


## Memorandum

**DATE:** JANUARY 21, 2025  
**TO:** DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS  
**THROUGH:** DOUGLAS J. DEBORD, COUNTY MANAGER  
**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT   
**CC:** BRETT THOMAS, AICP, CHIEF PLANNER  
JEANETTE BARE, AICP, CURRENT PLANNING MANAGER  
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES  
**SUBJECT:** **STERLING RANCH FILING NO. 7B – FINAL PLAT**  
**PROJECT FILE: SB2024-052**

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Following completion of the staff report on January 13, 2025, the attached request was received by Planning Services from the owner. In addition, the owner submitted an updated plat exhibit which removes Note 20 until an alternative note is agreed upon.

Should the Board find that the approval standards for the final plat are met, the following, additional proposed condition could be considered for inclusion in the Board's motion:

10. Prior to the recordation of the final plat, the applicant shall coordinate with Xcel Energy and Douglas County to revise Note 20 to the satisfaction of Douglas County.

### ATTACHMENTS

Applicant's Request Letter - January 16, 2025

Final Plat Exhibit - January 16, 2025



January 16, 2025

Brett Thomas  
Department of Community Development  
Planning Services Division  
100 Third Street  
Castle Rock, CO 80104

**Subject: Filing 7B Final Plat – Xcel Requested Plat Note**

Dear Mr. Thomas:

We have received a request from Douglas County and Xcel Energy to add the following note to our upcoming Filing 7B Plat:

NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE FUTURE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER-FORTS, DECKS, STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S).

Sterling Ranch takes exception to this note. This note has not been added to any of our prior plats in the history of the Sterling Ranch master plan and would introduce a conflict to the way that we, and our home builders, develop a high-quality and lasting community.

Sterling Ranch has agreed with Xcel Energy to coordinate on a new plat note that will satisfy requirements. We request that this to-be-determined language shall be included in-lieu of the note provided above, as a condition of recordation of the Filing 7B Plat.

Sincerely,

Kevin Johnk, Director of Engineering

1/16/2025

(Date)

Sterling Ranch, LLC a Delaware limited liability company

By: Sterling Ranch Development Company,  
a Colorado corporation  
its Manager

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes general notes, legal descriptions, plat boundary information, lot/easement details, and communication easements.

STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO. 43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052

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. 7B.

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

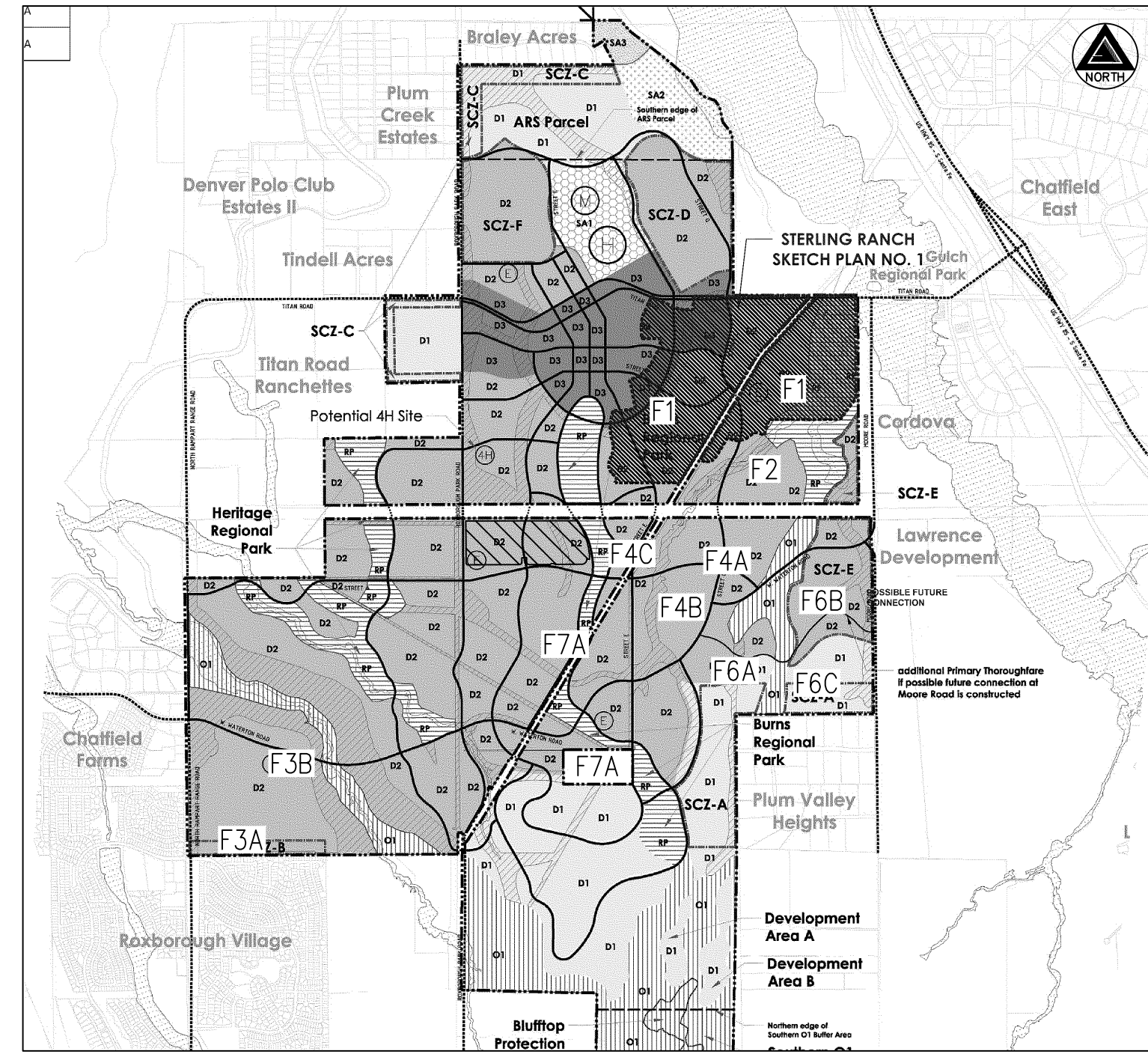
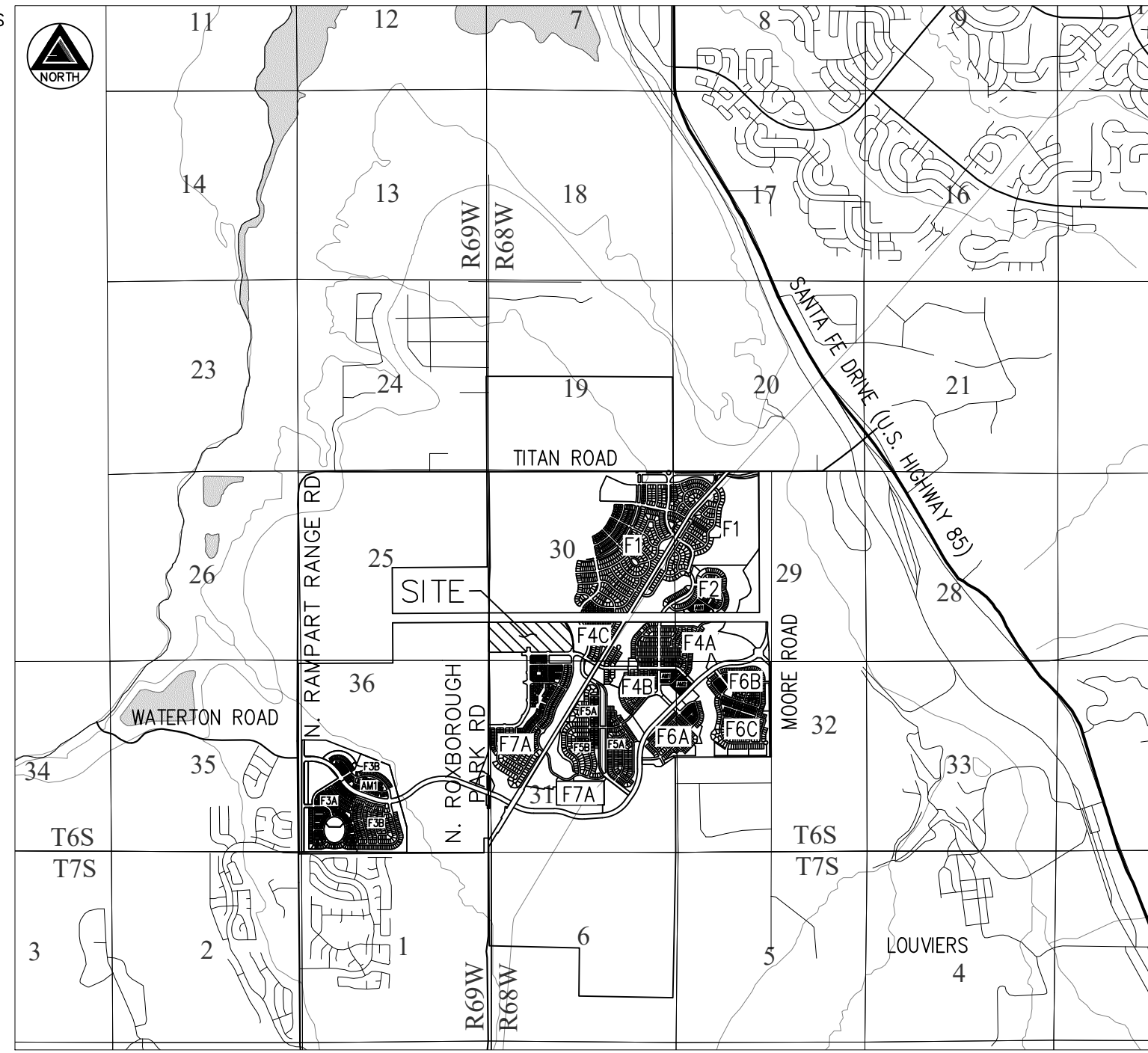
STATE OF COLORADO ) )SS COUNTY OF DOUGLAS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_

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



GENERAL NOTES

- 1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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."
... 19. THE 23 FOOT DRAINAGE EASEMENT IS HEREBY DEDICATED TO STERLING RANCH COMMUNITY AUTHORITY BOARD, ITS SUCCESSORS AND ASSIGNS ACROSS TRACT F FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS.

