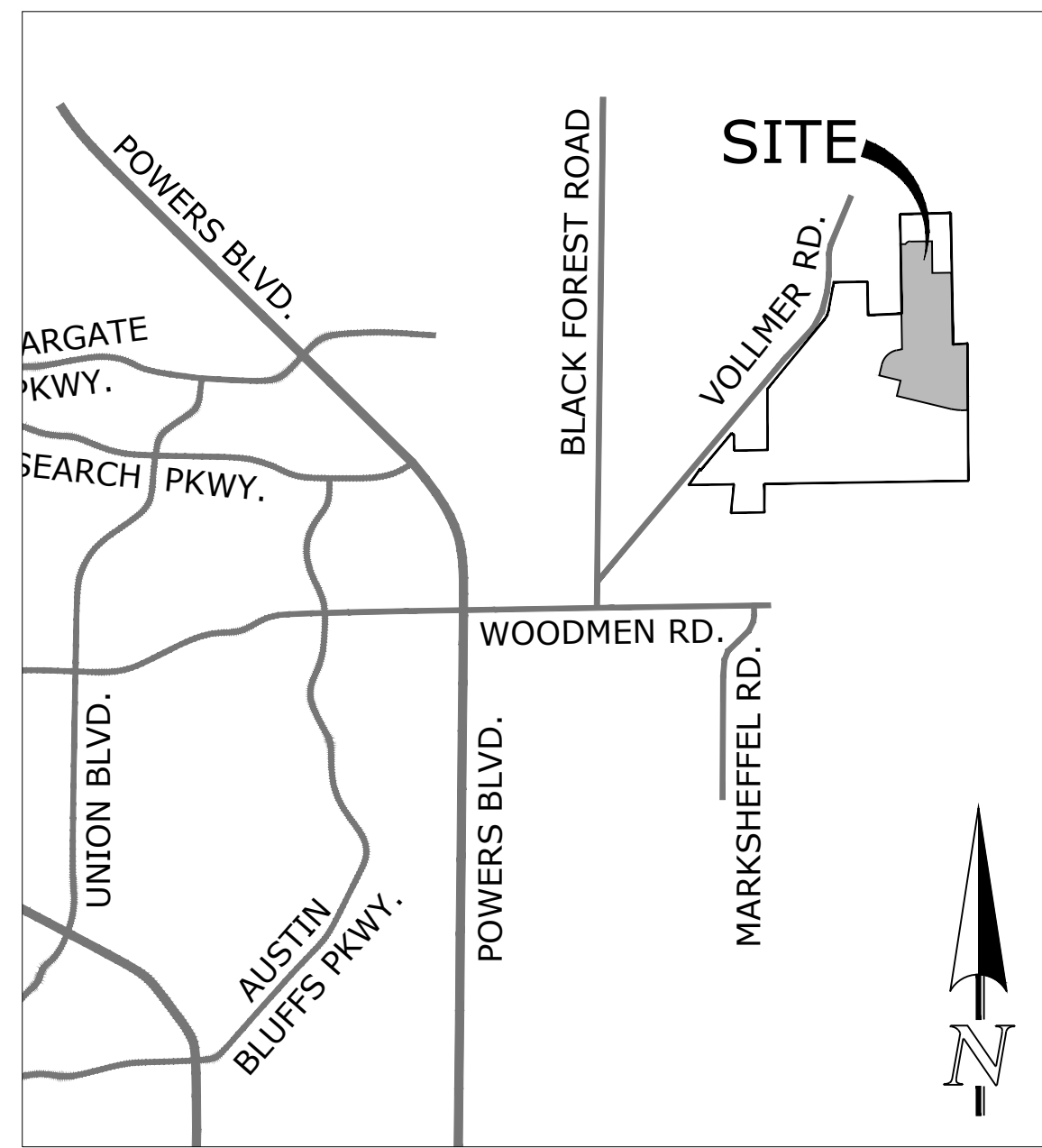


VICINITY MAP



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: 5277008006, 5277009006 and 5270000553

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

part of this is 2023 file

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:

