

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Homestead North at Sterling Ranch

Name of Plat

Filing No 3

SR Land LLC

Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Steve Schleiker

12/20/2023 12:19:39 PM

Doc \$0.00

Rec \$53.00

5

Pages

El Paso County, CO



223715243

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

15243

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'E A DISTANCE OF 2122.89 FEET.

COMMENCING AT THE NORTHEAST CORNER 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 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 276.24 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 POOD 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.

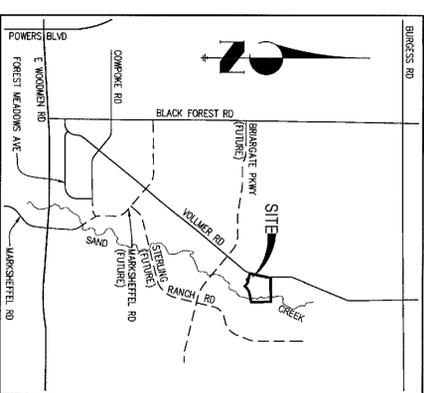
THE DEDICATION OF TRACTS A-J ARE FOR LANDSCAPE PURPOSES, TRAILS, UTILITIES, AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: *[Signature]* OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

STATE OF COLORADO)
COUNTY OF EL PASO) SS
ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 20 23 A.D.

AS: Authorized Board Member OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 12-02-2028
NOTARY PUBLIC: *[Signature]*



OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER, SR LAND, LLC, HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO PLATTING ACT, WHICH PLAT IS BEING TO BE RECORDED HEREON AND THE COORDINATING PLAT, 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 PLANNED STREETS WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SUFFICIENCY OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE. ALL TO THE SUFFICIENCY OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND THAT THE BOARD OF COUNTY COMMISSIONERS SHALL NOT BE WILL BECOME MAINTENANCE BY EL PASO COUNTY, COLORADO.

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 2172948 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND ANY INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEDICATED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER, SR LAND, LLC, HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO PLATTING ACT, WHICH PLAT IS BEING TO BE RECORDED HEREON AND THE COORDINATING PLAT, 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 PLANNED STREETS WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SUFFICIENCY OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE. ALL TO THE SUFFICIENCY OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND THAT THE BOARD OF COUNTY COMMISSIONERS SHALL NOT BE WILL BECOME MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE ABOVE MENTIONED, SR LAND, LLC HAS SAID 12th DAY OF December, 20 23 A.D. EXECUTED THIS INSTRUMENT THIS

BY: *[Signature]*

PRINTED NAME: James F. Mosley

AS: MEMBER OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF December, 20 23 A.D. BY: James F. Mosley OF SR LAND, LLC

AS: Manager OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 12-02-2028 NOTARY PUBLIC: *[Signature]*

SUMMARY:

77 LOTS	21,8837 ACRES	53.60%
9 TRACTS	11,8017 ACRES	28.91%
RIGHTS-OF-WAY	7,1418 ACRES	17.49%
TOTAL	40,8271 ACRES	100.00%

FEES:

- CMD DRAINAGE FEE: \$163,469.56 (OFFSET WITH HN F1 AND SR F2 PRE-CREDITS)
- CMD BRIDGE FEE: \$163,469.56 (OFFSET BY CR-21-13 PRE CREDITS)
- SCHOOL FEE: D-20 CREDITS FOR LAND DEDICATION
- PARK FEE: URBAN AREA-\$22,230 CREDITS PER PARK LAND AGREEMENT
- REC. NO. 22502768
- REGIONAL AREA-\$35,420

Credits used for 2030 998 21

SURVEYORS 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 THE COLORADO PLATTING ACT, AND THE COLORADO SURVEYING ACT, 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 20th DAY OF December, 20 23 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

[Signature] 12/20/23
DATE

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:17 O'CLOCK P.M. THIS 20th DAY OF December, 20 23 A.D. AND IS DULY RECORDED AT RECEPTION NO. 225719243 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEIKER, RECORDER
BY: *[Signature]* DEPUTY