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

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 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. PEALL, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_

FOR REVIEW DO NOT RECORD

ANTHONY K. PEALL, 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 HOOPER STREET, ORDAWAY DRIVE, VIREO STREET, ROCK SPIREA AVENUE, LACE CACTUS STREET, AROMATIC STREET AND LACE CACTUS AVENUE, UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS, SIGHT DISTANCE EASEMENTS, PUBLIC PEDESTRIAN ACCESS EASEMENTS ARE ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, 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

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO ) )SS COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_

A.D., AT \_\_\_ A.M./P.M. AND WAS RECORDED AT RECEPTION NO. \_\_\_

LAST REVISED: 1/15/2025



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

Table with 2 columns: Field Name and Value. Fields include DEVELOPER (STERLING RANCH DEVELOPMENT COMPANY), DATE OF PREPARATION (07-30-2024), SCALE (N/A), and SHEET 1 OF 9.

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, 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 NORTHWEST CORNER OF STERLING RANCH FILING NO. 7A, RECORDED UNDER RECEPTION NO. \_\_\_\_\_ 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 TWENTY-ONE (21) COURSES:

1. SOUTH 30°03'47" EAST, A DISTANCE OF 143.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,225.00 FEET;
2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°28'10", AN ARC LENGTH OF 480.41 FEET;
3. SOUTH 11°53'37" EAST, A DISTANCE OF 52.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,230.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 84°49'33" WEST;
4. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°33'50", AN ARC LENGTH OF 12.10 FEET;
5. SOUTH 00°00'00" EAST, A DISTANCE OF 95.62 FEET;
6. SOUTH 89°42'18" WEST, A DISTANCE OF 51.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 99.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°42'19" WEST;
7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'26", AN ARC LENGTH OF 57.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 93.00 FEET;
8. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°26'34", AN ARC LENGTH OF 91.62 FEET;
9. SOUTH 89°42'19" WEST, A DISTANCE OF 506.11 FEET;
10. NORTH 70°24'15" WEST, A DISTANCE OF 13.59 FEET;
11. NORTH 39°42'28" WEST, A DISTANCE OF 13.30 FEET;
12. SOUTH 89°42'19" WEST, A DISTANCE OF 60.00 FEET;
13. SOUTH 39°07'07" WEST, A DISTANCE OF 13.30 FEET;
14. SOUTH 69°48'54" WEST, A DISTANCE OF 13.59 FEET;
15. SOUTH 89°42'19" WEST, A DISTANCE OF 402.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 43.00 FEET;
16. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 67.54 FEET;
17. NORTH 00°17'41" WEST, A DISTANCE OF 88.22 FEET;
18. SOUTH 89°42'19" WEST, A DISTANCE OF 92.00 FEET;
19. SOUTH 00°17'41" EAST, A DISTANCE OF 88.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 43.00 FEET;
20. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 67.54 FEET;
21. ALONG THE WESTERLY PROLONGATION OF SAID WESTERLY BOUNDARY, SOUTH 89°42'19" WEST, A DISTANCE OF 999.40 FEET;

THENCE NORTH 46°04'23" WEST, A DISTANCE OF 30.53 FEET;

THENCE NORTH 00°17'41" WEST, A DISTANCE OF 464.92 FEET;

THENCE NORTH 00°28'39" WEST, A DISTANCE OF 352.18 FEET;

THENCE NORTH 89°52'23" EAST, A DISTANCE OF 1,065.41 FEET;

THENCE NORTH 89°52'02" EAST, A DISTANCE OF 1,058.09 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 43.385 ACRES, (1,889,844 SQUARE FEET), MORE OR LESS.

TRACTS SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
A	373,347	8.571	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
B	63,737	1.463	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
C	1,562	0.036	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
D	946	0.022	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
E	1,035	0.024	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
F	10,989	0.252	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
G	1,190	0.027	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
H	1,415	0.032	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
I	1,540	0.035	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
J	1,540	0.035	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
K	1,540	0.035	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
L	1,540	0.035	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
M	1,540	0.035	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
N	18,180	0.417	S.R.C.A.B.	S.R.C.A.B.	ACCESS/UTILITIES/DRAINAGE/LANDSCAPE
TOTAL	480,101	11.019			

THIS SUBDIVISION PLAT CONTAINS 147 RESIDENTIAL LOTS, 2 SUPERBLOCK LOTS AND 14 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)

PRIVATE DRIVES SUMMARY CHART					
PRIVATE DRIVES	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE	USE
O	2,760	0.063	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
P	2,760	0.063	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
Q	2,760	0.063	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
R	8,929	0.205	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
S	8,929	0.205	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
T	19,932	0.458	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
U	10,003	0.230	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
V	13,642	0.313	S.R.C.A.B.	S.R.C.A.B.	UTILITIES/DRAINAGE/PUBLIC ACCESS
TOTAL	69,715	1.600			

CHARACTER ZONE DESIGNATION CHART -- LOTS				
CHARACTER ZONE C1	CHARACTER ZONE C3	CHARACTER ZONE C4	CHARACTER ZONE C5	
LOTS	LOTS	LOTS	LOTS	
---	---	---	1-147 148-149	
0.000 ACRES	0.000 ACRES	0.000 ACRES	24.019 ACRES	
C1 TOTAL=0	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=149	
TOTAL=149				

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, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V	---
10.034 ACRES	0.000 ACRES	0.000 ACRES	2.585 ACRES	0.000 ACRES
C1 TOTAL=2	C3 TOTAL=0	C4 TOTAL=0	C5 TOTAL=20	BRP TOTAL=0
TOTAL=22				

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	6.713 ACRES	

LAND SUMMARY CHART			
TYPE	AREA (SF)	AREA (AC)	% OF TOTAL AREA
RESIDENTIAL LOTS (147)	406,440	9.334	21.51
SUPERBLOCK LOTS (2)	641,176	14.719	33.93
TRACTS (14)	480,101	11.019	25.40
PRIVATE DRIVES (8)	69,715	1.600	3.69
ROW	292,411	6.713	15.47
TOTALS	1,889,844	43.385	100.00

**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

300 East Mineral Ave., Suite 1  
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:	07-30-2024
SCALE:	N/A
S H E E T 2 O F 9	

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052

CENTER 1/4 CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 1-1/2" SMOOTH  
BRASS CAP

SW 1/4 SEC. 30,  
T.6S., R.68W.,  
6TH P.M.

