

Memorandum

Date: March 4, 2026
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Kati Carter, AICP, Director of Community Development *KC*
CC: Brett Thomas, AICP, Chief Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development
Subject: **Sterling Ranch Filing No. 7C - Final Plat**
Project File: **SB2024-060**

Board of County Commissioners Meeting:	March 11, 2025 @ 2:30 p.m.
Board of County Commissioners Second Meeting:	March 10, 2026 @ 2:30 p.m.

The Board of County Commissioners’ March 2025 approval of this plat included a condition that “Prior to recordation of the final plat, the applicant shall coordinate with Xcel Energy on an agreement to establish adequate provision for electric and natural gas service to the satisfaction of Douglas County.” Specifically, Xcel had requested that a plat note be added to the final plat.

The attached correspondence was received after the staff report to the Board was finalized on February 23, 2026. The applicant and Xcel have come to an agreement on a plat note and the condition of approval is no longer necessary. The plat exhibit has been updated to include General Note 20 on sheet 1, as agreed to by the applicant and Xcel.

ATTACHMENTS

Applicant Correspondence with Xcel.....	2
Updated Plat Exhibit - March 3, 2026.....	4

Brett Thomas

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Tuesday, March 3, 2026 11:57 AM
To: Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>; Brett Thomas <bthomas@douglas.co.us>
Cc: Steele, Nathan A <Nathan.A.Steele@xcelenergy.com>; George, Donna L <Donna.L.George@xcelenergy.com>
Subject: RE: Sterling Ranch Platting Dedication

Kevin,
Sounds good. Thank you!

Violeta Ciocanu [Chokanu]

She/Her/Hers

Xcel Energy | You. Us. Together

Right of Way and Permits Department

1123 West 3rd Avenue, Denver, CO 80223

O: 303-285-6612

E: violeta.ciocanu@xcelenergy.com

Direct Supervisor: adam.r.pena@xcelenergy.com

NOTE: Please send all referral requests to ReferralsXcelDistribution@xcelenergy.com. This email address is for Jurisdictions referrals requests only.

[XCELENERGY.COM](https://www.xcelenergy.com)

Please consider the environment before printing this email.

From: Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>
Sent: Tuesday, March 3, 2026 10:53 AM
To: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>; Brett Thomas <bthomas@douglas.co.us>
Cc: Steele, Nathan A <Nathan.A.Steele@xcelenergy.com>; George, Donna L <Donna.L.George@xcelenergy.com>
Subject: RE: Sterling Ranch Platting Dedication

Violeta and Brett,

After review – Sterling Ranch is indeed willing to add the language below to the end of our dedication statement. I will have Aztec update the plat and send the new version to Brett.

*“Permanent structures, improvements, objects, buildings, wells, water meters, and other objects that may interfere with the utility facilities or the use thereof (Interfering Objects) **may** not be permitted within said utility easements. The utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.”*

Thanks,



Kevin Johnk
Entitlements Director
Sterling Ranch Development
Company
8155 Piney River Avenue, Suite 200
Littleton, CO 80125
C: (720) 224-2423 (preferred)
O: (303) 736-6717

www.SterlingRanchColorado.com

From: Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>
Sent: Wednesday, February 25, 2026 8:15 AM
To: Kevin Johnk <kevin.johnk@sterlingranchcolorado.com>; Brett Thomas <bthomas@douglas.co.us>
Cc: Steele, Nathan A <Nathan.A.Steele@xcelenergy.com>; George, Donna L <Donna.L.George@xcelenergy.com>
Subject: Sterling Ranch Platting Dedication
Importance: High

You don't often get email from violeta.ciocanu@xcelenergy.com. [Learn why this is important](#)

Kevin,

It has been brought to our attention that there continues to be discussion regarding the dedication statement on the Sterling Ranch plats. While it is not our intent to delay the review or approval process, utility standards - particularly those related to **infrastructure and public safety** - require that specific safety provisions be clearly stated.

Please note that this position is not specific to Sterling Ranch and is applied consistently to all developments to ensure the protection of utility facilities and the safety of the public. With that understanding, we are able to approve your proposed dedication provided the following language is included:

"Permanent structures, improvements, objects, buildings, wells, water meters, and other objects that may interfere with the utility facilities or the use thereof (Interfering Objects) shall not be permitted within said utility easements. The utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation."

Please let us know if you have any questions or need further clarification.

@Brett Thomas, please forward this email to Jeanette – it seems I do not have her email address.

Violeta Ciocanu [Chokanu]

She/Her/Hers

Xcel Energy | You. Us. Together

Right of Way and Permits Department

1123 West 3rd Avenue, Denver, CO 80223

O: 303-285-6612

E: violeta.ciocanu@xcelenergy.com

Direct Supervisor: adam.r.pena@xcelenergy.com

NOTE: Please send all referral requests to ReferralsXcelDistribution@xcelenergy.com. This email address is for Jurisdictions referrals requests only.

XCELENERGY.COM

Please consider the environment before printing this email.

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes general notes, legal descriptions, overall plat boundary, lot/tract/easement information, line and curve tables, and existing communication easements.

LEGAL DESCRIPTION

SEE SHEET 2

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS 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 STERLING RANCH FILING NO. 7C.

OWNER

STERLING RANCH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: STERLING RANCH DEVELOPMENT COMPANY,
A COLORADO CORPORATION
ITS MANAGER

BROCK SMETHILLS, PRESIDENT

DIANE SMETHILLS, SECRETARY

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ___ DAY OF ___

BY: BROCK SMETHILLS AND DIANE SMETHILLS, AS PRESIDENT AND SECRETARY RESPECTIVELY, OF STERLING RANCH DEVELOPMENT COMPANY, A COLORADO CORPORATION, AS MANAGER OF STERLING RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

LIENHOLDER

STERLING RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY

AS "LENDER" AND BENEFICIARY UNDER THAT CERTAIN CARRYBACK DEED OF TRUST RECORDED ON MAY 21, 2021 AT RECEPTION NUMBER 2021064967

STERLING RANCH HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
ITS MANAGER

BY: HAROLD R. SMETHILLS, JR., MANAGER

STATE OF COLORADO)
)SS

COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__

BY: HAROLD R. SMETHILLS, JR., AS MANAGER OF STERLING RANCH HOLDINGS, LLC, AS MANAGER OF STERLING RANCH, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

LIENHOLDER

FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

AS AGENT FOR LENDERS UNDER THE DEED OF TRUST RECORDED FEBRUARY 08, 2017 AT RECEPTION NUMBER 2017009801, AS AMENDED.

LIENHOLDER

FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

AS AGENT FOR LENDERS UNDER THE DEED OF TRUST RECORDED FEBRUARY 08, 2017 AT RECEPTION NUMBER 2017009801, AS AMENDED.

BY: ___

NAME: ___

AS: ___

STATE OF COLORADO)
)SS

COUNTY OF ___)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__

BY: ___ AS ___ OF

FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

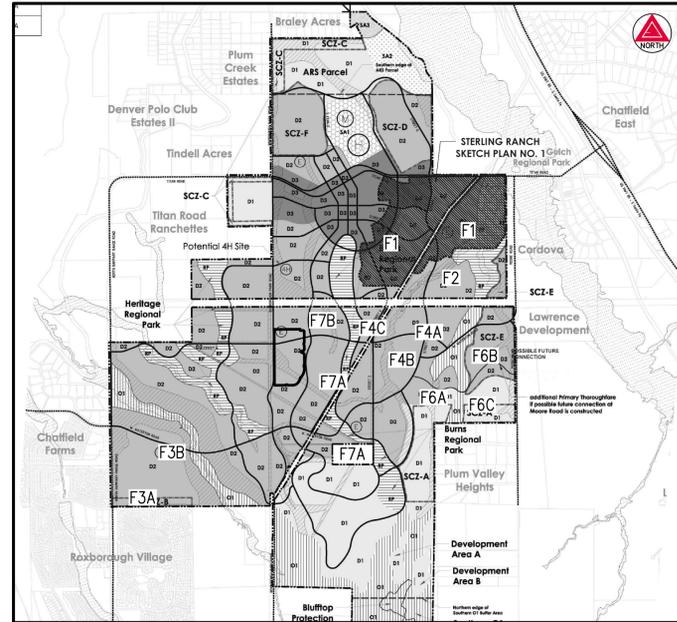
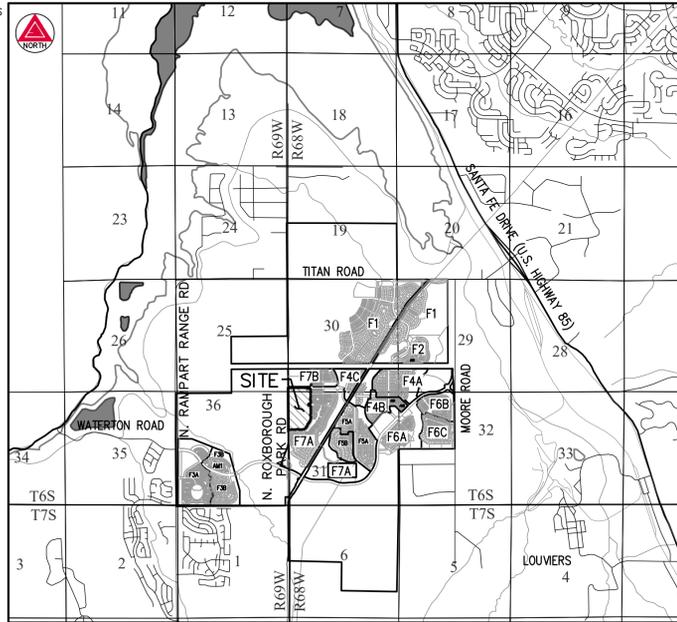
BY: ___ AS ___ OF

FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

STERLING RANCH FILING NO. 7C
A PORTION OF PLANNING AREA D2
A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



GENERAL NOTES

- 1. 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 STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON AUGUST 24, 2023.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR NORTH 89°45'49" EAST AND IS MONUMENTED AS SHOWN HEREON.
5. ___ COMMITMENT NO. ___ EFFECTIVE ___ AT ___ A.M./P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S) (FIRM) NO. 08035C0131F, ALL WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2005, THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS - ZONE "X", WITH "ZONE X" BEING DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN".
7. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II AND JJ SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, UTILITIES, DRAINAGE, AND LANDSCAPING. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
8. TRACT V SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, UTILITIES, DRAINAGE, LANDSCAPING, AND GREEN/PARK. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
9. AMUR MAPLE CIRCLE, AMUR MAPLE LANE, MILKWEED ROAD, MILKWEED TRAIL, MILKWEED LANE, REDLEAF ROSE CIRCLE, RICE GRASS LANE, RICE GRASS ROAD, RICE GRASS TRAIL, SANDWORT TRAIL, SANDWORT LANE, SANDWORT ROAD, LEMON DALEA TRAIL, LEMON DALEA ROAD, LEMON DALEA LANE, PINATA DRIVE, PINATA STREET, SANDIA GLOW CIRCLE, WATER KING LANE AND WATER KING TRAIL SHALL BE OWNED AND MAINTAINED BY STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS, FOR UTILITIES, DRAINAGE AND PUBLIC ACCESS. (THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS, UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT).
10. THE PUBLIC PEDESTRIAN ACCESS EASEMENTS AS SHOWN ON SHEETS 14-16 ARE HEREBY GRANTED TO DOUGLAS COUNTY FOR THE PURPOSE OF OWNING SIDEWALK IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PAVING, CURB, CUTTER AND SIGNAGE. NO UTILITIES SHALL BE INSTALLED WITHIN THE PUBLIC PEDESTRIAN ACCESS EASEMENT. ANY ABOVE GROUND APPURTENANCES ASSOCIATED WITH DRY UTILITIES MUST BE A MINIMUM OF 18" BEHIND THE BACK OF WALK AND NOT BE LOCATED WITHIN THE PUBLIC PEDESTRIAN ACCESS EASEMENTS.
11. ALL LOT LINES ARE TO BE CONSIDERED RADIAL UNLESS OTHERWISE NOTED.
12. DWELLING UNITS AND COMMERCIAL UNITS SHALL BE CONSTRUCTED IN A MANNER WHICH WILL ACCOMMODATE CONNECTION TO A UTILITY MONITORING AND TELECOMMUNICATION SYSTEM FOR CENTRAL SERVICE UNDER A MASTER SERVICE CONTRACT OR CENTRAL COMPUTER CONTROLLED MONITORING PROGRAM. THE OWNERS OF EACH LOT SHALL FULLY PARTICIPATE IN AND BE PART OF THE UTILITY MONITORING AND TELECOMMUNICATIONS SYSTEM OR SYSTEMS.
13. THE STERLING RANCH COMMUNITY AUTHORITY BOARD HAS ADOPTED THE ARCHAEOLOGICAL, PALEONTOLOGICAL AND HISTORIC RESOURCES DISCOVERED DURING CONSTRUCTION OF STERLING RANCH FILING NO. 7C. THE PROTOCOL ADOPTED MEETS THE MINIMUM REQUIRED DISCOVERY PROTOCOL OUTLINED IN THE STERLING RANCH PLANNED DEVELOPMENT, SECTION 5-7.7, RECORDED ON DECEMBER 10, 2013, RECEPTION NUMBER 2013095325.
14. ALL LOTS OF FOR SALE DWELLING UNITS WITHIN THIS PLAT ARE CONSIDERED A "LEVED UNIT" AND ARE SUBJECT TO THE WATERTON FEE, AS DEFINED IN THE AMENDED AND RESTATED WATERTON BOULEVARD INFRASTRUCTURE DEVELOPMENT AGREEMENT, DATED SEPTEMBER 2, 2020, AS MAY BE AMENDED FROM TIME TO TIME.
15. SIGHT DISTANCE EASEMENTS (SDE) AS SHOWN HEREON ARE FOR SIGHT DISTANCE PURPOSES TOGETHER WITH THE FOLLOWING RESTRICTIONS OVER SAID EASEMENT; NO OBJECT WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MORE THAN TWENTY-FOUR (24) INCHES ABOVE THE FLOWLINE OF THE ADJACENT STREET. SUCH OBJECTS SHALL INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, LANDSCAPING, AND UTILITY CABINETS. PARKING IS ALSO PROHIBITED WITHIN THE EASEMENT.
16. THIS PLAT IS SUBJECT TO EXISTING COMMUNICATION EASEMENTS AS SHOWN AND IDENTIFIED ON SHEET 18 HEREON.
17. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
18. THE 25 AND 61 FOOT DRAINAGE EASEMENTS AND 25 FOOT UTILITY EASEMENT ARE HEREBY DEDICATED TO STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS ACROSS TRACTS A & H FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER AND SANITARY SEWER MANAGEMENT IMPROVEMENTS.
19. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO DOUGLAS COUNTY ACROSS TRACTS A, B, C, D, E, F, G, H, K, L, O, P, Q, R, T, U, AND V FOR THE PURPOSE OF ACCESSING, MAINTENANCE, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICRO-POOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY, THE "FACILITIES") IN THE EVENT STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS ("SYSTEM OWNER") FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES. A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION S BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.
20. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR THE USE THEREOF (INTERFERING OBJECTS) MAY NOT BE PERMITTED WITHIN UTILITY EASEMENTS AS SHOWN HEREON. THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

