

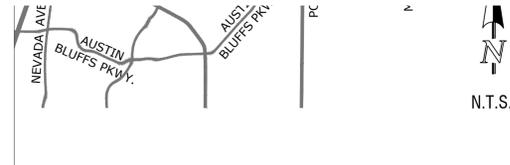
VICINITY MAP

SMOKE STACK AT STERLING RANCH

Rezone Map to include the following elements, as appropriate:

1	Boundary description of the subject property, which shall illustrate the legal description	GE 65 WEST OF
2	Existing land uses and zoning on the property and within five hundred (500) feet of the boundary	JNTY, COLORADO
3	Adjoining property ownership	
4	Existing private roads	
5	Existing structures	
6	Existing easements	
7	Name and address of the petitioner, owners of all interests (including mineral interests), in the property, and preparer	JUD NTIAL ERRIDGE GROUP LLC

Add existing easements, etc. per checklist please



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

Sketch Plan: SKP 18-003 (Approved 2018) ← 2023 file if approved
Current Zoning: RR-5
Proposed Zoning: RR-0.5
Total Area: 37.86798 ac

LEGAL DESCRIPTION

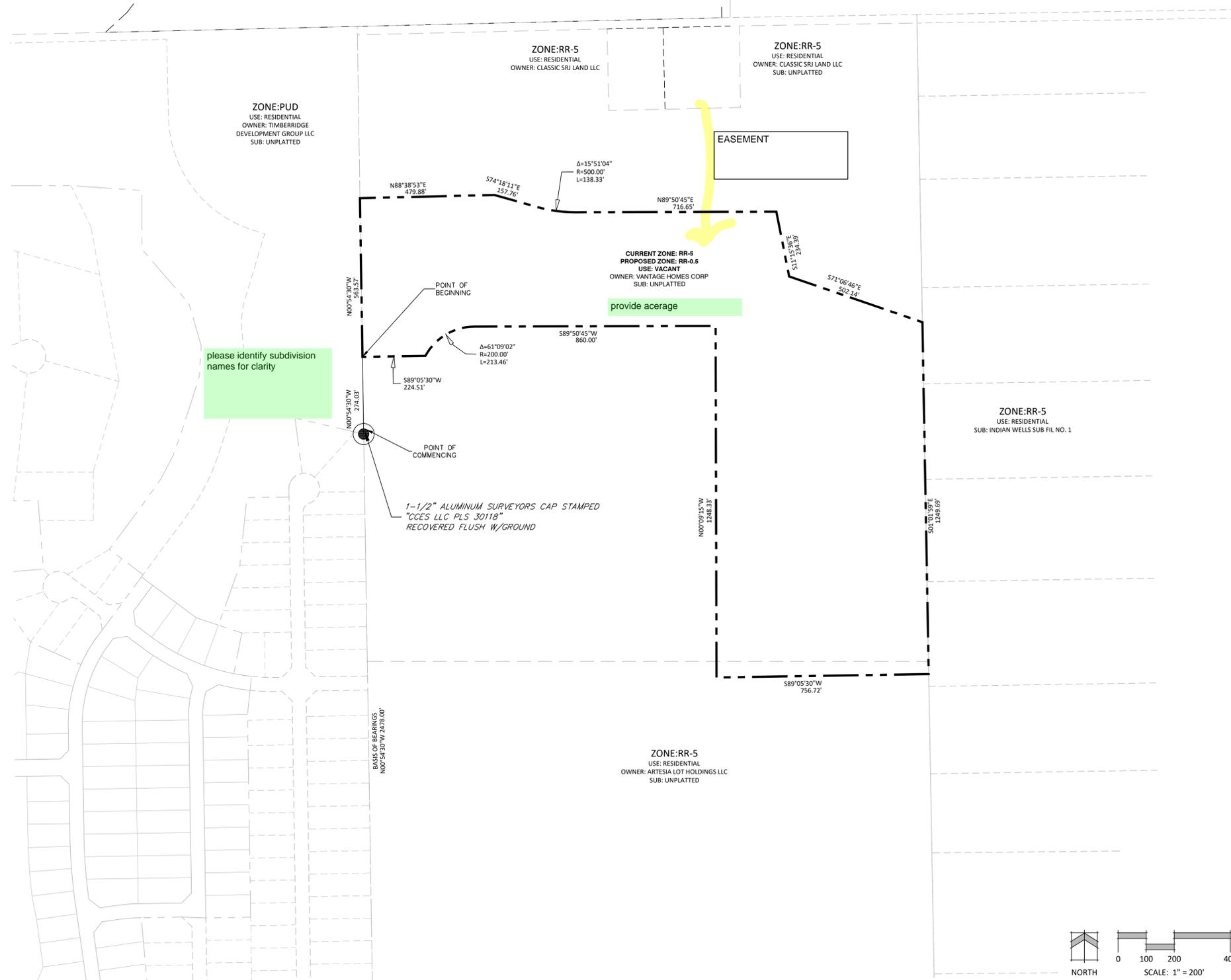
A PARCEL OF LAND BEING LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 1-1/2" 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 S02°52'30"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°51'04", A RADIUS OF 500.00 FEET, AND A DISTANCE OF 138.33 FEET;
- THENCE S89°05'30"W, A DISTANCE OF 224.51 FEET;
- THENCE S89°05'30"W, A DISTANCE OF 716.65 FEET;
- THENCE S11°12'02"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 23 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 1,249.33 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).



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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IN ASSOCIATION WITH

SMOKE STACK AT STERLING RANCH REZONE

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

STAMP

ENTITLEMENT

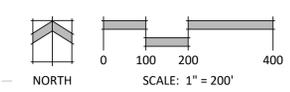
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REZONE EXHIBIT

1

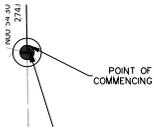
1 OF 1

P2310



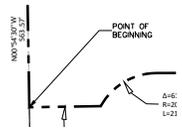
V1_ Zone map comments -2310.pdf Markup Summary

AutoCAD SHX Text (4)



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POINT OF COMMENCING



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POINT OF BEGINNING



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1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" RECOVERED FLUSH
W/GROUND



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dsdparsons (8)



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please identify subdivision names for clarity

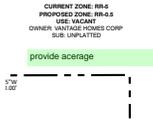


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Add existing easements, etc. per checklist please



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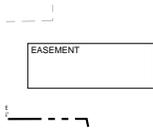


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EASEMENT



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2023 file if approved