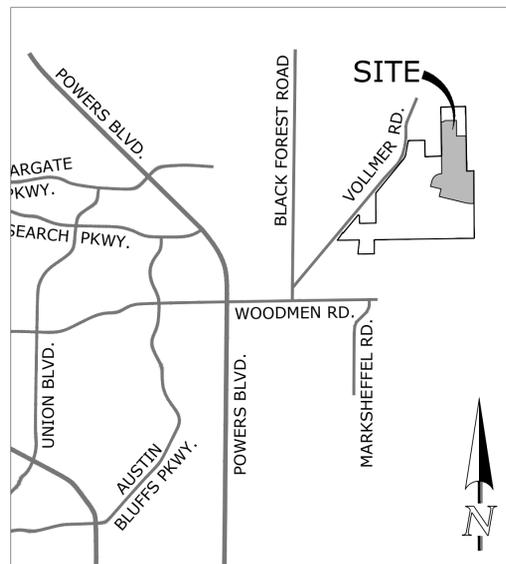


VICINITY MAP



SITE DATA

OWNER:
 Classic SRJ Land, LLC
 2138 Flying Horse Club Dr.
 Colorado Springs, CO 80921

Artesia Lot Holdings, LLC
 4400 State Hwy. 121, Suite 410
 The Colony, TX 75056

PREPARED BY:
 NES INC.
 619 N. CASCADE AVE STE 200
 COLORADO SPRINGS CO 80903

Tax ID Numbers: 5227000006, 5227000008 and 5200000553

Approved Sketch Plan: SKP 22-004 (Approved 2022)
 Current Zoning: RR-5
 Proposed Zoning: RS-5000
 Total Area: 328.71906 ac

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTIONS 27 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 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 10316" AND AT THE NORTHERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED 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 SAID POINT BEING THE POINT OF BEGINNING:

THENCE N00°54'30"W, A DISTANCE OF 274.03 FEET;
 THENCE N89°05'30"E, A DISTANCE OF 224.51 FEET;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°18'17"E, HAVING A DELTA OF 61°09'02", A RADIUS OF 2000.00 FEET, AND A DISTANCE OF 213.46 FEET;
 THENCE N89°50'45"E, A DISTANCE OF 860.00 FEET;
 THENCE S00°09'19"E, A DISTANCE OF 1,248.33 FEET;
 THENCE N89°05'30"E, A DISTANCE OF 756.72 FEET TO THE WESTERLY BOUNDARY OF INDIAN WELLS SUBDIVISION, FILING NO. 1, RECORDED IN PLAT BOOK J-3 AT PAGE 83;

THENCE ON SAID WESTERLY AND SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) CURVES:

- S01°15'59"E, A DISTANCE OF 2,832.59 FEET;
- N87°09'09"E, A DISTANCE OF 574.82 FEET TO THE NORTHWESTERLY CORNER OF BOW VALLEY SUBDIVISION, RECORDED IN PLAT BOOK N-3 AT PAGE 8;

THENCE S00°13'01"E, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 1,362.74 FEET;
 THENCE CONTINUING S00°13'01"E, A DISTANCE OF 1,281.85 FEET;
 THENCE S89°33'47"W, A DISTANCE OF 260.78 FEET;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 13°54'42", A RADIUS OF 1,500.00 FEET, AND A DISTANCE OF 364.20 FEET;
 THENCE N76°31'31"W, A DISTANCE OF 2,234.76 FEET;
 THENCE N13°28'29"E, A DISTANCE OF 629.50 FEET;
 THENCE N76°31'31"W, A DISTANCE OF 864.89 FEET;
 THENCE N13°28'29"E, A DISTANCE OF 438.21 FEET;
 THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 83°41'16", A RADIUS OF 770.00 FEET, AND A DISTANCE OF 859.90 FEET;
 THENCE N77°09'45"E, A DISTANCE OF 226.32 FEET;
 THENCE N00°54'30"W, A DISTANCE OF 1,401.50 FEET TO THE SOUTHEASTERLY CORNER OF SAID RETREAT AT TIMBERIDGE FILING NO. 2;
 THENCE CONTINUE N00°54'30"W, ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERIDGE FILING NO. 2, A DISTANCE OF 2,478.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 328.71906 ACRES (14,319,002 SQUARE FEET).