THE DEDICATION OF THE TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, AMUR MAPLE CIRCLE, AMUR MAPLE LANE, MILKWEED ROAD, MILKWEED TRAIL, MILKWEED LANE, REDLEAF ROSE CIRCLE, RICE GRASS LANE, RICE GRASS ROAD, RICE GRASS TRAIL, SANDWORT TRAIL, SANDWORT LANE, SANDWORT ROAD, LEMON DALEA TRAIL, LEMON DALEA ROAD, LEMON DALEA LANE, PIEDRA RIVER PLACE, PINATA DRIVE, PINATA STREET, SANDIA GLOW CIRCLE, WATER KING LANE, WATER KING TRAIL, 25 FOOT UTILITY EASEMENT AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE STERLING RANCH COMMUNITY AUTHORITY BOARD.

STERLING RANCH COMMUNITY AUTHORITY BOARD A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. §29-1-203.5

BY: HAROLD R. SMETHILLS, JR., PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF DOUGLAS)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__

BY HAROLD R. SMETHILLS, JR., PRESIDENT OF STERLING RANCH COMMUNITY AUTHORITY BOARD A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. §29-1-203.5

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PELL, A DULY LICENSED 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 AUGUST 24, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS ___ DAY OF ___, 20__

FOR REVIEW
DO NOT RECORD

ANTHONY K. PELL, LICENSED PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, AND MONETARY ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: ___

TITLE: ___

DATE: ___

STATE OF COLORADO)
)SS

COUNTY OF ___)

ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__

BY: ___ AS ___

OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC

PLANNING COMMISSIONERS CERTIFICATE

THE PRELIMINARY PLAN (SB2021-057) FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON OCTOBER 11, 2022.

DIRECTOR OF COMMUNITY DEVELOPMENT DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ___ DAY OF ___, 20__ SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF CACTUS GRASS STREET, PIEDRA RIVER LOOP, PIEDRA RIVER STREET, BLUE FESQUE DRIVE, JOY SEDUM AVENUE, STERLING RANCH AVENUE, UTILITY EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, CUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF COUNTY COMMISSIONERS

Project information block including: LAST REVISED: 2/18/2026, AZTEC CONSULTANTS, INC. logo and contact info, DEVELOPER STERLING RANCH DEVELOPMENT COMPANY, 8155 PINEY RIVER AVENUE, SUITE 200, LITTLETON, CO 80125, 303.202.6800, DATE OF PREPARATION: 08-30-2024, SCALE: N/A, SHEET 1 OF 18.

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STERLING RANCH AVENUE RIGHT-OF-WAY AS DEPICTED ON STERLING RANCH FILING NO. 7A, RECORDED UNDER RECEPTION NO. 2025036836 IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 7A, THE FOLLOWING FORTY-ONE (41) COURSES:

- NORTH 89°42'19" EAST, A DISTANCE OF 98.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 43.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 67.54 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 380.77 FEET;
- SOUTH 19°35'45" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 50°17'32" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 50°52'53" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 20°11'06" EAST, A DISTANCE OF 12.37 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 139.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 49.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'44", AN ARC LENGTH OF 77.24 FEET;
- SOUTH 59°42'19" WEST, A DISTANCE OF 26.52 FEET;
- SOUTH 89°42'19" WEST, A DISTANCE OF 34.27 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 50.00 FEET;
- NORTH 89°42'19" EAST, A DISTANCE OF 25.60 FEET;
- SOUTH 60°17'41" EAST, A DISTANCE OF 36.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 49.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°36'23" EAST;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'42", AN ARC LENGTH OF 77.24 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 354.51 FEET;
- SOUTH 19°35'45" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 50°17'32" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 00°17'32" EAST, A DISTANCE OF 50.00 FEET;
- SOUTH 50°52'53" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 20°11'06" EAST, A DISTANCE OF 12.37 FEET;
- SOUTH 00°17'41" EAST, A DISTANCE OF 36.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 454.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°55'49", AN ARC LENGTH OF 245.08 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 77.97 FEET;
- SOUTH 50°31'34" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 81°13'21" WEST, A DISTANCE OF 19.84 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 50.00 FEET;
- SOUTH 19°57'04" EAST, A DISTANCE OF 19.84 FEET;
- SOUTH 10°44'42" WEST, A DISTANCE OF 12.37 FEET;
- SOUTH 30°38'08" WEST, A DISTANCE OF 112.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 229.00 FEET;

LEGAL DESCRIPTION - CONTINUED

32. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°04'11", AN ARC LENGTH OF 236.09 FEET;

33. SOUTH 89°42'19" WEST, A DISTANCE OF 172.57 FEET;

34. NORTH 70°24'15" WEST, A DISTANCE OF 12.37 FEET;

35. NORTH 39°42'28" WEST, A DISTANCE OF 19.84 FEET;

36. SOUTH 89°42'19" WEST, A DISTANCE OF 50.00 FEET;

37. SOUTH 39°07'07" WEST, A DISTANCE OF 19.84 FEET;

38. SOUTH 69°48'54" WEST, A DISTANCE OF 12.37 FEET;

39. SOUTH 89°42'19" WEST, A DISTANCE OF 369.06 FEET;

40. NORTH 62°52'26" WEST, A DISTANCE OF 8.97 FEET;

41. NORTH 33°49'19" WEST, A DISTANCE OF 12.22 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 00°17'41" WEST, A DISTANCE OF 2022.64 FEET;

THENCE SOUTH 46°04'23" EAST, A DISTANCE OF 30.53 FEET;

THENCE NORTH 89°42'19" EAST, A DISTANCE OF 901.57 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID STERLING RANCH AVENUE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°00'30" EAST, A DISTANCE OF 92.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 47.038 ACRES, (2,048,994 SQUARE FEET), MORE OR LESS.

PRIVATE DRIVES SUMMARY CHART					
PRIVATE DRIVES	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
AMUR MAPLE CIRCLE	32,385	0.743	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
AMUR MAPLE LANE	5,594	0.128	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED ROAD	23,849	0.547	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED TRAIL	8,296	0.190	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
MILKWEED LANE	9,272	0.213	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
REDLEAF ROSE CIRCLE	24,618	0.565	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS LANE	5,881	0.135	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS ROAD	2,808	0.064	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
RICE GRASS TRAIL	19,200	0.441	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT TRAIL	3,741	0.086	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT LANE	11,617	0.267	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDWORT ROAD	3,945	0.091	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA TRAIL	11,617	0.267	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA ROAD	2,424	0.056	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
LEMON DALEA LANE	2,424	0.056	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PIEDRA RIVER PLACE	2,760	0.063	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PINATA DRIVE	10,746	0.247	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
PINATA STREET	5,403	0.124	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
SANDIA GLOW CIRCLE	24,267	0.557	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
WATER KING LANE	11,146	0.256	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
WATER KING TRAIL	8,482	0.195	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
TOTAL	230,475	5.291			

TRACTS SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
TRACT A	52005	1.194	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT B	14008	0.322	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT C	20856	0.479	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT D	20895	0.480	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT E	19297	0.443	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT F	367	0.008	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT G	2888	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT H	70074	1.609	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT I	2884	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT J	1050	0.024	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT K	8804	0.202	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT L	8144	0.187	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT M	1260	0.029	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT N	1260	0.029	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT O	4469	0.103	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT P	9863	0.226	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Q	24359	0.559	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT R	28973	0.665	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT S	360	0.008	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT T	16295	0.374	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT U	7976	0.183	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT V	46852	1.076	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE/GREEN/PARK
TRACT W	1125	0.026	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT X	750	0.017	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Y	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT Z	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT AA	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT BB	700	0.016	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT CC	750	0.017	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT DD	2080	0.048	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT EE	2080	0.048	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT FF	1500	0.034	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT GG	11893	0.273	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT HH	204	0.005	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT II	2880	0.066	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TRACT JJ	10112	0.232	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TOTAL	399,112	9.162			

THIS SUBDIVISION PLAT CONTAINS 428 RESIDENTIAL LOTS AND 36 TRACTS

S.R.C.A.B. = THE STERLING RANCH COMMUNITY AUTHORITY BOARD, A POLITICAL SUBDIVISION AND PUBLIC CORPORATION OF THE STATE OF COLORADO FORMED PURSUANT TO C.R.S. § 29-1-203.5

* THE "USE" LISTED FOR UTILITIES IS NOT A GRANT OF BLANKET EASEMENT OVER THE TRACTS. BOUNDARIES OF ANY UTILITY EASEMENTS ARE SHOWN HEREON OR AS DEFINED BY SEPARATE INSTRUMENT)

CHARACTER ZONE DESIGNATION CHART - LOTS			
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5
LOTS	LOTS	LOTS	LOTS
---	---	---	1-428
0.000 ACRES	0.000 ACRES	0.000 ACRES	24.500 ACRES
C1 TOTAL=0	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=428
TOTAL=428			

CHARACTER ZONE DESIGNATION CHART - TRACTS/(PRIVATE DRIVES)				
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5	BURNS REGIONAL PARK
TRACTS	TRACTS	TRACTS	TRACTS	TRACTS
A, B, C, D, E, K, L, O, P, Q, R, T, U, V, H, GG, JJ	---	---	F, I, J, M, N, S, W, X, Y, Z, AA, BB, CC, DD, EE, FF, HH, G, II, *ALL PRIVATE DRIVES (21)*	---
8.398 ACRES	0.000 ACRES	0.000 ACRES	5.848 ACRES	0.000 ACRES
C1 TOTAL=17	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=40	BRP TOTAL=0
TOTAL=57				

CHARACTER ZONE DESIGNATION CHART - ROW			
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5
			ROW
0.000 ACRES	0.000 ACRES	0.000 ACRES	8.085 ACRES

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (428)	1,067,218	24.500	52.09
TRACTS (36)	399,112	9.162	19.47
PRIVATE DRIVES (21)	230,475	5.291	11.25
ROW	352,174	8.085	17.19
TOTALS	2,048,994	47.038	100.00



DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY

8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	N/A
SHEET 2 OF 18	

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

STERLING RANCH FILING NO. 7C

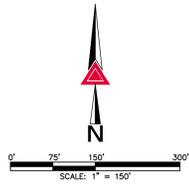
A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"



CURVE TABLE

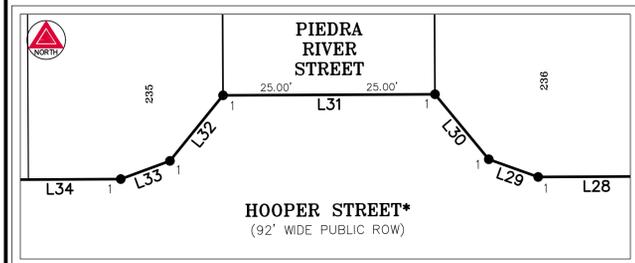
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'59"	43.00'	67.54'
C2	90°18'44"	49.00'	77.24'
C3	90°18'42"	49.00'	77.24'
C4	30°55'49"	454.00'	245.08'
C5	59°04'11"	229.00'	236.09'

LINE TABLE

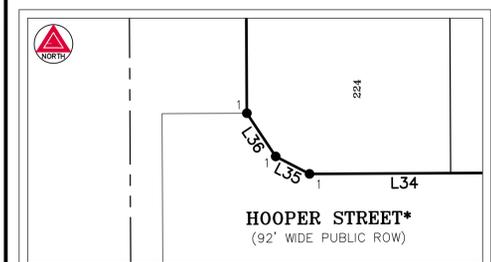
LINE	BEARING	LENGTH
L1	N89°42'19"E	98.30'
L2	S00°17'41"E	380.77'
L3	S19°35'45"W	12.37'
L4	S50°17'32"W	19.84'
L5	S00°17'41"E	50.00'
L6	S50°52'53"E	19.84'
L7	S20°11'06"E	12.37'
L8	S00°17'41"E	139.51'
L9	S59°42'19"W	26.52'
L10	S89°42'19"W	34.27'
L11	S00°17'41"E	50.00'
L12	N89°42'19"E	25.60'
L13	S60°17'41"E	36.52'
L14	S00°17'41"E	354.51'
L15	S19°35'45"W	12.37'
L16	S50°17'32"W	19.84'
L17	S00°17'32"E	50.00'
L18	S50°52'53"E	19.84'
L19	S20°11'06"E	12.37'