JOB NO. 25188.12
DECEMBER 5, 2023
SHEET 1 OF 5



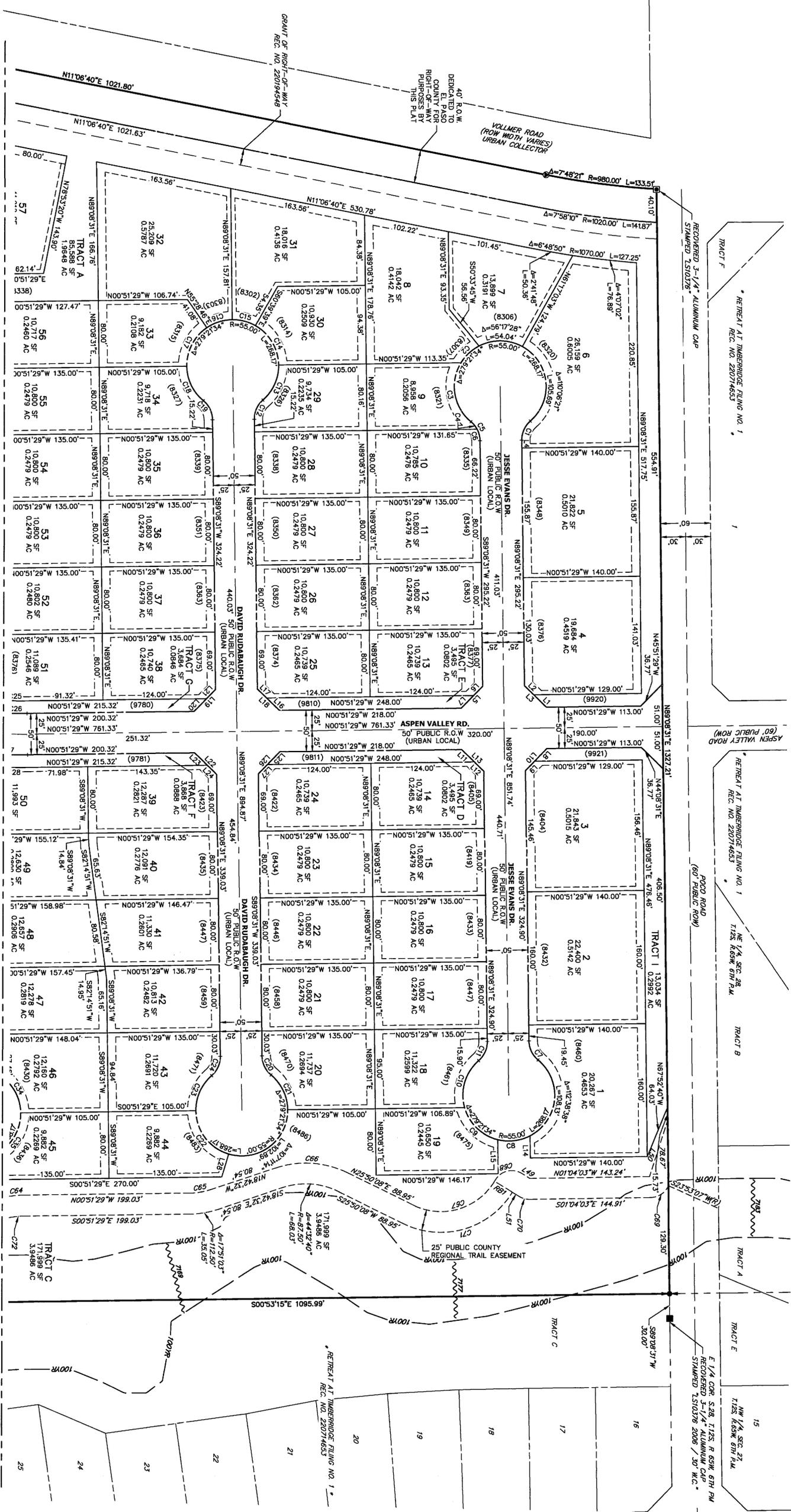
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POD FILE NO. SF-22-029

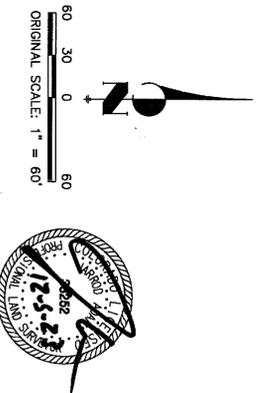
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

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

15243



- LEGEND**
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
 - STAMPED 1/8" 10576" AT GRADE
 - RECOVERED ALUMINUM CAP
 - STAMPED 1/8" 10576" AT GRADE
 - SQUARE FEET
 - RADIAL BEARING
 - NOT A PART OF THIS SUBDIVISION
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CENTERLINE
 - SHORT DISTANCE EASEMENT
 - SIDE



POD FILE NO. SF-22-029

JOB NO. 25188.12
DECEMBER 5, 2023
SHEET 4 OF 5



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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

15243

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	15.56'
L9	N45°51'29"W	36.77'
L10	N45°51'29"W	15.56'
L11	N44°08'31"E	21.21'
L12	N44°08'31"E	15.56'
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'

