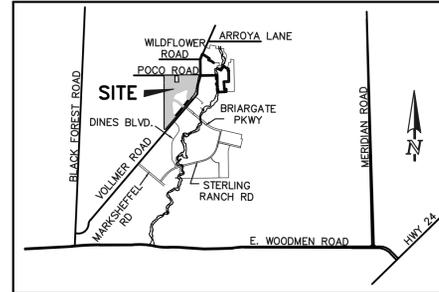


PRAIRIERIDGE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

REZONE EXHIBIT

NOVEMBER 2023



VICINITY MAP
N.T.S.

SITE DATA

TAX ID NUMBERS: PORTION OF 52280-00-024 & 52280-00-025
 SKETCH PLAN: SKP 22-225
 CURRENT ZONING: RR-5
 PROPOSED ZONING: RS-6000
 TOTAL AREA: 108.89 ACRES
 REZONE AREA (RS-6000): 72.35 ACRES

Parcel A LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE S11°14'07"W, A DISTANCE OF 963.49 FEET;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
3. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;

THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;

THENCE N09°57'35"E, A DISTANCE OF 417.95 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 306.07 FEET;

THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 57°09'17", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 563.61 FEET;

THENCE S11°46'01"W, A DISTANCE OF 244.11 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 14°47'24", A RADIUS OF 800.00 FEET, AND A DISTANCE OF 206.51 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 565.00 FEET, AND A DISTANCE OF 457.31 FEET;

THENCE S49°23'52"E, A DISTANCE OF 36.63 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,236.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 957.68 FEET;

THENCE N89°43'27"E, A DISTANCE OF 211.28 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,041.57 FEET;

THENCE N36°29'38"W, A DISTANCE OF 42.31 FEET;

THENCE N00°16'33"W, A DISTANCE OF 140.09 FEET;

THENCE S89°28'40"W, A DISTANCE OF 185.00 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 130.00 FEET;

THENCE N89°28'40"E, A DISTANCE OF 210.00 FEET;

THENCE N00°16'33"W, A DISTANCE OF 1,210.39 FEET;

THENCE N89°43'27"E, A DISTANCE OF 470.14 FEET;

THENCE S00°16'33"E, A DISTANCE OF 158.78 FEET;

THENCE S21°04'41"E, A DISTANCE OF 137.93 FEET;

THENCE N68°55'19"E, A DISTANCE OF 505.00 FEET;

THENCE N21°04'41"W, A DISTANCE OF 120.00 FEET;