LINE TABLE

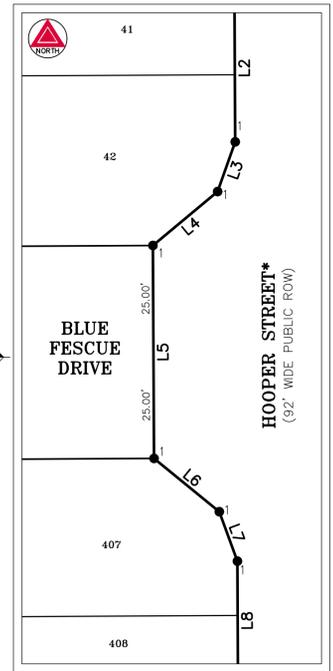
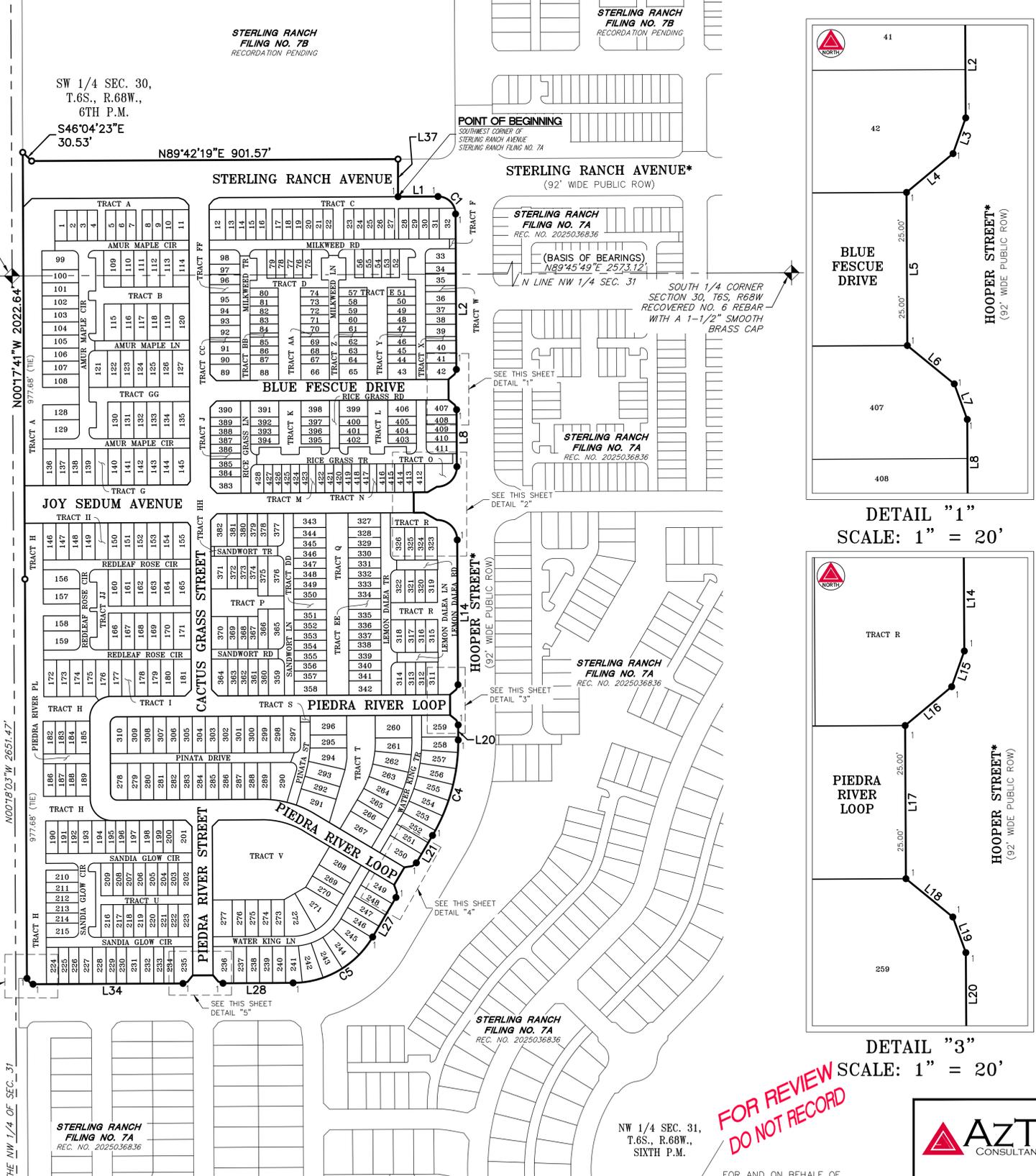
LINE	BEARING	LENGTH
L20	S00°17'41"E	36.97'
L21	S30°38'08"W	77.97'
L22	S50°31'34"W	12.37'
L23	S81°13'21"W	19.84'
L24	S30°38'08"W	50.00'
L25	S19°57'04"E	19.84'
L26	S10°44'42"W	12.37'
L27	S30°38'08"W	112.47'
L28	S89°42'19"W	172.57'
L29	N70°24'15"W	12.37'
L30	N39°42'28"W	19.84'
L31	S89°42'19"W	50.00'
L32	S39°07'07"W	19.84'
L33	S69°48'54"W	12.37'
L34	S89°42'19"W	369.06'
L35	N62°52'26"W	8.97'
L36	N33°49'19"W	12.22'
L37	S00°00'30"E	92.00'



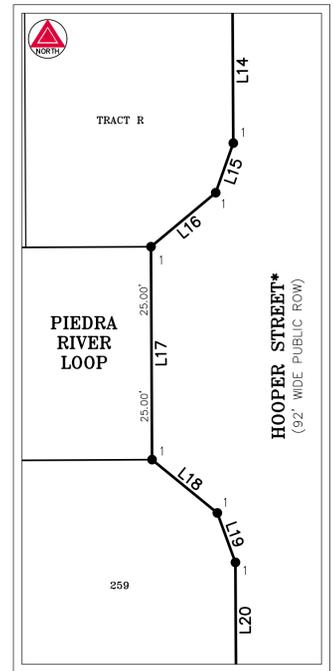
DETAIL "5"
SCALE: 1" = 20'



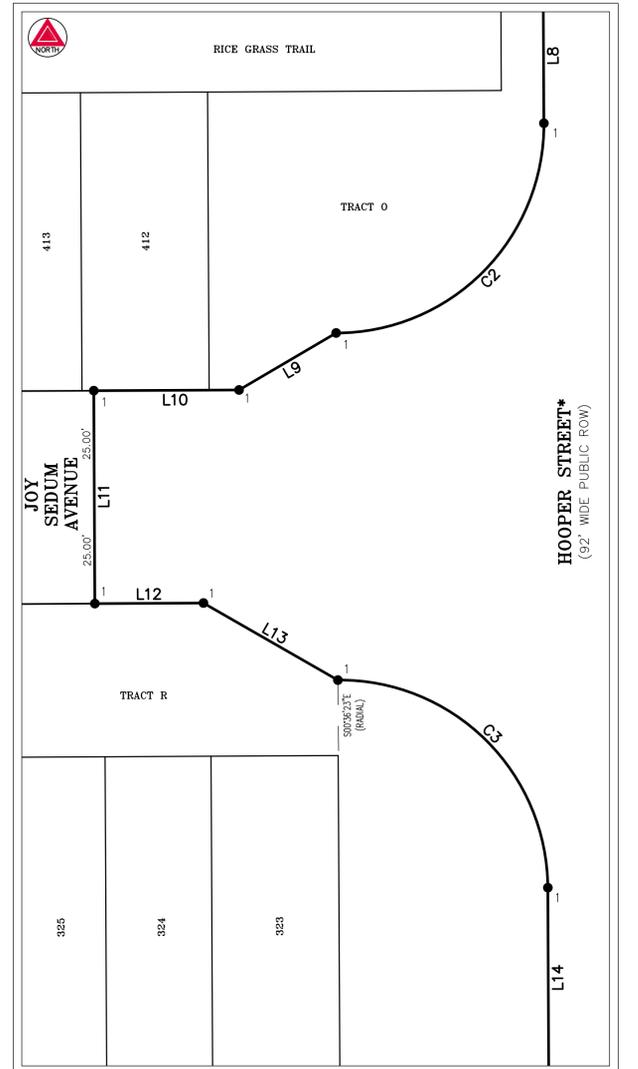
DETAIL "6"
SCALE: 1" = 20'



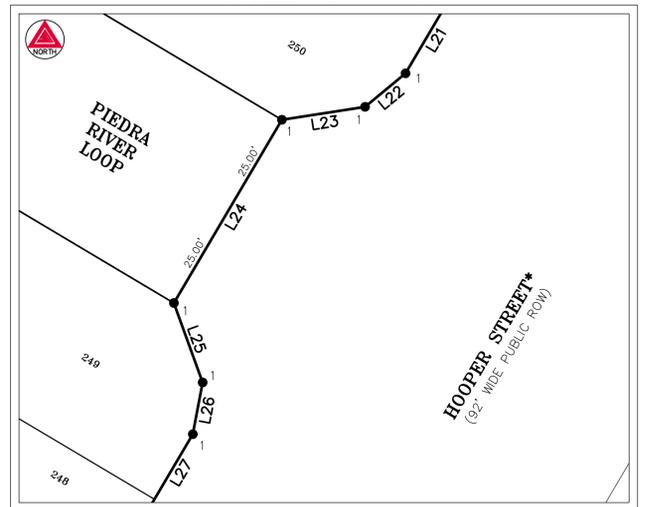
DETAIL "1"
SCALE: 1" = 20'



DETAIL "3"
SCALE: 1" = 20'



DETAIL "2"
SCALE: 1" = 20'



DETAIL "4"
SCALE: 1" = 20'

**FOR REVIEW
DO NOT RECORD**

NW 1/4 SEC. 31,
T.6S., R.68W.,
SIXTH P.M.

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

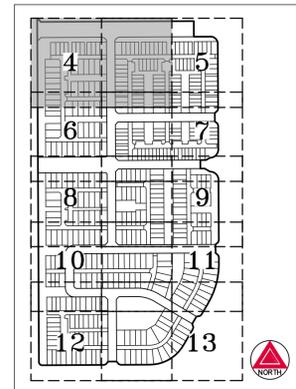
AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1899
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

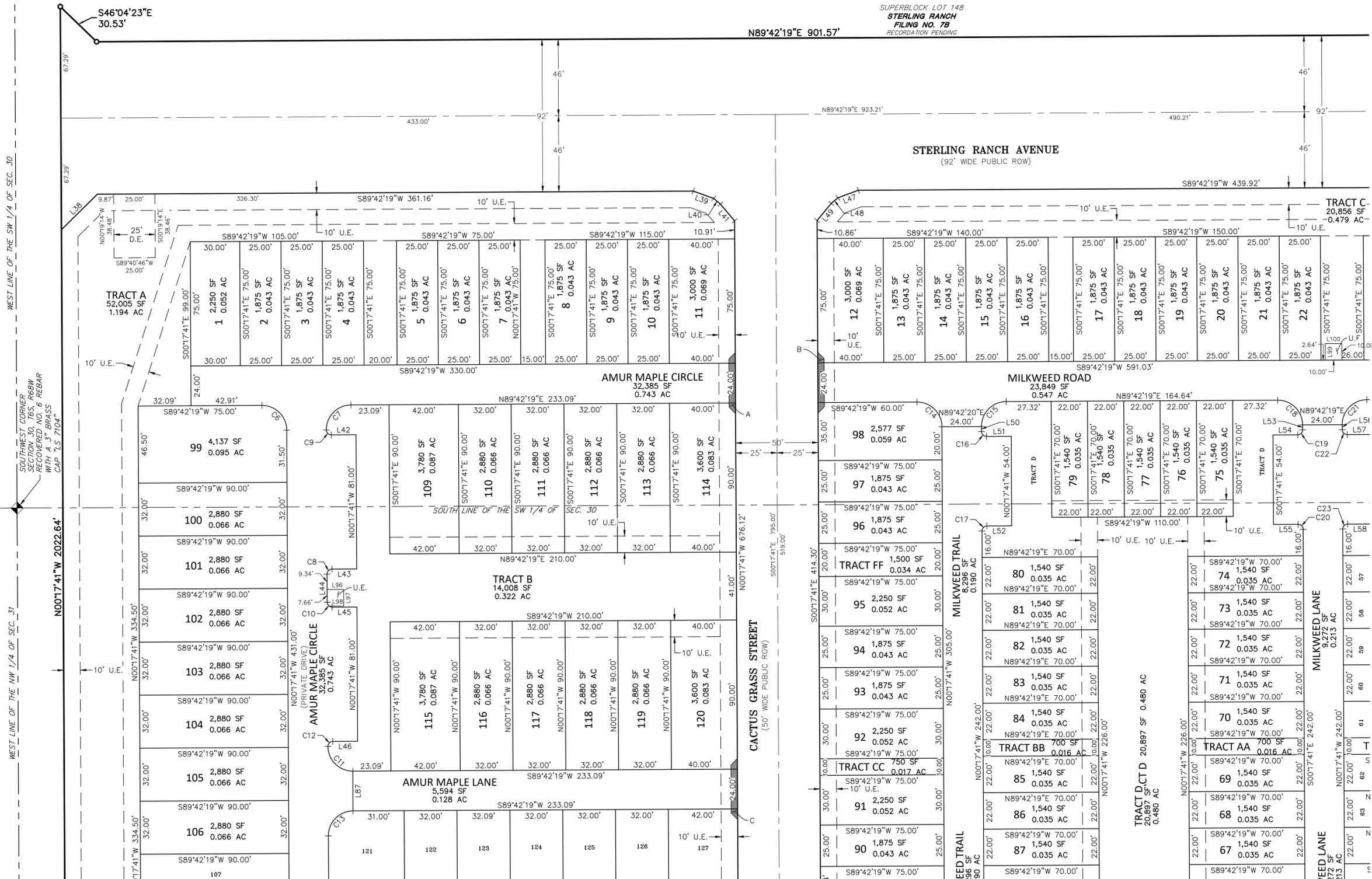
DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 50'
SHEET	3 OF 18

