

EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3

PETITION FOR INCLUSION OF PROPERTY

The undersigned property owner(s) hereby petition(s) the Board of Directors of El Paso County Public Improvement District No. 3 for inclusion of the property described in Exhibit A, attached hereto and incorporated herein by reference, within the District.

By submitting this petition, I/we hereby acknowledge and consent to the following:

1. All property included within the District shall be subject to all of the obligations of the District, both existing and future, from and after the date of approval of such inclusion by the Board of Directors.
2. Public Improvements authorized to be provided by the District shall be as defined in the 2030 MTCP or a Future MTCP, or those constituting Advisory Board Approved Improvements, and no further consent of the taxpaying electors of the District or election to approve such list as it may exist from time to time, shall be required under Section 30-20-512(1)(f), C.R.S.
3. All property included within the District shall be subject to all of the provisions of the Resolution Declaring Organization of El Paso County Public Improvement District No. 2, El Paso County, Colorado, and Ordering Election on November 1, 2011, approved by the El Paso County Board of County Commissioners on October 27, 2011, and any amendments to such Organizing Resolution as may be made from time to time.

PETITIONER:

Name: Classic SRJ Land LLC

Signature:  v.l.

STATE OF COLORADO)
) S.S.
COUNTY OF EL PASO)

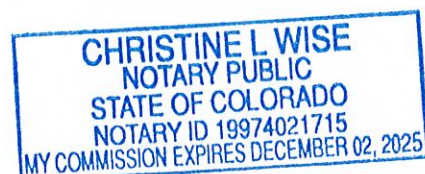
The foregoing instrument was acknowledged before me this 26th day of October, 2022, by Loren Moreland.

Witness my hand and official seal.

Christine R. Wise

Notary Public

My Commission Expires: 12.02.2025



Company Name: Classic SRJ LLC

Name: Douglas Stimple

Title: CEO of Manager

Signature: _____

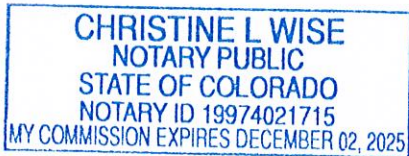
STATE OF COLORADO)
) S.S.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 26th day of October, 2022,
by Douglas Stimple as CEO of Manager of Classic SRJ, LLC

Witness my hand and official seal.

Christine L. Wise
Notary Public

My Commission Expires: 12-02-2025





619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903

JOB NO. 1183.30-01R2
AUGUST 9, 2022
REV. AUGUST 26, 2022
REV. FEB. 27, 2023
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LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF SECTION 33, 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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°29'39"E, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BRIARGATE PARKWAY AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 3615.96 FEET SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY AND THE WESTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

1. S50°26'12"E, A DISTANCE OF 400.79 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 2,065.00 FEET, AND A DISTANCE OF 940.26 FEET TO A POINT OF TANGENT;
3. S76°31'31"E, A DISTANCE OF 232.57 FEET;
4. S31°31'31"E, A DISTANCE OF 49.50 FEET;
5. S13°28'29"W, A DISTANCE OF 1,168.84 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 62°50'51", A RADIUS OF 1,460.00 FEET, AND A DISTANCE OF 1,601.47 FEET TO A POINT OF TANGENT;
7. S76°19'20"W, A DISTANCE OF 1,779.02 FEET;
8. N13°40'40"W, A DISTANCE OF 44.22 FEET;
9. N58°40'40"W, A DISTANCE OF 19.87 FEET;
10. S70°06'35"W, A DISTANCE OF 170.61 FEET;
11. S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT D AS PLATTED IN STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N76°13'42"W, A DISTANCE OF 207.54 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;

- 9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
- 10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
- 11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
- 12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
- 13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
- 14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
- 15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
- 16. S50°40'25"E, A DISTANCE OF 72.52 FEET;
- 17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
- 18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
- 19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
- 20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
- 21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
- 22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
- 23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
- 24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
- 25. N14°40'14"W, A DISTANCE OF 12.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY THE FOLLOWING TWO (2) COURSES:

- 1. S79°16'20"E, A DISTANCE OF 122.46 FEET;
- 2. N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 161.524 ACRES (7,035,999 SQUARE FEET).

LEGAL DESCRIPTION STATEMENT:

I, ROBERT L. MEADOWS, JR., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



2-27-23

ROBERT L. MEADOWS, JR., PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

DATE



619 North Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903

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SHEET 3 OF 3