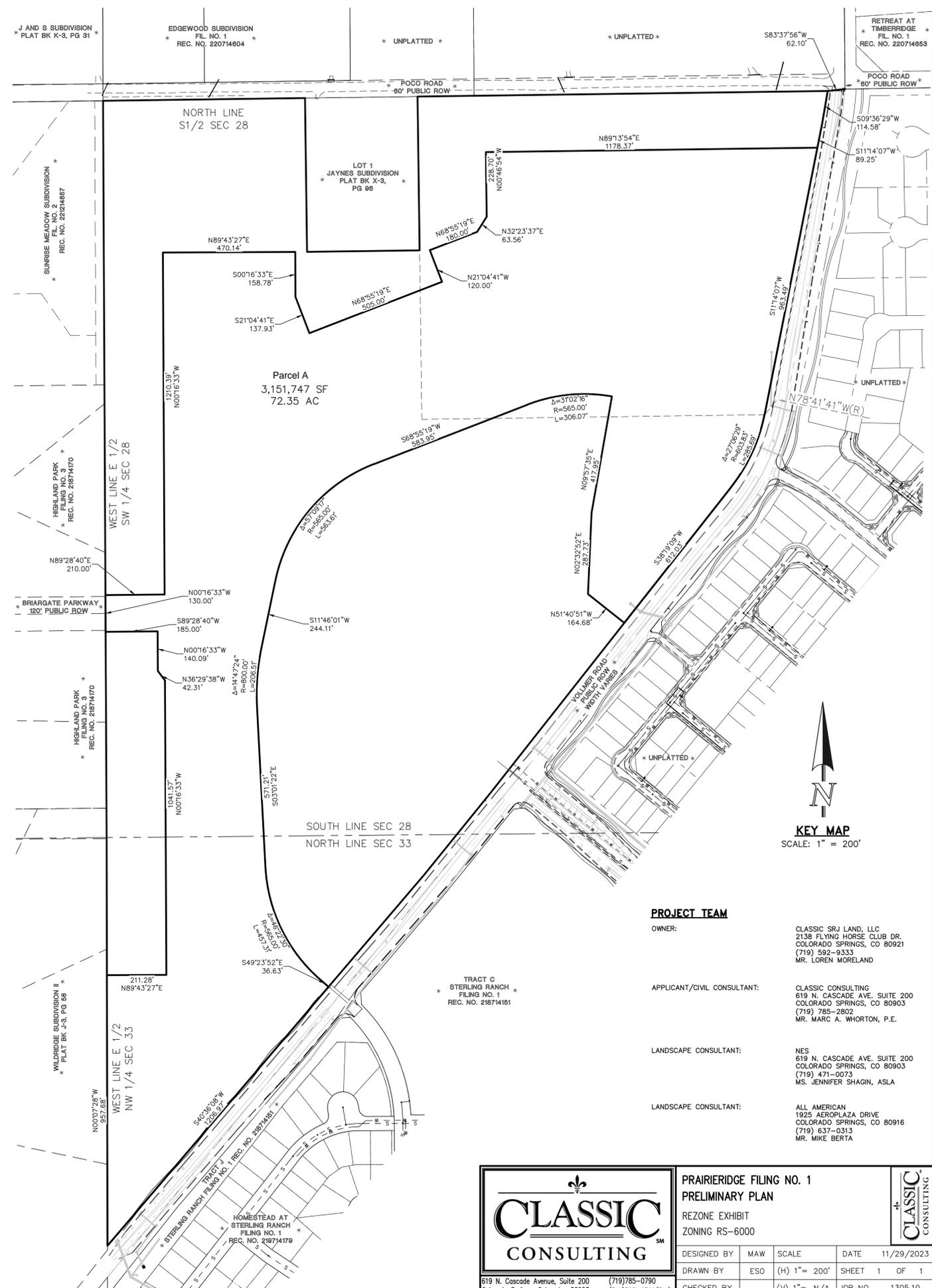
THENCE N68°55'19"E, A DISTANCE OF 180.00 FEET;

THENCE N32°23'37"E, A DISTANCE OF 63.56 FEET;

THENCE N00°46'54"W, A DISTANCE OF 228.70 FEET;

THENCE N89°13'54"E, A DISTANCE OF 1,178.37 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 3,151,748 SQUARE FEET, (72.35417 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



PROJECT TEAM	
OWNER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 (719) 592-9333 MR. LOREN MORELAND
APPLICANT/CIVIL CONSULTANT:	CLASSIC CONSULTING 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-2802 MR. MARC A. WHORTON, P.E.
LANDSCAPE CONSULTANT:	NES 619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903 (719) 471-0073 MS. JENNIFER SHAGIN, ASLA
LANDSCAPE CONSULTANT:	ALL AMERICAN 1925 AEROPLAZA DRIVE COLORADO SPRINGS, CO 80916 (719) 637-0313 MR. MIKE BERTA



PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN REZONE EXHIBIT ZONING RS-6000			
DESIGNED BY	MAW	SCALE	DATE 11/29/2023
DRAWN BY	ESO	(H) 1" = 200'	SHEET 1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10

619 N. Cascade Avenue, Suite 200 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

N:\10510\DRAWINGS\DEVELOPMENT\RS-6000_ZONING_EXHIBIT.dwg, 11/29/2023, 3:47:03 PM, 1:1