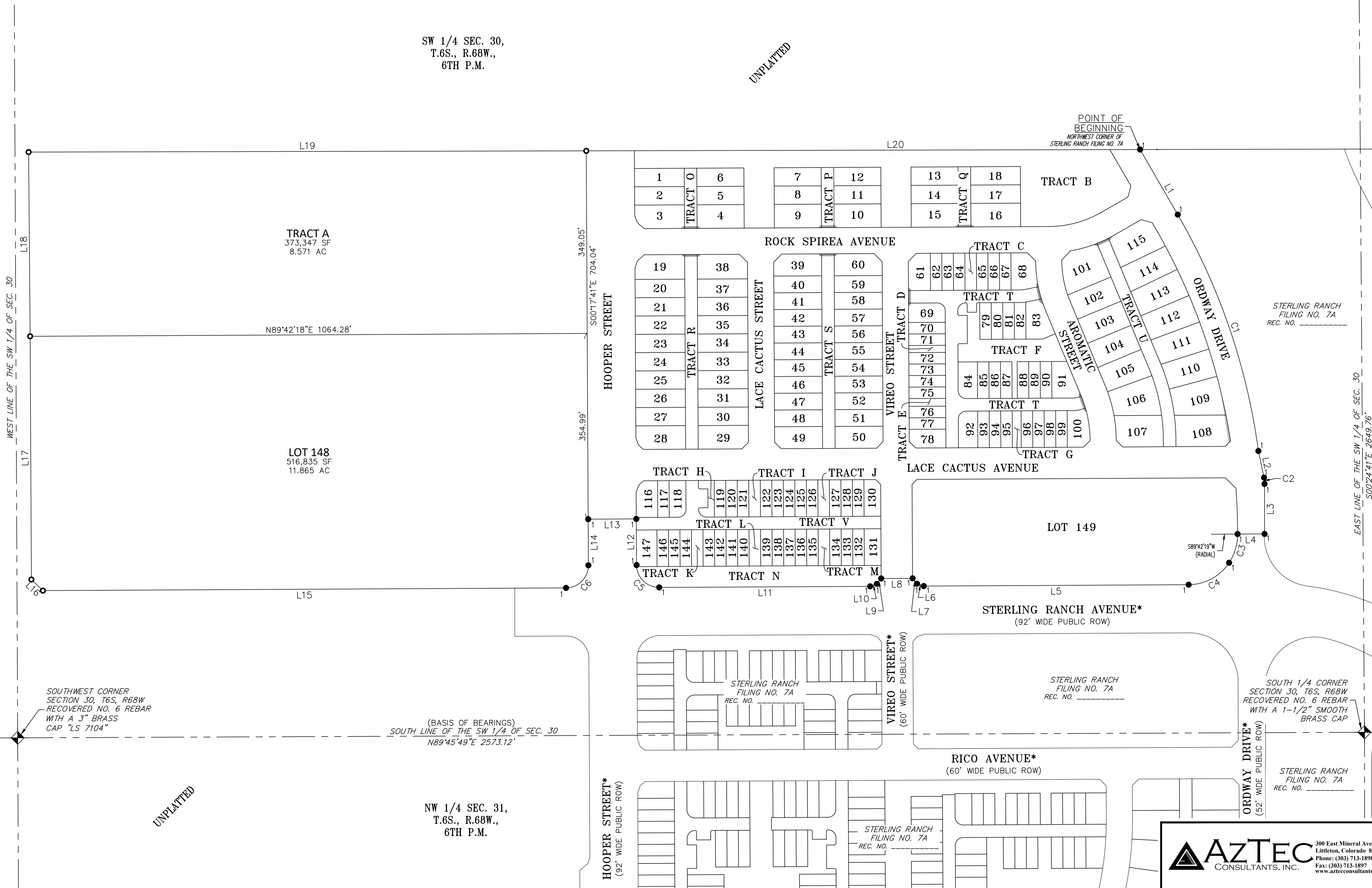
UNPLATTED

**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. \_\_\_\_\_
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S30°03'47"E	143.65'	L11	S89°42'19"W	402.99'
L2	N11°53'37"W	52.06'	L12	N00°17'41"W	88.22'
L3	N00°00'00"W	95.62'	L13	S89°42'19"W	92.00'
L4	S89°42'18"W	51.52'	L14	S00°17'41"E	88.22'
L5	S89°42'19"W	506.11'	L15	S89°42'19"W	999.40'
L6	N70°24'15"W	13.59'	L16	N46°04'23"W	30.53'
L7	N39°42'28"W	13.30'	L17	N00°17'41"W	464.92'
L8	S89°42'19"W	60.00'	L18	N00°28'39"W	352.18'
L9	S39°07'07"W	13.30'	L19	N89°52'23"E	1065.41'
L10	S69°48'54"W	13.59'	L20	N89°52'02"E	1058.09'

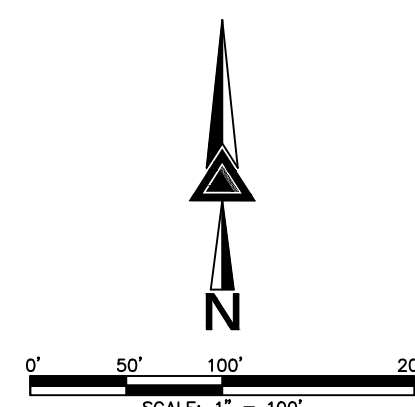
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°28'10"	1225.00'	480.41'
C2	0°33'50"	1230.03'	12.10'
C3	33°33'26"	99.00'	57.98'
C4	56°26'34"	93.00'	91.62'
C5	90°00'00"	43.00'	67.54'
C6	90°00'00"	43.00'	67.54'



SOUTHWEST CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 3" BRASS  
CAP "LS 7104"

(BASIS OF BEARINGS)  
SOUTH LINE OF THE SW 1/4 OF SEC. 30  
N89°45'49"E 2573.12'

SOUTH 1/4 CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 1-1/2" SMOOTH  
BRASS CAP



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

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

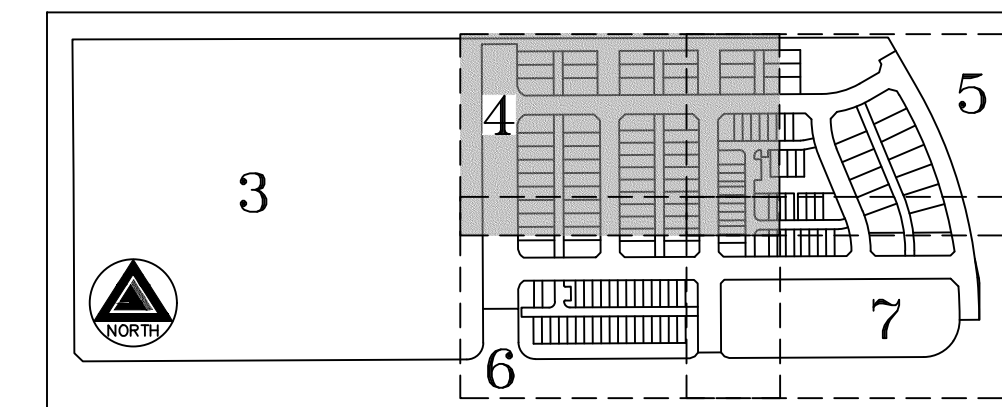
DEVELOPER  
**STERLING RANCH  
DEVELOPMENT COMPANY**  
8155 PINEY RIVER AVENUE, SUITE 200  
LITTLETON, CO 80125  
303.202.6800

DATE OF PREPARATION:	07-30-2024
SCALE:	1" = 30'
SHEET 3 OF 9	

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052



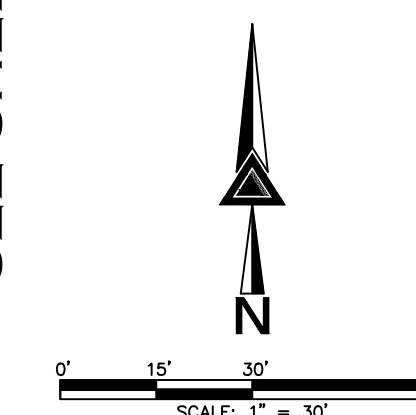
KEY MAP  
SCALE: 1" = 500'

### 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.
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

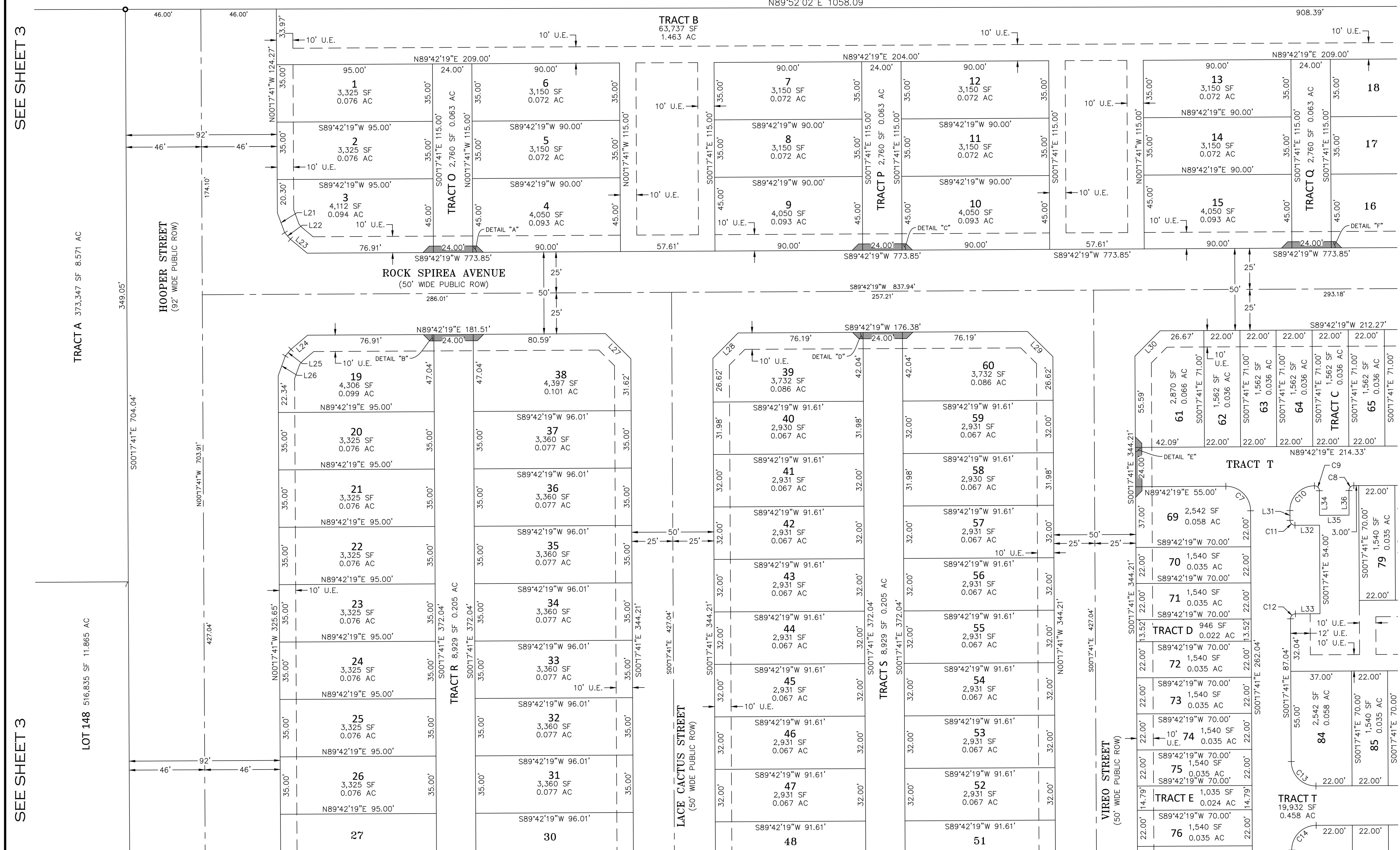
LINE	BEARING	LENGTH
L21	N20°17'41"W	12.91'
L22	N41°13'11"W	5.32'
L23	N50°17'41"W	13.29'
L24	N49°42'19"E	13.29'
L25	N40°37'50"E	5.32'
L26	N19°42'19"E	12.91'
L27	S45°17'41"E	21.80'
L28	S44°42'19"W	21.80'
L29	N45°17'41"W	21.80'
L30	S44°42'19"W	21.80'
L31	S00°17'41"E	6.00'
L32	N89°42'19"E	15.00'
L33	S89°42'19"W	15.00'
L34	N00°17'41"W	15.00'
L35	S89°42'19"W	18.00'
L36	S00°17'41"E	15.00'

CURVE	DELTA	RADIUS	LENGTH
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"	15.00'	23.56'
C11	90°00'00"	3.00'	4.71'
C12	90°00'00"	3.00'	4.71'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC



SEE SHEET 3

SEE SHEET 5

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1899  
Fax: (303) 713-1897  
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DEVELOPER  
**STERLING RANCH  
DEVELOPMENT COMPANY**  
8155 PINEY RIVER AVENUE, SUITE 200  
LITTLETON, CO 80125  
303.202.6800

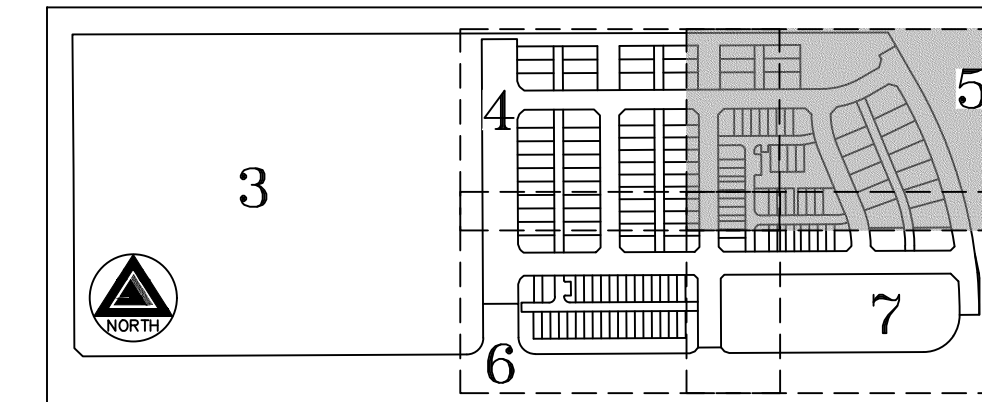
DATE OF PREPARATION:	07-30-2024
SCALE:	1" = 30'
SHEET 4 OF 9	

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

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052



KEY MAP  
SCALE: 1" = 500'

### LEGEND

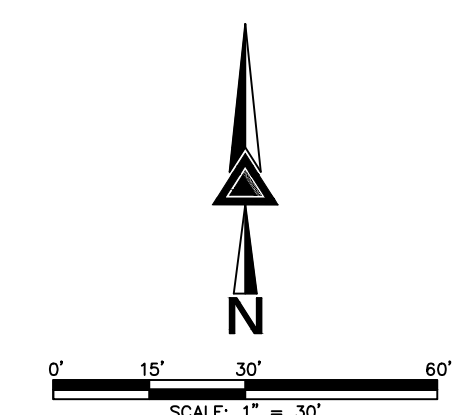
- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- \* STERLING RANCH FILING NO. 7A REC. NO. \_\_\_\_\_
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▨ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L29	N45°17'41"W	21.80'	L38	N00°17'41"W	0.50'
L30	S44°42'19"W	21.80'	L39	N78°23'57"E	26.78'
L31	S00°17'41"E	6.00'	L40	S78°23'57"W	29.12'
L32	N89°42'19"E	15.00'	L41	S67°32'25"W	26.25'
L33	S89°42'19"W	15.00'	L42	S42°52'41"W	24.15'
L34	N00°17'41"W	15.00'	L43	S30°03'47"E	80.24'
L35	S89°42'19"W	18.00'	L44	S14°56'13"W	21.80'
L36	S00°17'41"E	15.00'	L45	N75°03'47"W	21.92'
L37	N45°17'41"W	21.92'	L46	N30°03'47"W	11.56'

CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C7	90°00'00"	15.00'	23.56'	C16	11°18'22"	38.00'	7.50'
C8	90°00'00"	3.00'	4.71'	C17	11°18'22"	50.00'	9.87'
C9	90°00'00"	3.00'	4.71'	C18	22°45'26"	200.00'	79.44'
C10	90°00'00"	15.00'	23.56'	C19	20°33'44"	250.00'	89.72'
C11	90°00'00"	3.00'	4.71'	C20	24°29'38"	38.00'	16.24'
C12	90°00'00"	3.00'	4.71'	C21	22°21'18"	62.00'	24.19'
C13	90°00'00"	15.00'	23.56'				
C14	90°00'00"	15.00'	23.56'				
C15	22°17'48"	250.00'	97.29'				

TRACT A  
STERLING RANCH  
FILING NO. 7A  
REC. NO. \_\_\_\_\_

**FOR REVIEW  
DO NOT RECORD**



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

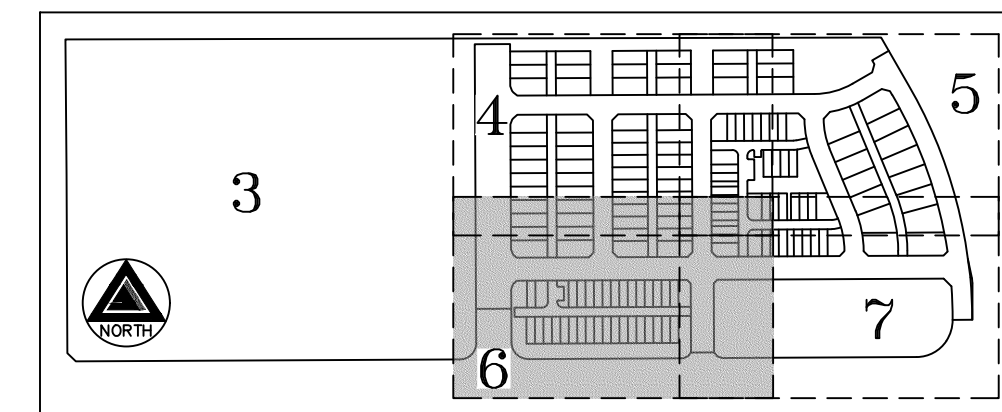
	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>STERLING RANCH DEVELOPMENT COMPANY</b> 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	DATE OF PREPARATION: 07-30-2024
	AZTEC Proj. No.: 124022-01 Drawn By: BAM	SCALE: 1" = 30'	SHEET 5 OF 9

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	3.00'	4.71'
C25	88°13'57"	3.00'	4.62'
C26	90°00'00"	15.00'	23.56'



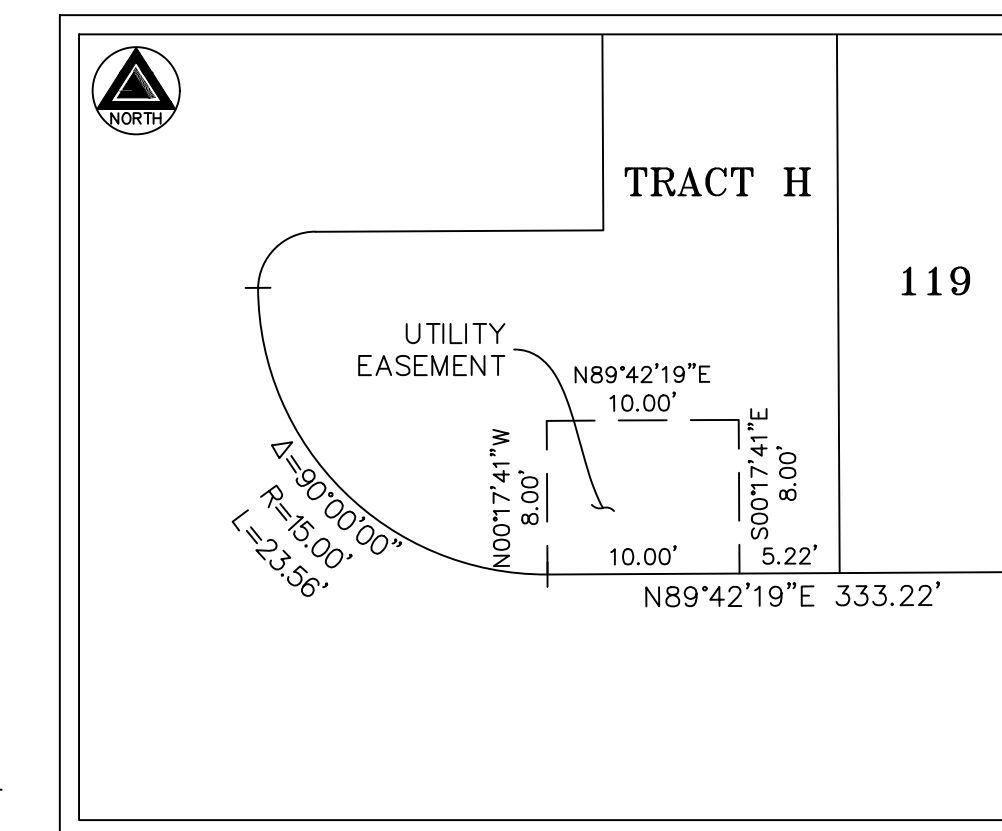
KEY MAP  
SCALE: 1" = 500'

### 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. \_\_\_\_\_
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

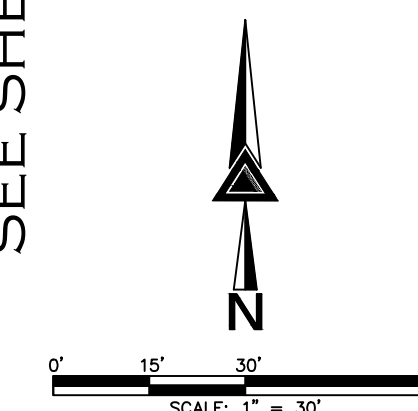
SEE SHEET 7

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L6	N70°24'15"W	13.59'	L54	N89°42'19"E	15.00'
L7	N39°42'28"W	13.30'	L55	S00°17'41"E	36.00'
L9	S39°07'07"W	13.30'	L56	S89°42'19"W	15.00'
L10	S69°48'54"W	13.59'	L57	S44°42'19"W	17.56'
L47	N20°17'41"W	12.91'	L58	S45°17'41"E	17.56'
L48	N41°13'11"W	5.32'	L59	N44°42'19"E	17.56'
L49	N50°17'41"W	8.63'	L60	N45°17'41"W	13.31'
L50	S49°42'19"W	8.63'	L61	S45°17'41"E	17.56'
L51	S40°37'50"W	5.32'	L62	S44°42'19"W	13.31'
L52	S19°42'19"W	12.91'			
L53	S00°17'41"E	13.09'			