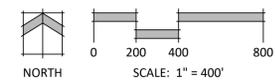
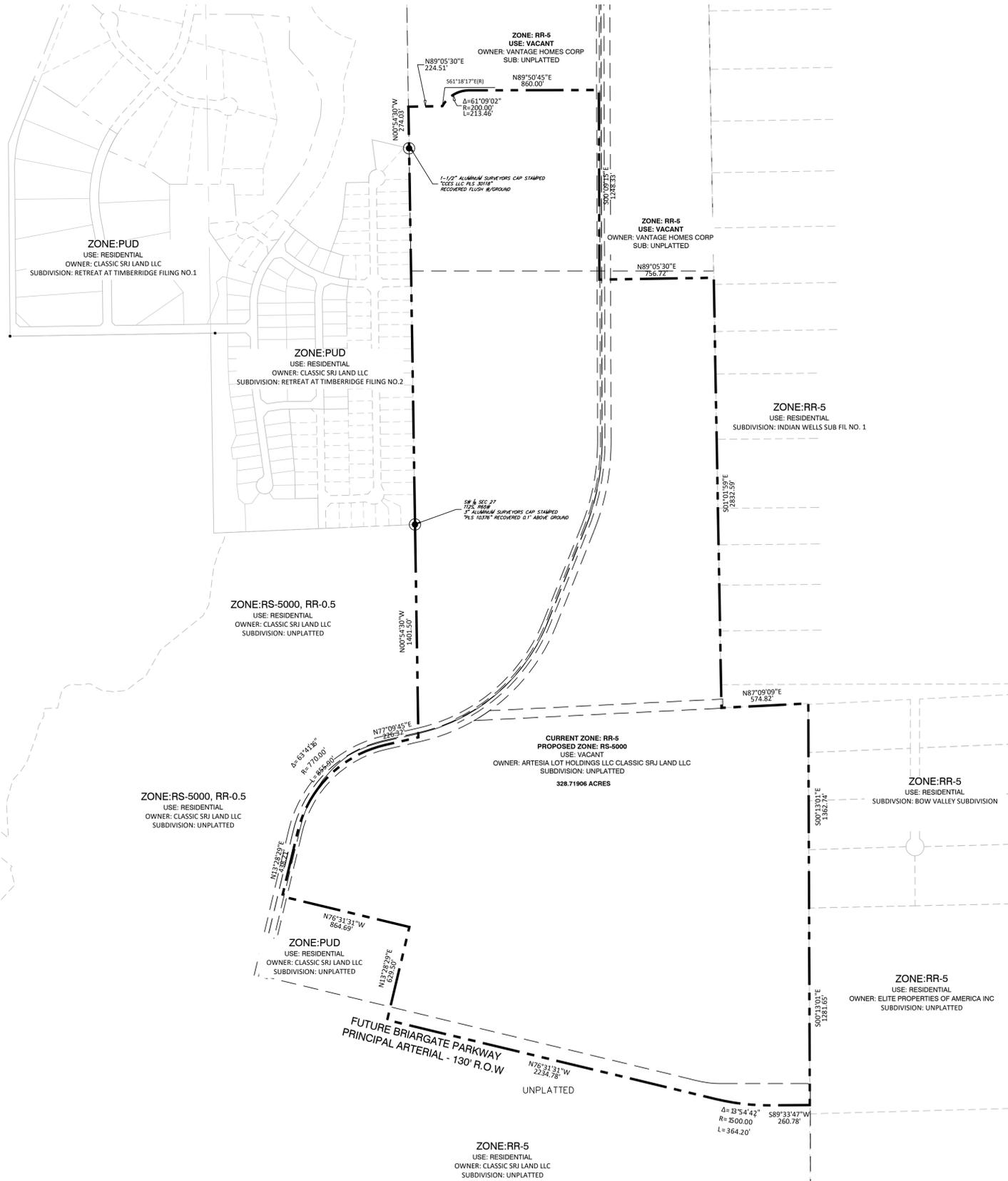
LINETYPE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT

SMOKE STACK AT STERLING RANCH

SECTION 27 AND 34, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

RS-5000 REZONE



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

1 OF 1

P2311