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER
 OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



KEY MAP
 SCALE: 1" = 500'



SEE SHEET 5

SEE SHEET 5

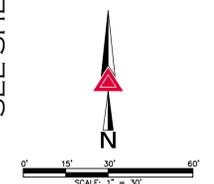
SEE SHEET 6

SEE SHEET 6

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17
 FOR LINE &
 CURVE TABLES



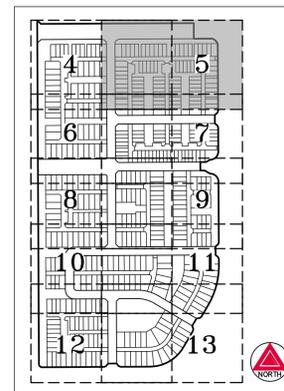
**FOR REVIEW
 DO NOT RECORD**

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

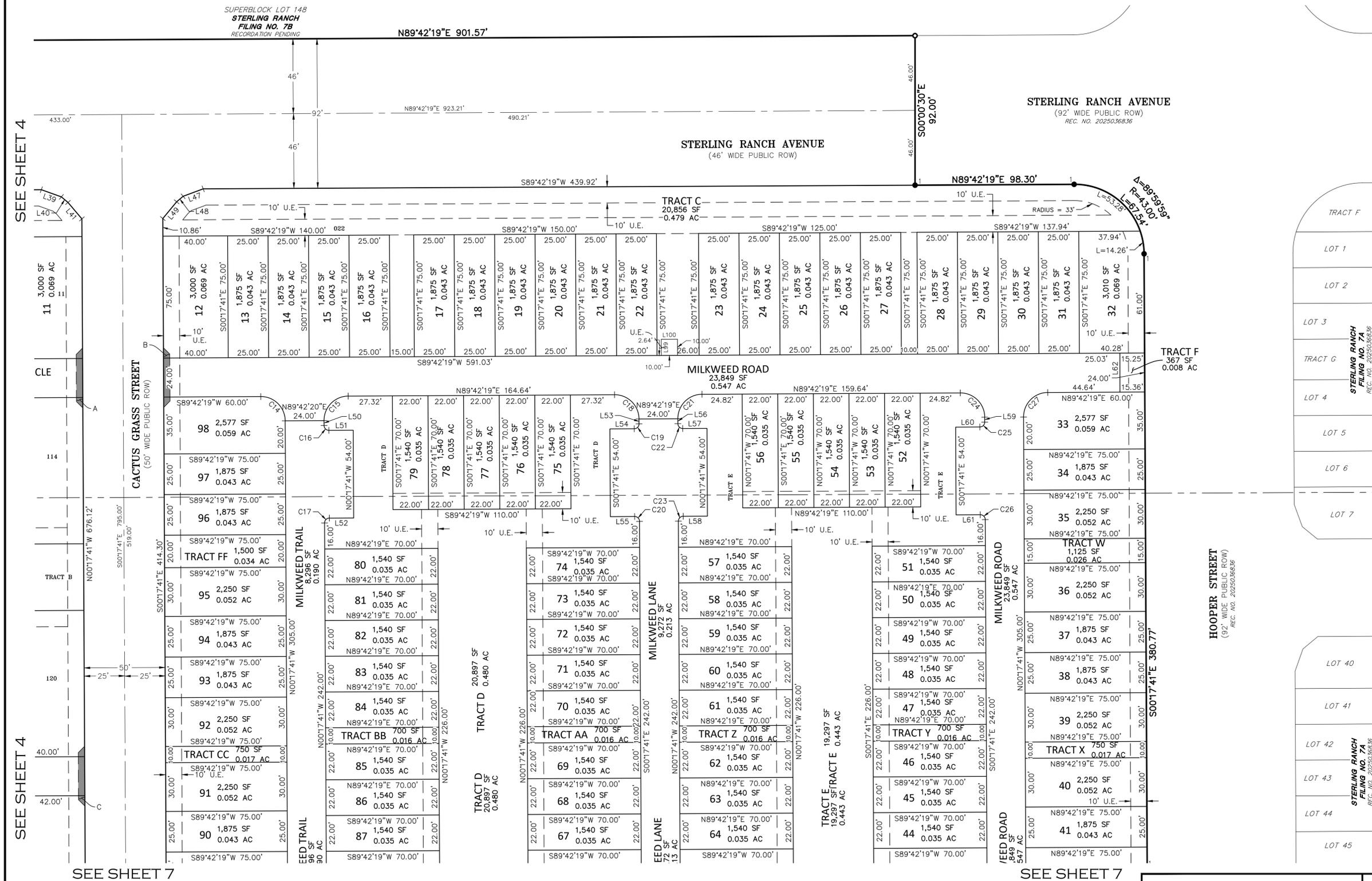
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	DATE OF PREPARATION: 08-30-2024 SCALE: 1" = 30' SHEET 4 OF 18
	AzTec Proj. No.: 124022-01 Drawn By: BAM	

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER
 OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF DOUGLAS, STATE OF COLORADO.
 47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



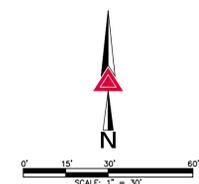
KEY MAP
 SCALE: 1" = 500'



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT
- SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17
 FOR LINE &
 CURVE TABLES



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FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	DATE OF PREPARATION: 08-30-2024
	SCALE: 1" = 30' SHEET 5 OF 18	Drawn By: BAM

STERLING RANCH FILING NO. 7C

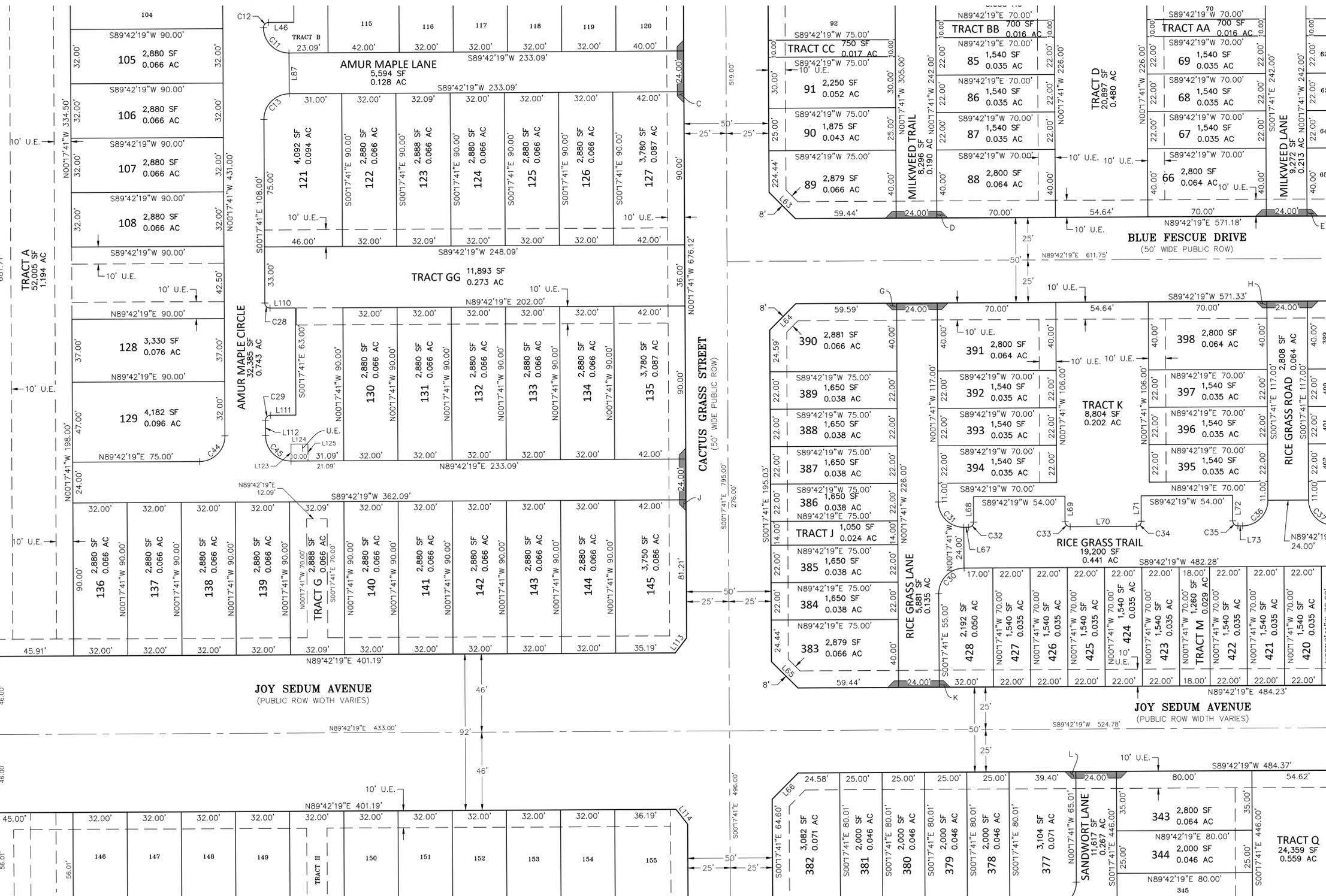
A PORTION OF PLANNING AREA D2

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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 4

SEE SHEET 4

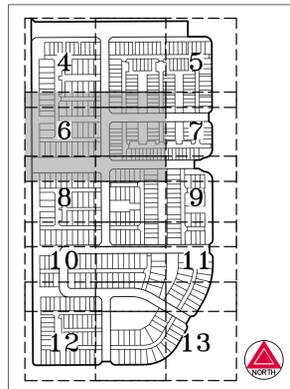


SEE SHEET 8

SEE SHEET 8

SEE SHEET 7

SEE SHEET 7

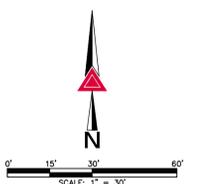


KEY MAP
SCALE: 1" = 500'

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- ★ STERLING RANCH FILING NO. 7A REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PUBLIC PEDESTRIAN ACCESS EASEMENT SEE SHEETS 14 - 16 DETAILS "A" - "BB"

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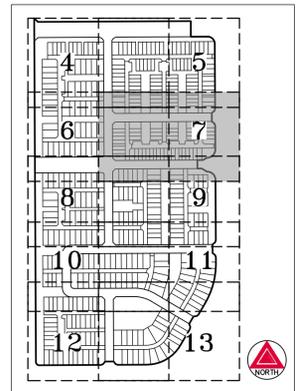
DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 6 OF 18	

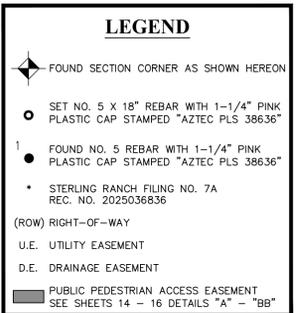
STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2
 A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER
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 COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



KEY MAP
 SCALE: 1" = 500'



