

Exemption Staff Report

Date: July 31, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Eric Pavlinek, Principal Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services
Subject: **John Adams Academy Exemption**
Project File: **EX2025-005**

Board of County Commissioners Meeting:

August 12, 2025 @ 2:30 p.m.

I. EXECUTIVE SUMMARY

The request is for approval of an exemption from the Douglas County Subdivision Resolution (DCSR) to establish a 26-acre lot for development of a public charter school. The site is located in Sterling Ranch southeast of the intersection of Waterton Road and Snake River Street. The site is zoned Planned Development (PD) as part of the Sterling Ranch Planned Development. The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

The subdivision exemption will establish a legal parcel to be transferred by Sterling Ranch to the John Adams Academy charter school. The Planning Commission approved the Location and Extent (L & E) application on June 2, 2025 for construction of the school. Through the L & E and Exemption processes, the applicant has verified that water, sewer, access, and other basic services will be available to serve the lot.

II. APPLICATION INFORMATION

A. Applicant

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, CO 80125

B. Applicant's Representative

Kevin Johnk
Sterling Ranch Development Company
8155 Piney River Avenue, Suite 200
Littleton, CO 80125

C. Request

The request is for approval of an exemption from the definition of Subdivision to establish a lot for development of a public charter school. The parcel has not been platted and has been identified and approved for a public charter school.

D. Process

The DCSR defines various divisions of land which are exempt from the subdivision review process. In accordance with Section 903 of the DCSR, the proposed division must comply with one of the five listed criteria to be exempted from the definition of the term subdivision. In this case, Section 903.04 authorizes the Board to approve subdivision exemptions when divisions of land create parcels for public or quasi-public use such as community facilities where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, water/sewage facility. The John Adams Academy exemption will establish a parcel for a public school. A note on the exemption exhibit limits the exempt lot to this specific purpose.

The exemption process requires the submittal of a surveyed exemption exhibit and project narrative. Legal and physical access must be demonstrated. The ability to obtain water, sanitation, and other basic services is verified. Referral response requests are sent to a limited number of agencies who will serve or otherwise approve development on the parcel. Referral comments are attached to the staff report.

E. Location

The site is located southwest of the intersection of Waterton Road and Snake River Street. Vicinity, zoning, and aerial maps are included as an attachment to the staff report to highlight site location and existing conditions.

F. Project Description

The exemption request includes an approximate 26-acre parcel for the development of a public charter school. An L & E application for siting the John Adams Academy at this location was approved by the Douglas County Planning Commission on June 2, 2025. Easements for private drives, utilities, and drainage will be conveyed as necessary by separate recorded instrument.

III. CONTEXT

A. Background

This parcel was initially evaluated as part of Preliminary Plan 6 and was identified as a future superblock lot. School use is allowed per the Sterling Ranch PD. This exemption plat will create the legal lot for charter school development.

B. Adjacent Land Uses and Zoning

The proposed exemption is located in the southeast portion of the Sterling Ranch PD. The site is bound by residential development in Sterling Ranch to the north and west

and undeveloped property to the south. Large residential lots within Plum Valley Heights are located east of the site. The following table reflects those zone districts and land uses surrounding the exemption plat.

Zoning and Land Use

Direction	Zoning	Land Use
North	Sterling Ranch PD	Sterling Ranch Filing 6A
South	Sterling Ranch PD	Unplatted Sterling Ranch
East	Sterling Ranch PD Rural Residential	Unplatted Sterling Ranch Plum Valley Heights – Large Lot Residential
West	Sterling Ranch PD	Sterling Ranch Filings 5A and 5B

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

There is no existing vegetation on the property and the site generally slopes south to north. The site is currently being used to stockpile dirt for construction within the Sterling Ranch development.

B. Access

Existing public roads in Sterling Ranch provide access to the parcel. Specifically, the parcel is bounded by Butte Creek Street, Snake River Street, and Waterton Road. Access will be via private drives extending from Butte Creek Street and Waterton Road. A traffic impact study and traffic management plan were submitted with the Location and Extent application.