LINE	BEARING	DISTANCE
L21	S45°51'29"E	15.56'
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	15.54'
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'

LINE	BEARING	DISTANCE
L41	N55°44'47"E	37.42'
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'

LINE	BEARING	DISTANCE
L47	S79°18'16"W	25.77'
L48	N30°52'26"W	86.77'
L49	N31°09'44"E	11.45'
L50	N27°19'10"W	71.02'
L51	S31°09'44"W	9.88'

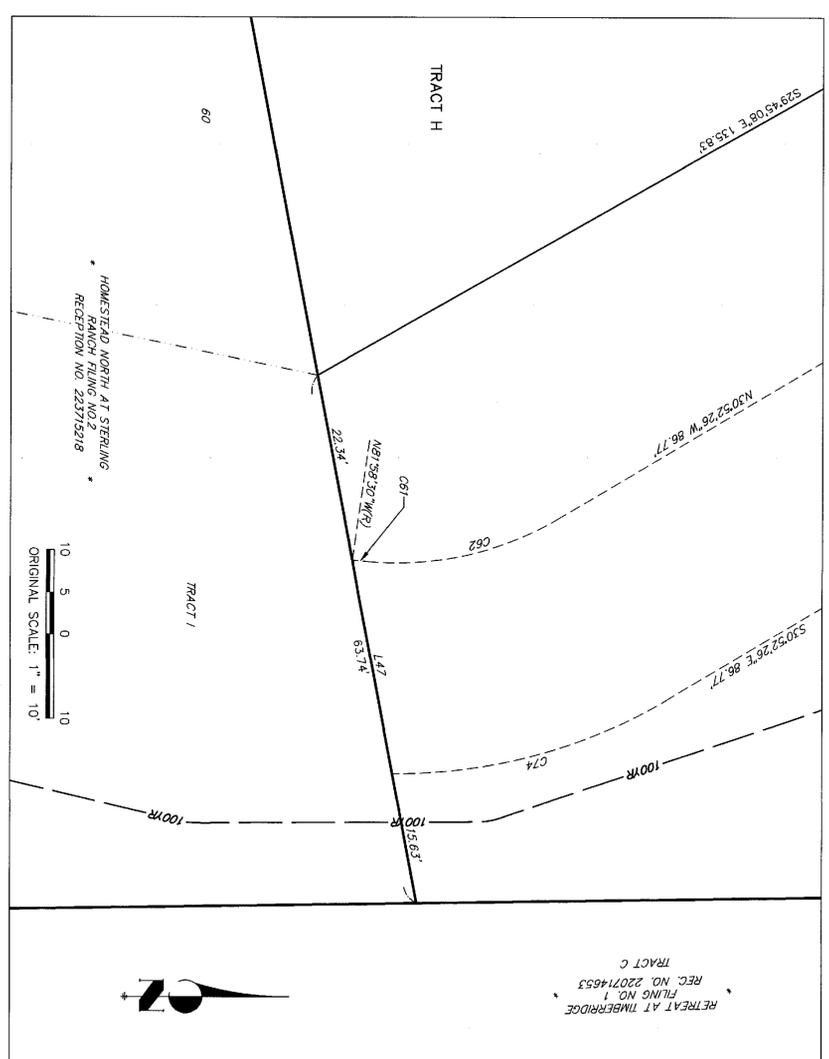
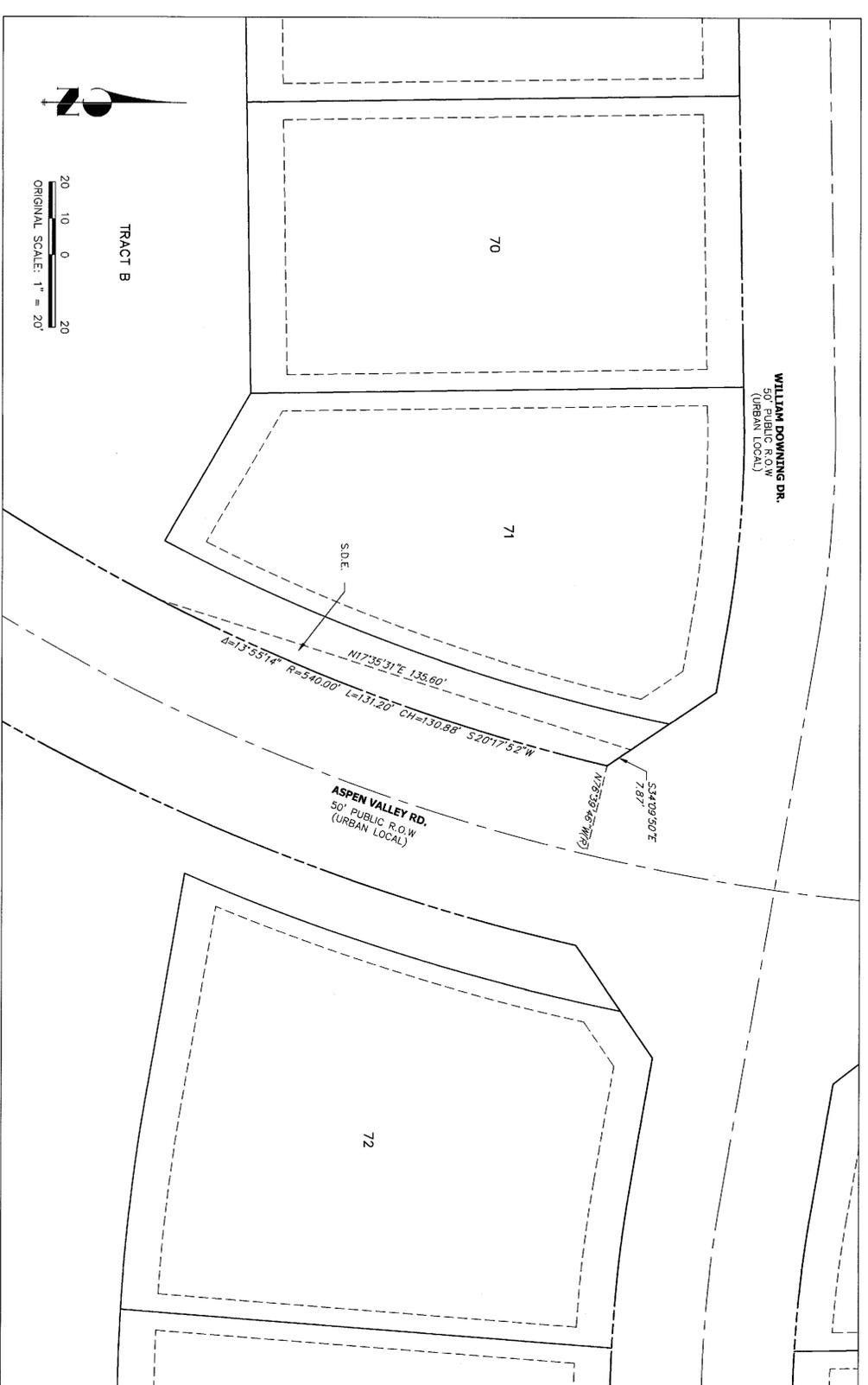
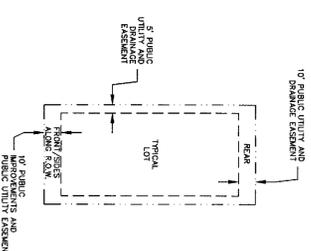
CURVE	DELTA	RADIUS	LENGTH
C1	49°40'47"	30.00'	26.01'
C2	31°18'16"	55.00'	30.05'
C3	81°39'30"	55.00'	78.39'
C4	22°20'44"	30.00'	11.70'
C5	49°40'47"	30.00'	26.01'
C6	27°20'03"	30.00'	14.31'
C7	49°40'47"	30.00'	26.01'
C8	41°35'37"	55.00'	39.93'
C9	80°22'46"	55.00'	57.96'
C10	64°44'13"	55.00'	62.14'
C11	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	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	44°7'31"	525.00'	43.91'
C26	322°06'	540.00'	31.75'
C27	358°48'	590.00'	40.98'
C28	535°04'	605.00'	58.97'
C29	632°15'	325.00'	37.08'
C30	120°50'	325.00'	68.15'
C31	65°50'41"	375.00'	44.80'
C32	114°22'3"	375.00'	76.62'
C33	48°40'47"	30.00'	26.01'
C34	57°30'11"	55.00'	55.34'
C35	72°38'46"	55.00'	69.74'
C36	344°22'	55.00'	33.32'
C37	88°54'49"	55.00'	85.35'
C38	25°28'21"	55.00'	24.42'
C39	49°40'47"	30.00'	26.01'
C40	7°53'38"	375.00'	51.67'

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	322°43'4"	60.00'	33.94'
C47	274°51'6"	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	35°56'29"	565.00'	364.28'
C57	11°53'14"	605.00'	125.52'
C58	8°51'48"	565.00'	87.40'
C59	16°05'43"	525.00'	147.63'
C60	23°30'57"	60.00'	24.63'

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

LINE	BEARING
RBI	S31°09'16"W



JR ENGINBERING
 A Weidman Company
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