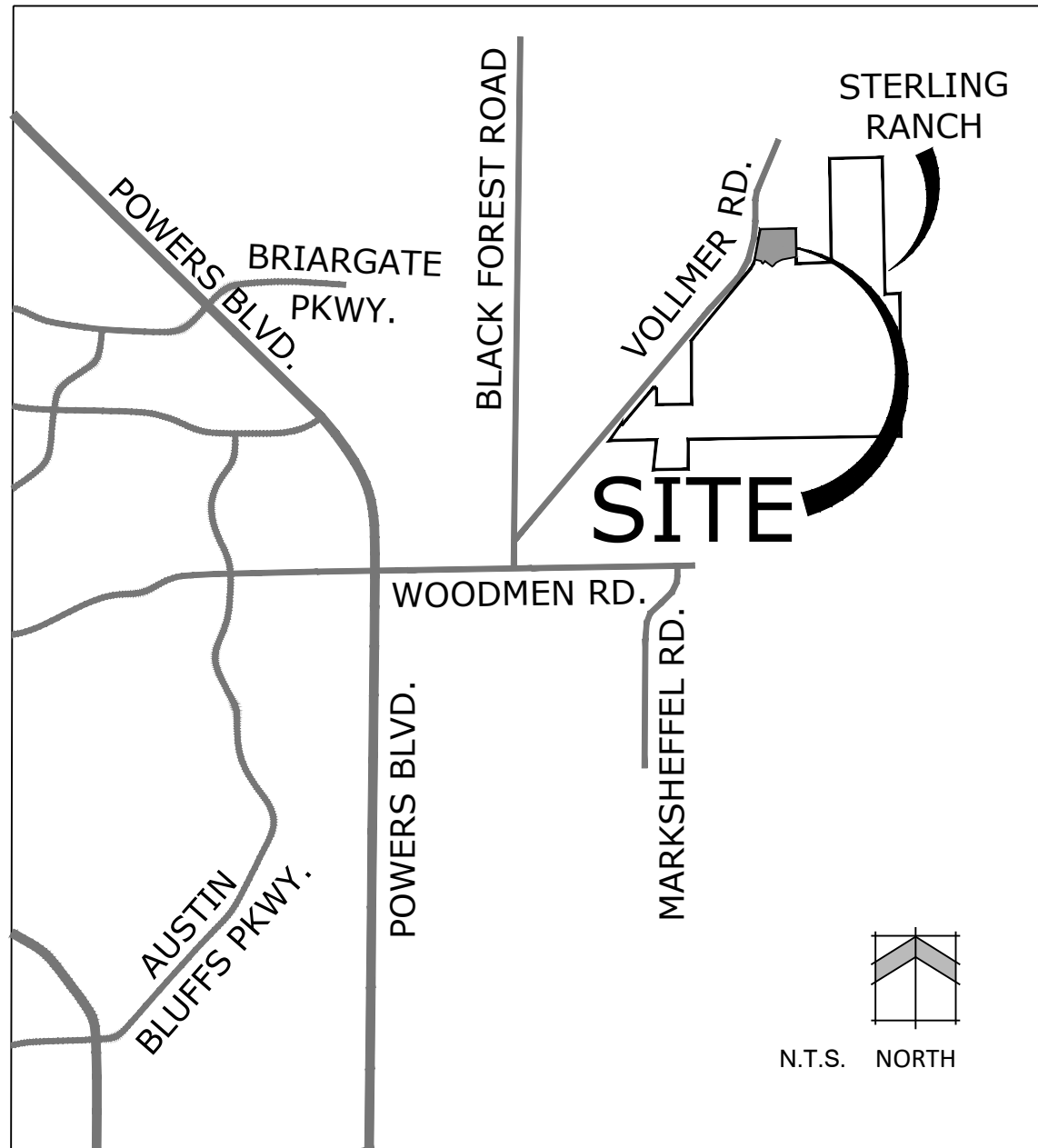


VICINITY MAP



# HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**REZONE**

**SITE DATA**

**OWNER:**  
Classic SRJ Land, LLC  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
719.592.9333

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

Tax ID Numbers: 5228000030, 5228000038

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RR-5

Proposed Zoning: RS-6000

Total Area: 41.6346 ac

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S 10076 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "S 11504" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N05°23'55"W A DISTANCE OF 1,537.88 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SIXTEEN (16) COURSES:

