

# STERLING RANCH EAST PHASE 1

SECTION 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" ILLIGIBLE CAP AND AT THE EAST END BY THE SOUTH 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 SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1230.59 FEET;

THENCE N31°00'00"E, A DISTANCE OF 351.85 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 624.68 FEET;  
THENCE N65°00'00"E, A DISTANCE OF 112.04 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S80°07'16"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.32 FEET TO A POINT ON CURVE;  
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 19.695 ACRES (857,893 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°45'48"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 35.126 ACRES (1,530,076 SQUARE FEET).

## SITE DATA

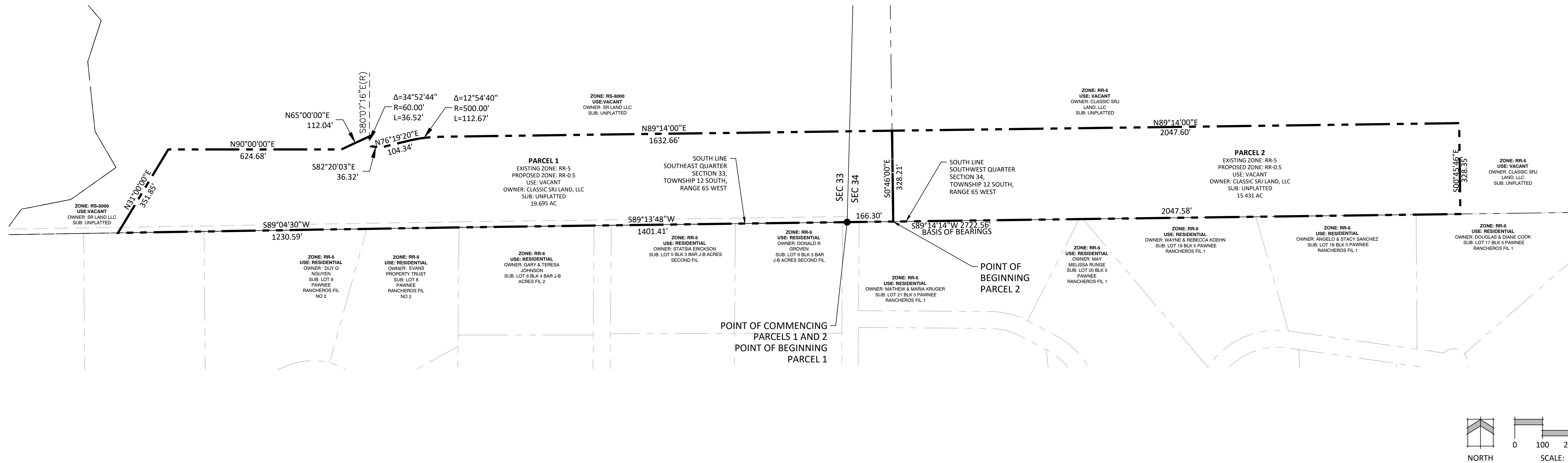
