

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 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 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 TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF
175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 328.10 FEET;
THENCE S13°28'29"W, A DISTANCE OF 315.54 FEET;
THENCE S76°31'31"E, A DISTANCE OF 864.69 FEET;
THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET;
THENCE N76°31'31"W, A DISTANCE OF 1212.26 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS
Q 1935.00 FEET AND A DISTANCE OF 881.00 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"E, A DISTANCE OF 181.33 FEET;
THENCE N39°34'48"E, A DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.762 ACRES

980.00

N39°33'48"E

N50°26'12"W
181.33'

BRIARGATE PARKWAY
(PUBLIC ARTERIAL, 130' ROW)

$$\begin{aligned}\Delta &= 26^{\circ}05'19'' \\ R &= 1935.00' \\ L &= 881.07'\end{aligned}$$

STERLING RANCH EAST
PRELIMINARY PLAN NO. 1

$$\begin{aligned}\Delta &= 26^{\circ}05'19'' \\ R &= 175.00' \\ L &= 79.68'\end{aligned}$$
REA
SREA
SFUTURE STERLING RANCH EAST
DEVELOPMENT

S76°31'31"E

864.69'

564.46'

FUTURE STERLING RANCH EAST
DEVELOPMENT


S13°28'29"W

N76°31'31"W 1212.26'

STERLING RANCH EAST
PRELIMINARY PLAN NO. 3



NOT TO SCALE

	<div style="text-align: center;"> STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PUD ZONING MAP </div>												
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DESIGNED BY</td> <td style="width: 25%;">MAW</td> <td style="width: 25%;">SCALE</td> <td style="width: 25%;">DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>MAW</td> <td>(H) 1" = N/A</td> <td>06/01/2022</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = N/A</td> <td>JOB NO.</td> <td>1183.20</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	MAW	(H) 1" = N/A	06/01/2022	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.20
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