

DISTRICT COURT, EL PASO COUNTY, COLORADO	
Court Address: 270 S. TEJON, COLORADO SPRINGS, CO, 80903	DATE FILED: June 10, 2022 8:29 AM CASE NUMBER: 2010CV5714
In the Matter of: STERLING RANCH METROPOLITAN DISTRICT	<p style="text-align: center;">△ COURT USE ONLY △</p> <p>Case Number: 2010CV5714 Division: 4 Courtroom:</p>
Order: District No. 3, Order for Exclusion, Classic SRJ Land, LLC, Artesia Lot Holding, LLC, and Vantage Homes Corp Parcels	

The motion/proposed order attached hereto: GRANTED.


Issue Date: 6/10/2022

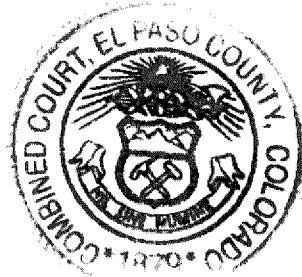


DAVID LEE SHAKES
District Court Judge

State of Colorado, County of El Paso
Certified to be a true, and correct
copy of the original in my custody.

SEP 22 2022

SHERI KING
CLERK OF THE DISTRICT COUNTY COURT
By  Deputy



DISTRICT COURT, EL PASO COUNTY, COLORADO Court Address: 270 South Tejon St. Colorado Springs, CO 80901 Telephone: (719) 452-5000	<p style="text-align: center;">▲ COURT USE ONLY ▲</p>
Petitioner: STERLING RANCH METROPOLITAN DISTRICT NO. 3	
By the Court:	Case Number: 2010CV5714 Division: 4 Courtroom:
ORDER FOR EXCLUSION (Classic SRJ Land, LLC, Artesia Lot Holdings, LLC, and Vantage Homes Corp Parcels from District No. 3)	

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of the Sterling Ranch Metropolitan District No. 3, El Paso County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ day of _____ 2022.

BY THE COURT:

District Court Judge

7/10/2022 11:00 AM
District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)



JOB NO. 1183-01-06
JANUARY 31, 2022
PAGE 1 OF 6

619 N. Cascade Avenue, Suite 200 | (715) 265-0780
Colorado Springs, Colorado 80903 | (715) 265-0499 (fax)

LEGAL DESCRIPTION: STERLING RANCH METROPOLITAN DISTRICT NO. 3 EXCLUSION

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "UP&C 11624" IS ASSUMED TO BEAR S89°14'14"W, A DISTANCE OF 2722.66 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34,

THENCE N89°14'14"E, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1728.42 FEET TO THE POINT OF BEGINNING.

THENCE N14°51'18"W, A DISTANCE OF 297.08 FEET;
THENCE N45°45'46"W, A DISTANCE OF 210.00 FEET;
THENCE N44°14'14"E, A DISTANCE OF 120.00 FEET;
THENCE S46°45'46"E, A DISTANCE OF 68.83 FEET;
THENCE N89°14'14"E, A DISTANCE OF 117.81 FEET;
THENCE N44°14'14"E, A DISTANCE OF 206.93 FEET;
THENCE N45°45'48"W, A DISTANCE OF 55.00 FEET;
THENCE N44°14'14"E, A DISTANCE OF 590.27 FEET;
THENCE N45°48'57"W, A DISTANCE OF 290.36 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°30'41", A RADIUS OF 1163.00 FEET AND A DISTANCE OF 435.52 FEET TO A POINT ON CURVE;
THENCE N20°56'22"E, A DISTANCE OF 37.01 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 53°02'14", A RADIUS OF 275.00 FEET AND A DISTANCE OF 254.56 FEET TO A POINT OF TANGENT;
THENCE N32°08'52"W, A DISTANCE OF 51.48 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 45°35'21", A RADIUS OF 225.00 FEET AND A DISTANCE OF 179.03 FEET TO A POINT OF TANGENT;
THENCE N13°28'29"E, A DISTANCE OF 206.73 FEET;
THENCE N76°31'31"W, A DISTANCE 25.00 FEET;
THENCE N13°28'29"E, A DISTANCE OF 840.53 FEET;
THENCE N76°31'31"W, A DISTANCE 981.00 FEET;
THENCE N13°28'29"E, A DISTANCE OF 386.78 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 73°26'56", A RADIUS OF 225.00 FEET AND A DISTANCE OF 288.44 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 37°48'15", A RADIUS OF 774.64 FEET AND A DISTANCE OF 511.31 FEET TO POINT OF TANGENT;
THENCE N49°07'13"E, A DISTANCE OF 50.22 FEET;
THENCE N46°16'29"W, A DISTANCE OF 136.81 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°27'18", A RADIUS OF 825.00 FEET AND A DISTANCE OF 265.73 FEET TO A POINT ON CURVE;
THENCE N60°25'36"W, A DISTANCE OF 73.29 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 43°01'51", A RADIUS OF 475.00 FEET AND A DISTANCE OF 355.74 FEET TO A POINT OF TANGENT;
THENCE N76°31'31"W, A DISTANCE 711.77 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°55'02"E HAVING A DELTA OF 32°26'46", A RADIUS OF 135.42 FEET AND A DISTANCE OF 110.86 FEET TO A POINT ON CURVE;
THENCE N50°48'01"W, A DISTANCE OF 565.53 FEET;

