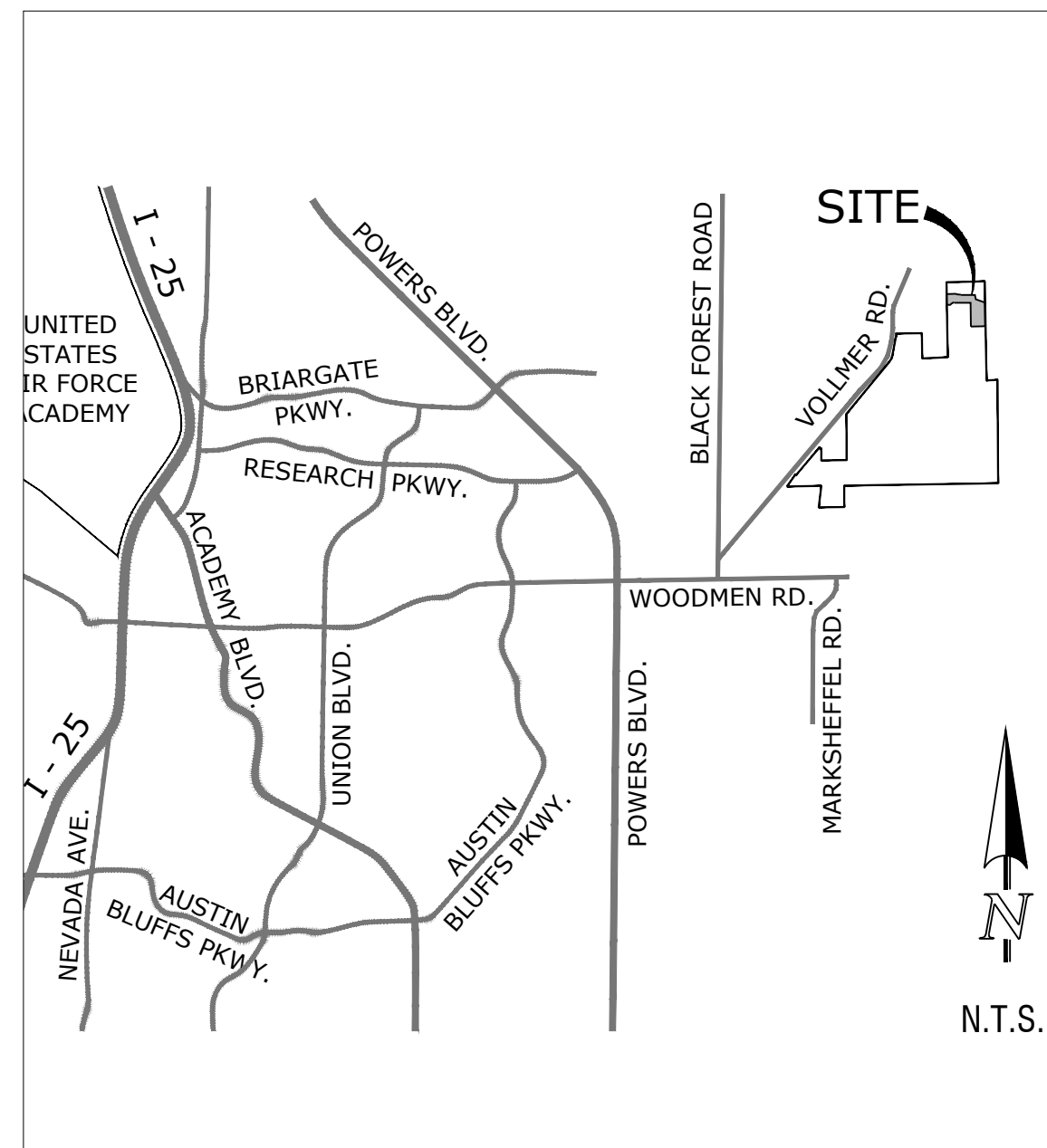


VICINITY MAP



SMOKE STACK AT STERLING RANCH

SECTION 27, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

RR-0.5 REZONE

SITE DATA

OWNER:
Vantage Homes Corp.
9549 Federal Dr., Suite 100
Colorado Springs, CO 80921

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903
Tax ID Numbers: 5228000030, 5228000038

Approved Sketch Plan: SKP 22-004 (Approved 2022)

Current Zoning: RR-5
Proposed Zoning: RR-0.5
Total Area: 37.86798 ac

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTION 27, 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 EASTERLY BOUNDARY OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH END WHICH IS THE SOUTHWEST 1/16 CORNER OF SAID SECTION 27, BY A 1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 30118" AND AT THE NORTHERLY END BY A 1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N00°54'30"W, A DISTANCE OF 2478.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2:

THENCE N00°54'30"W, A DISTANCE OF 274.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°05'30"W, A DISTANCE OF 563.57 FEET;

THENCE N88°38'53"E, A DISTANCE OF 479.88 FEET;

THENCE S74°18'11"E, A DISTANCE OF 157.76 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 10°31'04", A RADIUS OF 500.00 FEET, AND A DISTANCE OF 138.33 FEET;

THENCE N89°50'45"E, A DISTANCE OF 716.65 FEET;

THENCE S11°15'26"E, A DISTANCE OF 234.39 FEET;

THENCE S71°06'46"E, A DISTANCE OF 502.14 FEET TO THE WESTERLY BOUNDARY OF INDIAN WELLS SUBDIVISION, FILING NO. 1, RECORDED IN PLAT BOOK 123 AT PAGE 83;

THENCE S01°01'59"E, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 1,249.69 FEET;