Public Works Engineering provided comments related to the future extension of Middle Fork Street across Waterton Road. Engineering requested that the limits of the exempt parcel be amended to exclude the future right-of-way for Middle Fork Street on the east side of Waterton Road. With this change, Sterling Ranch would continue to have control over this right-of-way for future dedication to the County without the need to involve John Adams Academy. Middle Fork Street is designated as a collector-level (aka, “avenue”) roadway in the transportation plans for Sterling Ranch.

The applicant has responded that the limits of the right-of-way have not yet been defined. In its land transfer agreement with the school property owner, a requirement has been added that the right-of-way be promptly dedicated to the County when the Middle Fork Street extension is required.

C. Drainage and Erosion

Regional detention and water quality ponds constructed with previous filings are sized to accommodate the development of the public charter school. A drainage

conformance letter was submitted with the L & E application and accepted by Public Works Engineering.

D. Floodplain

No floodplain is present on the site.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (SMFR) provides firefighting and emergency medical services to the project area. SMFR had no objection to the exemption request.

B. Sheriff Services

The Douglas County Sheriff's Office provides emergency services to Sterling Ranch and surrounding area.

C. Water

Water service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the Sterling Ranch Community Authority Board.

D. Sanitation

Sanitation service in Sterling Ranch is provided by Dominion Water and Sanitation District through an intergovernmental agreement with the Sterling Ranch Community Authority Board.

E. Utilities

Area utility service providers are available to the parcel. No utility dedications are required as part of the exemption process. Any utility easements required for development of the charter school will need to be dedicated by separate document.

VI. STAFF ANALYSIS

Staff has evaluated the exemption request in accordance with Article 9 of the DCSR. Per Section 903.04, the Board may authorize subdivision exemption when the applicants are not circumventing subdivision. In this case, the parcel will be for the development of a public charter school.

VII. STAFF ASSESSMENT

The Board has broad authority to approve subdivision exemption requests. Should the Board approve the exemption request, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to recordation of the exemption exhibit, technical corrections to the exhibit shall be made to the satisfaction of Douglas County.
2. All commitments and promises made by the applicants or the applicants' representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

OFFICE USE ONLY**PROJECT TITLE:** **John Adams Academy Exemption****PROJECT NUMBER:** **EX2025-005****PROJECT TYPE:** Exemption Plat**MARKETING NAME:** Filing 6A Charter School**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-116**PROJECT SITE:**Address: 7979 Butte Creek Street, Sterling Ranch, CO 80125State Parcel Number(s): 235306200002

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):Name(s): Sterling Ranch, LLCAddress: 8155 Piney River Avenue, Suite 200, Sterling Ranch, CO 80125Phone: 720-224-2423Email: kevin.johnk@sterlingranchcolorado.com

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: _____

Address: _____

Phone: _____

Email: _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.


Applicant Signature7/1/2025

Date



**Project Narrative Site Improvement Plan Application for John Adams Academy Exemption Plat
July 9, 2025**

Property Owner:

Sterling Ranch, LLC
8155 Piney River Avenue, Suite 200
Littleton, Colorado 80125
Brock Smethills
(303) 202-6800
brocks@sterlingranchcolorado.com

Applicant:

Sterling Ranch Development Company
8155 Piney River Avenue
Littleton, Colorado 80125
Kevin Johnk
(720)224-2423
kevin.johnk@sterlingranchcolorado.com

PROJECT OVERVIEW

Pursuant to Section 9 of the Douglas County Subdivision Resolution, this written narrative provides an outline of the submittal documentation in support of the John Adams Academy Exemption Plat Document.

A. Background.

The Applicant is seeking to obtain an Exemption Plat for a single lot for the development of a future charter school. The site was rezoned from Agricultural One (A-1) to Planned Development (PD) with approval of the Sterling Ranch PD by the Board in July of 2013. The parcel has not been platted and has been identified and approved for a public charter school part of a separate Location and Extent Process (LE2025-005) that was approved by the Douglas County Planning Commission on June 2, 2025.

