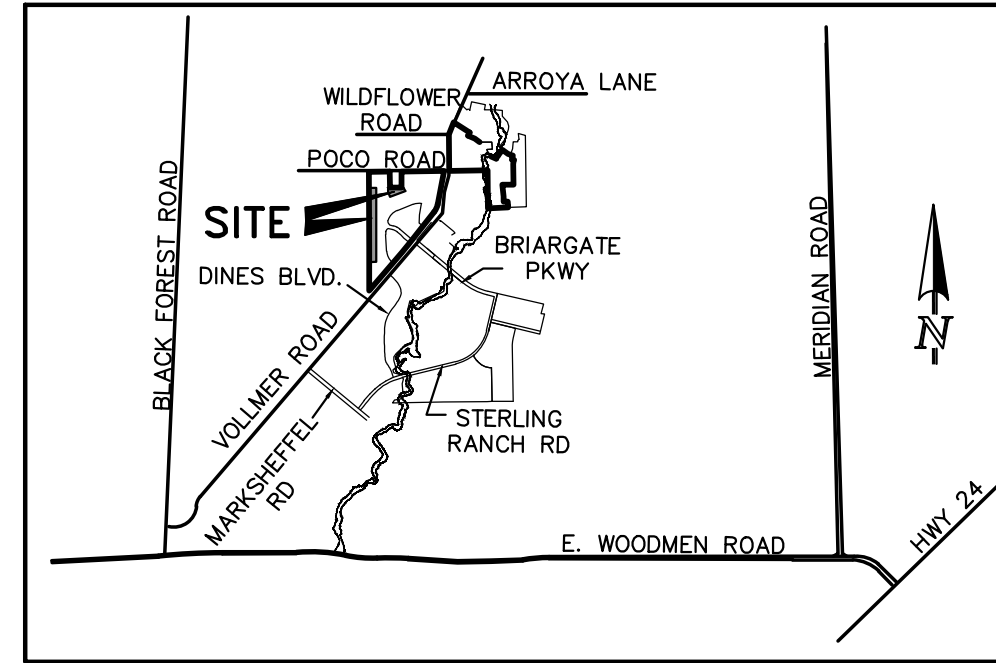


# RETREAT AT PRAIRIERIDGE FILINGS 1-3

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## RR-0.5 REZONE MAP

MARCH 2024



VICINITY MAP  
N.T.S.

### SITE DATA

TAX ID NUMBERS:	PORTION OF 52280-00-024 & 52280-00-025
SKETCH PLAN:	SKP225
CURRENT ZONING:	RR-5
PROPOSED ZONING:	RR-0.5
TOTAL AREA:	142.13 ACRES
REZONE AREA (RR-0.5)	14.43 ACRES

### PARCEL "A" LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 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 1326.65 FEET.

**COMMENCING** AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 1857.56 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE S00°46'12"E, ON THE WESTERLY BOUNDARY OF SAID JAYNES SUBDIVISION, A DISTANCE OF 544.44 FEET TO THE POINT OF BEGINNING;

THENCE N89°13'29"E, ON THE SOUTHERLY BOUNDARY OF SAID JAYNES SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 436.45 FEET;

THENCE S21°04'41"E, A DISTANCE OF 120.00 FEET;

THENCE S88°55'19"W, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 137.93 FEET;

THENCE N00°16'33"W, A DISTANCE OF 158.78 FEET;

THENCE N89°43'27"E, A DISTANCE OF 42.01 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 103,032 SQUARE FEET, (2.36528 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

### PARCEL "B" LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER 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 SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 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 1326.65 FEET.

**COMMENCING** AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027;

THENCE S89°13'54"W, ON SAID LINE, A DISTANCE OF 2575.04 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SECTION 28;

THENCE S00°16'33"E, ON SAID LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING;

THENCE N89°43'27"E, A DISTANCE OF 210.00 FEET;

THENCE S00°16'33"E, A DISTANCE OF 1,022.97 FEET;

THENCE S41°32'04"W, A DISTANCE OF 37.50 FEET;

THENCE S00°16'33"E, A DISTANCE OF 429.67 FEET;

THENCE S36°29'38"E, A DISTANCE OF 42.31 FEET;

