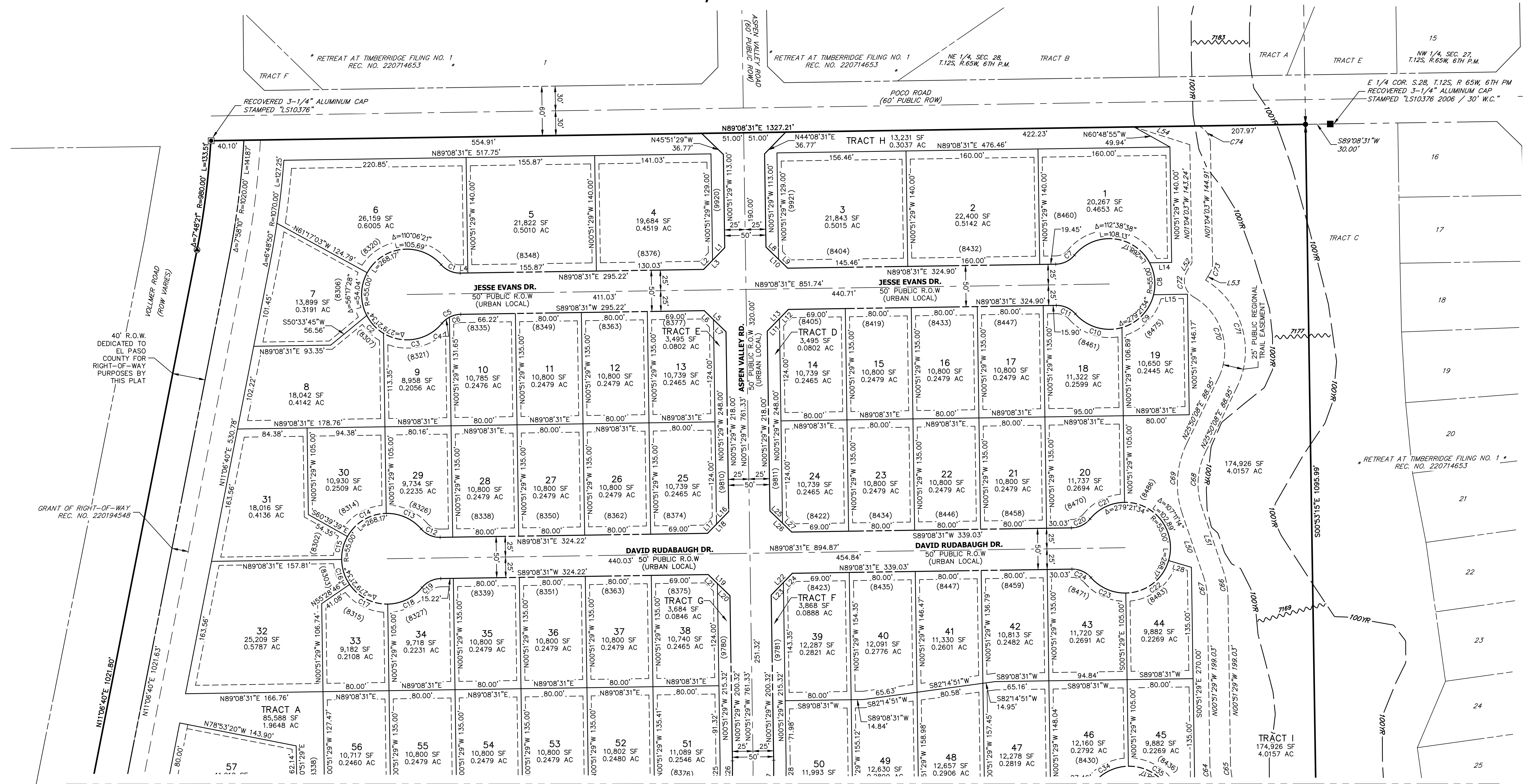
JOB NO. 25188.12  
JUNE 29, 2023  
SHEET 2 OF 5