This use is allowed in accordance with the PD and is eligible for a subdivision exemption per section 903.04 of the Subdivision Resolution that states, "Divisions of land which create parcels for public or quasi-public use such as community facilities where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, water/sewage facility. An exemption for such facility may be determined unnecessary by the Director if the applicant is a public or quasi-public entity with condemnation authority, and the proposed facility meets the intent of the Douglas County Comprehensive Master Plan and Zoning Resolution as a necessary service."

B. Location.

The property is located to the northeast of the intersection of Waterton Road and Middle Fork Street within a portion of the Villages District (D2) planning area of the Sterling Ranch Planned

Development (Sterling Ranch PD). The Sterling Ranch PD is located in the Chatfield Urban Area as designated in the Douglas County Comprehensive Master Plan (CMP).

C. Project.

The Applicant is seeking to obtain approval for an Exemption Plat for a single lot of approximately 26.07 acres.

This parcel was initially evaluated as part of Preliminary Plan 6 and was identified as a superblock lot. This exemption plat will create the legal lot for school development. It is anticipated that additional public road conveyances will be accomplished through a separate process in the future when the school expands or other surrounding development occurs that warrants such roads.

D. Infrastructure.

The John Adams Academy Exemption will be served by Dominion Water and Sanitation District for potable water and wastewater. Storm sewer infrastructure within public streets will be owned and maintained by Douglas County. Storm sewer and drainage infrastructure located in tracts will be owned and maintained by the Sterling Ranch Community Authority Board (CAB). Utility service providers include Xcel Energy for gas and electric services, and CenturyLink, Comcast, and Lumiere Fiber, LLC for phone and data services.

E. Impacts to Adjacent Land.

The project site is bounded by Waterton Road to the west, existing Filing 6A development to the north, a future CAB tract to the east, and future Sterling Ranch development to the South.

F. Development Schedule.

All proposed infrastructure is detailed as a part of a separate Location and Extent Process (LE2025-005) that was approved by the Douglas County Planning Commission on June 2, 2025. This includes plans for the access, grading, and utilities that will serve the site. Construction Documents for the proposed school are currently in the process of approval with Douglas County Engineering.

G. Compliance with the 2040 CMP.

The project site is located within the Chatfield Urban Area as identified in the 2040 CMP. Consistent with Urban Land Use Goal 2-1, the request proposes urban development in a designated urban area. Consistent with Goals 2-3 and 2-12, the adjacent Filing 5 and 6 neighborhoods contain neighborhood green and regional trails for pedestrians and cyclists.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