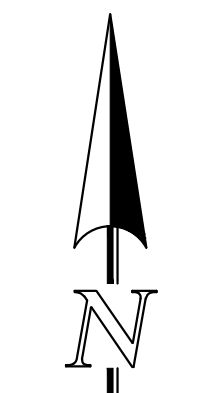
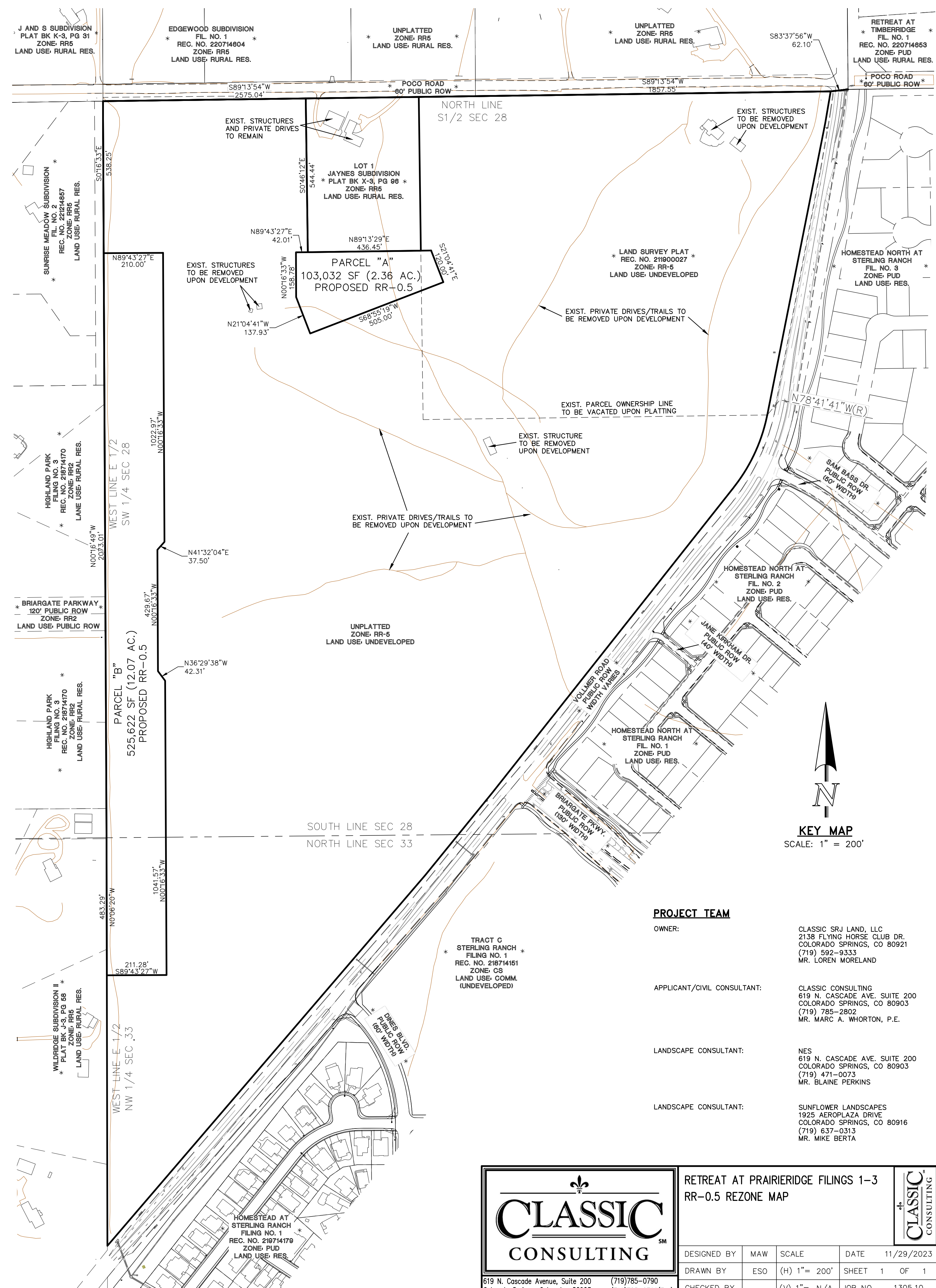
THENCE S00°16'33"E, A DISTANCE OF 1,041.57 FEET;

THENCE S89°43'27"E, A DISTANCE OF 211.28 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 483.17 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 2,073.13 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 525,622 SQUARE FEET, (12.06963 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



KEY MAP  
SCALE: 1" = 200'

### 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) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MR. BLAINE PERKINS
LANDSCAPE CONSULTANT:	SUNFLOWER LANDSCAPES 1925 AEROPAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA



RETREAT AT PRAIRIERIDGE FILINGS 1-3  
RR-0.5 REZONE MAP

DESIGNED BY	MAW	SCALE	DATE	11/29/2023
DRAWN BY	ESO	(H) 1" = 200'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