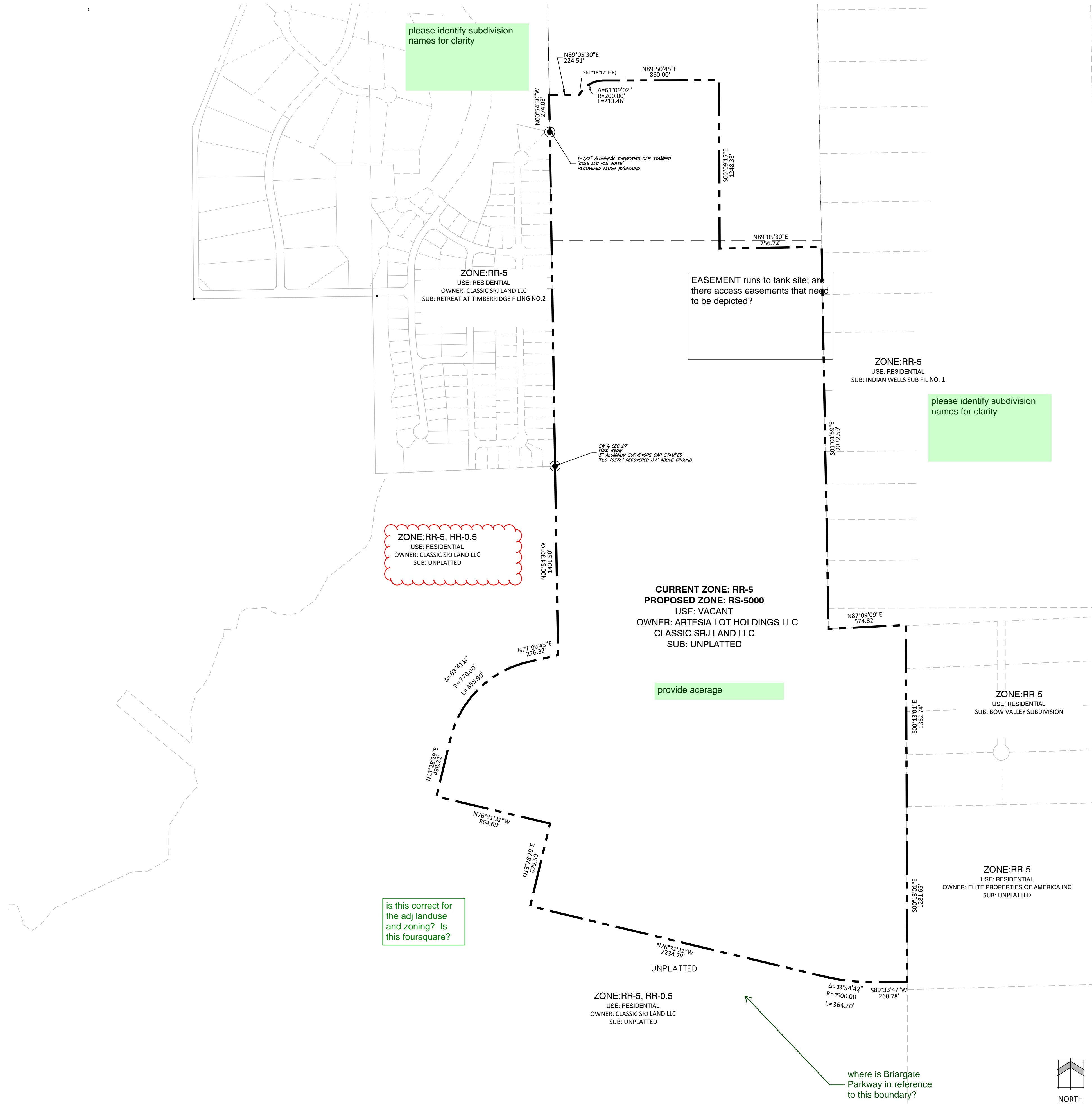
- S01°10'15"E, A DISTANCE OF 2,832.58 FEET;
- N87°09'09"E, A DISTANCE OF 574.82 FEET TO THE NORTHWESTERLY CORNER OF BOW VALLEY SUBDIVISION, RECORDED IN PLAT BOOK N-3 AT PAGE 8;

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 N13°28'29"E, 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°09'09"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).

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

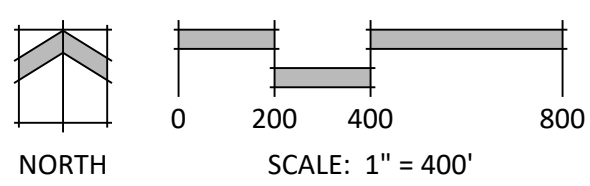
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REZONE EXHIBIT

1

1 OF 1

P2311



V1_ Zone Map P2311 comment.pdf Markup Summary

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Author: AutoCAD SHX Text
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UNPLATTED

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POINT OF COMMENCING

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1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" RECOVERED FLUSH
W/GROUND

Subject:
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SW SEC 27 116 SEC 27 T12S, R65W 3"
ALUMINUM SURVEYORS CAP STAMPED "PLS
10376" RECOVERED 0.1' ABOVE GROUND



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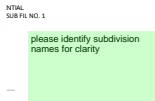
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please identify subdivision names for clarity

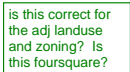


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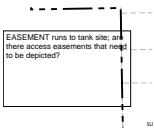
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please identify subdivision names for clarity



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is this correct for the adj landuse and zoning? Is this foursquare?



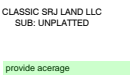
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EASEMENT runs to tank site; are there access easements that need to be depicted?



Subject: Callout
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where is Briargate Parkway in reference to this boundary?



Subject: Planner
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Author: dsdparsons
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provide acreage

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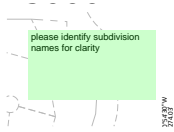
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Security Analysis is a subset of
PAC 7 parameters for POC/DOC

V1_Zone Map P2311 comment.pdf Markup Summary

dsdparsons (9)

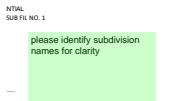


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please identify subdivision names for clarity

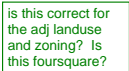


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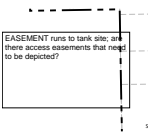
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please identify subdivision names for clarity



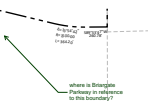
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where is Briargate Parkway in reference to this boundary?

CLASSIC SRJ LAND LLC
SUB: UNPLATTED

provide acreage

Subject: Planner
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