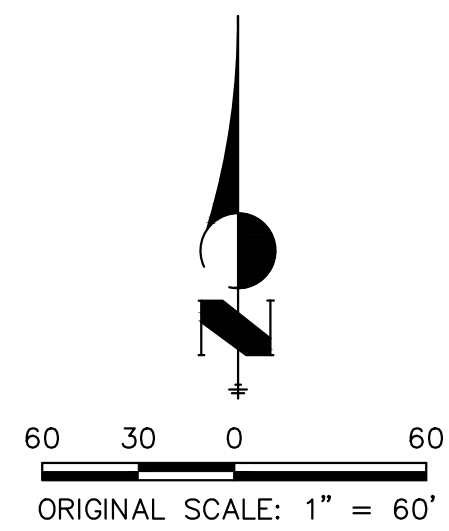
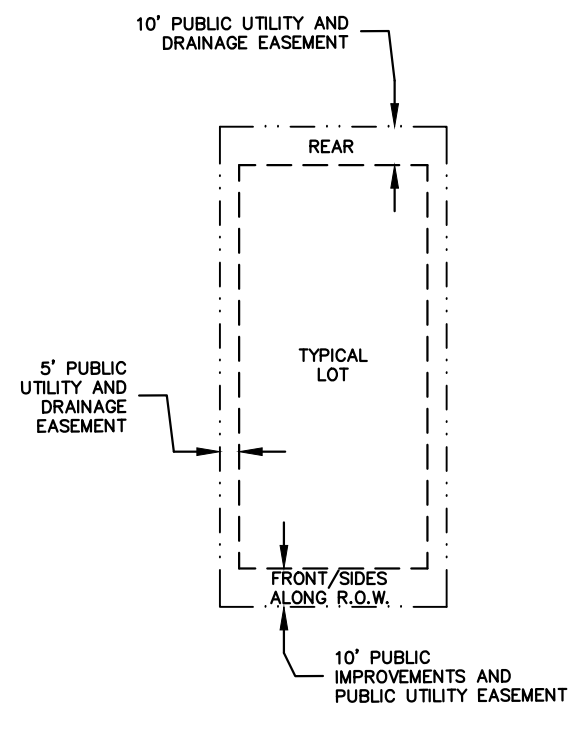
# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, 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
●	RECOVERED #5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
S.F.	SQUARE FEET
(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
S.D.E.	SIGHT DISTANCE EASEMENT