THENCE N49°14'55"W, A DISTANCE OF 232.43 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N48°27'57"E
HAVING A DELTA OF 40°41'23", A RADIUS OF 234.02 FEET AND A DISTANCE OF 168.20 FEET
TO A POINT ON CURVE;
THENCE N22°10'37"W, A DISTANCE OF 343.49 FEET;
THENCE N71°17'55"E, A DISTANCE OF 228.32 FEET;
THENCE N38°16'45"E, A DISTANCE OF 571.88 FEET;
THENCE N12°34'00"E, A DISTANCE OF 477.90 FEET TO THE SOUTHWESTERLY CORNER OF
RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 22074653,
THENCE N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE
FILING NO. 1, A DISTANCE OF 695.40 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 630.38 FEET TO A POINT ON THE WEST
LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°54'30"W, ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF
OF SAID SECTION 27, A DISTANCE OF 3825.63 FEET TO A POINT ON THE NORTH LINE OF THE
EAST HALF OF THE WEST HALF OF SAID SECTION 27;
THENCE N88°35'53"E, ON THE NORTH LINE OF THE EAST HALF OF THE WEST HALF OF SAID
SECTION 27 A DISTANCE OF 1330.88 FEET TO THE NORTH QUARTER CORNER OF SAID
SECTION 27;
THENCE N89°05'33"E, ON THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE
EAST HALF OF SAID SECTION 27 A DISTANCE OF 665.29 FEET TO A POINT ON THE EAST LINE
OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 27 SAID POINT
BEING ALSO ON THE WESTERLY BOUNDARY OF INDIAN WELLS SUBDIVISION FILING NO. 1
RECORDED IN PLAT BOOK J-3 AT PAGE 63;
THENCE S01°01'59"E, ON THE EAST LINE OF THE WEST ONE-HALF OF THE WEST ONE-HALF
OF THE EAST ONE-HALF OF SAID SECTION 27 BEING ALSO ON THE WESTERLY BOUNDARY
OF SAID INDIAN WELLS SUBDIVISION FILING NO. 1, A DISTANCE OF 5174.84 FEET;
THENCE N87°08'09"E, ON THE NORTH LINE OF THE WEST HALF OF THE EAST HALF OF
SECTION 34 A DISTANCE OF 574.82 FEET;
THENCE S00°13'01"E, A DISTANCE OF 2568.42 FEET;
THENCE S09°59'38"W, A DISTANCE OF 576.76 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 13°28'58", A RADIUS
OF 930.00 FEET AND A DISTANCE OF 218.84 FEET TO A POINT OF TANGENT;
THENCE N76°31'28"W, A DISTANCE OF 250.00 FEET;
THENCE S13°28'29"W, A DISTANCE OF 1035.63 FEET;
THENCE S82°20'46"E, A DISTANCE OF 1295.73 FEET;
THENCE S00°13'01"E, A DISTANCE OF 1721.97 FEET TO A POINT ON THE SOUTH LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 34.

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 THE
FOLLOWING TWO (2) COURSES:

1. S89°14'26"W, A DISTANCE OF 1348.45 FEET;
2. S89°14'14"W, A DISTANCE OF 994.14 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 590.431 ACRES

PARCEL 2

COMMENCING AT THE SOUTHEAST QUARTER CORNER OF SECTION 33, TOWNSHIP 12
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO
SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE
FOLLOWING THREE (3) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 3757.58 FEET;
3. S89°12'38"W, A DISTANCE OF 412.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°12'38"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF
SAID SECTION 33, A DISTANCE OF 1353.68 FEET TO A POINT ON THE EASTERLY RIGHT OF
WAY LINE OF VOLMER ROAD.

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLMER ROAD THE FOLLOWING TWO (2) COURSES.

1. N38°15'39"E, A DISTANCE OF 707.24 FEET,
2. N40°15'29"E, A DISTANCE OF 172.13 FEET,

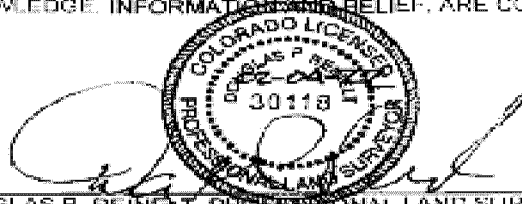
THENCE S49°38'29"E, A DISTANCE OF 1055.10 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.725 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 601.206 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

FEB 09, 2012
DATE

DISTRICT COURT, EL PASO COUNTY, COLORADO	
Court Address: 270 S. TEJON, COLORADO SPRINGS, CO, 80903	
	DATE FILED: June 10, 2022 8:29 AM CASE NUMBER: 2010CV5714
In the Matter of: STERLING RANCH METROPOLITAN DISTRICT	
△ COURT USE ONLY △	
Case Number: 2010CV5714 Division: 4 Courtroom:	
Order: District No. 1, Order for Inclusion, Classic SRJ Land	

The motion/proposed order attached hereto: GRANTED.