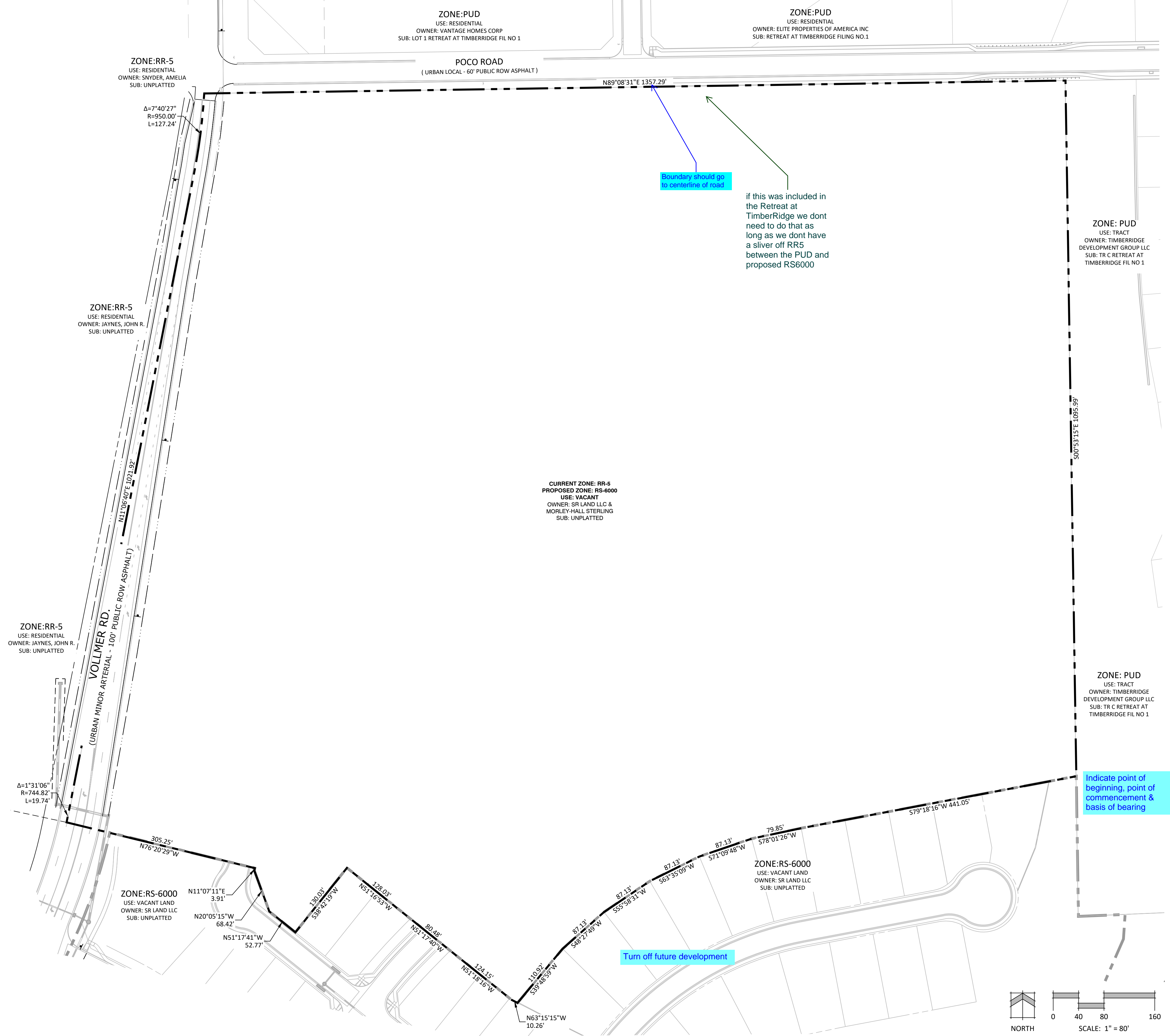
- 57°18'16"W A DISTANCE OF 441.05 FEET;
- 57°01'26"W A DISTANCE OF 79.85 FEET;
- 57°10'48"W A DISTANCE OF 87.13 FEET;
- 56°35'09"W A DISTANCE OF 87.13 FEET;
- 55°58'31"W A DISTANCE OF 87.13 FEET;
- 54°27'49"W A DISTANCE OF 87.13 FEET;
- 53°48'59"W A DISTANCE OF 110.92 FEET;
- N63°15'15"W A DISTANCE OF 10.26 FEET;
- N51°18'16"W A DISTANCE OF 124.15 FEET;
- N51°17'40"W A DISTANCE OF 80.48 FEET;
- N51°16'53"W A DISTANCE OF 128.03 FEET;
- 53°42'19"W A DISTANCE OF 130.03 FEET;
- N51°17'41"W A DISTANCE OF 52.77 FEET;
- N20°05'15"W A DISTANCE OF 68.42 FEET;
- N11°07'11"E A DISTANCE OF 3.91 FEET;
- N76°20'29"W A DISTANCE OF 305.25 FEET, TO THE APPROXIMATE CENTERLINE OF VOLLMER ROAD AND A POINT OF NON-TANGENT CURVE;