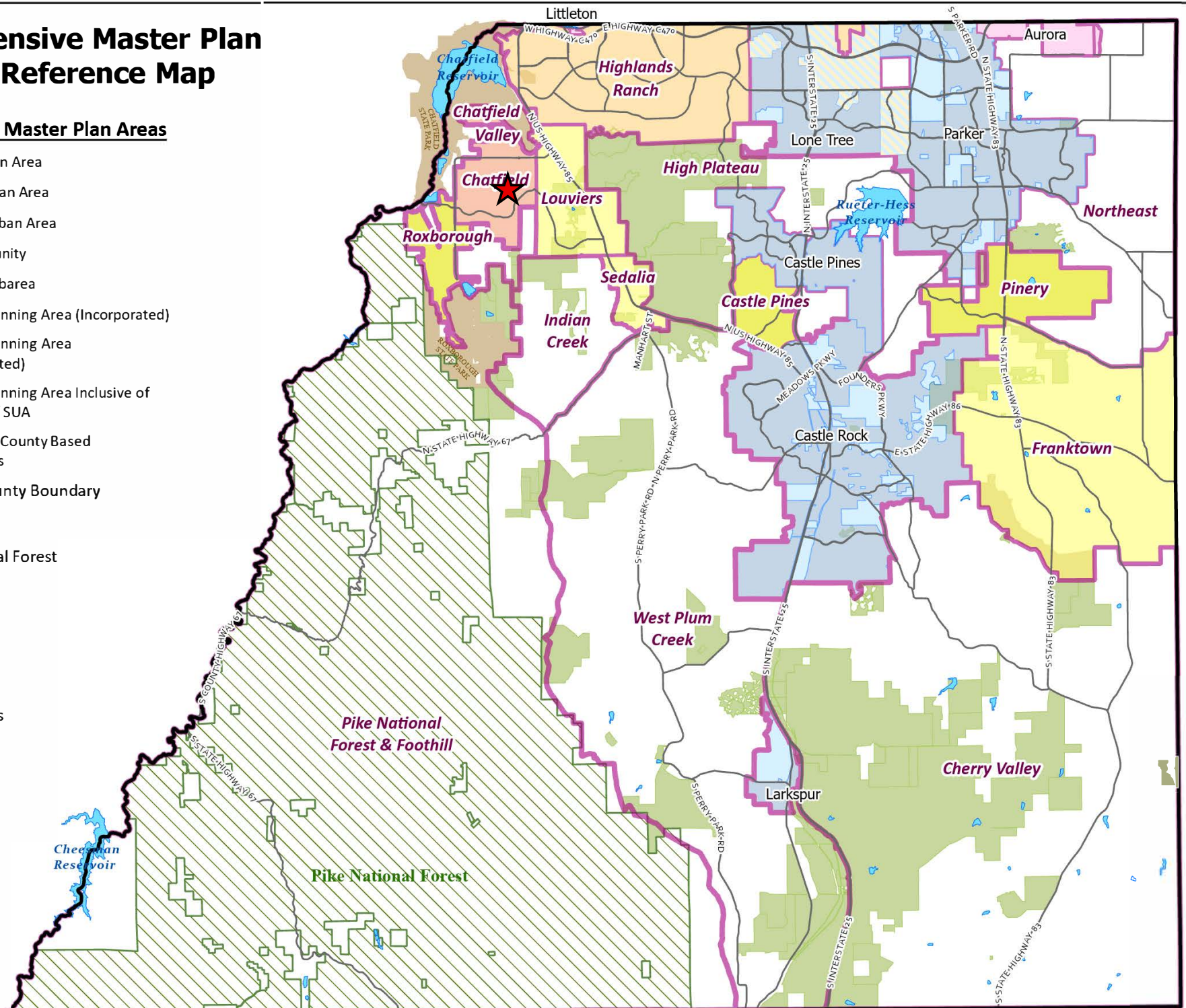
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

