

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" 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 NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 88.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID CENTERLINE, N05°26'12"W A DISTANCE OF 1,469.51 FEET, TO THE CENTERLINE OF VOLLMER ROAD;

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

1. N39°33'48"E A DISTANCE OF 1,199.57 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°25'54"W, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 16°15'30" AND AN ARC LENGTH OF 227.01 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'03"W, HAVING A RADIUS OF 744.82 FEET, A CENTRAL ANGLE OF 12°38'24" AND AN ARC LENGTH OF 164.31 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID CENTERLINE, THE FOLLOWING SEVENTEEN (17) COURSES:

1. S76°13'25"E A DISTANCE OF 255.22 FEET;
2. S76°20'22"E A DISTANCE OF 30.05 FEET;
3. S11°07'11"W A DISTANCE OF 3.91 FEET;
4. S20°05'15"E A DISTANCE OF 68.42 FEET;
5. S51°17'41"E A DISTANCE OF 52.77 FEET;
6. N38°42'19"E A DISTANCE OF 130.03 FEET;
7. S51°16'53"E A DISTANCE OF 128.03 FEET;
8. S51°17'40"E A DISTANCE OF 80.48 FEET;
9. S51°18'16"E A DISTANCE OF 124.15 FEET;
10. S83°15'15"E A DISTANCE OF 10.26 FEET;
11. N39°48'59"E A DISTANCE OF 110.92 FEET;
12. N48°27'40"E A DISTANCE OF 87.13 FEET;
13. S55°58'31"E A DISTANCE OF 87.13 FEET;
14. N63°35'09"E A DISTANCE OF 87.13 FEET;
15. N71°09'48"E A DISTANCE OF 87.13 FEET;
16. N78°01'26"E A DISTANCE OF 79.85 FEET;
17. N79°18'16"E A DISTANCE OF 41.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 320.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'53"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S54°00'08"W A DISTANCE OF 38.86 FEET;
2. S33°30'33"W A DISTANCE OF 96.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°06'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S82°29'37"W A DISTANCE OF 85.63 FEET;
11. N82°52'49"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S32°31'17"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 60°07'09" AND AN ARC LENGTH OF 90.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,844.314 SQUARE FEET OR 65.2965 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF:

LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	S39°33'48"W	65.00'
L8	N50°26'12"W	1469.51'
L9	N39°33'48"E	1199.57'
L10	S76°13'25"E	255.22'
L11	S76°20'29"E	50.05'
L12	S11°07'11"W	3.91'
L13	S20°05'15"E	68.42'
L14	S51°17'41"E	52.77'
L15	N38°42'19"E	130.03'
L16	S51°16'53"E	128.03'
L17	S51°17'40"E	80.48'
L18	S51°18'16"E	124.15'
L19	S63°15'15"E	10.26'
L20	N39°48'59"E	110.92'

LINE	BEARING	DISTANCE
L21	N48°27'49"E	87.13'
L22	N55°58'31"E	87.13'
L23	N63°35'09"E	87.13'
L24	N71°09'48"E	87.13'
L25	N78°01'26"E	79.85'
L26	N79°18'16"E	441.05'
L27	S00°53'15"E	220.84'
L28	N87°34'53"E	73.60'
L29	S04°00'08"W	38.86'
L30	S23°30'33"W	96.02'
L31	S17°58'09"W	105.84'
L32	S07°20'33"W	248.45'
L33	S27°44'47"W	82.16'
L34	S51°16'10"W	361.44'
L35	S29°35'35"W	198.68'
L36	S56°06'51"W	68.55'
L37	S51°10'06"W	86.23'
L38	S82°29'37"W	85.63'
L39	N82°52'49"W	82.74'
L40	N63°10'02"W	59.72'

LINE	BEARING	DISTANCE
L41	S12°28'27"W	90.70'
L42	S87°04'53"W	91.55'
L43	S01°04'54"W	49.42'
L44	S27°12'58"W	75.48'
L45	S12°38'34"W	55.41'
L46	S19°42'21"W	0.70'

LINE	BEARING	DISTANCE
L41	S12°28'27"W	90.70'
L42	S87°04'53"W	91.55'
L43	S01°04'54"W	49.42'
L44	S27°12'58"W	75.48'
L45	S12°38'34"W	55.41'
L46	S19°42'21"W	0.70'

