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STERLING RANCH EAST
FILING NO. 6
JOB NO. 1183.60-01R2
OCTOBER 28, 2025
PAGE 1 OF 2

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER 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 EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 223715150 BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PLS JR ENG LS 38252" FOUND FLUSH WITH GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 13°28'29" WEST A DISTANCE OF 1168.84 FEET.

COMMENCING AT THE NORTHERLY END OF SAID EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, SAID LINE ALSO BEING THE EXTERIOR OF VILLAGES AT STERLING RANCH RECORDED JULY 23, 2025 UNDER RECEPTION NUMBER 225715552 OF SAID EL PASO COUNTY RECORDS;

THENCE ON SAID COMMON LINE THE FOLLOWING TWO COURSES:

1. THENCE NORTH 58°28'29" EAST A DISTANCE OF 49.50 FEET;
2. THENCE SOUTH 76°31'31" WEST A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN HOMESTEAD AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 223715150 BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PLS JR ENG LS 38252" FOUND FLUSH WITH GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 13°28'29" WEST A DISTANCE OF 1168.84 FEET.

3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 846.01 FEET;
4. THENCE NORTH 76°31'31" WEST A DISTANCE OF 80.00 FEET;

5. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.48 FEET;

6. THENCE NORTH 13°28'29" EAST, ON SAID EASTERLY RIGHT-OF-WAY LINE AND ITS NORTHERLY EXTENSION, SAID EXTENSION ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS DEDICATED IN STERLING RANCH EAST FILING NO. 8 RECORDED _____, 202__ UNDER RECEPTION NUMBER _____ OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 846.01 FEET;

THENCE NORTH 76°31'31" WEST, ON THE NORTHERLY LINE OF SAID STERLING RANCH EAST FILING NO. 8 A DISTANCE OF 80.00 FEET;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 121.71 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 850.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $63^{\circ}41'16''$, AN ARC DISTANCE OF 944.83 FEET;

THENCE NORTH $77^{\circ}09'45''$ EAST A DISTANCE OF 229.23 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $13^{\circ}55'23''$, AN ARC DISTANCE OF 281.88 FEET;

THENCE ON A LINE NON-TANGENT TO SAID CURVE, SOUTH $26^{\circ}45'38''$ EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH $20^{\circ}20'04''$ WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH $23^{\circ}31'28''$ EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF $36^{\circ}28'32''$, AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH $60^{\circ}00'00''$ EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH $30^{\circ}00'00''$ WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH $13^{\circ}28'29''$ WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH $76^{\circ}31'31''$ WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH $13^{\circ}28'29''$ WEST A DISTANCE OF 285.00 FEET TO THE NORTHERLY LINE OF AFORESAID VILLAGES AT STERLING RANCH;

THENCE NORTH $76^{\circ}31'31''$ WEST, ON SAID NORTHERLY LINE, A DISTANCE OF 1,359.70 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 2,722,474 SQUARE FEET (62.49940 ACRES).