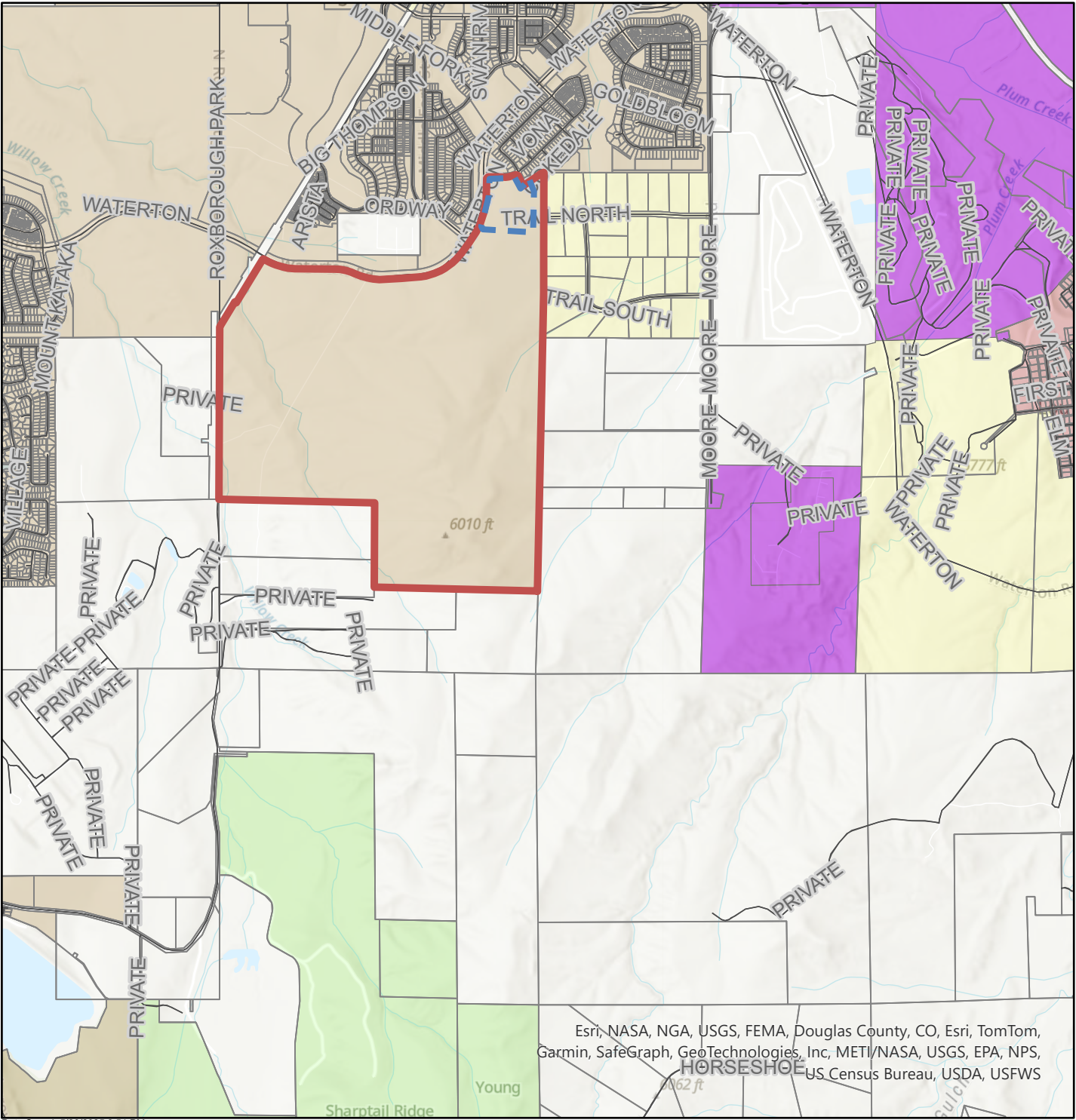


John Adams Academy Exemption

EX2025-005
Zoning Map



- LEGEND
- Roads
 - Major Roads
 - Parcels - PARCELS
 - A1 - AGRICULTURAL ONE
 - RR - RURAL RESIDENTIAL
 - SR - SUBURBAN RESIDENTIAL
 - GI - GENERAL INDUSTRIAL
 - PD - PLANNED DEVELOPMENT
 - OS - OPEN SPACE CONSERVATION
 - Exemption Area



Esri, NASA, NGA, USGS, FEMA, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

John Adams Academy Exemption

EX2025-005
Aerial Map



- LEGEND
- Roads
 - Major Roads
 - Parcels - PARCELS
 - - - Exemption Area



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors, Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Referral Agency Response Report**Page 1 of 1****Project Name:** John Adams Academy Exemption**Project File #:** EX2025-005**Date Sent:** 07/09/2025**Date Due:** 07/21/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	07/10/2025	Verbatim Response No Comment.	No action required.
Assessor	07/16/2025	Verbatim Response No Comment.	No action required.
Building Services	07/11/2025	Verbatim Response No Comment.	No action required.
Engineering Services	07/21/2025	Verbatim Response: The South property line for the exemption should be located to line up with the current north ROW line for Middle Fork Street on the West side of Waterton Road. This will allow Douglas County to receive the entire future Avenue street ROW from Sterling Ranch and not need to involve John Adams Academy in a future ROW dedication process.	The applicant has responded that the limits of the right-of-way have not yet been defined. In its land transfer agreement with the school property owner, a requirement has been added that the right-of-way be promptly dedicated to the County when the Middle Fork Street extension is required. Plat note about future right-of-way dedication has been added to the exhibit.
South Metro Fire Rescue	07/10/2025	Verbatim Response South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed exemption plat.	No action required.
Sterling Ranch Community Authority Board		No Response Received.	