ZONE: RS-6000
USE: RESIDENTIAL
OWNER: SR LAND LLC
SUB: TR E STERLING RANCH FIL NO 1

ZONE: RR-5
USE: LANDSCAPE TRACT
OWNER: SR LAND LLC
SUB: TR B STERLING RANCH FIL NO 1

ZONE: CS RS-5000
USE: RESIDENTIAL
OWNER: SR COMMERCIAL LLC
SUB: TR C STERLING RANCH FIL NO 1

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

ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE L LIVING TRUST, JAYNES KENNETH HENRY, MCCOLLOR JANE E, MANITOU SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

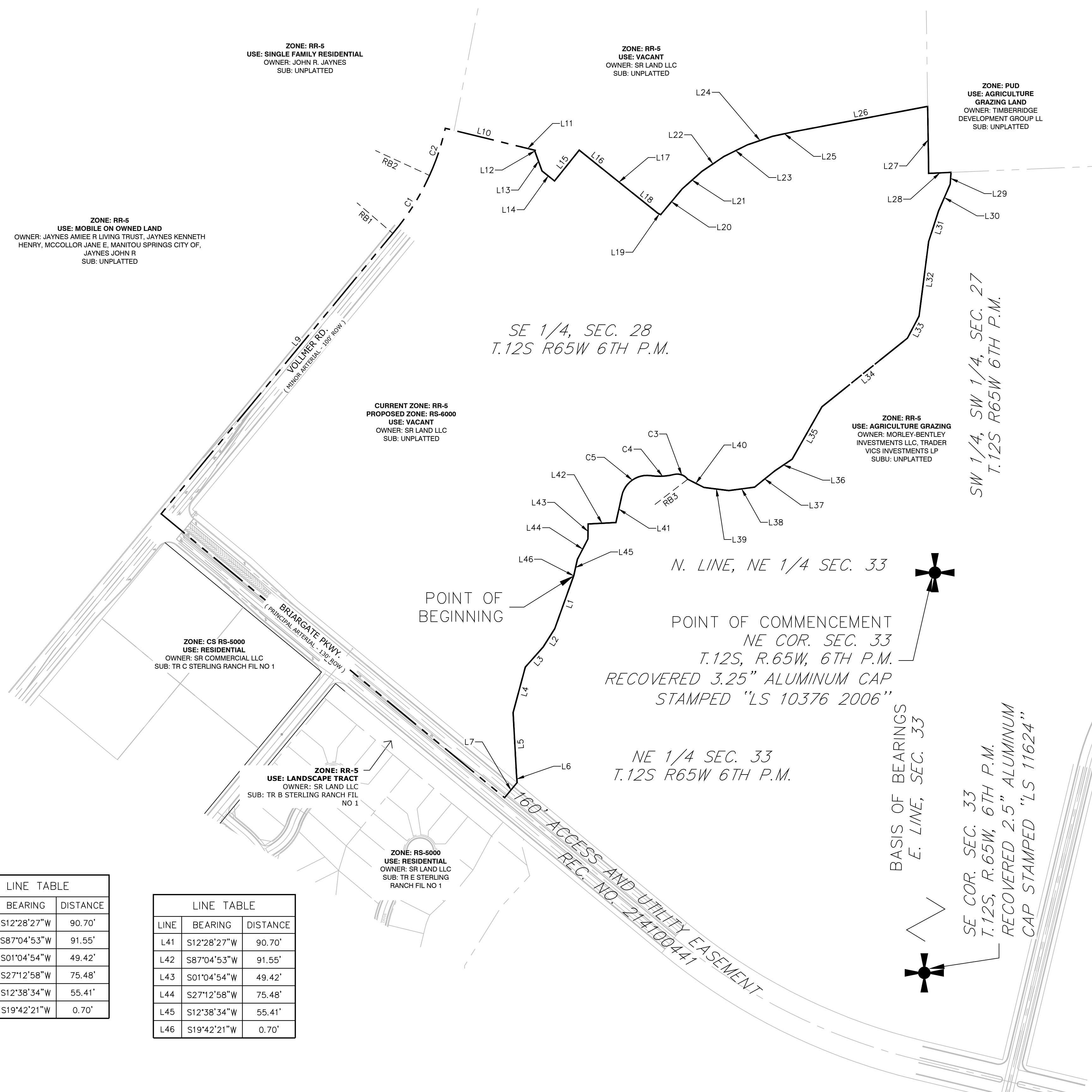
ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED

ZONE: PUD
USE: AGRICULTURE GRAZING LAND
OWNER: TIMBERIDGE DEVELOPMENT GROUP LL
SUB: UNPLATTED

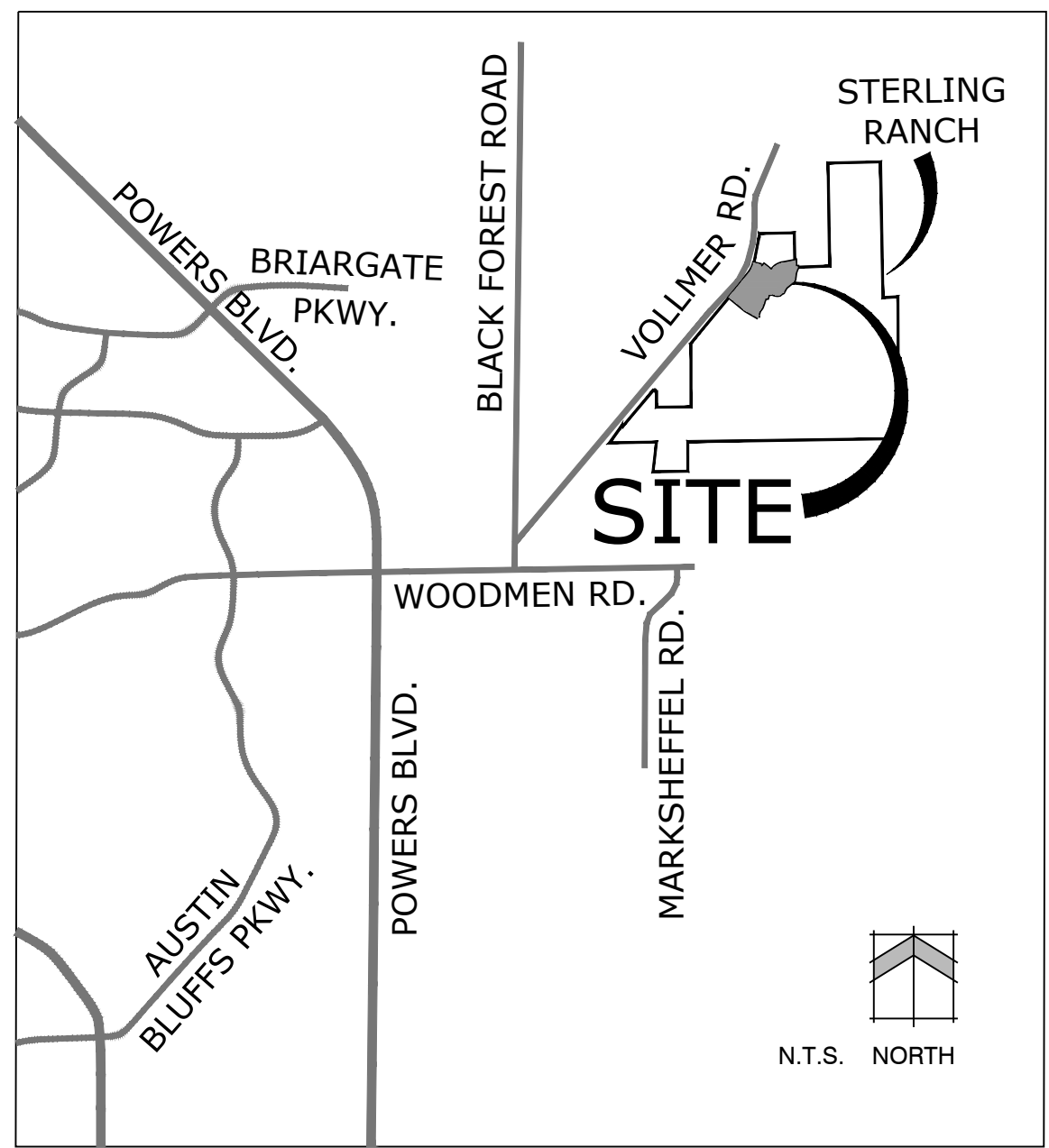
ZONE: RR-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JOHN R. JAYNES
SUB: UNPLATTED

HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO
ZONE CHANGE EXHIBIT
SECTION 27, 28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

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

Tax ID Numbers: 5228000030

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RR-5

Proposed Zoning: RS-6000

Total Area: 65.2965 ac

Land Planning
Landscape Architecture
Urban Design

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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STERLING RANCH HOMESTEAD NORTH
PHASE 1
ZONE CHANGE EXHIBIT
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 02.22.2021
BY: B.I.
DESCRIPTION: PER COUNTY COMMENTS

ZONE CHANGE EXHIBIT

1
OF 1

EPC# P205

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