SEE SHEET 17
 FOR LINE &
 CURVE TABLES

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 DO NOT RECORD

FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC

SEE SHEET 5

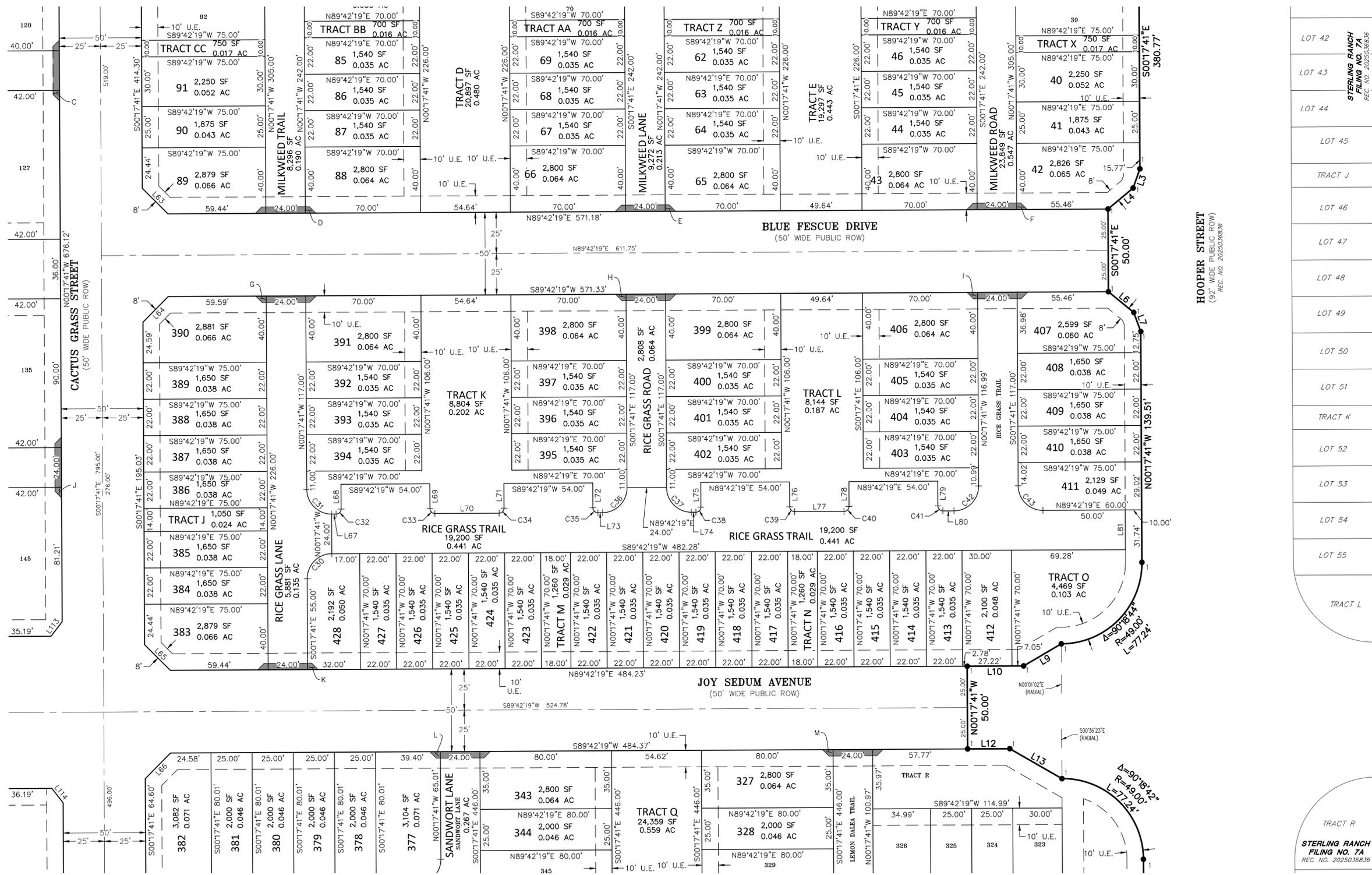
SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

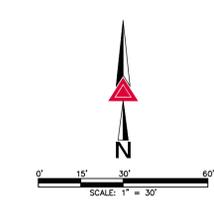
SEE SHEET 9

SEE SHEET 9



LOT 42
LOT 43
LOT 44
LOT 45
TRACT J
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
TRACT K
LOT 52
LOT 53
LOT 54
LOT 55
TRACT L

STERLING RANCH
 FILING NO. 7A
 REC. NO. 2025036836



	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION: 08-30-2024
	DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	SCALE: 1" = 30' SHEET 7 OF 18

STERLING RANCH FILING NO. 7C

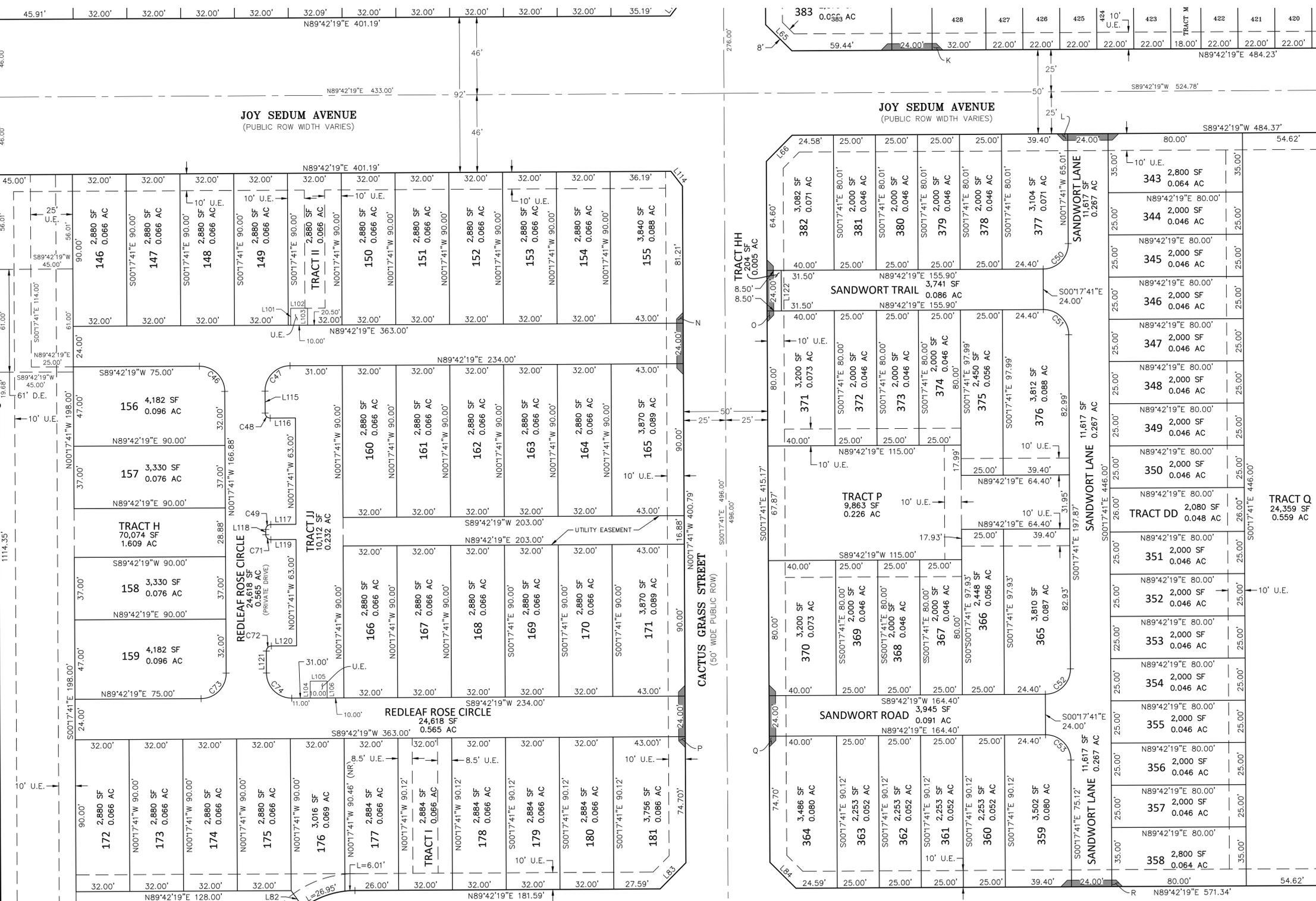
A PORTION OF PLANNING AREA D2

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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 6

SEE SHEET 6



STERLING RANCH FILING NO. 7C

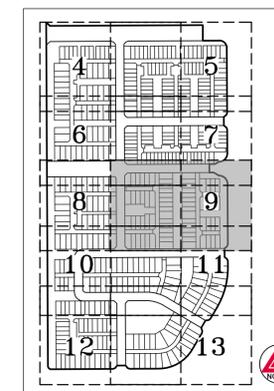
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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 7

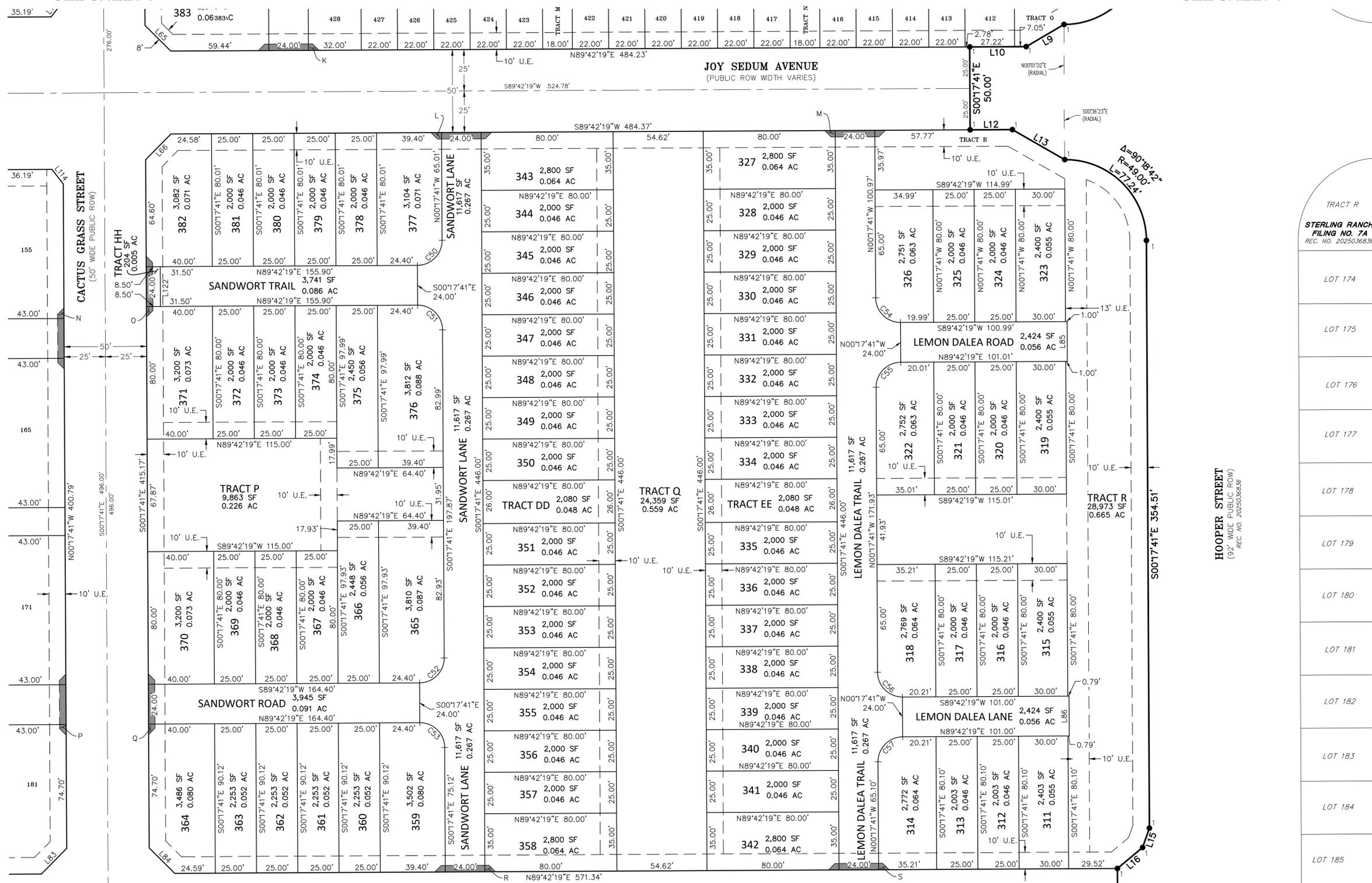
SEE SHEET 7



KEY MAP
SCALE: 1" = 500'

SEE SHEET 8

SEE SHEET 8



SEE SHEET 11

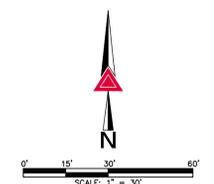
SEE SHEET 11

TRACT R
STERLING RANCH FILING NO. 7A REC. NO. 2025036836
LOT 174
LOT 175
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181
LOT 182
LOT 183
LOT 184
LOT 185

LEGEND

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A
REC. NO. 2025036836
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT
SEE SHEETS 14 - 16 DETAILS "A" - "BB"

SEE SHEET 17
FOR LINE &
CURVE TABLES



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DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY

8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 9 OF 18	

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

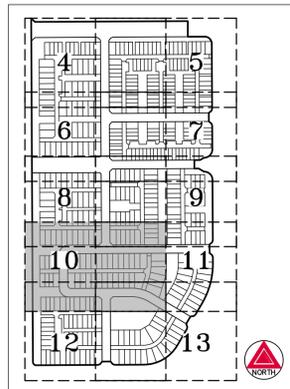
SEE SHEET 8

SEE SHEET 8



SEE SHEET 12

SEE SHEET 12

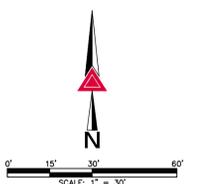


KEY MAP
SCALE: 1" = 500'

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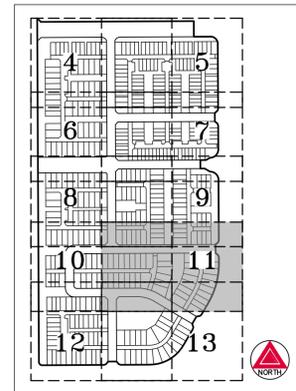
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER STERLING RANCH DEVELOPMENT COMPANY</p> <p>8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	<p>DATE OF PREPARATION: 08-30-2024</p>
	<p>Scale: 1" = 30'</p>	<p>SHEET 10 OF 18</p>

STERLING RANCH FILING NO. 7C

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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



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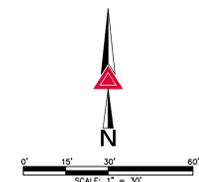
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- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- STERLING RANCH FILING NO. 7A REC. NO. 2025036836