DETAIL "A"  
SCALE: 1" = 10'

SEE SHEET 7



**FOR REVIEW  
DO NOT RECORD**

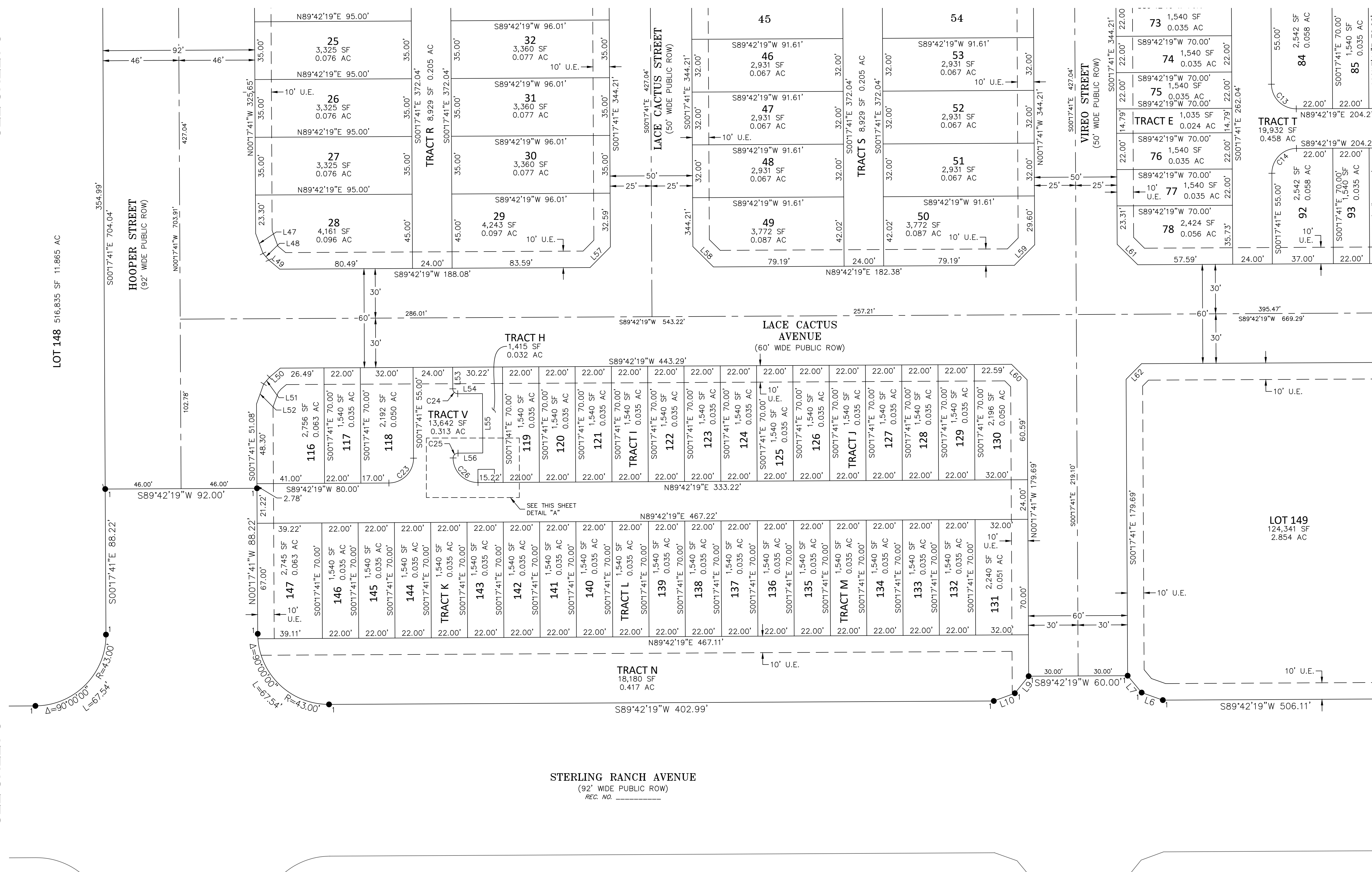
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

SEE SHEET 4

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3



**AZTEC**  
CONSULTANTS, INC.

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

DATE OF PREPARATION:	07-30-2024
SCALE:	1" = 30'
SHEET 6 OF 9	

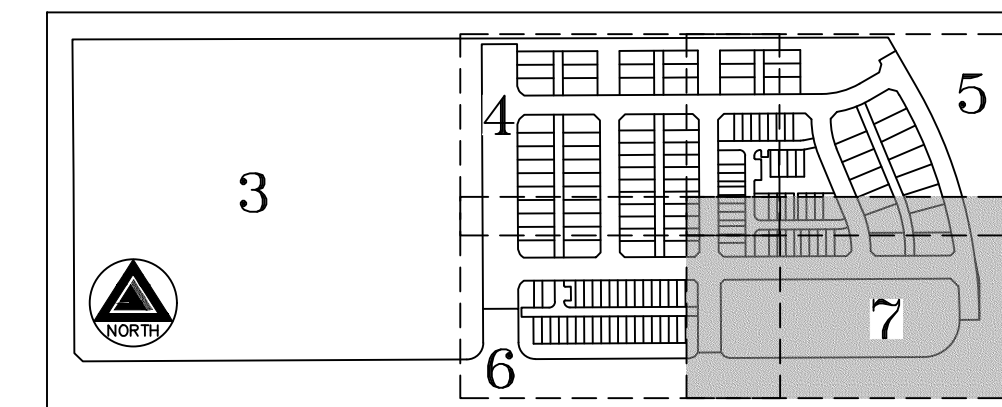
Aztec Proj. No.: 124022-01 Drawn By: BAM



# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052



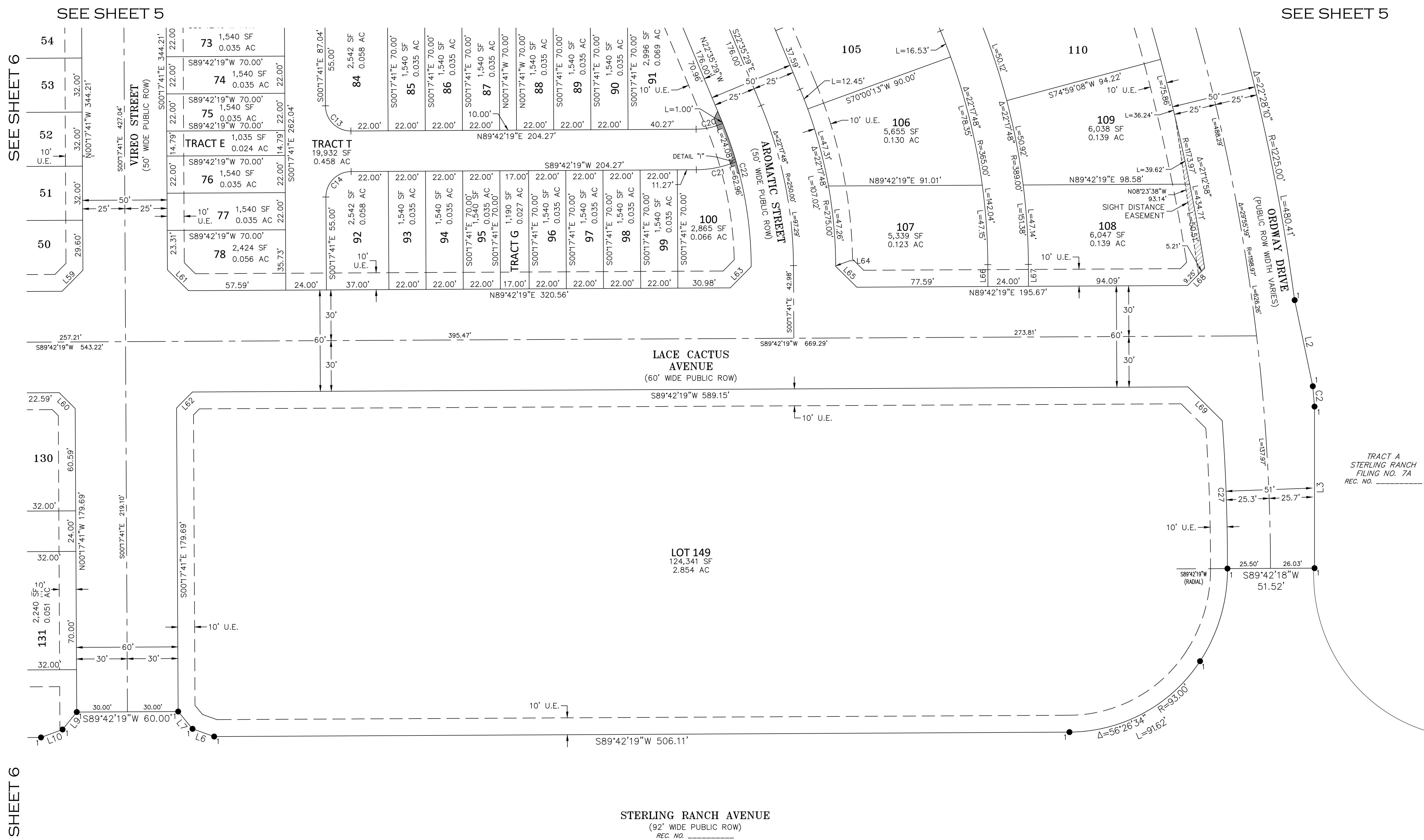
KEY MAP  
SCALE: 1" = 500'

