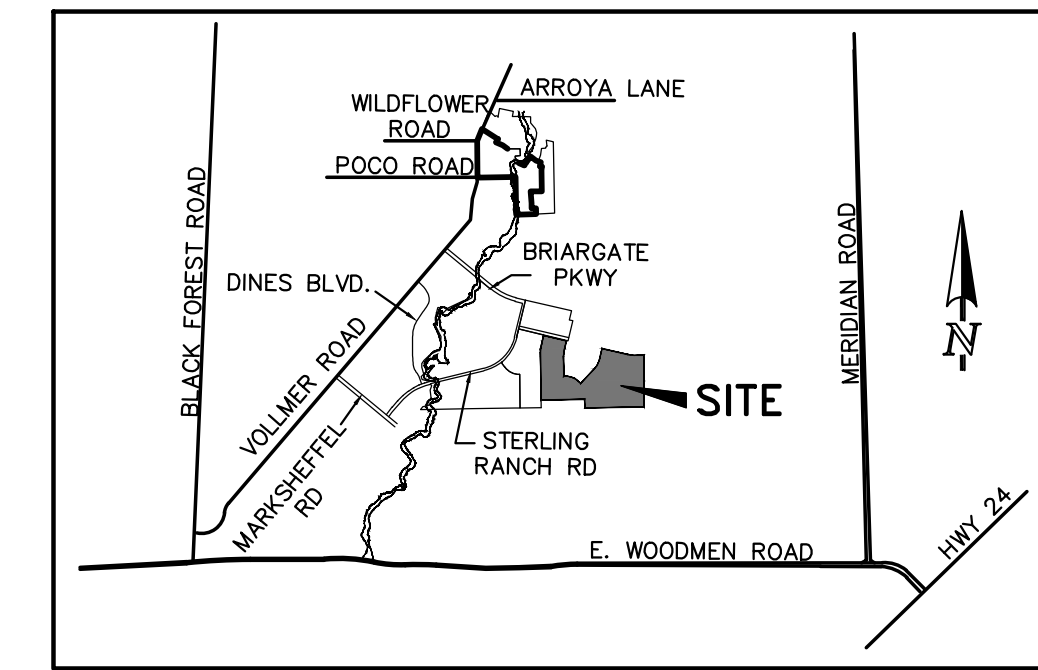


# STERLING RANCH EAST FILING NO. 7

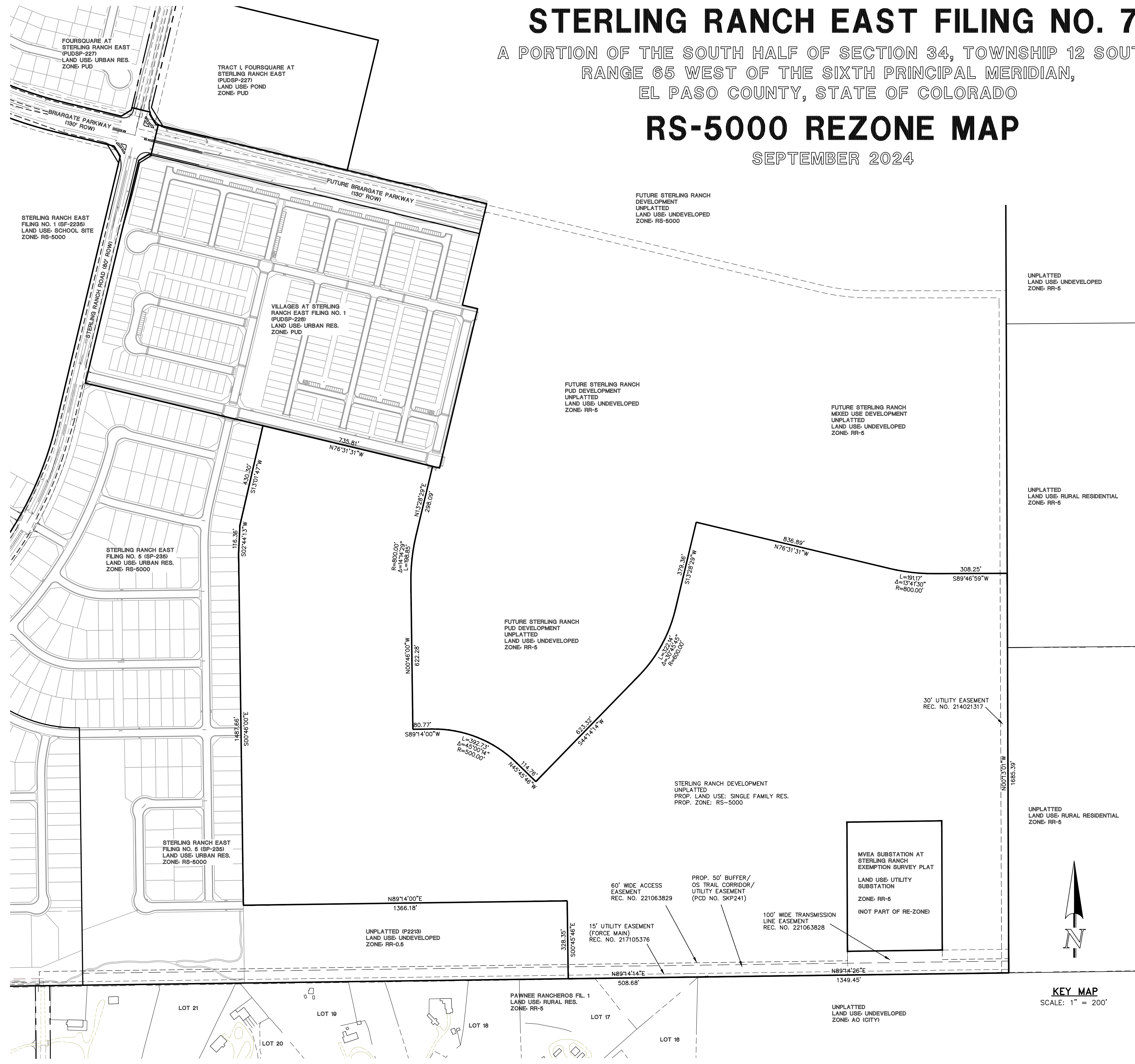
A PORTION OF THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, STATE OF COLORADO