(ROW) RIGHT-OF-WAY
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
PUBLIC PEDESTRIAN ACCESS EASEMENT
SEE SHEETS 14 - 16 DETAILS "A" - "BB"

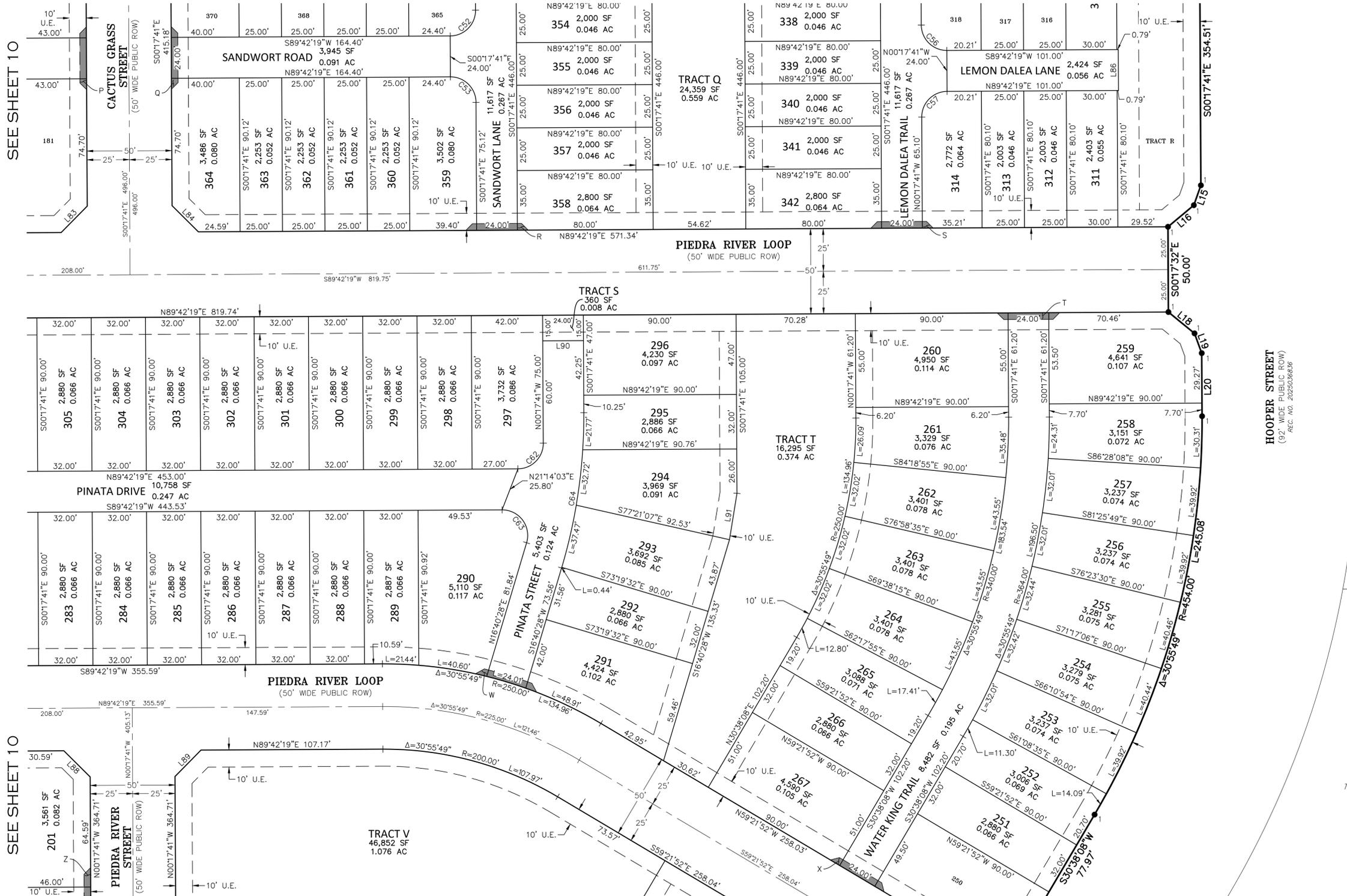
SEE SHEET 17
FOR LINE &
CURVE TABLES

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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SEE SHEET 9



SEE SHEET 10

SEE SHEET 13

SEE SHEET 9

HOOPER STREET
(92' WIDE PUBLIC ROW)
REC. NO. 2025036836

SEE SHEET 13

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Littleton, Colorado 80122
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DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 11 OF 18	

STERLING RANCH FILING NO. 7C

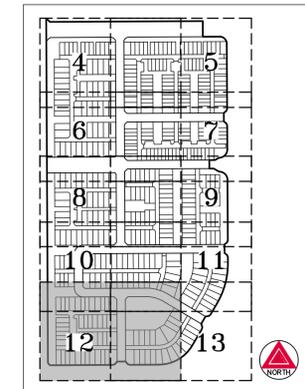
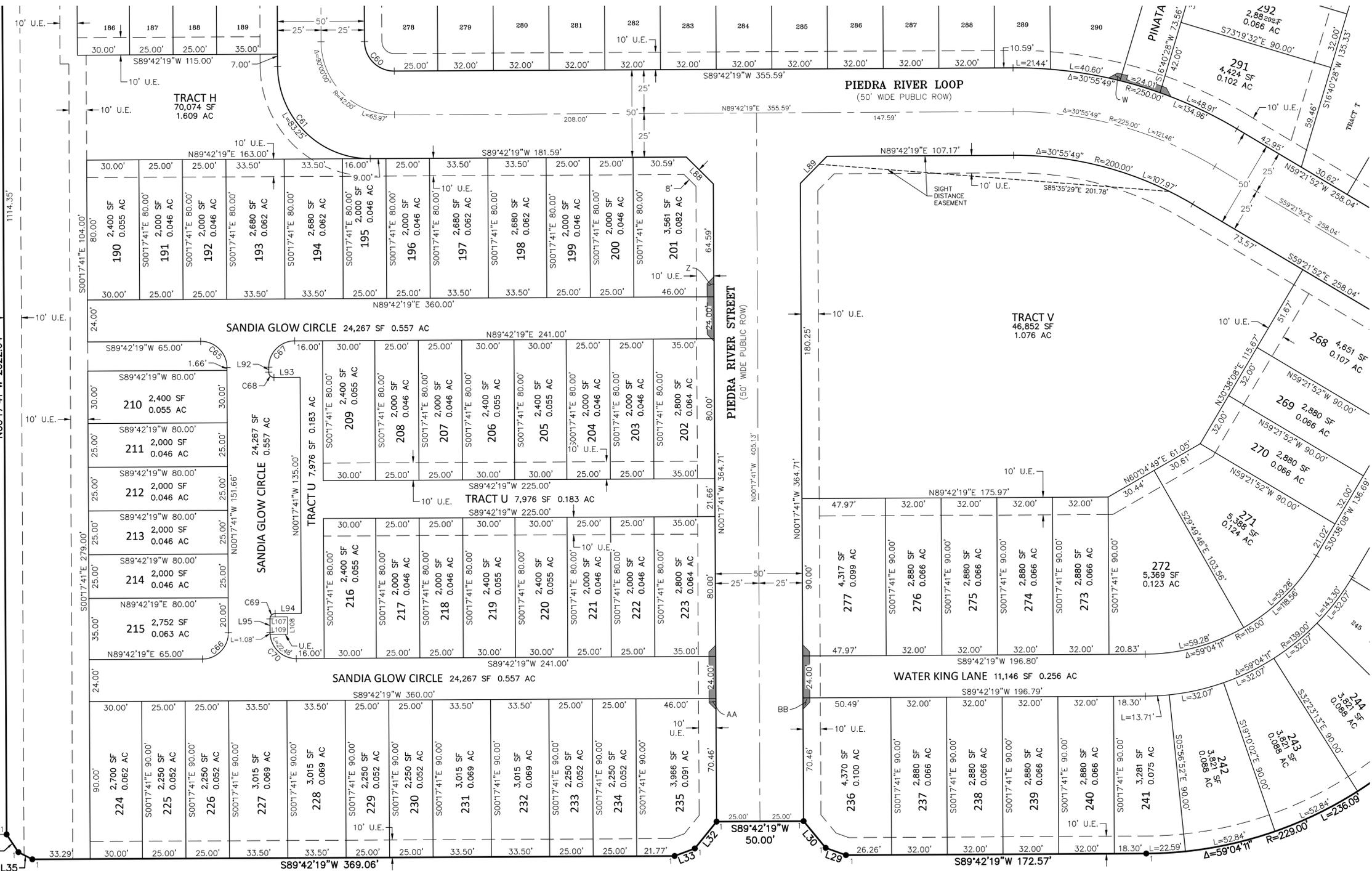
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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

SEE SHEET 10

SEE SHEET 10



KEY MAP
SCALE: 1" = 500'

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HOOPER STREET
(92' WIDE PUBLIC ROW)
REC. NO. 2025036836

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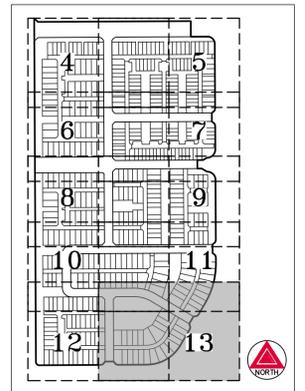
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SCALE:	1" = 30'
SHEET 12 OF 18	

AzTec Proj. No.: 124022-01 Drawn By: BAM

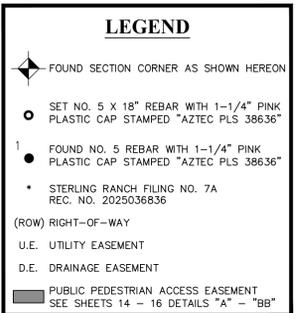
STERLING RANCH FILING NO. 7C

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47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

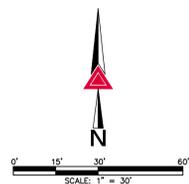


KEY MAP
 SCALE: 1" = 500'



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FOR AND ON BEHALF OF
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DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 30'
SHEET 13 OF 18	

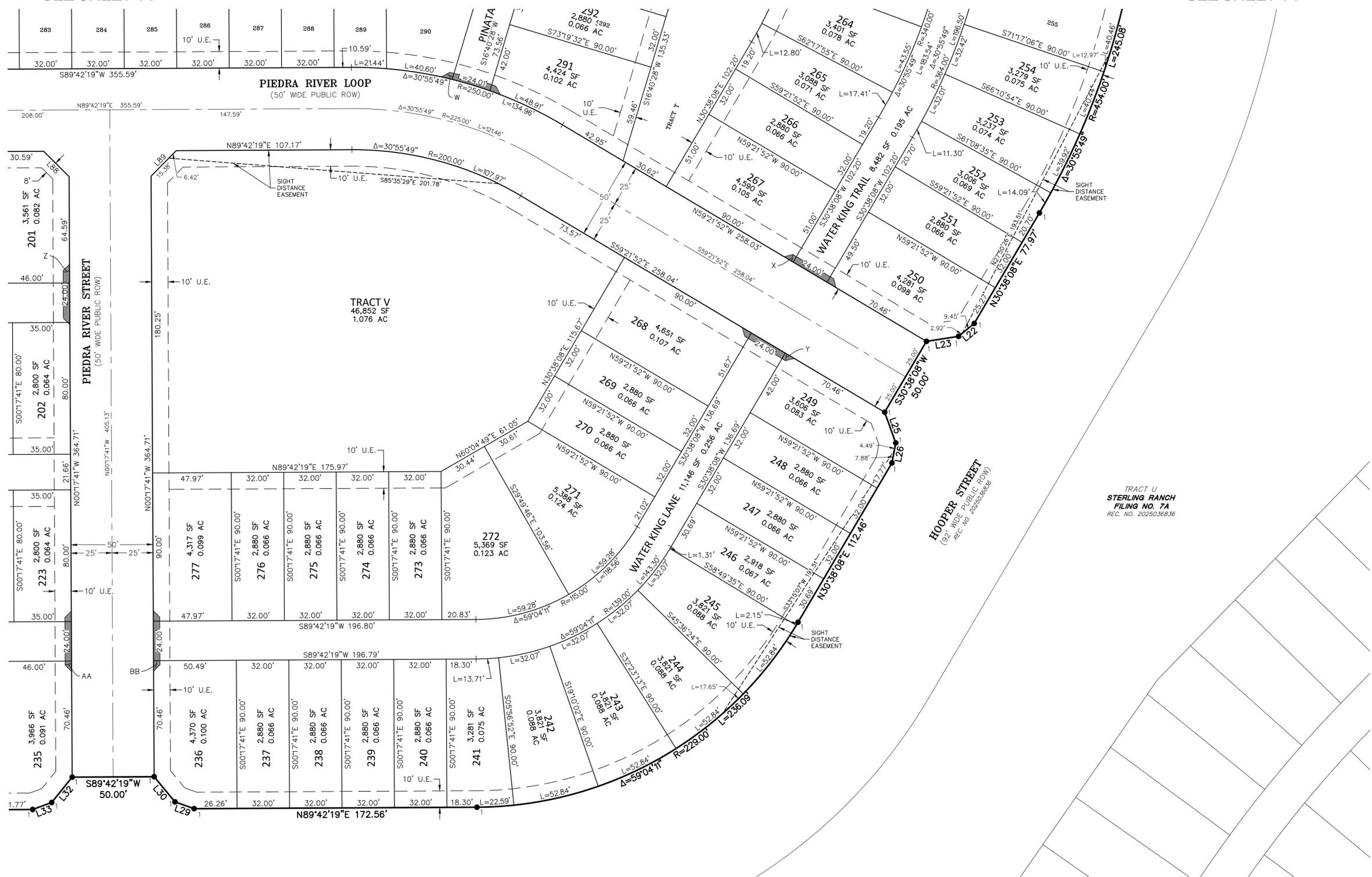
AzTec Proj. No.: 124022-01 Drawn By: BAM