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Principal Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: John Adams Academy Exemption
Project File #: **EX2025-005**
S Metro Review #: REFRP25-00126

Review date: July 10, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant proposes an exemption plat for development of a public charter school. A Location and Extent application was approved for the John Adams Academy by the Douglas County Planning Commission on June 2, 2025. The subject property is approximately 26 acres within a larger un-platted parcel within the Sterling Ranch Planned Development.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed exemption plat.



7/24/2025

Douglas County Planning
100 Third Street
Castle Rock, CO 80104

Subject: Exemption Plat, John Adams Academy, Response to Referral Comments

Dear Mr. Pavlinek:

Thank you for providing the post-referral comment letter dated July 22, 2025. We have reviewed the comments and offer the following response:

Engineering Services


1. *The South property line for the exemption should be located to line up with the current north ROW line for Middle Fork Street on the West side of Waterton Road. This will allow Douglas County to receive the entire future Avenue street ROW from Sterling Ranch and not need to involve John Adams Academy in a future ROW dedication process.*

Response: *Since SR does not have this area land-planned yet, we would not know where to set the property line in the event we had to anticipate where the future ROW would go.*

In order to ensure that a future ROW dedication goes smoothly, SR and Performance Charter are incorporating language in their land transfer agreement that ROW will be needed in the future and that it shall be dedicated promptly to Douglas County once SR begins development that necessitates the extension of Middle Fork into the future subdivision.

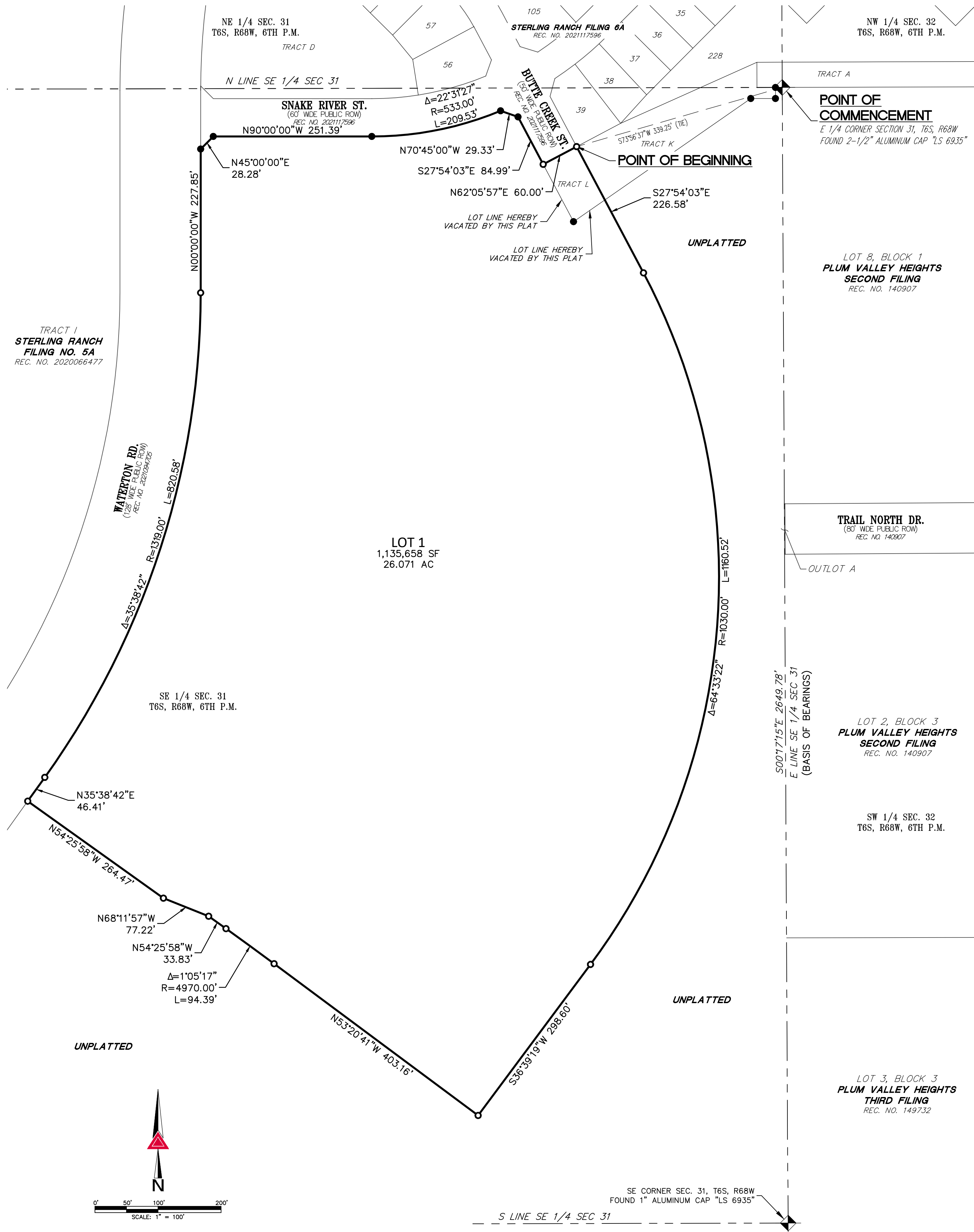
Please reach out to kevin.johnk@sterlingranchcolorado.com with any additional questions.