Issue Date: 6/10/2022



DAVID LEE SHAKES
District Court Judge

State of Colorado, County of El Paso
Certified to be a true, and correct
copy of the original in my custody.

SEP 22 2022

SHERI KING
CLERK OF THE DISTRICT COUNTY COURT
By  Deputy



DISTRICT COURT, EL PASO COUNTY, COLORADO	
Court Address: 270 South Tejon St. Colorado Springs, CO 80901 Telephone: (719) 452-5000	
Petitioner:	▲ COURT USE ONLY ▲
STERLING RANCH METROPOLITAN DISTRICT NO. 1	
By the Court:	Case Number: 2010CV5714 Division: 4 Courtroom: _____
ORDER FOR INCLUSION (Classic SRJ Land, LLC Property Inclusion)	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Sterling Ranch Metropolitan District No. 1, El Paso County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ DAY OF _____ 2022.

BY THE COURT:

District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)



JOB NO. 1163 01 10
APRIL 5, 2022
PAGE 1 OF 3

517 N. Lincoln Avenue, Suite 200 • Fort Collins, Colorado 80501
Telephone: 970.226.6800 • Fax: 970.226.6750

LEGAL DESCRIPTION: STERLING RANCH METROPOLITAN DISTRICT NO. 1 INCLUSIONS

THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS - THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END BY THE SOUTH QUARTER CORNER OF SAID SECTION 34, BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR S86°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34,

THENCE N08°09'02"E, A DISTANCE OF 4528.95 FEET TO THE POINT OF BEGINNING;

THENCE N76°31'31"W, A DISTANCE OF 290.32 FEET TO A POINT ON CURVE,
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N12°55'02"E,
HAVING A DELTA OF 32°26'48", A RADIUS OF 195.42 FEET AND A DISTANCE OF 110.86 FEET
TO A POINT ON CURVE;

THENCE N59°49'01"W, A DISTANCE OF 595.53 FEET;

THENCE N49°14'55"W, A DISTANCE OF 201.63 FEET;

THENCE S50°26'12"E, A DISTANCE OF 788.50 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF
175.00 FEET AND A DISTANCE OF 79.82 FEET TO A POINT OF TANGENT;

THENCE S75°31'31"E, A DISTANCE OF 329.10 FEET;

THENCE S13°28'29"W, A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.167 ACRES.

PARCEL 2

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34,

THENCE N15°10'55"E, A DISTANCE OF 3575.63 FEET TO THE POINT OF BEGINNING,

THENCE N13°28'29"E, A DISTANCE OF 386.78 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 73°25'59", A RADIUS
OF 225.00 FEET AND A DISTANCE OF 293.44 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 16°19'23", A RADIUS OF
774.94 FEET AND A DISTANCE OF 220.77 FEET TO A POINT ON CURVE;

THENCE S76°31'31"E, A DISTANCE OF 188.52 FEET;

THENCE S13°28'29"W, A DISTANCE OF 514.46 FEET;

THENCE S76°31'31"E, A DISTANCE OF 105.80 FEET;

THENCE S13°28'29"W, A DISTANCE OF 50.00 FEET;

THENCE S76°31'31"E, A DISTANCE OF 288.26 FEET;

THENCE S13°28'29"W, A DISTANCE OF 129.93 FEET;

THENCE N75°31'31"W, A DISTANCE OF 944.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.276 ACRES.

PARCEL 3

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34.

THENCE N37°24'49"E, A DISTANCE OF 2749.74 FEET TO THE POINT OF BEGINNING.

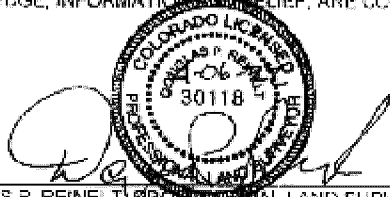
THENCE N75°31'31"W, A DISTANCE OF 4.89 FEET;
THENCE N13°28'29"E, A DISTANCE OF 60.03 FEET;
THENCE N75°31'31"W, A DISTANCE OF 25.00 FEET;
THENCE N13°28'29"E, A DISTANCE OF 530.60 FEET;
THENCE S78°31'31"E, A DISTANCE OF 29.90 FEET;
THENCE S13°28'29"W, A DISTANCE OF 550.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.441 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 9.084 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

APRIL 06, 2022
DATE