

STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO
REZONE

LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTHWEST QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

- S89°13'48"W, A DISTANCE OF 1401.41 FEET;
- S89°04'30"W, A DISTANCE OF 366.28 FEET;

THENCE N00°46'00"W, A DISTANCE OF 275.28 FEET;

THENCE N65°00'00"E, A DISTANCE OF 56.99 FEET;

THENCE S82°20'03"E, A DISTANCE OF 36.32 FEET;

THENCE N76°19'20"E, A DISTANCE OF 104.34 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;

THENCE N89°14'00"E, A DISTANCE OF 1632.66 FEET;

THENCE S00°46'00"E, A DISTANCE OF 328.21 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14.432 ACRES (628,670 SQUARE FEET).

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 166.30 FEET TO THE POINT OF BEGINNING;

THENCE N00°46'00"W, A DISTANCE OF 328.21 FEET;

THENCE N89°14'00"E, A DISTANCE OF 2047.60 FEET;

THENCE S00°45'46"E, A DISTANCE OF 328.35 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE S89°14'14"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 2047.58 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 15.431 ACRES (672,183 SQUARE FEET).

CONTAINING A TOTAL CALCULATED AREA OF 29.863 ACRES (1,300,853 SQUARE FEET).

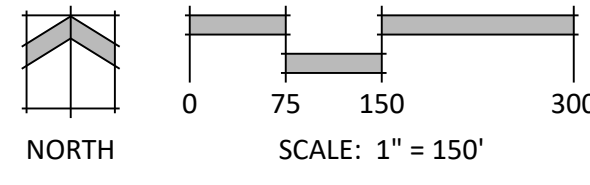
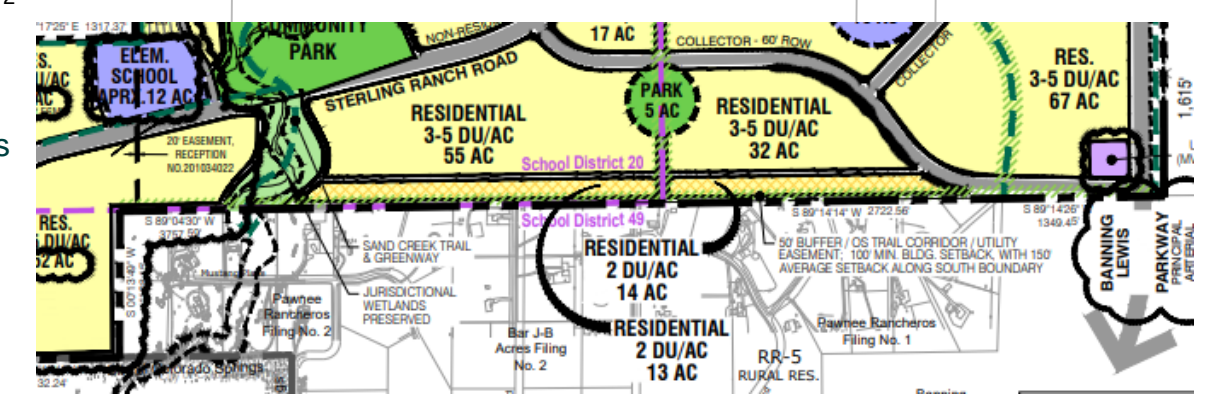
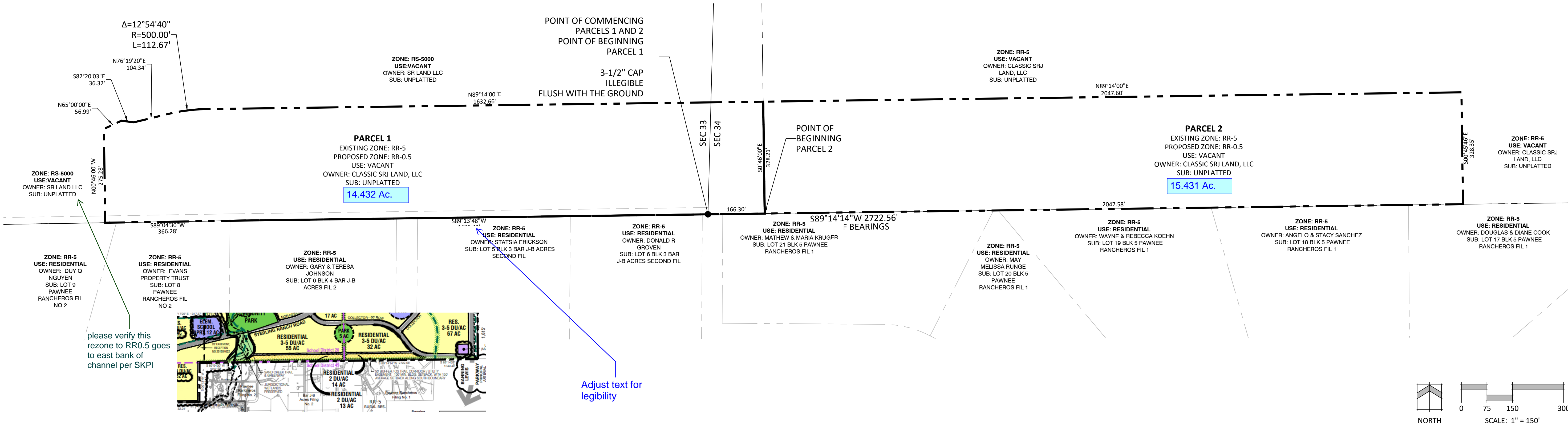
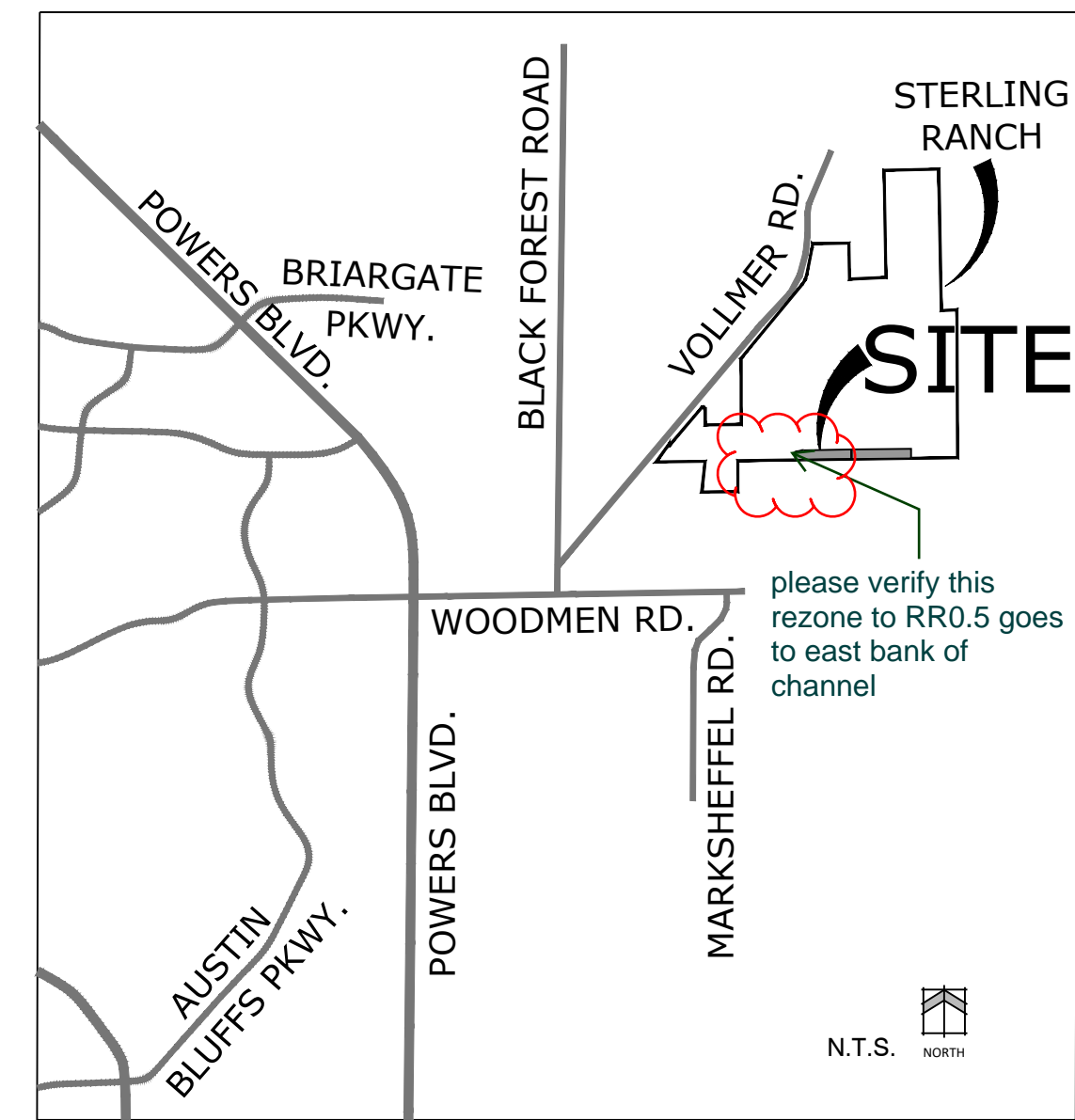
SITE DATA

Tax ID Numbers: 5233000017, 5233000018, 5200000552 & 5200000553
 Total Area: 29.863 Acres
 Sketch Plan: SKP 18-003 (Approved 2018)
 Current Zoning: RR-5
 Proposed Zoning: RR-0.5
 Current Use: Agriculture Grazing/Vacant
 Proposed Use: Single Family Residential

PROJECT TEAM

OWNER: Classic SRJ Land, LLC
 2138 Flying Horse Club Dr.
 Colorado Springs, CO 80921
 719.592.9333
 N.E.S. Inc.
 619 N. Cascade Ave., Suite 200
 Colorado Springs, CO 80903
 719.471.0073

VICINITY MAP



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STERLING RANCH EAST PHASE 1 REZONE

EL PASO COUNTY, COLORADO

DATE: 05.18.2022
 PROJECT MGR: A. BARLOW
 PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

REZONE EXHIBIT

1 OF 1

P-22-013