THENCE S89°05'30"W, A DISTANCE OF 756.72 FEET;

THENCE N00°09'15"W, A DISTANCE OF 1,249.69 FEET;

THENCE S89°05'30"W, A DISTANCE OF 860.00 FEET;

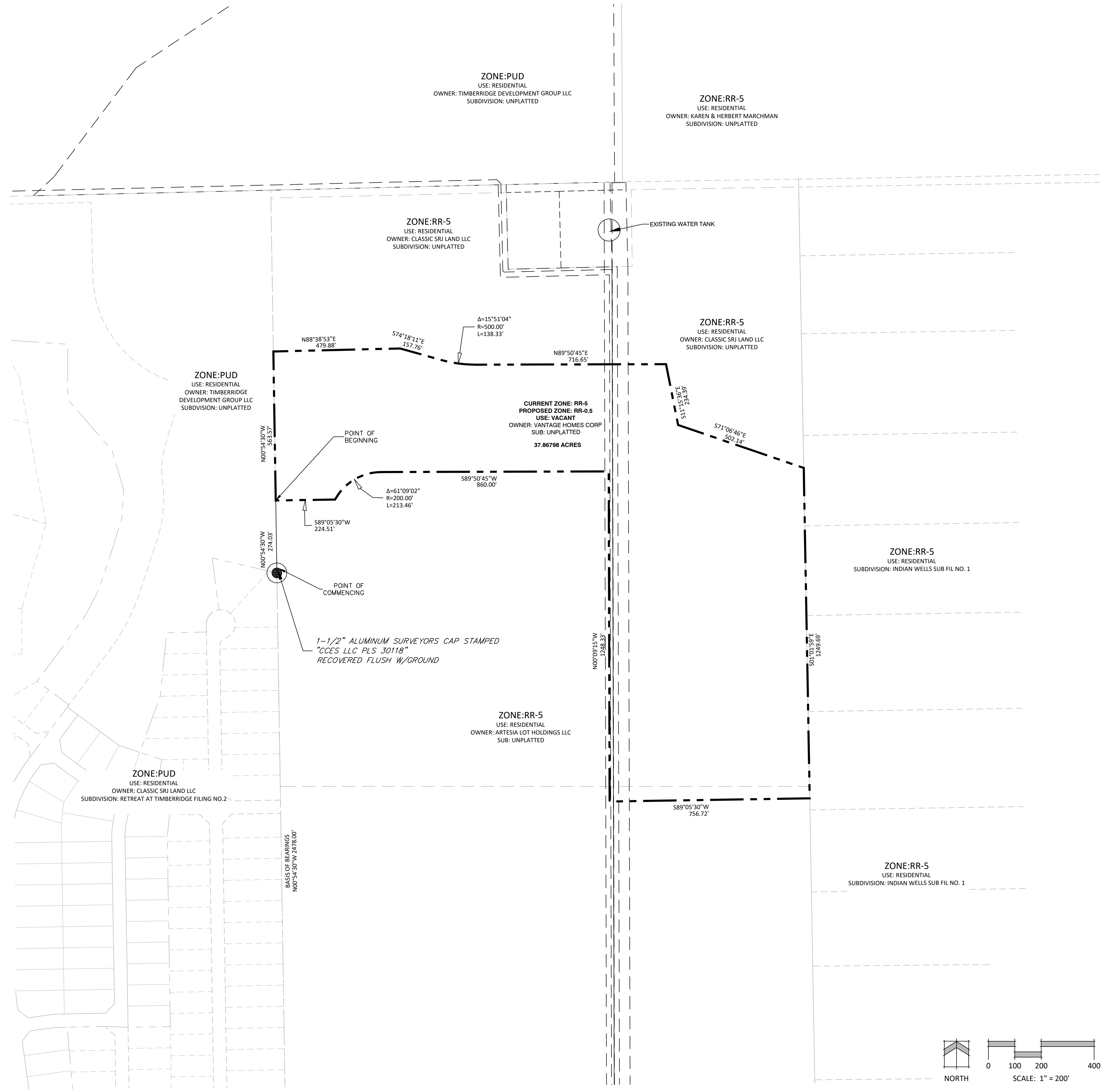
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 61°09'02", A RADIUS OF 200.00 FEET, AND A DISTANCE OF 213.46 FEET;

THENCE S89°05'30"W, A DISTANCE OF 224.51 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 37.86798 ACRES (1,649,829 SQUARE FEET).

LINETYPE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT



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

© 2012. All Rights Reserved.

SMOKE STACK AT STERLING RANCH REZONE

DATE: 10/09/2023
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

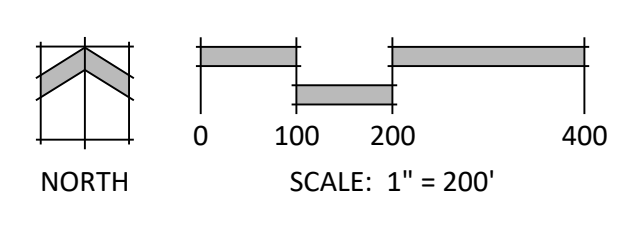
ENTITLEMENT

DATE: 12/19/2023
BY: BP
DESCRIPTION: PER COUNTY REVIEW COMMENTS

REZONE EXHIBIT

SHEET NUMBER: 1 OF 1

PLAN FILE # P2310



P:\Class2\Sterling Ranch\Drawings\Planning\DP\0.5 AC REZONE EXHIBIT 1.dwg [Revision -1] 12/19/2023 10:06:03 AM BPERKINS