**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. \_\_\_\_\_
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▭ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L6	N70°24'15"W	13.59'	L65	S45°17'41"E	17.56'
L7	N39°42'28"W	13.30'	L66	S00°17'41"E	12.98'
L9	S39°07'07"W	13.30'	L67	S00°17'41"E	12.98'
L10	S69°48'54"W	13.59'	L68	N44°42'19"E	14.46'
L59	N44°42'19"E	17.56'	L69	N45°17'41"W	28.48'
L60	N45°17'41"W	13.31'			
L61	S45°17'41"E	17.56'			
L62	S44°42'19"W	13.31'			
L63	N44°42'19"E	17.67'			
L64	S00°17'41"E	0.56'			

CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C20	24°29'38"	38.00'	16.24'
C21	22°21'18"	62.00'	24.19'
C22	22°25'08"	225.00'	88.04'
C27	4°16'31"	1174.00'	87.60'



FOR REVIEW  
DO NOT RECORD

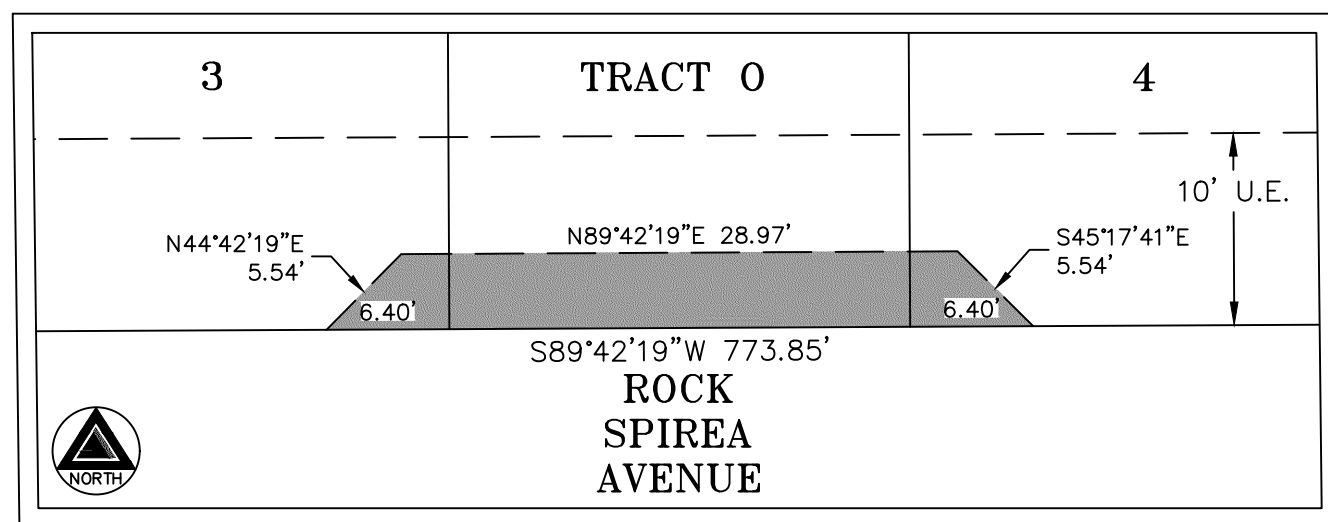
FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	DEVELOPER <b>STERLING RANCH DEVELOPMENT COMPANY</b> 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125 303.202.6800	DATE OF PREPARATION: 07-30-2024 SCALE: 1" = 30' SHEET 7 OF 9
	AzTec Proj. No.: 124022-01 Drawn By: BAM	

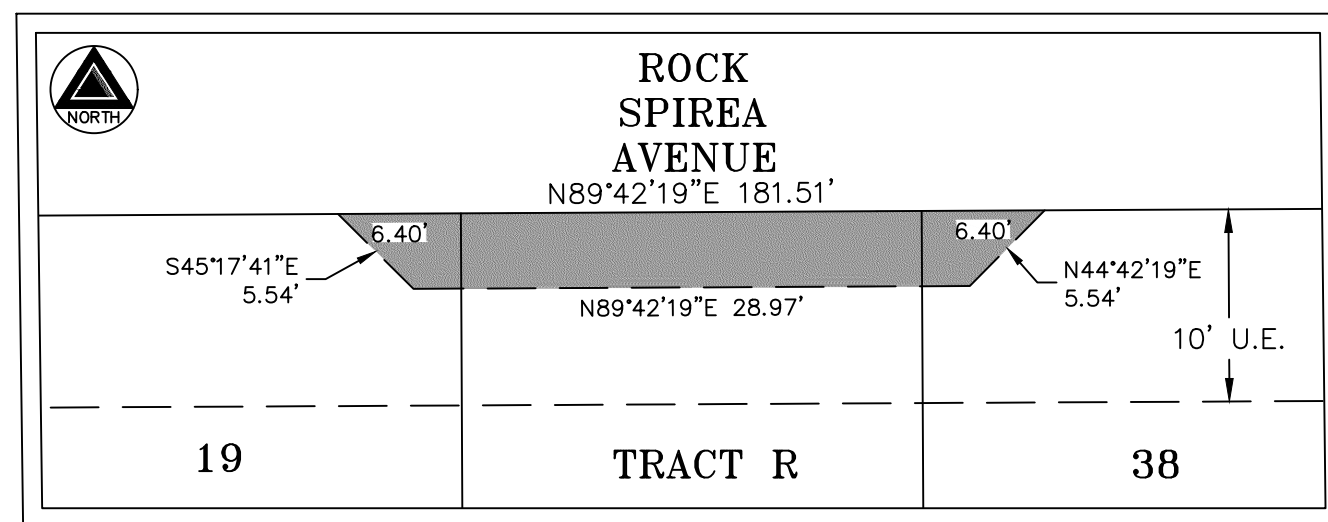
# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

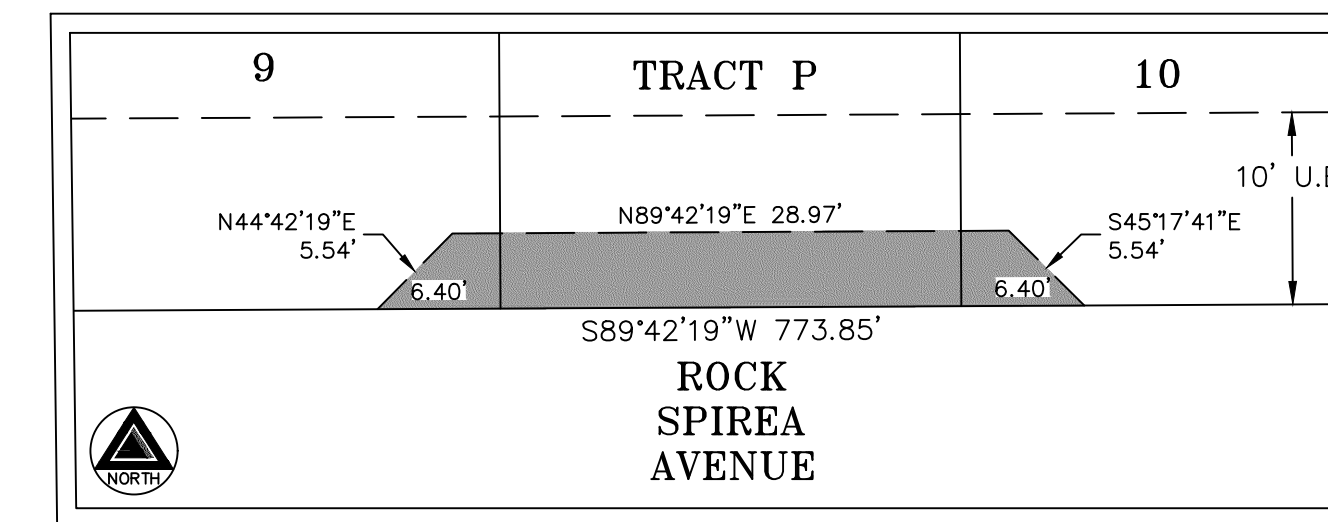
A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052



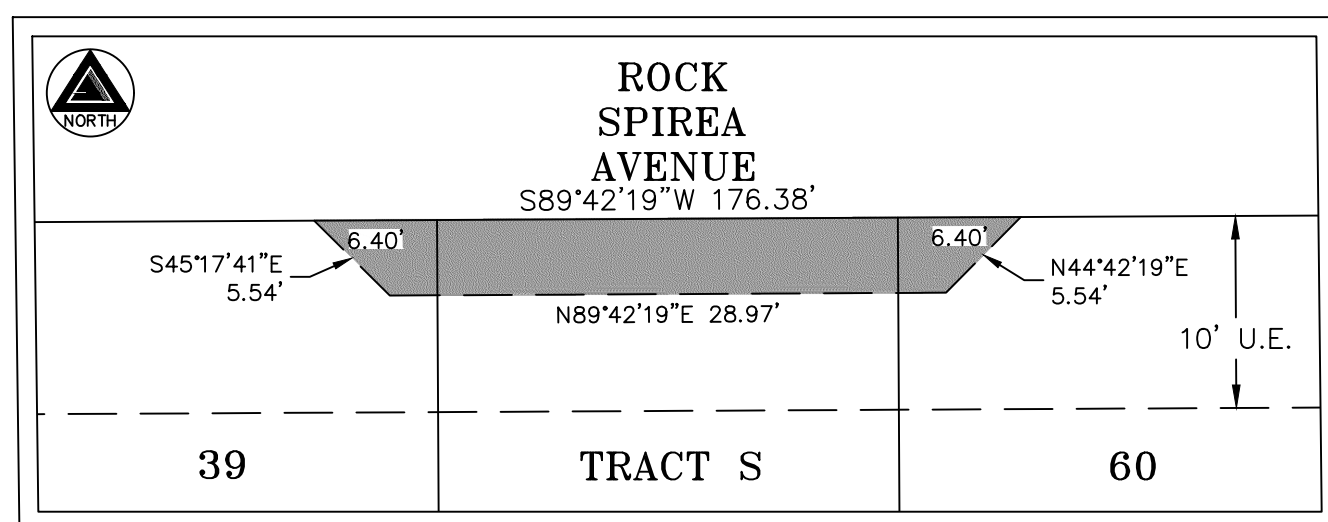
DETAIL "A"  
SCALE: 1" = 10'