SEE SHEET 3

JOB NO. 25188.12  
JUNE 29, 2023  
SHEET 4 OF 5

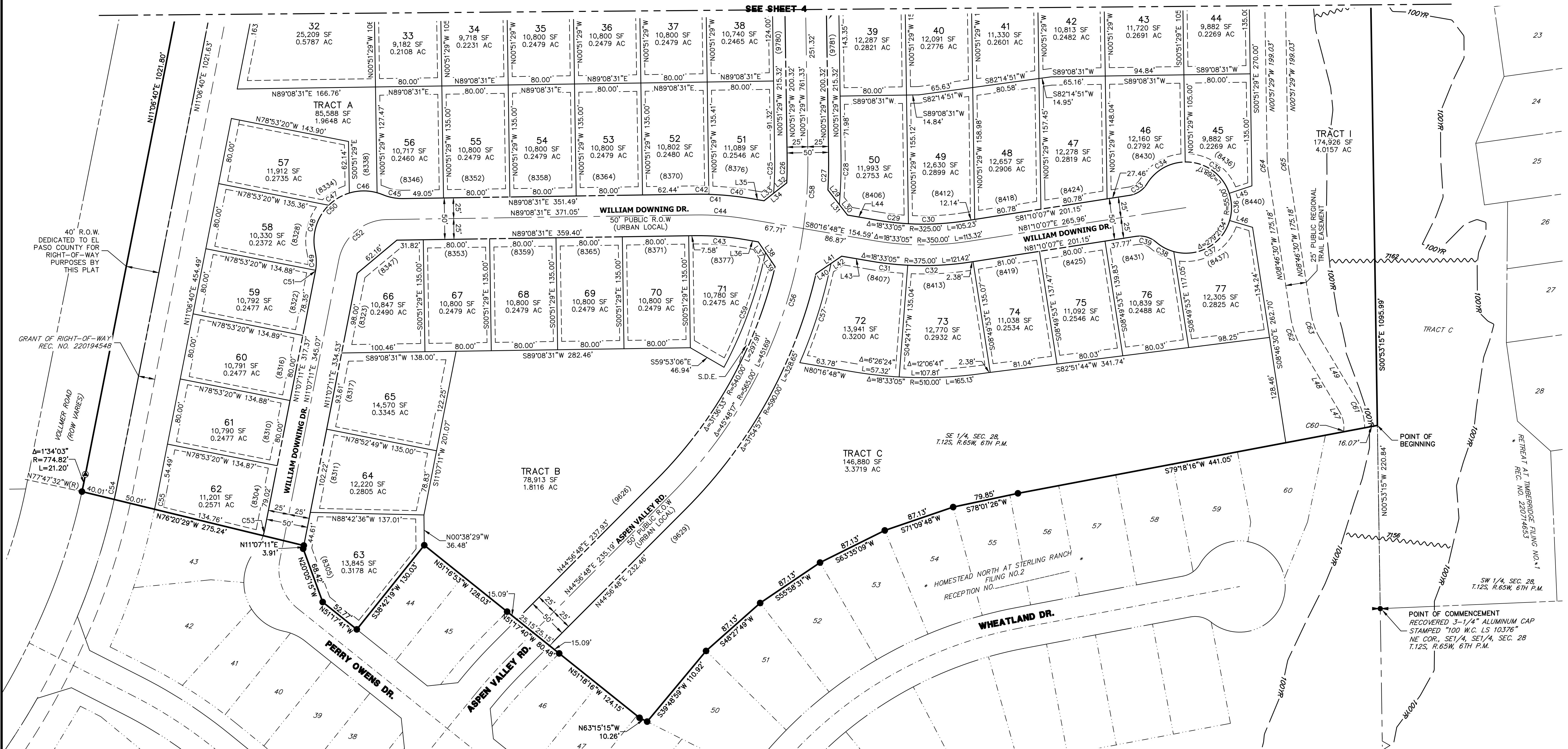


PCD FILE NO. SF-22-029

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

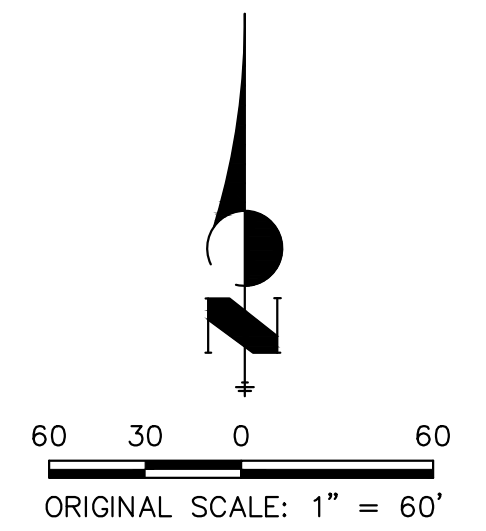
# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



SEE SHEET 4

- LEGEND**
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
  - RECOVERED #5 REBAR W/1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252"
  - S.F. SQUARE FEET
  - (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
  - S.D.E. SIGHT DISTANCE EASEMENT



**BASIS OF BEARINGS:**  
S. LINE, SW 1/4, SEC. 34, T.12S, R.65W, 6TH P.M. RECOVERED 2.5" ALUMINUM CAP STAMPED "LS 11624"

SE COR. SEC. 33, T.12S, R.65W, 6TH P.M. RECOVERED 2.5" ALUMINUM CAP STAMPED "LS 11624"

SW 1/4, SEC. 28, T.12S, R.65W, 6TH P.M. RECOVERED 2.5" ALUMINUM CAP STAMPED "LS 11624"

