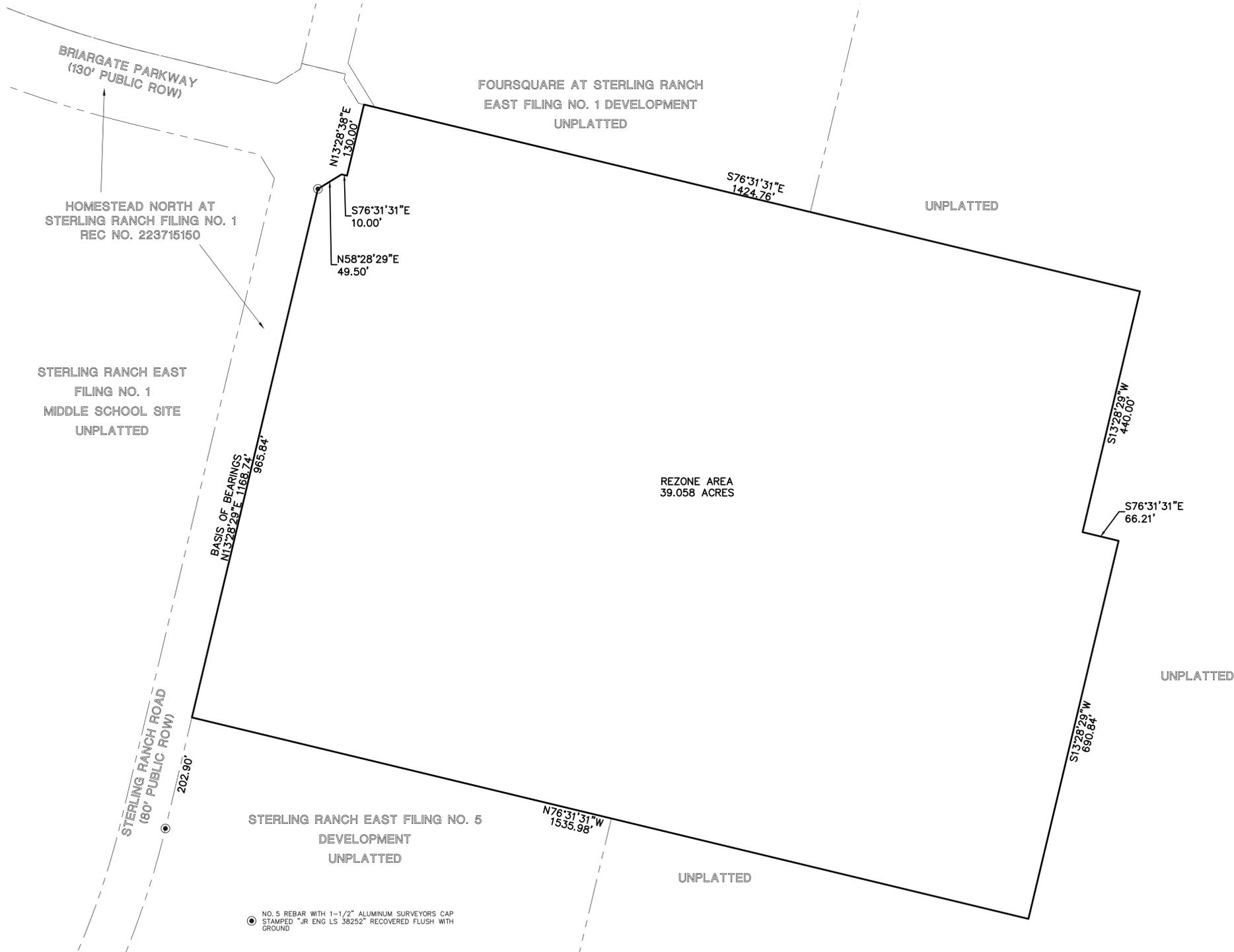
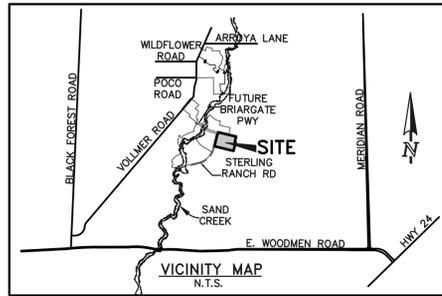


VILLAGES AT STERLING RANCH

SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

REZONE EXHIBIT

JULY 2024



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH REFERENCES TO RECORDED DOCUMENTS BEING THOSE CERTAIN DOCUMENTS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE WITH BEARINGS REFERENCE TO THE EASTERLY RIGHT OF WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED ON MAY 19, 2023 UNDER RECEPTION NO. 223715150, BEING MONUMENTED AT BOTH ENDS BY NO.5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "JR ENG LS 38252" ASSUMED TO BEAR N13°28'38"E, A DISTANCE OF 1168.74 FEET.

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID STERLING RANCH ROAD; THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID STERLING RANCH ROAD THE FOLLOWING THREE (3) COURSES:

1. THENCE N58°28'29"E, A DISTANCE OF 49.50 FEET;
2. THENCE S76°31'31"E, A DISTANCE OF 10.00 FEET;
3. THENCE N13°28'38"E, A DISTANCE OF 130.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 1,424.76 FEET;

THENCE S13°28'29"W, A DISTANCE OF 440.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 66.21 FEET;

THENCE S13°28'29"W, A DISTANCE OF 690.84 FEET;

THENCE N76°31'31"W, A DISTANCE OF 1,535.98 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE;

THENCE N13°28'29"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 965.84 FEET TO THE POINT OF BEGINNING.

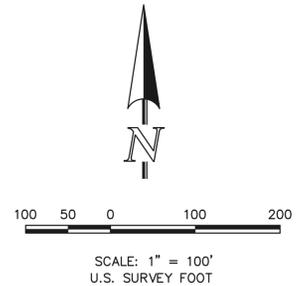
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 39.05766 ACRES (1,701,352 SQUARE FEET), MORE OR LESS

SITE DATA

TAX ID NUMBERS: 52000-00-552
 SKETCH PLAN: SKP 235
 CURRENT ZONING: RR-5
 PROPOSED ZONING: PUD
 TOTAL AREA: 39.058 ACRES
 REZONE AREA (RR-5 TO PUD): 39.058 ACRES

PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DR.
 COLORADO SPRINGS, CO 80921
 (719) 592-8333
 MR. LOREN MORELAND
 APPLICANT/CIVIL CONSULTANT: CLASSIC CONSULTING
 619 N. CASCADE AVE. SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 785-0790
 MS. CATHERINE M. TESSIN, P.E.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p><small>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">NO. REVISION</th> <th style="text-align: left;">DATE</th> </tr> <tr><td> </td><td> </td></tr> </table>	NO. REVISION	DATE											<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>_____ CATHERINE M. TESSIN, COLORADO P.E. #45004 DATE _____</p>
NO. REVISION	DATE													



<p>VILLAGES AT STERLING RANCH PRELIMINARY PLAN REZONE EXHIBIT</p>			
DESIGNED BY	EAS	SCALE	DATE 06/12/2024
DRAWN BY	KES	(H) 1" = 100'	SHEET 1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO. 1183.26

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

N:\118326\DRAWINGS\DEVELOPMENT\118326\REZONE EXHIBIT.dwg, 01/22/2024 10:08:39 AM, 1:1, KS