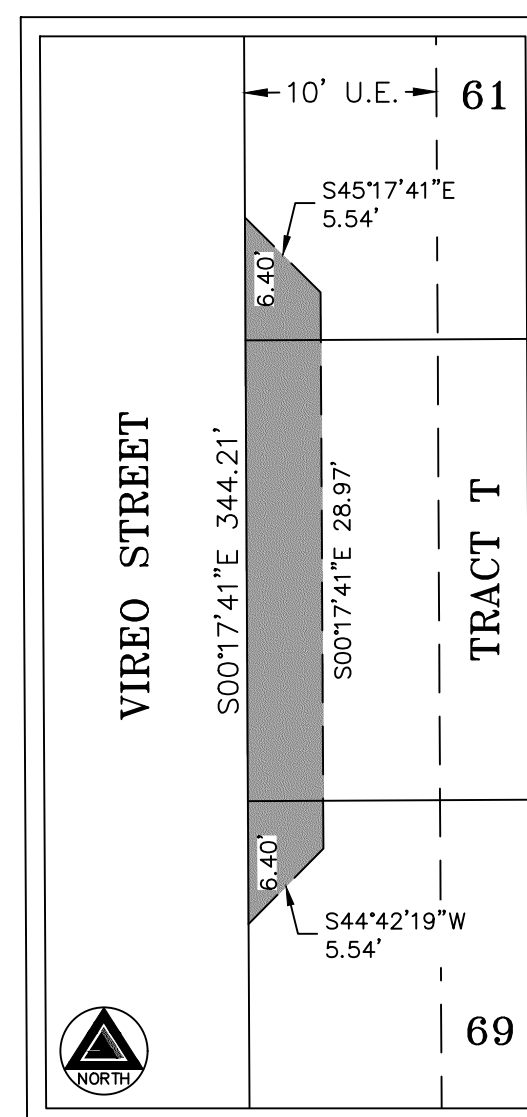
DETAIL "B"  
SCALE: 1" = 10'



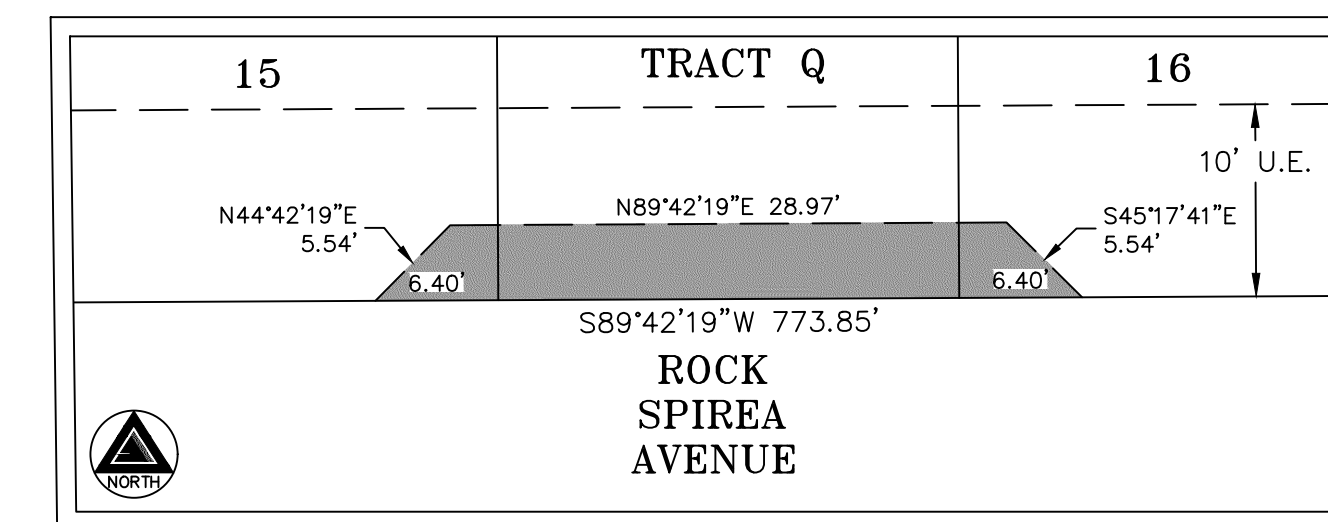
DETAIL "C"  
SCALE: 1" = 10'



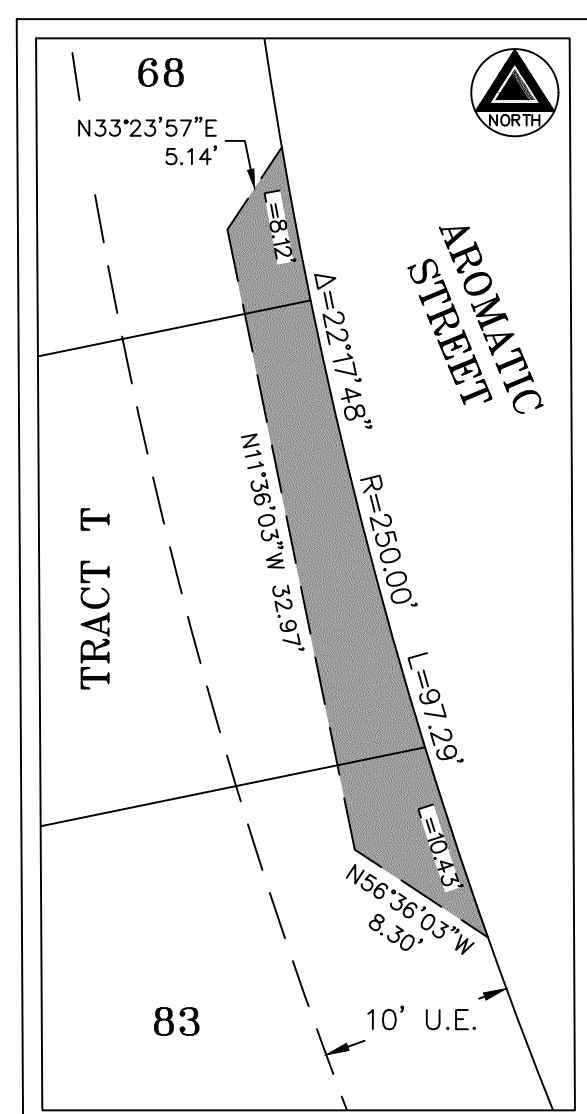
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SCALE: 1" = 10'



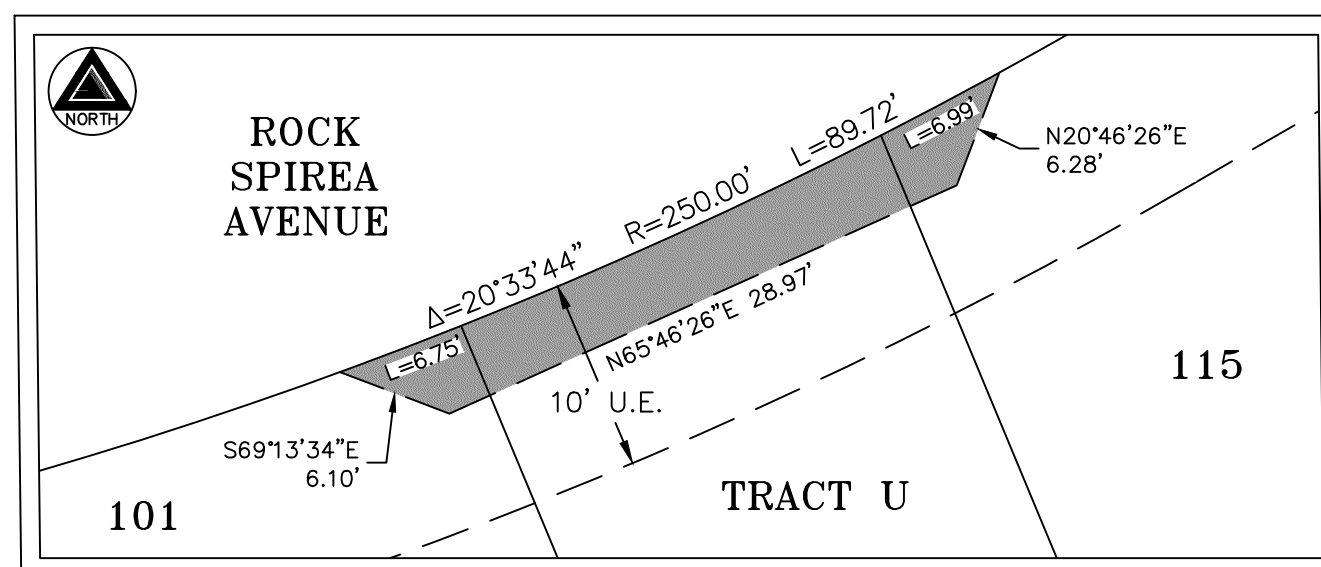
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SCALE: 1" = 10'