Sincerely,


Kevin Johnk, Director of Entitlements & Engineering

JOHN ADAMS ACADEMY EXEMPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF DOUGLAS, STATE OF COLORADO



PROPERTY DESCRIPTION

THAT CERTAIN PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, TOGETHER WITH TRACT L, STERLING RANCH FILING NO. 6A AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 2021117596, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31, WHENCE THE SOUTHEAST CORNER OF SECTION 31 BEARS SOUTH 00°17'15" EAST, A DISTANCE OF 2649.78, WITH ALL BEARINGS HEREON RELATIVE THERETO;

THENCE SOUTH 73°56'37" WEST, A DISTANCE OF 339.25 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT L, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHEAST LINE OF SAID TRACT L AND THE NORTHEAST LINE EXTENDED, SOUTH 27°54'03" WEST, A DISTANCE OF 226.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,030.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°33'22", AN ARC LENGTH OF 1,160.52 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 36°39'19" WEST, A DISTANCE OF 298.60 FEET;

THENCE NORTH 53°20'41" WEST, A DISTANCE OF 403.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4,970.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°05'17", AN ARC LENGTH OF 94.39 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 54°25'58" WEST, A DISTANCE OF 33.83 FEET;

THENCE NORTH 68°11'57" WEST, A DISTANCE OF 77.22 FEET;

THENCE NORTH 54°25'58" WEST, A DISTANCE OF 264.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF WATERTON ROAD AS DESCRIBED IN SAID RECORDS AT RECEPTION NUMBER 2021094705;

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) NORTH 35°38'42" EAST, A DISTANCE OF 46.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,319.00 FEET;
- 2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°38'42", AN ARC LENGTH OF 820.58 FEET;
- 3) TANGENT TO SAID CURVE, NORTH 00°00'00" WEST, A DISTANCE OF 227.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SNAKE RIVER STREET AS SHOWN ON SAID PLAT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 1) NORTH 45°00'00" EAST, A DISTANCE OF 28.25 FEET;
- 2) NORTH 90°00'00" EAST, A DISTANCE OF 251.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 533.00 FEET;
- 3) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°31'27", AN ARC LENGTH OF 209.53 FEET;
- 4) NON-TANGENT TO SAID CURVE, SOUTH 70°45'00" EAST, A DISTANCE OF 29.33 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF BUTTE CREEK STREET AS SHOWN ON SAID PLAT;