SEE SHEET 11

SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

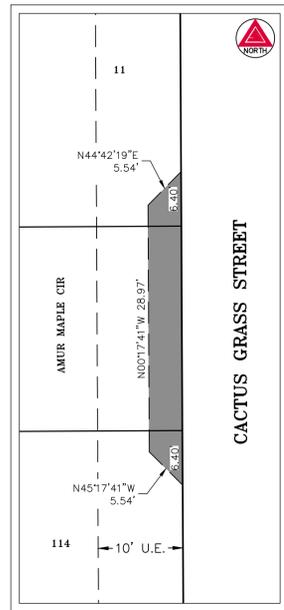


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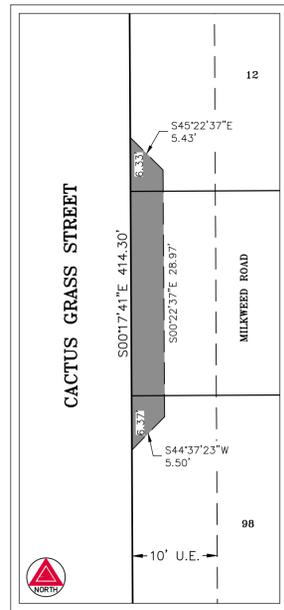
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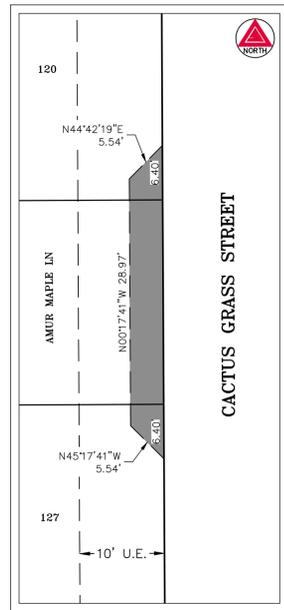
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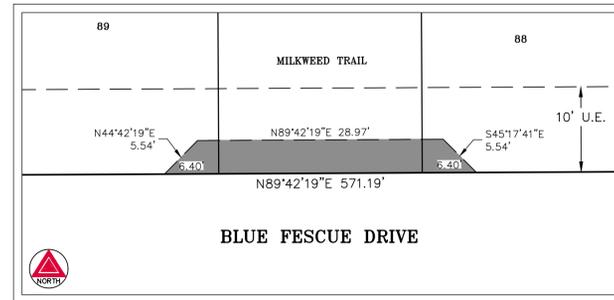
DETAIL "A"
SCALE: 1" = 10'



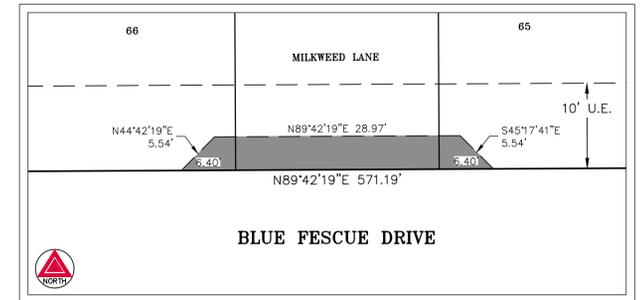
DETAIL "B"
SCALE: 1" = 10'



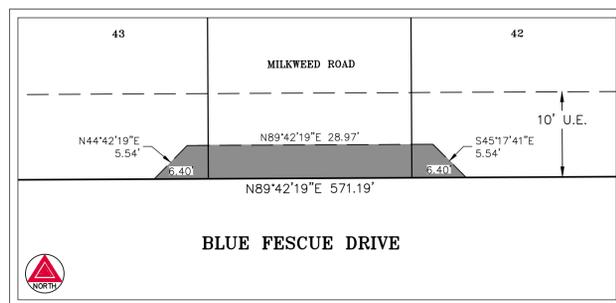
DETAIL "C"
SCALE: 1" = 10'



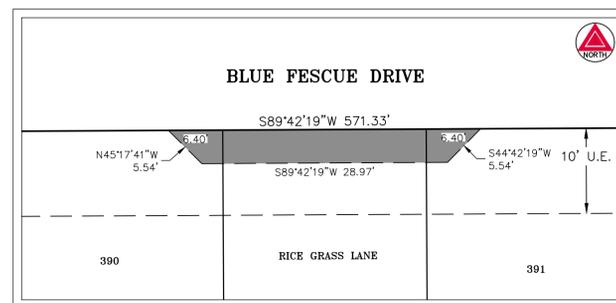
DETAIL "D"
SCALE: 1" = 10'



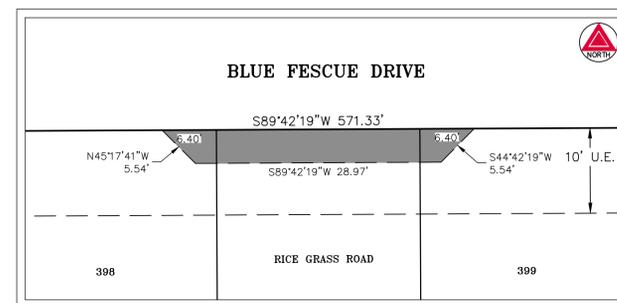
DETAIL "E"
SCALE: 1" = 10'



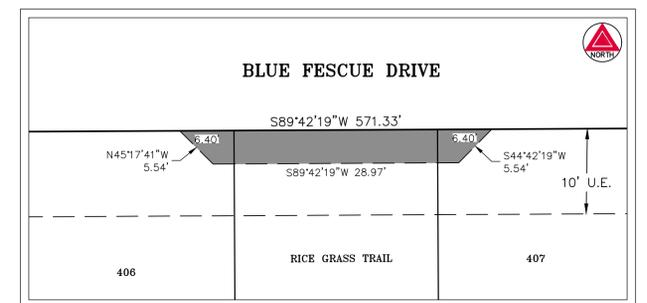
DETAIL "F"
SCALE: 1" = 10'



DETAIL "G"
SCALE: 1" = 10'

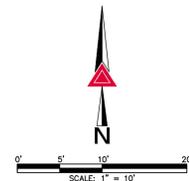


DETAIL "H"
SCALE: 1" = 10'



DETAIL "I"
SCALE: 1" = 10'

LEGEND	
U.E.	UTILITY EASEMENT
■	PUBLIC PEDESTRIAN ACCESS EASEMENT



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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
STERLING RANCH
DEVELOPMENT COMPANY
8155 PINEY RIVER AVENUE, SUITE 200
LITTLETON, CO 80125
303.202.6800

DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 10'
SHEET 14 OF 18	

AzTec Proj No.: 124022-01

Drawn By: BAM

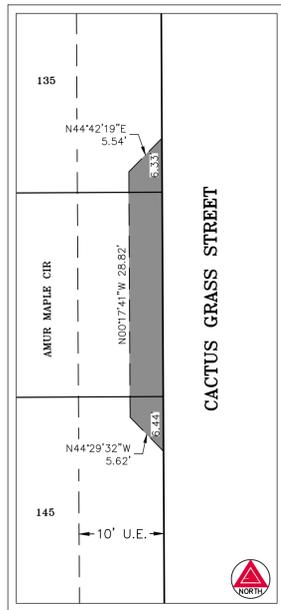
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

STERLING RANCH FILING NO. 7C

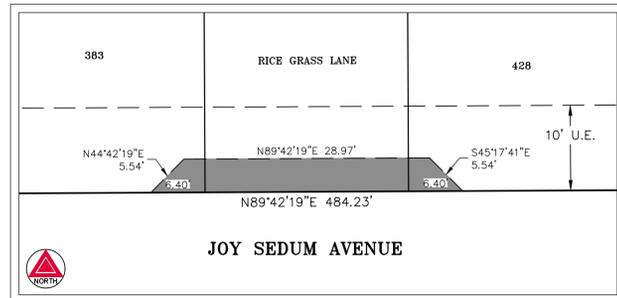
A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

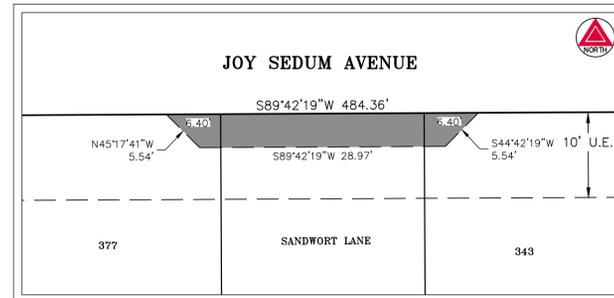
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



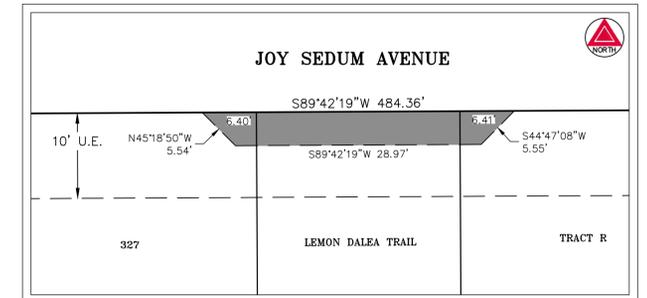
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SCALE: 1" = 10'



DETAIL "K"
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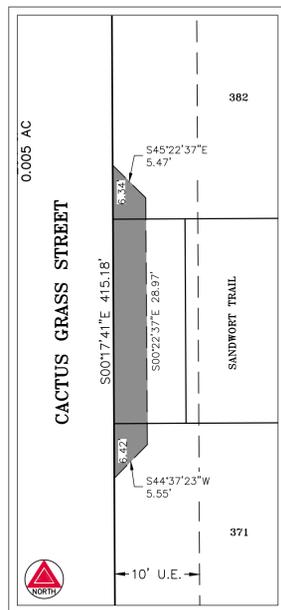
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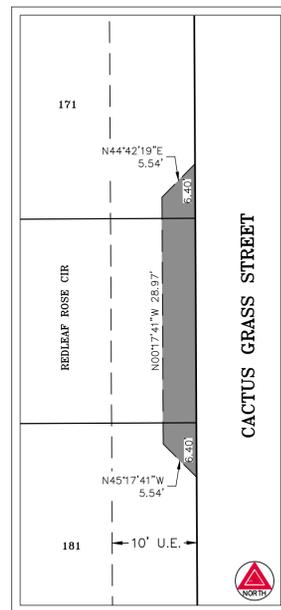
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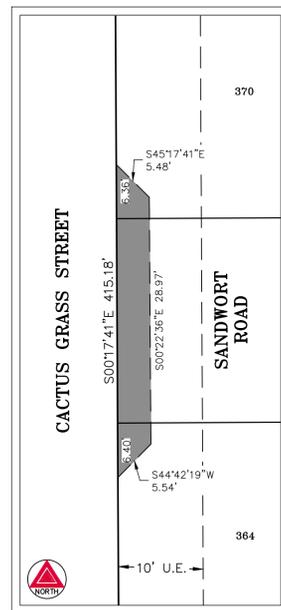
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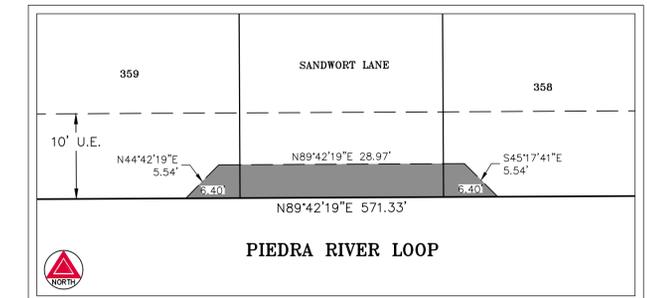
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DETAIL "P"
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DETAIL "Q"
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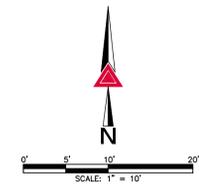


DETAIL "R"
SCALE: 1" = 10'

LEGEND

U.E. UTILITY EASEMENT

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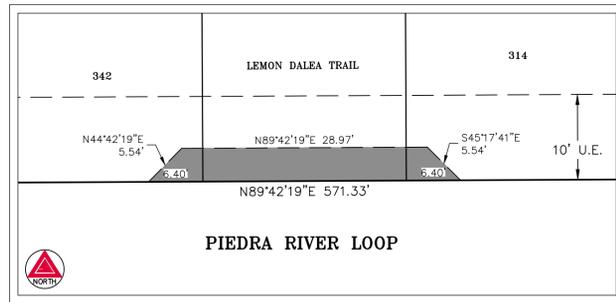
<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	<p>DEVELOPER STERLING RANCH DEVELOPMENT COMPANY 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800</p>	DATE OF PREPARATION:	08-30-2024
		SCALE:	1" = 10'
<p>AzTec Proj. No.: 124022-01 Drawn By: BAM</p>		<p>SHEET 15 OF 18</p>	