## RS-5000 REZONE MAP

SEPTEMBER 2024



VICINITY MAP  
N.T.S.



### SITE DATA

TAX ID NUMBERS:	PORTIONS OF	52000-00-573, 52000-00-553
SKETCH PLAN:		SKP235
CURRENT ZONING:		RR-5
PROPOSED ZONING:		RS-5000
TOTAL REZONE AREA:		106.624 ACRES

### PROJECT TEAM

OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-3333 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.
PLANNING/ LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. ANDREA BARLOW

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "ESI PLS 10376 - 2006" FOUND 0.1 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'26" WEST A DISTANCE OF 1349.45 FEET.

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'26" WEST, ON SAID SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,349.45 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 508.68 FEET;

THENCE NORTH 00°45'46" WEST A DISTANCE OF 328.35 FEET;

THENCE SOUTH 89°14'00" WEST A DISTANCE OF 1,366.18 FEET;

THENCE NORTH 00°46'00" WEST A DISTANCE OF 1,487.66 FEET;

THENCE NORTH 02°44'13" EAST A DISTANCE OF 116.36 FEET;

THENCE NORTH 13°01'47" EAST A DISTANCE OF 430.30 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 735.81 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 298.09 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°14'29", AN ARC DISTANCE OF 198.85 FEET;

THENCE SOUTH 00°46'00" EAST A DISTANCE OF 622.28 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 80.77 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 500.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°00'14", AN ARC DISTANCE OF 392.73 FEET;

THENCE SOUTH 45°45'46" EAST A DISTANCE OF 114.76 FEET;

THENCE NORTH 44°14'14" EAST A DISTANCE OF 623.32 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 600.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°45'45", AN ARC DISTANCE OF 322.14 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 379.36 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 836.89 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 800.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

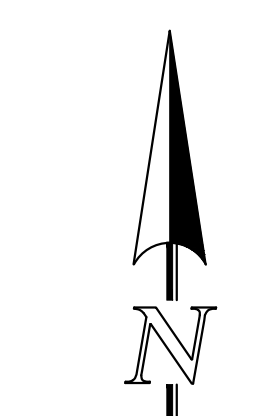
THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°41'30", AN ARC DISTANCE OF 191.17 FEET;

THENCE NORTH 89°46'59" EAST A DISTANCE OF 308.25 FEET TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 34;

THENCE SOUTH 00°13'01" EAST, ON SAID EAST LINE, A DISTANCE OF 1,685.39 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** THAT CERTAIN PARCEL BEING THE MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT RECORDED FEBRUARY 24, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, UNDER RECEPTION NUMBER 221714681.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED NET AREA OF 4,644,526 SQUARE FEET (106.62365 ACRES).



KEY MAP  
SCALE: 1" = 200'

**CLASSIC CONSULTING**

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

STERLING RANCH EAST FILING NO. 7  
RS-5000 REZONE MAP

DESIGNED BY	MAW	SCALE	DATE	9/5/2024
DRAWN BY	MAW	(H) 1" = 200'	SHEET	1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.70

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