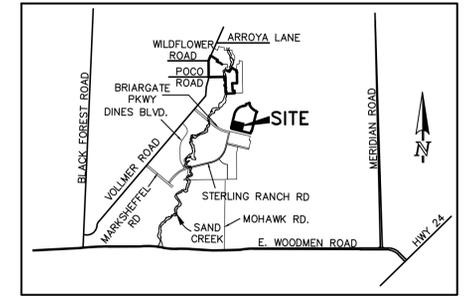


STERLING RANCH EAST FILING NO. 6

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

RS-5000 REZONE MAP

SEPTEMBER 2024



VICINITY MAP
N.T.S.



SITE DATA

TAX ID NUMBERS: PORTIONS OF 52000-00-573
 SKETCH PLAN: SKP235
 CURRENT ZONING: PUD
 PROPOSED ZONING: RS-5000
 TOTAL REZONE AREA: 11.191 ACRES

PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC
 2138 FLYING HORSE CLUB DR.
 COLORADO SPRINGS, CO 80921
 (719) 592-8333
 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.
 PLANNING/
 LANDSCAPE CONSULTANT: NES
 619 N. CASCADE AVE. SUITE 200
 COLORADO SPRINGS, CO 80903
 (719) 471-0073
 MS. ANDREA BARLOW

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 SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.2 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'14" WEST A DISTANCE OF 2722.56 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE NORTH 01°30'45" EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3,724.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS DEDICATED BY HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 223715150, SAID POINT ALSO BEING ON A 1,935.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 13°36'00" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC DISTANCE OF 4.22 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 232.57 FEET;
3. THENCE NORTH 58°28'13" EAST A DISTANCE OF 49.50 FEET;
4. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET;
5. THENCE SOUTH 76°31'32" EAST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 519.46 FEET;

THENCE SOUTH 76°31'31" EAST A DISTANCE OF 864.70 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 564.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 819.70 FEET TO THE RIGHT-OF-WAY OF STERLING RANCH ROAD AS DEDICATED BY SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1;

THENCE NORTHWESTERLY, ON SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 487,476 SQUARE FEET (11.191 ACRES).



KEY MAP
SCALE: 1" = 60'

	STERLING RANCH EAST FILING NO. 6 RS-5000 REZONE MAP			
	DESIGNED BY	MAW	SCALE	DATE 9/17/2024
	DRAWN BY	MAW	(H) 1" = 60'	SHEET 1 OF 1
	CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60

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

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