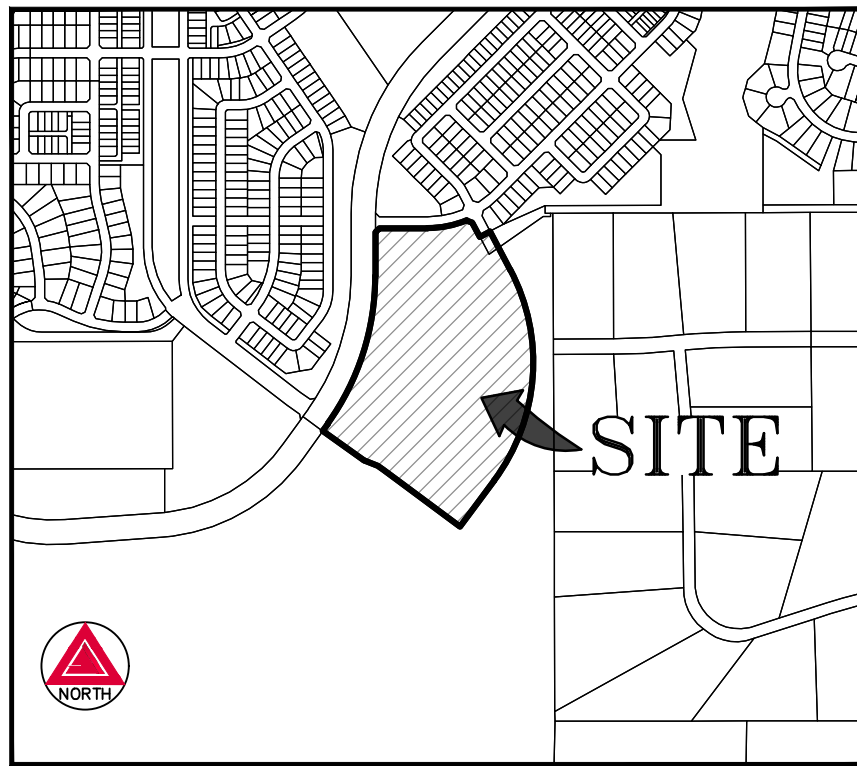
THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 27°54'03" EAST, A DISTANCE OF 84.99 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT L;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID TRACT L, NORTH 62°05'57" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,135,658 SQUARE FEET OR 26.071 ACRES, MORE OR LESS.

MONUMENT SYMBOL LEGEND

- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"



VICINITY MAP
SCALE 1" = 1,000'

GENERAL NOTES

1. BASIS OF BEARINGS — BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, WHICH BEARS SOUTH 00°17'15" EAST, A DISTANCE OF 2649.78 FEET.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET.
3. EFFECTIVE DATE OF _____ TITLE COMMITMENT ORDER NO. _____ WITH AN AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENTS AND ENCUMBRANCES. THIS EXEMPTION PLAT DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF PUBLIC RECORD.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18-4-508 CRS.
5. THE LOT IS FOR DEVELOPMENT OF A PUBLIC CHARTER SCHOOL.
6. FUTURE RIGHT-OF-WAY FOR MIDDLE FORK STREET SHALL BE DEDICATED TO DOUGLAS COUNTY UPON REQUEST.

SURVEYOR'S CERTIFICATE

I, ANTHONY K. PEALL, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THE THIS EXEMPTION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2025, 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2025.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
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 DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DIRECTOR OF COMMUNITY DEVELOPMENT

THIS EXEMPTION PLAT WAS APPROVED BY THE DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS ON _____, 2025, MOTION #_____.

ACCEPTED FOR RECORDATION BY: _____ DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____

FOR REVIEW
DO NOT RECORD

LAST REVISED: 7/28/2025

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, LLC 8155 PINEY RIVER AVENUE, SUITE 200 LITTLETON, CO 80125		DATE OF PREPARATION: 06/16/2025
	SCALE: 1" = 100'		
	SHEET 1 OF 1		