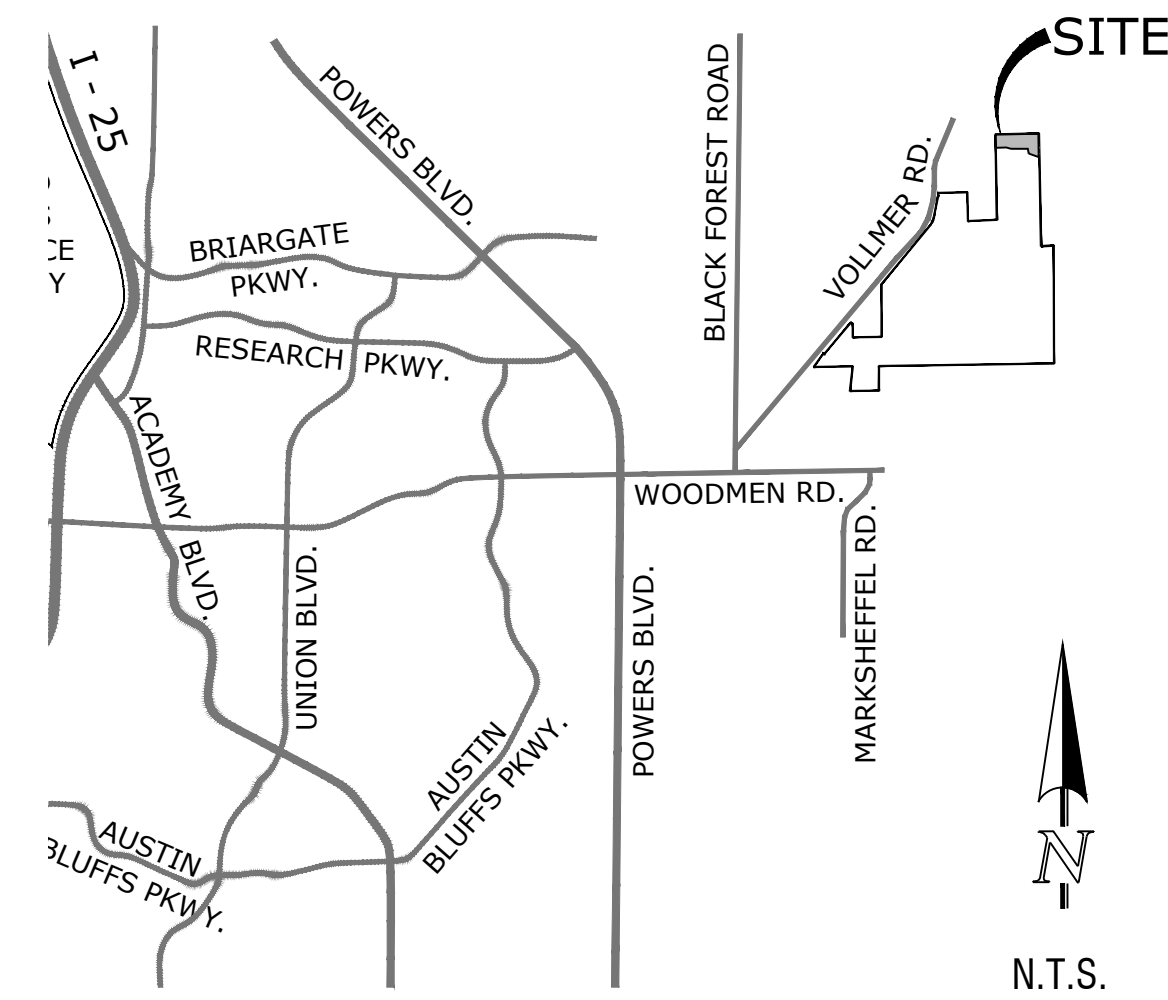


VICINITY MAP



# SMOKE STACK AT STERLING RANCH

SECTION 27, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## RR-2.5 REZONE

SITE DATA

**OWNER:**  
Vantage Homes Corp.  
9549 Federal Dr., Suite 100  
Colorado Springs, CO 80921

**PREPARED BY:**  
NES INC.  
619 N. CASCADE AVE STE 200  
COLORADO SPRINGS CO 80903  
Tax ID Numbers: 5227000005

Approved Sketch Plan: SKP 22-004 (Approved 2022)  
Current Zoning: RR-5  
Proposed Zoning: RR-2.5  
Total Area: 33.97097 ac

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTION 27, 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 EASTERLY BOUNDARY OF RETREAT AT TIMBERIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END WHICH IS THE SOUTHWEST 1/16 CORNER OF SAID SECTION 27, BY A 3" ALUMINUM SURVEYORS CAP STAMPED "PLS 30118" AND AT THE NORTHERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSIGNED TO BEAR N00°54'30"W, A DISTANCE OF 2478.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID RETREAT AT TIMBERIDGE FILING NO. 2;

THENCE N00°54'30"W, A DISTANCE OF 837.61 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°54'30"W, A DISTANCE OF 610.02 FEET TO THE NORTH LINE OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF SAID SECTION 27 THE FOLLOWING TWO (2) COURSES:

