

LEGAL 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 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTH-EAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH-EAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W.

COMMENCING AT THE NORTH-EAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTH-EAST 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. S55°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 NORTHERLY RIGHT-OF-WAY LINE, N52°28'12"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 1,134.57 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°28'54"W, HAVING A RADIUS OF 800.00 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°20'29"E A DISTANCE OF 50.05 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. S63°15'15"E A DISTANCE OF 10.26 FEET;
11. N39°48'59"E A DISTANCE OF 110.92 FEET;
12. N48°27'49"E A DISTANCE OF 87.13 FEET;
13. N55°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 441.05 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 220.84 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 THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'03"E A DISTANCE OF 73.60 FEET;

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

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 96.02 FEET;
3. S17°56'09"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 65.63 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 S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 66°07'59" 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 66°07'59" 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. S37°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'24"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 2,748,796 SQUARE FEET OR 63.1037 ACRES.

LINE TABLE		
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	N50°26'12"W	1469.51'
L8	N39°33'48"E	1134.57'
L9	S76°13'25"E	255.22'
L10	S76°20'29"E	50.05'
L11	S11°07'11"W	3.91'
L12	S20°05'15"E	68.42'
L13	S51°17'41"E	52.77'
L14	N38°42'19"E	130.03'
L15	S51°16'53"E	128.03'
L16	S51°17'40"E	80.48'
L17	S51°18'16"E	124.15'
L18	S63°15'15"E	10.26'
L19	N39°48'59"E	110.92'
L20	N48°27'49"E	87.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N55°58'31"E	87.13'
L22	N63°35'09"E	87.13'
L23	N71°09'48"E	87.13'
L24	N78°01'26"E	79.85'
L25	N79°18'16"E	441.05'
L26	S00°53'15"E	220.84'
L27	N87°34'53"E	73.60'
L28	S04°00'08"W	38.86'
L29	S23°30'33"W	96.02'
L30	S17°56'09"W	105.84'
L31	S07°20'33"W	248.45'
L32	S27°44'47"W	82.16'
L33	S51°16'10"W	361.44'
L34	S29°35'35"W	198.68'
L35	S56°06'51"W	68.55'
L36	S51°10'06"W	86.23'
L37	S82°29'37"W	85.63'
L38	N82°52'49"W	82.74'
L39	N63°10'02"W	59.72'
L40	S12°28'27"W	90.70'

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

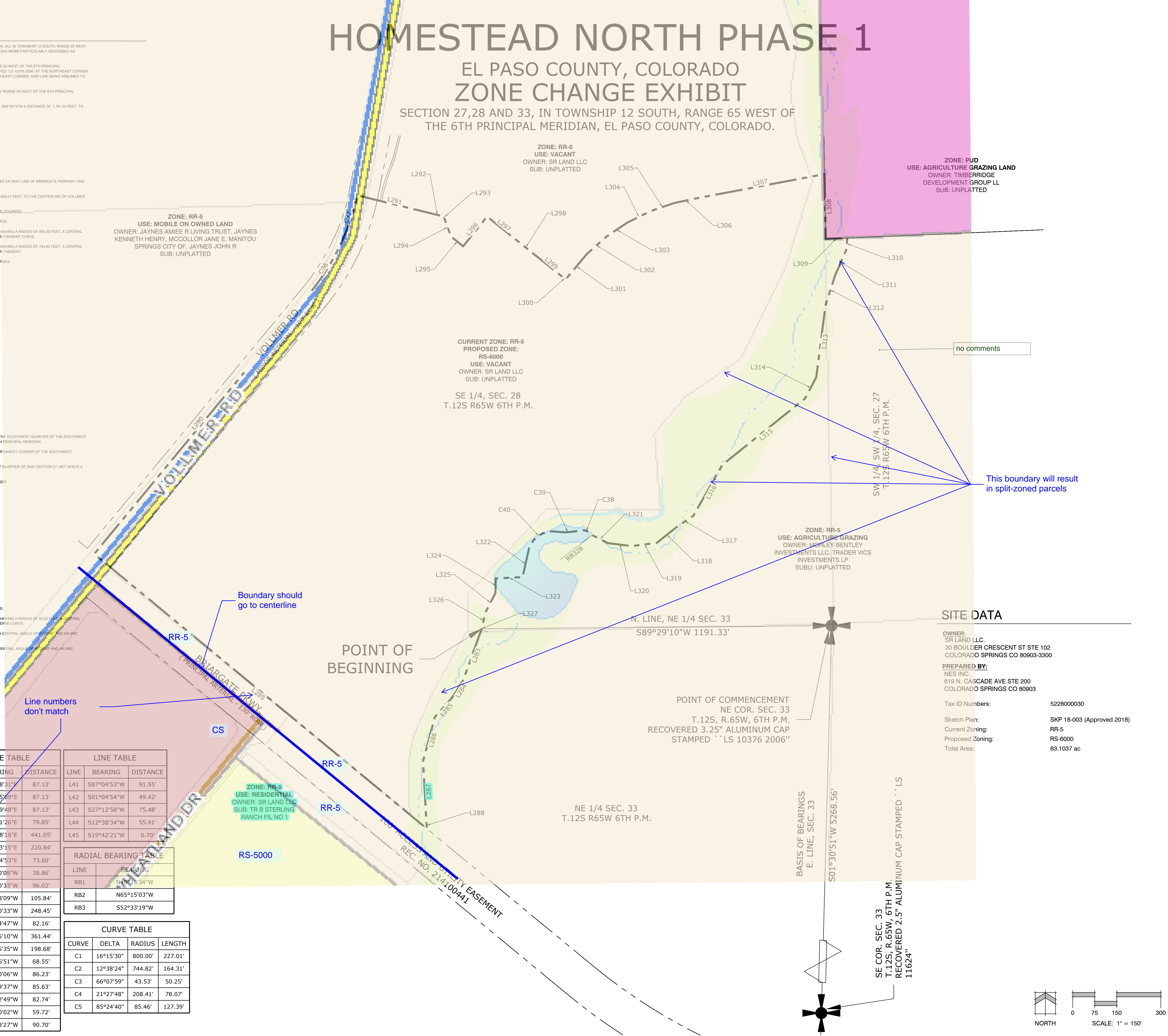
RADIAL BEARING TABLE	
LINE	BEARING
RB1	N48°27'49"W
RB2	N65°15'03"W
RB3	S52°33'19"W

