

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 NORTHEASTERLY CORNER OF TRACT H, AS SHOWN ON THE PLAT OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ 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:

- S79°18'16"W A DISTANCE OF 441.05 FEET;
- S78°01'26"W A DISTANCE OF 79.85 FEET;
- S71°09'48"W A DISTANCE OF 87.13 FEET;
- S63°35'09"W A DISTANCE OF 87.13 FEET;
- S55°58'31"W A DISTANCE OF 87.13 FEET;
- S48°27'49"W A DISTANCE OF 87.13 FEET;
- S39°48'59"W A DISTANCE OF 110.92 FEET;
- N63°15'15"W A DISTANCE OF 10.26 FEET;
- N51°18'16"W A DISTANCE OF 124.15 FEET;
- N51°17'40"W A DISTANCE OF 80.48 FEET;
- N51°16'53"W A DISTANCE OF 128.03 FEET;
- S38°42'19"W A DISTANCE OF 130.03 FEET;
- N51°17'41"W A DISTANCE OF 52.77 FEET;
- N20°05'15"W A DISTANCE OF 68.42 FEET;
- N11°07'11"E A DISTANCE OF 3.91 FEET;
- 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:

- 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;
- N11°06'40"E A DISTANCE OF 1021.80 FEET, TO A POINT OF CURVE;
- 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.
this is different than rezone; is that intentional?

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A-G 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)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

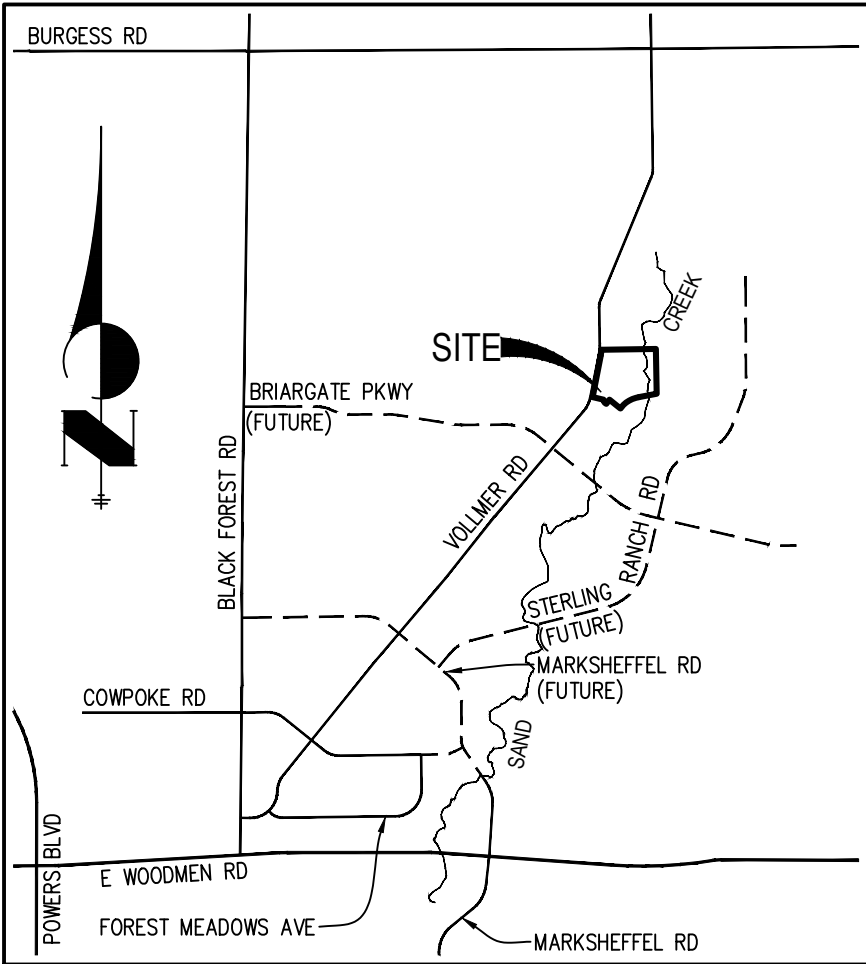
BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

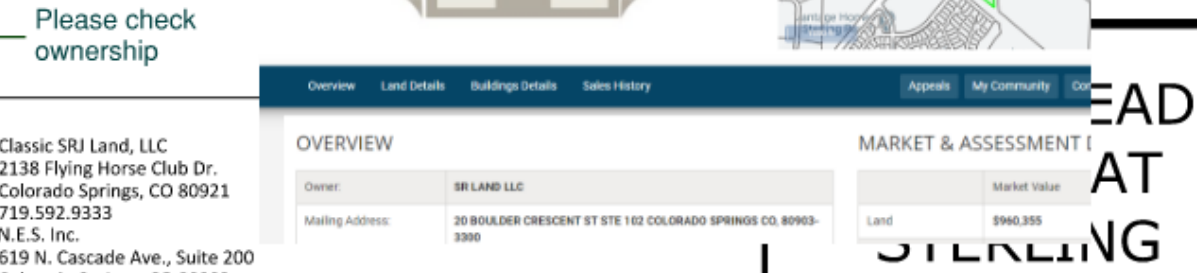
NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