- N88°38'53"E, A DISTANCE OF 1,330.89 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
- N89°05'33"E, A DISTANCE OF 665.29 FEET TO THE NORTHEASTERLY CORNER OF INDIAN WELLS SUBDIVISION, FILING NO. 1, RECORDED IN PLAT BOOK J-3 AT PAGE 83;

THENCE S01°01'59"E, ON THE WESTERLY BOUNDARY OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 1,092.56 FEET;

THENCE N71°06'46"W, A DISTANCE OF 502.14 FEET;

THENCE N11°06'36"W, A DISTANCE OF 234.38 FEET;

THENCE S89°52'45"W, A DISTANCE OF 716.65 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 15°51'04", A RADIUS OF 500.00 FEET, AND A DISTANCE OF 138.33 FEET;

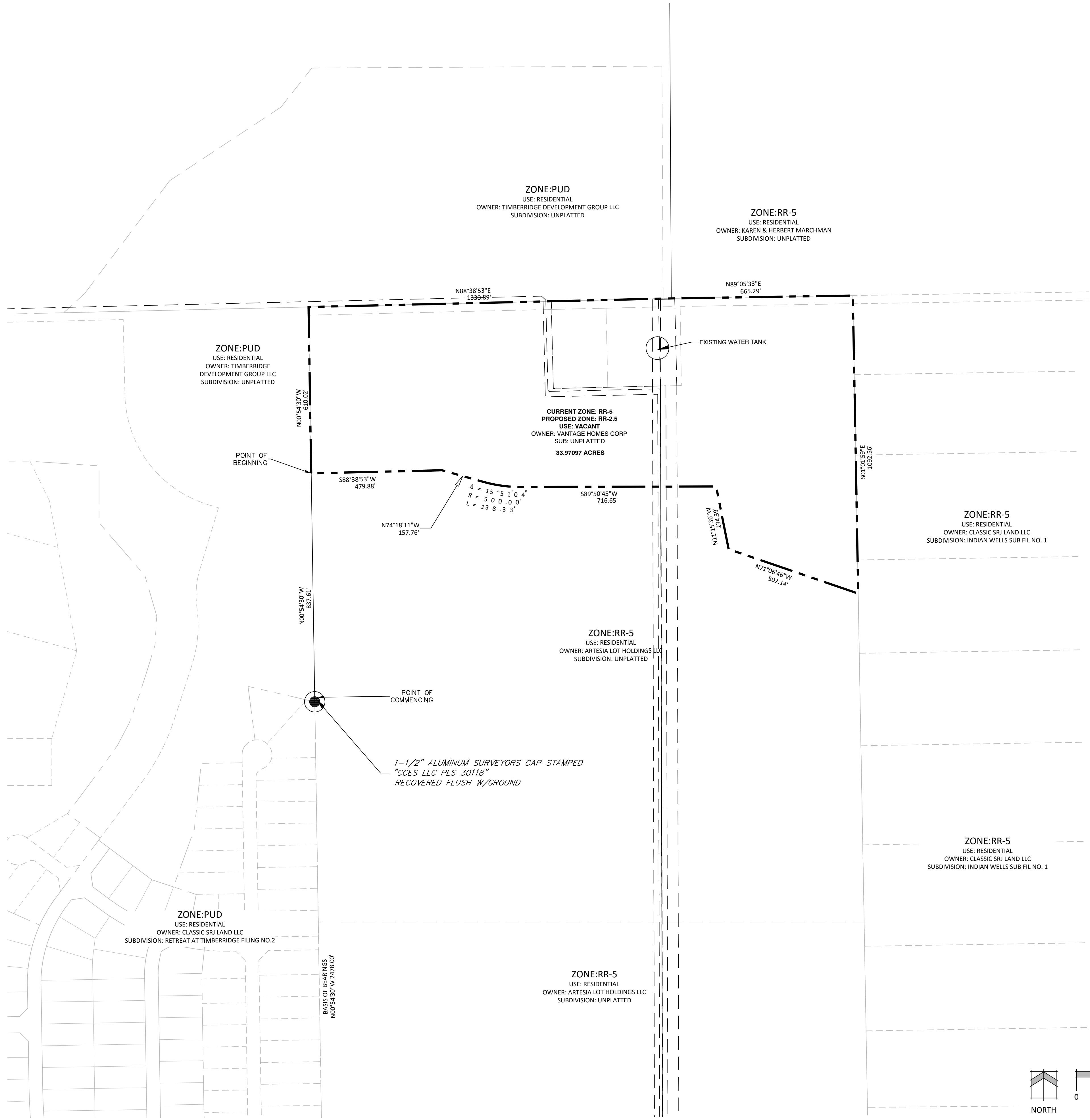
THENCE N74°18'11"W, A DISTANCE OF 157.76 FEET;

THENCE S88°38'53"W, A DISTANCE OF 479.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 33.97097 ACRES (1,479,775 SQUARE FEET).

LINETYPE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT



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

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### SMOKE STACK AT STERLING RANCH REZONE

DATE: 10/09/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: 12/19/2023  
BY: BP  
DESCRIPTION: PER COUNTY REVIEW COMMENTS

REZONE EXHIBIT

1 OF 1

P239

P:\Classic2\Sterling Ranch North\Drawings\Planning\DP02.5 AC REZONE EXHIBIT 1.dwg (Rezone -1) 12/19/2023 10:16:40 AM BPERKINS