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	16°15'30"	800.00'	227.01'
C2	12°38'24"	744.82'	164.31'
C3	66°07'59"	43.53'	50.25'
C4	21°27'48"	208.41'	78.07'
C5	85°24'40"	85.46'	127.39'

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.



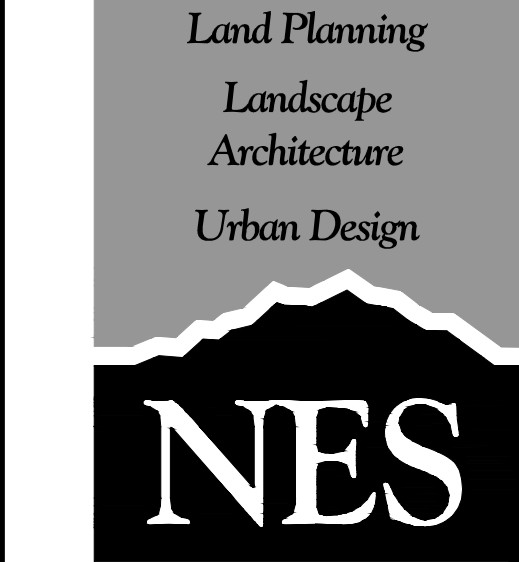
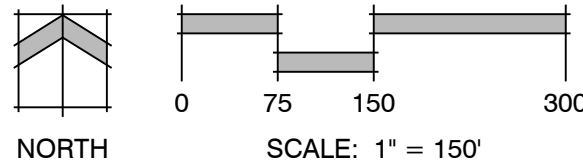
SITE DATA

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: 63.1037 ac



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: 07.27.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITTEN

ENTITLEMENT

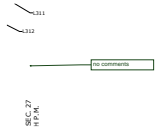
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ZONE CHANGE
EXHIBIT

1
1 OF 1

zone map V_1 redlines.pdf Markup Summary 1-5-2021

dsdparsons (1)




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no comments


dsdrice (12)

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

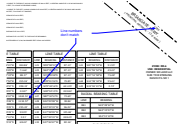
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ZONE: RR-5
USE: RESIDENTIAL
OWNER: SR LAND LLC
SUB: TR B STERLING
RANCH FIL NO 1

L287

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
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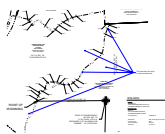
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Line numbers don't match

RS-5000

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RS-5000



Subject: Callout
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This boundary will result in split-zoned parcels

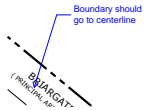


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RR-5

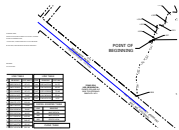
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RR-5



Subject: Callout
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Boundary should go to centerline



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RR-5

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RR-5

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RR-5

CS

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