SITE DATA

Owner: _____
APPLICANT: _____



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. 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)
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

THE AFOREMENTIONED, _____ HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF _____

STATE OF COLORADO)
COUNTY OF EL PASO)

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

AS: _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SUMMARY:

77 LOTS	21.8837 ACRES	53.60%
7 TRACTS	11.8016 ACRES	28.91%
RIGHTS-OF-WAY	7.1418 ACRES	17.49%
TOTAL	40.8271 ACRES	100.00%

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

fill in basin, bridge school, park area urban / regional (see park comments for info) names and fees due

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 _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3" 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.

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. 25188.12
JULY 1, 2022
SHEET 1 OF 5

SF-22-029



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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°14'14"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 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.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep:(name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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 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, 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 ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.

PURSUANT TO RESOLUTION _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 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 MILL LEVY.

- 25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR POCO ROAD.

Add private detention basin/BMP maintenance agreement note

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 #23) where the public ROW is platted per document recorded at reception no. _____. (provide the document for review)

Make sure all in the title work are shown on the plat or noted as not defined (specifically check Exceptions #25 & # 32).

TRACT USE AND AREA TABLE:

Add table

Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

22-057

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 May 26, 2022 in file SP _____ available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Earthen Dams east of site
- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonal Shallow Groundwater: Lots 1, 14,17-18,21-24, 39-41, 49-50, 60-64 and 73-74

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.

does the District construct and maintain the retaining wall or developer build, District maintain?

Which District?

TYPE A & TYPE C

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

JOB NO. 25188.12
JULY 1, 2022
SHEET 2 OF 5



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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

please add a note that the 1/2 acre lots nos. x thru y are not eligible for further subdivision as they are a transition.

Label "ROW dedicated by this plat"

checklist requires pedestrian routes to be depicted on plat to be installed by developer

GRANT OF RIGHT-OF-WAY REC. NO. 220194548

Include road classification & ROW width for all roadways

Provide closure sheets for all tracts and ROW.

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

60 30 0 30 60
ORIGINAL SCALE: 1" = 60'



SEE SHEET 3

JOB NO. 25188.12
JULY 1, 2022
SHEET 4 OF 5

J-R ENGINEERING
A Westrian Company

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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**



JOB NO. 25188.12
JULY 1, 2022
SHEET 3 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

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'


see checklist for final
plat and add missing
items- incorporate
prelim plan comments
into plat.



CDurham (12)

Subject: Text Box
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: CDurham
Date: 9/26/2022 5:09:10 PM
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SF-22-029


Subject: Text Box
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:44:17 PM
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Space:

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 #23) where the public ROW is platted per document recorded at reception no. _____ . (provide the document for review)


Make sure all in the title work are shown on the plat or noted as not defined (specifically check Exceptions #25 & # 32).


TRACT USE AN


Add table

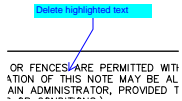
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Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:42:49 PM
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Add table

Subject: Highlight
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:43:01 PM
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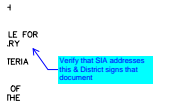
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Subject: Highlight
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Author: CDurham
Date: 9/26/2022 5:43:07 PM
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Subject: Callout
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:43:16 PM
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Delete highlighted text



Subject: Callout
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:43:42 PM
Status:
Color: [X]
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Verify that SIA addresses this & District signs that document



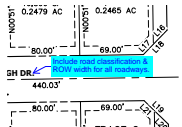
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Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: CDurham
Date: 9/26/2022 5:44:10 PM
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Color: [X]
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Add private detention basin/BMP maintenance agreement note



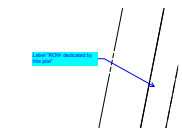
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Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: CDurham
Date: 9/26/2022 5:44:50 PM
Status:
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Provide closure sheets for all tracts and ROW.



Subject: Callout
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: CDurham
Date: 9/26/2022 5:45:20 PM
Status:
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Include road classification & ROW width for all roadways.