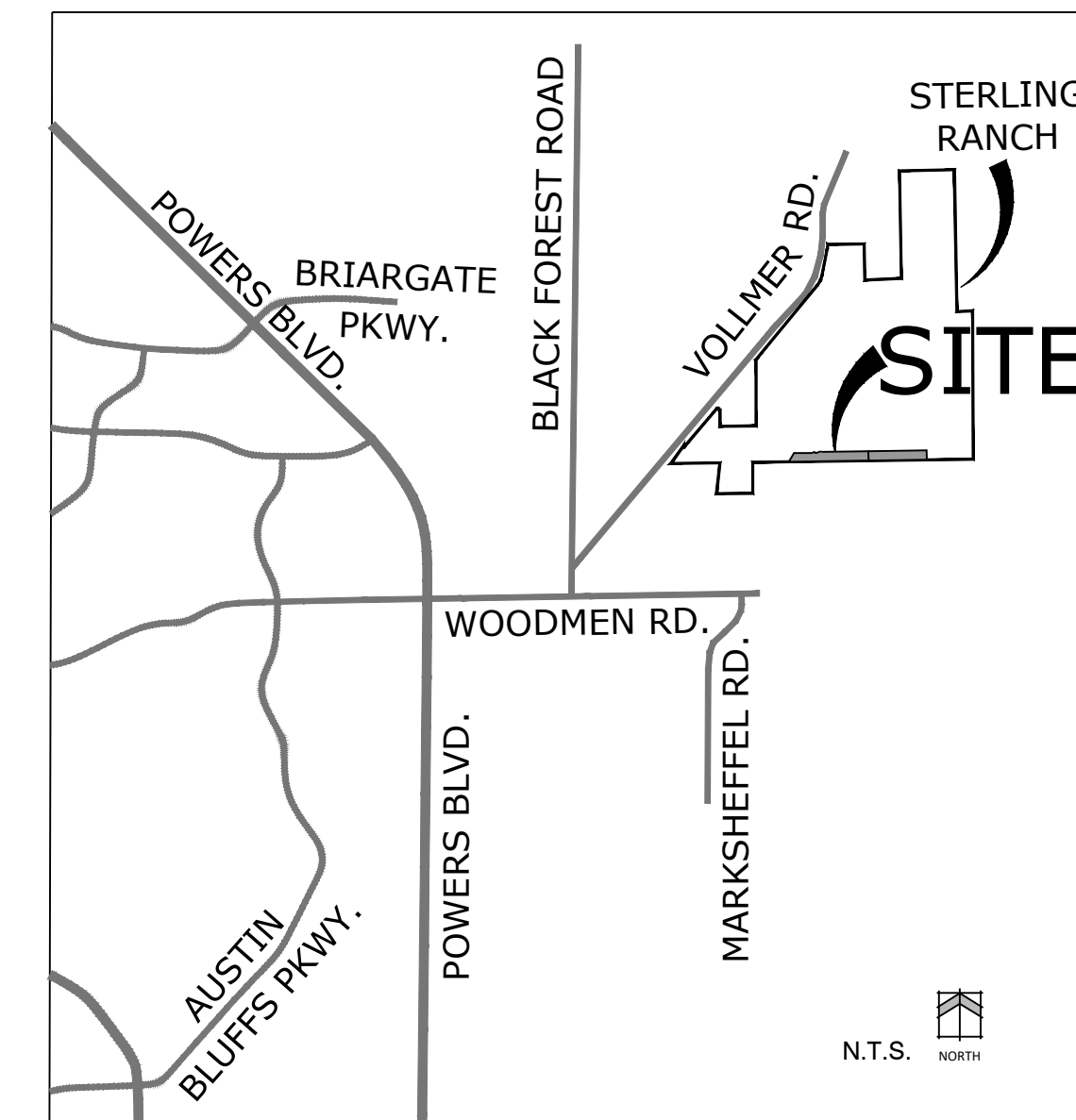
Tax ID Numbers: 5233000017, 5233000018, 5200000552 & 5200000553  
Total Area: 35.126 Acres  
Sketch Plan: SKP 18-003 (Approved 2022)  
Current Zoning: RR-5  
Proposed Zoning: RR-0.5  
Current Use: Agriculture Grazing/Vacant  
Proposed Use: Single Family Residential

## 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

APPLICANT: N.E.S., Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
719.471.0073

## VICINITY MAP



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

# STERLING RANCH EAST PHASE 1 REZONE

EL PASO COUNTY, COLORADO

DATE: 05.18.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: A. LANGHANS

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08.18.2022	A.L.	PER COUNTY COMMENTS
01.11.23	J.S.	PER COUNTY COMMENTS
03.13.23	J.S.	PER COUNTY COMMENTS

## REZONE EXHIBIT

1

1 OF 1

P-22-013