STERLING RANCH FILING NO. 7C

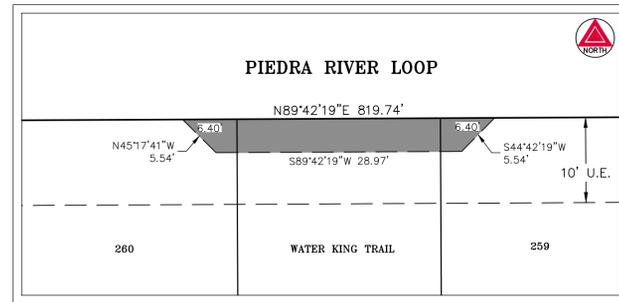
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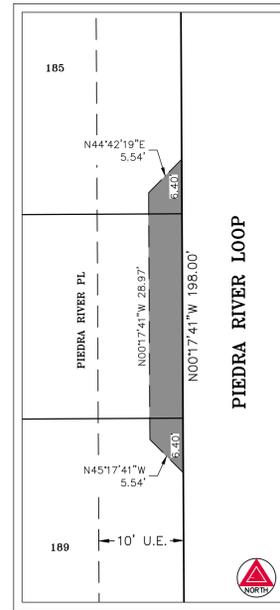
47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060



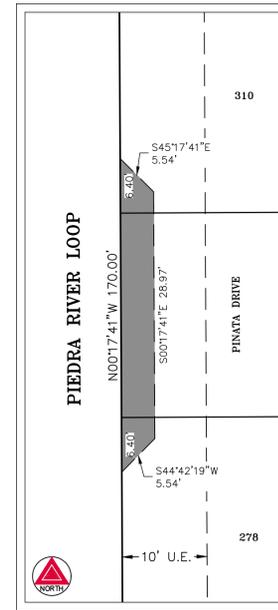
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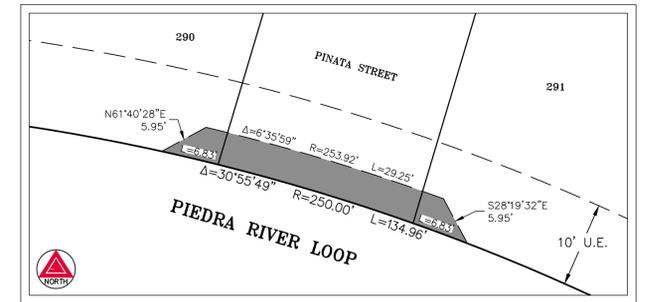
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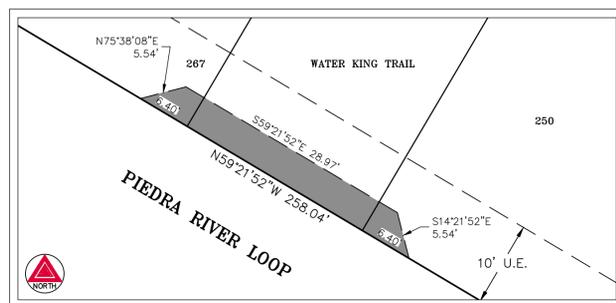
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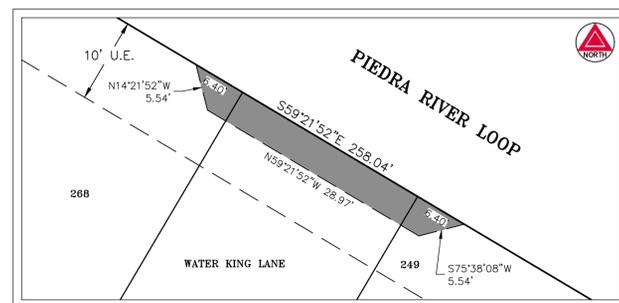
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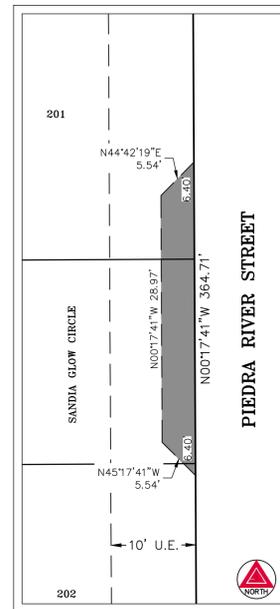
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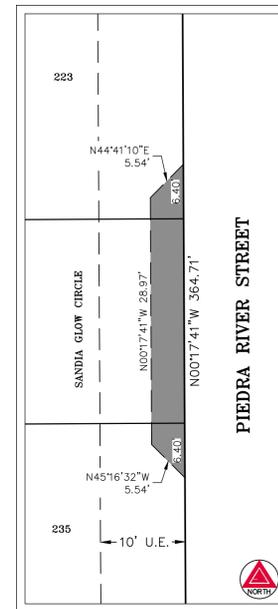
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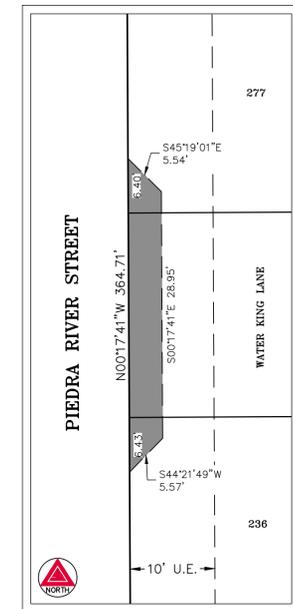
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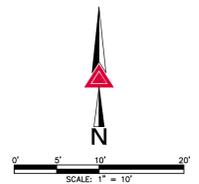
DETAIL "Z"
SCALE: 1" = 10'



DETAIL "AA"
SCALE: 1" = 10'



DETAIL "BB"
SCALE: 1" = 10'



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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

LEGEND	
	U.E. UTILITY EASEMENT
	PUBLIC PEDESTRIAN ACCESS EASEMENT

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
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DEVELOPER
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DEVELOPMENT COMPANY

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LITTLETON, CO 80125
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DATE OF PREPARATION:	08-30-2024
SCALE:	1" = 10'
SHEET 16 OF 18	

AzTec Proj. No.: 124022-01

Drawn By: BAM

STERLING RANCH FILING NO. 7C

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30 & THE NORTHWEST QUARTER OF SECTION 31, BOTH IN TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

47.038 ACRES - 428 RESIDENTIAL LOTS - 36 TRACTS - SB2024-060

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'19"E	98.30'
L2	S00°17'41"E	380.77'
L3	N19°35'45"E	12.37'
L4	N50°17'32"E	19.84'
L5	S00°17'41"E	50.00'
L6	N50°52'53"W	19.84'
L7	N20°11'06"W	12.37'
L8	S00°17'41"E	139.51'
L9	N59°42'19"E	26.52'
L10	N89°42'19"E	34.27'
L11	S00°17'41"E	50.00'
L12	S89°42'19"W	25.60'
L13	N60°17'41"W	36.52'
L14	S00°17'41"E	354.51'
L15	N19°35'45"E	12.37'
L16	N50°17'32"E	19.84'
L17	S00°17'32"E	50.00'
L18	N50°52'53"W	19.84'
L19	N20°11'06"W	12.37'
L20	S00°17'41"E	36.97'
L21	S30°38'08"W	77.97'
L22	N50°31'34"E	12.37'
L23	N81°13'21"E	19.84'
L24	S30°38'08"W	50.00'
L25	N19°57'04"W	19.84'
L26	N10°44'42"E	12.37'
L27	S30°38'08"W	112.47'
L28	S89°42'19"W	172.57'
L29	S70°24'15"E	12.37'
L30	S39°42'28"E	19.84'
L31	S89°42'19"W	50.00'
L32	N39°07'07"E	19.84'
L33	N69°48'54"E	12.37'
L34	S89°42'19"W	369.06'
L35	S62°52'26"E	8.97'
L36	S33°49'19"E	12.22'
L37	S00°00'30"E	92.00'
L38	S45°29'01"W	30.53'
L39	N70°17'41"W	13.16'
L40	N50°01'53"W	5.30'
L41	N40°21'52"W	13.28'
L42	S89°42'19"W	15.00'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N89°42'19"E	15.00'
L44	N00°17'41"W	17.00'
L45	S89°42'19"W	15.00'
L46	N89°42'19"E	15.00'
L47	S69°42'19"W	13.21'
L48	S49°53'15"W	5.27'
L49	S39°42'19"W	13.39'
L50	N00°17'41"W	2.99'
L51	S89°45'25"W	15.00'
L52	N89°42'19"E	15.00'
L53	S00°17'41"E	3.00'
L54	S89°42'19"W	15.00'
L55	N89°42'19"E	15.00'
L56	N00°17'41"W	3.00'
L57	S89°42'19"W	15.00'
L58	N89°42'19"E	15.00'
L59	S00°17'41"E	3.00'
L60	S89°42'19"W	15.00'
L61	N89°42'19"E	15.00'
L62	N00°02'50"W	24.00'
L63	S45°17'41"E	22.00'
L64	S44°42'19"W	21.80'
L65	S45°17'41"E	22.00'
L66	S44°43'15"W	21.80'
L67	S89°42'19"W	2.82'
L68	S00°17'41"E	15.00'
L69	N00°17'41"W	15.00'
L70	S89°42'19"W	39.00'
L71	S00°17'41"E	15.00'
L72	N00°17'41"W	15.00'
L73	S89°42'19"W	2.82'
L74	N89°42'19"E	2.82'
L75	N00°17'41"W	15.00'
L76	S00°17'41"E	15.00'
L77	N89°42'19"E	30.00'
L78	N00°17'41"W	15.00'
L79	S00°17'41"E	14.99'
L80	N89°42'19"E	6.82'
L81	S00°17'41"E	24.00'
L82	S35°37'00"E	12.31'
L83	N44°42'19"E	21.80'
L84	S45°17'41"E	21.80'

LINE TABLE		
LINE	BEARING	LENGTH
L85	N00°19'57"W	24.00'
L86	N00°17'41"W	24.00'
L87	S00°17'41"E	24.00'
L88	N45°17'41"W	21.80'
L89	N44°42'19"E	21.80'
L90	N89°42'19"E	24.00'
L91	S09°14'41"W	27.57'
L92	N00°17'41"W	2.83'
L93	S89°42'19"W	15.00'
L94	N89°42'19"E	15.00'
L95	N00°17'41"W	7.83'
L96	S89°42'19"W	10.00'
L97	N00°17'41"W	10.00'
L98	N89°42'19"E	8.88'
L99	S00°17'41"E	10.00'
L100	S89°42'19"W	10.00'
L101	N00°17'41"W	10.00'
L102	N89°42'19"E	10.00'
L103	S00°17'41"E	10.00'
L104	S00°17'41"E	10.00'
L105	S89°42'19"W	10.00'
L106	N00°17'41"W	10.00'
L107	S89°42'19"W	9.80'
L108	N00°17'41"W	10.00'
L109	N89°42'19"E	9.96'
L110	N89°42'19"E	15.00'
L111	S89°42'19"W	15.00'
L112	S00°17'41"E	9.00'
L113	N37°28'27"E	11.12'
L114	S38°03'48"E	11.12'
L115	N00°17'41"W	12.94'
L116	S89°42'19"W	15.00'
L117	N89°42'19"E	15.00'
L118	N00°17'41"W	3.00'
L119	S89°42'19"W	15.00'
L120	N89°42'19"E	15.00'
L121	N00°17'41"W	12.94'
L122	N00°17'41"W	24.00'
L123	S00°17'41"E	10.00'
L124	S89°42'19"W	10.00'
L125	N00°17'41"W	10.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°59'59"	43.00'	67.54'
C2	90°18'44"	49.00'	77.24'
C3	90°18'42"	49.00'	77.24'
C4	30°55'49"	454.00'	245.08'
C5	59°04'11"	229.00'	236.09'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	3.00'	4.71'
C9	90°00'00"	3.00'	4.71'
C10	90°00'00"	3.00'	4.71'
C11	90°00'04"	15.00'	23.56'
C12	90°00'00"	3.00'	4.71'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'02"	15.00'	23.56'
C16	89°56'57"	3.00'	4.71'
C17	90°00'00"	3.00'	4.71'
C18	90°00'00"	15.00'	23.56'
C19	90°00'00"	3.00'	4.71'
C20	90°00'00"	3.00'	4.71'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	3.00'	4.71'
C23	90°00'00"	3.00'	4.71'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	3.00'	4.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	3.00'	4.71'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	3.00'	4.71'
C29	90°00'00"	3.00'	4.71'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	3.00'	4.71'
C33	90°00'00"	3.00'	4.71'
C34	90°00'00"	3.00'	4.71'
C35	90°00'00"	3.00'	4.71'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	3.00'	4.71'
C39	90°00'00"	3.00'	4.71'
C40	90°00'00"	3.00'	4.71'
C41	90°00'00"	3.00'	4.71'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	3.00'	4.71'
C49	90°00'00"	3.00'	4.71'
C50	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	53.00'	83.25'
C59	90°00'00"	17.00'	26.70'
C60	90°00'00"	17.00'	26.70'
C61	90°00'00"	53.00'	83.25'
C62	90°00'00"	15.00'	23.56'
C63	106°58'09"	15.00'	28.00'
C64	16°58'09"	312.00'	92.40'
C65	90°00'00"	15.00'	23.56'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	90°00'00"	3.00'	4.71'
C69	90°00'00"	3.00'	4.71'
C70	90°00'00"	15.00'	23.56'
C71	90°00'00"	3.00'	4.71'
C72	90°00'00"	3.00'	4.71'
C73	90°00'00"	15.00'	23.56'
C74	90°00'00"	15.00'	23.56'

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	AzTec Proj. No.: 124022-01 Drawn By: BAM	S H E E T 17 O F 18