Subject: Callout
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: CDurham
Date: 9/26/2022 5:45:36 PM
Status:
Color: [X]
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Label "ROW dedicated by this plat"

2 DEDICATIONS OF LAND TO THE PUBLIC (STREETS, BUT PUBLIC IMPROVEMENTS THEREON WILL BE AT THE DISCRETION OF EL PASO COUNTY UNTIL PRELIMINARY ACTION IS TAKEN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION ACT.)

delete this is admin plat
APPROVED BY COUNTY COMMISSIONERS

Subject: Callout
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: dsdparsons
Date: 10/4/2022 7:52:51 AM
Status:
Color: ■
Layer:
Space:

delete this is admin plat

2518812FP-Homestead_F3 - SHEET 1
10/4/2022 7:54:26 AM
fill in basin, bridge school, park area urban / regional (see park comments for info) names and fees due

Subject: Callout
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: dsdparsons
Date: 10/4/2022 7:54:26 AM
Status:
Color: ■
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fill in basin, bridge school, park area urban / regional (see park comments for info) names and fees due

2518812FP-Homestead_F3 - SHEET 1
10/4/2022 8:01:22 AM
Image

Subject: Image
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: dsdparsons
Date: 10/4/2022 8:01:22 AM
Status:
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2518812FP-Homestead_F3 - SHEET 1
10/4/2022 8:01:36 AM
Callout

Subject: Callout
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: dsdparsons
Date: 10/4/2022 8:01:36 AM
Status:
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who is owner it does not say.

2518812FP-Homestead_F3 - SHEET 1
10/4/2022 8:02:22 AM
Callout

Subject: Callout
Page Label: [1] 2518812FP-Homestead_F3 - SHEET 1
Author: dsdparsons
Date: 10/4/2022 8:02:22 AM
Status:
Color: ■
Layer:
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this is different than rezone; is that intentional?


2518812FP-Homestead_F3 - SHEET 2
10/4/2022 7:54:58 AM
Callout

Subject: Callout
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:54:58 AM
Status:
Color: ■
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Has this been applied for with Lori Seago?

SMILE FOR
NARY
C
JSTERA.

are there to be CCRs?

Subject: Callout
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:56:20 AM
Status:
Color: 
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Space:


tracts, walls, landscape

Subject: Soils & Geology
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:57:28 AM
Status:
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- **Downslope Creep:** (name lots or location of area)
- **Rockfall Source:**(name lots or location of area)
- **Rockfall Runout Zone:**(name lots or location of area)
- **Potentially Seasonally High Groundwater:**(name lots or location of area)
- **Other Hazard:**

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Subject: Collateral
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:59:33 AM
Status:
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Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

SEE DISCUSSION AND COMMENTS IN
SHEET 2518812FP-HOMESTEAD_F3 - SHEET 2
FOR DISCUSSION AND COMMENTS IN
SHEET 2518812FP-HOMESTEAD_F3 - SHEET 2

LEGEND SYMBOLS
DATE

Subject: Callout
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:57:44 AM
Status:
Color: ■
Layer:
Space:

complete detailed note



Subject: Image
Page Label: [2] 2518812FP-Homestead_F3 - SHEET 2
Author: dsdparsons
Date: 10/4/2022 7:59:36 AM
Status:
Color: ■
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Subject: Callout
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: dsdparsons
Date: 10/4/2022 8:00:15 AM
Status:
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please add a note that the 1/2 acre lots nos. x thru y are not eligible for further subdivision as they are a transition.

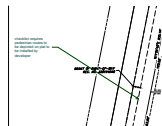


Subject: Callout
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: dsdparsons
Date: 10/4/2022 8:03:10 AM
Status:
Color: ■
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is this an easement within tract C for the public and County to access? Who is building ?




Subject: Image
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: dsdparsons
Date: 10/4/2022 8:04:17 AM
Status:
Color: ■
Layer:
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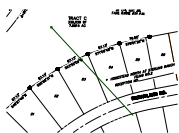



Subject: Callout
Page Label: [3] 2518812FP-Homestead_F3 - SHEET 3
Author: dsdparsons
Date: 10/4/2022 8:04:46 AM
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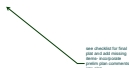
checklist requires pedestrian routes to be depicted on plat to be installed by developer




Subject: Image
Page Label: [4] 2518812FP-Homestead_F3 - SHEET 4
Author: dsdparsons
Date: 10/4/2022 8:05:25 AM
Status:
Color: 
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Space:



Subject: Arrow
Page Label: [4] 2518812FP-Homestead_F3 - SHEET 4
Author: dsdparsons
Date: 10/4/2022 8:05:29 AM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: [5] 2518812FP-Homestead_F3 - SHEET 5
Author: dsdparsons
Date: 10/4/2022 8:06:10 AM
Status:
Color: 
Layer:
Space:

see checklist for final plat and add missing items-
incorporate prelim plan comments into plat.