JOB NO. 25188.12  
JUNE 29, 2023  
SHEET 3 OF 5



PCD FILE NO. SF-22-029

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°08'31"W	21.21'
L2	S44°08'31"W	15.56'
L3	S44°08'31"W	36.77'
L4	N89°08'31"E	9.32'
L5	S45°51'29"E	36.77'
L6	S45°51'29"E	15.56'
L7	S45°51'29"E	21.21'
L8	N45°51'29"W	21.21'
L9	N45°51'29"W	15.56'
L10	N45°51'29"W	36.77'
L11	N44°08'31"E	21.21'
L13	N44°08'31"E	36.77'
L14	S89°08'31"W	26.76'
L15	S89°08'31"W	41.06'
L16	S44°08'31"W	21.21'
L17	S44°08'31"W	15.56'
L18	S44°08'31"W	36.77'
L19	S45°51'29"E	36.77'
L20	S45°51'29"E	21.21'
L21	S45°51'29"E	15.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	N44°08'31"E	36.77'
L23	N44°08'31"E	21.21'
L24	N44°08'31"E	15.56'
L25	N45°51'29"W	21.21'
L26	N45°51'29"W	36.77'
L27	N45°51'29"W	15.56'
L28	N73°30'15"W	28.82'
L29	N37°57'00"W	22.47'
L30	N37°57'00"W	15.97'
L31	N37°57'00"W	38.44'
L32	N51°48'28"E	20.00'
L33	N51°48'28"E	14.85'
L34	N51°48'28"E	34.85'
L35	S80°16'48"E	15.34'
L36	N80°16'48"W	16.91'
L37	S34°09'50"E	15.45'
L38	S34°09'50"E	36.04'
L39	S34°09'50"E	20.59'
L40	N55°44'47"E	21.80'
L41	N55°44'47"E	37.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L42	N55°44'47"E	15.62'
L43	S80°16'48"E	35.68'
L44	N80°16'48"W	37.11'
L45	S71°47'16"W	28.82'
L46	S73°30'15"E	28.82'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°40'47"	30.00'	26.01'
C2	31°18'16"	55.00'	30.05'
C3	81°39'30"	55.00'	78.39'
C4	22°20'44"	30.00'	11.70'
C5	49°40'47"	30.00'	26.01'
C6	27°20'03"	30.00'	14.31'
C7	49°40'47"	30.00'	26.01'
C8	41°35'57"	55.00'	39.93'
C9	60°22'46"	55.00'	57.96'
C10	64°44'13"	55.00'	62.14'
C11	49°40'48"	30.00'	26.01'
C12	49°40'47"	30.00'	26.01'
C13	49°48'47"	55.00'	47.82'
C14	59°40'10"	55.00'	57.28'
C15	30°11'50"	55.00'	28.99'
C16	33°39'45"	55.00'	32.31'
C17	56°22'15"	55.00'	54.11'
C18	49°38'47"	55.00'	47.66'
C19	49°40'47"	30.00'	26.01'
C20	49°40'47"	30.00'	26.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	49°50'47"	55.00'	47.85'
C22	72°38'46"	55.00'	69.74'
C23	49°40'47"	55.00'	47.69'
C24	49°40'47"	30.00'	26.01'
C25	4°47'31"	525.00'	43.91'
C26	3°22'06"	540.00'	31.75'
C27	3°58'48"	590.00'	40.98'
C28	5°35'04"	605.00'	58.97'
C29	6°32'15"	325.00'	37.08'
C30	12°00'50"	325.00'	68.15'
C31	6°50'41"	375.00'	44.80'
C32	11°42'23"	375.00'	76.62'
C33	49°40'47"	30.00'	26.01'
C34	57°39'11"	55.00'	55.34'
C35	72°38'46"	55.00'	69.74'
C36	34°42'29"	55.00'	33.32'
C37	88°54'49"	55.00'	85.35'
C38	25°26'21"	55.00'	24.42'
C39	49°40'47"	30.00'	26.01'
C40	7°53'38"	375.00'	51.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	10°34'41"	375.00'	69.23'
C42	2°41'03"	375.00'	17.57'
C43	10°34'41"	325.00'	60.00'
C44	10°34'41"	350.00'	64.62'
C45	23°30'57"	60.00'	24.63'
C46	32°24'34"	60.00'	33.94'
C47	27°45'16"	60.00'	29.06'
C48	57°46'00"	60.00'	60.49'
C49	21°56'27"	60.00'	22.98'
C50	125°03'14"	60.00'	130.96'
C51	1°34'31"	60.00'	1.65'
C52	78°01'19"	60.00'	81.70'
C53	6°43'01"	60.00'	7.03'
C54	1°37'37"	814.82'	23.14'
C55	1°41'36"	864.82'	25.56'
C56	36°56'29"	565.00'	364.28'
C57	11°53'14"	605.00'	125.52'
C58	8°51'48"	565.00'	87.40'
C59	16°06'43"	525.00'	147.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N30°52'26"W	86.77'
L48	N30°52'26"W	86.77'
L49	N30°52'26"W	86.77'
L50	N18°42'32"W	80.54'
L51	N18°42'32"W	80.54'
L52	N31°09'44"E	11.45'
L53	N31°09'44"E	9.86'
L54	N72°19'10"W	71.02'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C60	0°08'15"	803.00'	1.93'
C61	31°17'44"	62.50'	34.14'
C62	22°05'57"	112.50'	43.39'
C63	22°05'57"	87.50'	33.75'
C64	7°55'00"	120.00'	16.58'
C65	7°55'00"	95.00'	13.13'
C66	17°51'03"	112.50'	35.05'
C67	17°51'03"	87.50'	27.26'
C68	44°32'40"	87.50'	68.03'
C69	44°32'40"	112.50'	87.46'
C70	85°51'02"	75.00'	112.38'
C71	84°40'52"	100.00'	147.80'
C72	91°10'38"	23.00'	36.60'
C73	32°13'47"	23.50'	13.22'
C74	65°02'50"	23.50'	26.68'



JOB NO. 25188.12  
JUNE 29, 2023  
SHEET 5 OF 5



PCD FILE NO. SF-22-029

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com