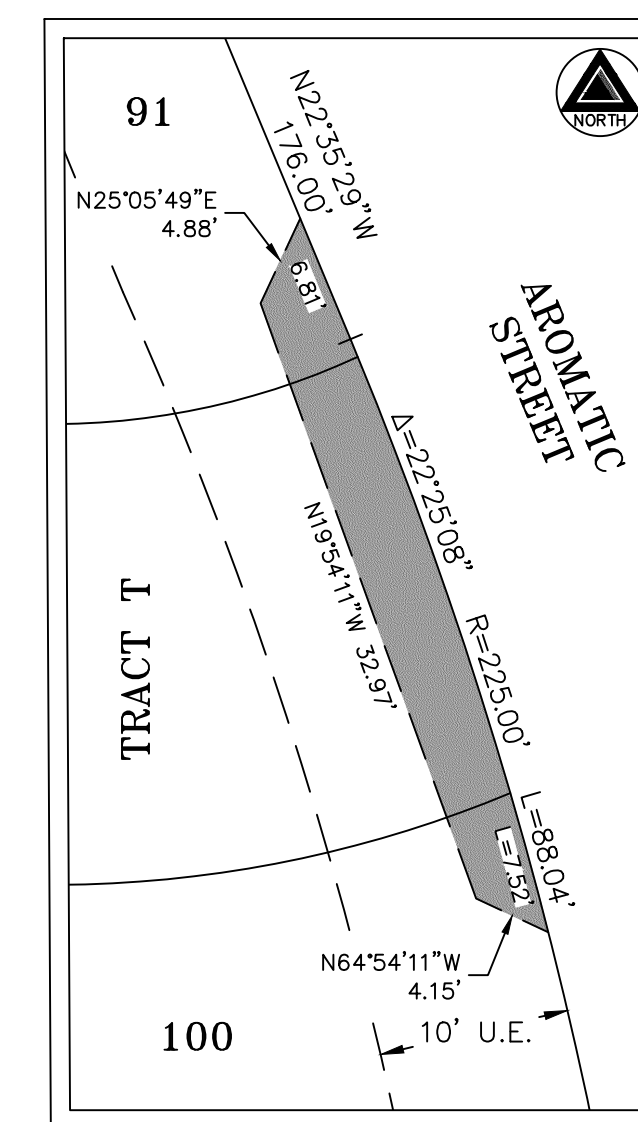
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SCALE: 1" = 10'



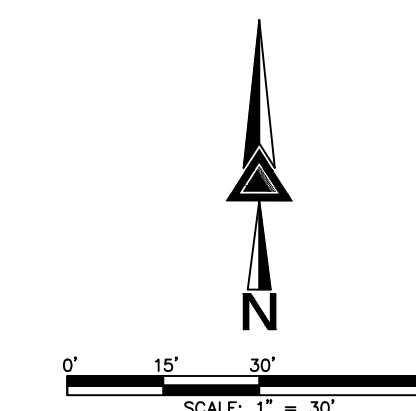
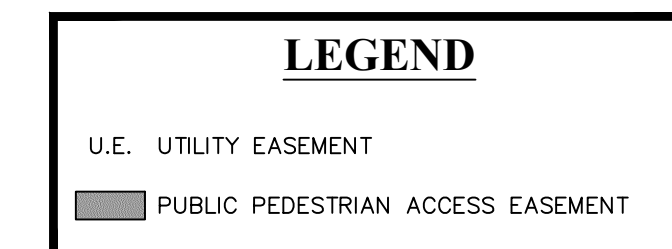
DETAIL "G"  
SCALE: 1" = 10'



DETAIL "H"  
SCALE: 1" = 10'



DETAIL "I"  
SCALE: 1" = 10'



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) 713-1898 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:	07-30-2024
		SCALE:	1" = 10'
<p>AzTec Proj. No.: 124022-01      Drawn By: BAM</p>		<p>SHEET 8 OF 9</p>	

# STERLING RANCH FILING NO. 7B

A PORTION OF PLANNING AREA D2

A FINAL PLAT, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.  
43.385 ACRES - 147 RESIDENTIAL LOTS - 2 SUPERBLOCK LOTS - 14 TRACTS - SB2024-052

CENTER 1/4 CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 1-1/2" SMOOTH  
BRASS CAP

SW 1/4 SEC. 30,  
T.6S., R.68W.,  
6TH P.M.

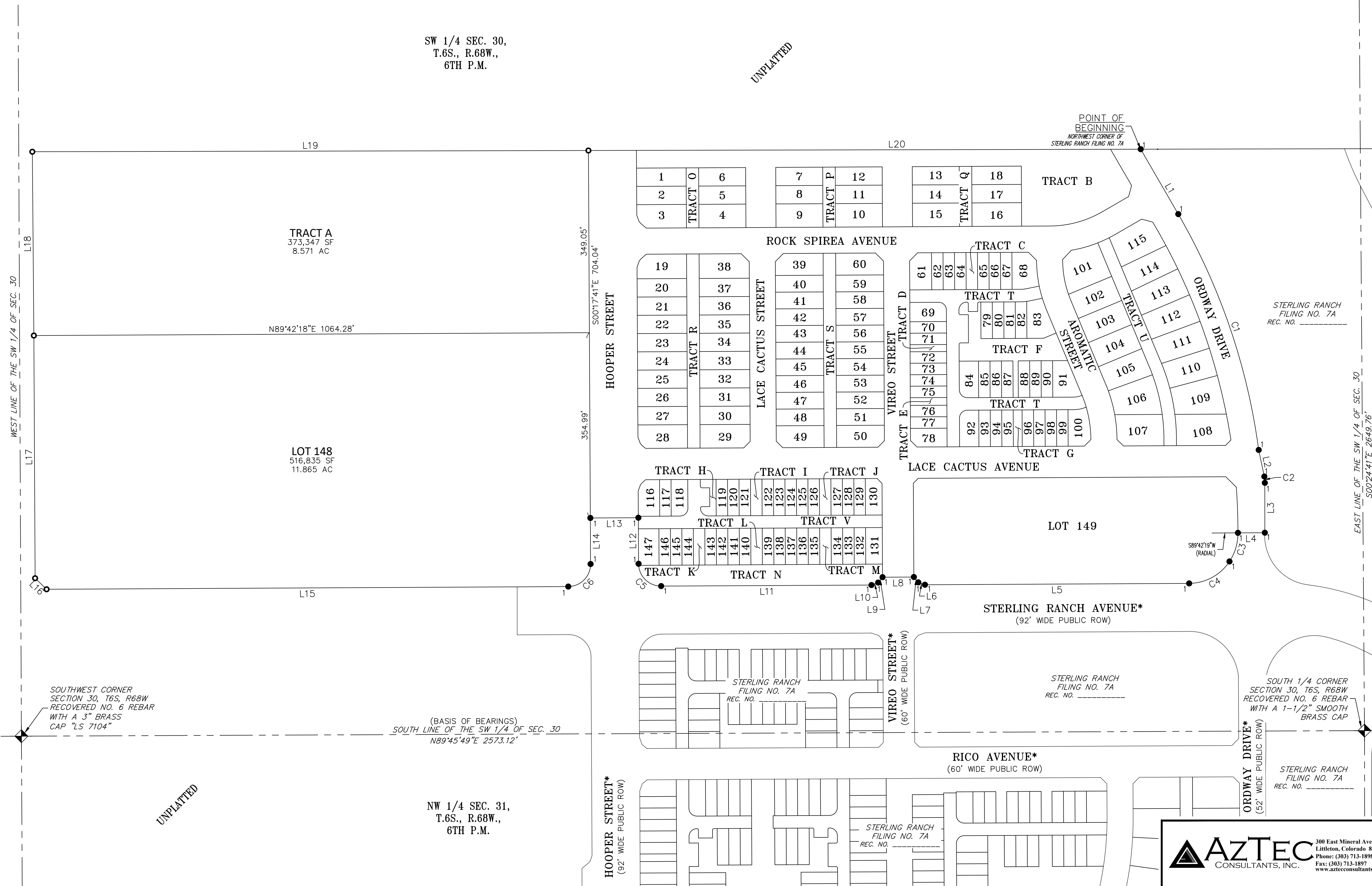
UNPLATTED

**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. \_\_\_\_\_
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ▬ PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE SHEET 8 FOR EASEMENT DETAILS)

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S30°03'47"E	143.65'	L11	S89°42'19"W	402.99'
L2	N11°53'37"W	52.06'	L12	N00°17'41"W	88.22'
L3	N00°00'00"W	95.62'	L13	S89°42'19"W	92.00'
L4	S89°42'18"W	51.52'	L14	S00°17'41"E	88.22'
L5	S89°42'19"W	506.11'	L15	S89°42'19"W	999.40'
L6	N70°24'15"W	13.59'	L16	N46°04'23"W	30.53'
L7	N39°42'28"W	13.30'	L17	N00°17'41"W	464.92'
L8	S89°42'19"W	60.00'	L18	N00°28'39"W	352.18'
L9	S39°07'07"W	13.30'	L19	N89°52'23"E	1065.41'
L10	S69°48'54"W	13.59'	L20	N89°52'02"E	1058.09'

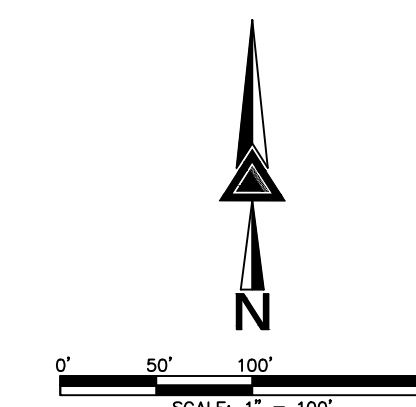
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°28'10"	1225.00'	480.41'
C2	0°33'50"	1230.03'	12.10'
C3	33°33'26"	99.00'	57.98'
C4	56°26'34"	93.00'	91.62'
C5	90°00'00"	43.00'	67.54'
C6	90°00'00"	43.00'	67.54'



SOUTHWEST CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 3" BRASS  
CAP "LS 7104"

(BASIS OF BEARINGS)  
SOUTH LINE OF THE SW 1/4 OF SEC. 30  
N89°45'49"E 2573.12'

SOUTH 1/4 CORNER  
SECTION 30, T6S, R68W  
RECOVERED NO. 6 REBAR  
WITH A 1-1/2" SMOOTH  
BRASS CAP



**FOR REVIEW  
DO NOT RECORD**

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

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

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

DATE OF PREPARATION:	07-30-2024
SCALE:	1" = 100'
SHEET 9 OF 9	