THENCE ON THE APPROXIMATE CENTERLINE OF SAID VOLLMER ROAD, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°51'02"W, HAVING A RADIUS OF 744.82 FEET, A CENTRAL ANGLE OF 01°31'06" AND AN ARC LENGTH OF 19.74 FEET, TO A POINT OF NON-TANGENT;
- N11°06'40"E A DISTANCE OF 1,021.92 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 07°40'27" AND AN ARC LENGTH OF 127.24 FEET, TO A POINT ON THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD, AS SHOWN ON THE PLAN OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, N89°08'31"E A DISTANCE OF 1,357.29 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 28, THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1,095.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,813,605 SQUARE FEET OR 41.6346 ACRES.



Boundary should go to centerline of road

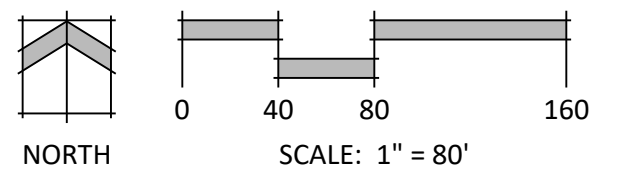
if this was included in the Retreat at TimberRidge we dont need to do that as long as we dont have a sliver off RR5 between the PUD and proposed RS6000

CURRENT ZONE: RR-5  
PROPOSED ZONE: RS-6000  
USE: VACANT  
OWNER: SR LAND LLC & MORLEY-HALL STERLING  
SUB: UNPLATTED

ZONE: PUD  
USE: TRACT  
OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC  
SUB: TR C RETREAT AT TIMBERRIDGE FIL NO 1

Indicate point of beginning, point of commencement & basis of bearing

Turn off future development



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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## HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 06.23.2022  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

REZONE EXHIBIT

1

P:\WorleySR\homestead Filing 3\Drawings\Planning\Zone Change Exhibit\SR\_Homestead North Filing 3\_ZC.dwg [Izzone -1] 6/23/2022, 6:54:46 AM biten

# Zoning Map\_v1.pdf Markup Summary 9-8-2022

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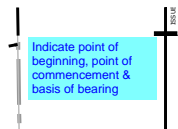
## CDurham (3)

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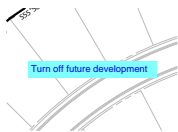
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Boundary should go to centerline of road



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Indicate point of beginning, point of commencement & basis of bearing



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Turn off future development

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## dsdparsons (2)

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if this was included in the Retreat at TimberRidge we dont need to do that as long as we dont have a sliver off RR5 between the PUD and proposed RS6000



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Sterling Ranch Sketch Plan