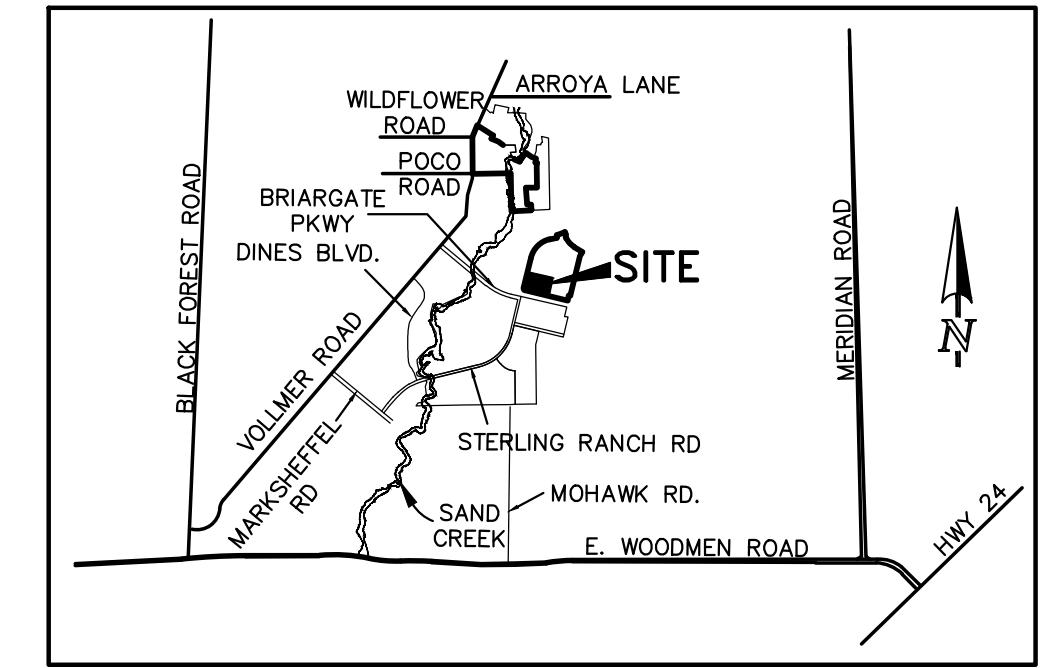


STERLING RANCH EAST FILING NO. 6

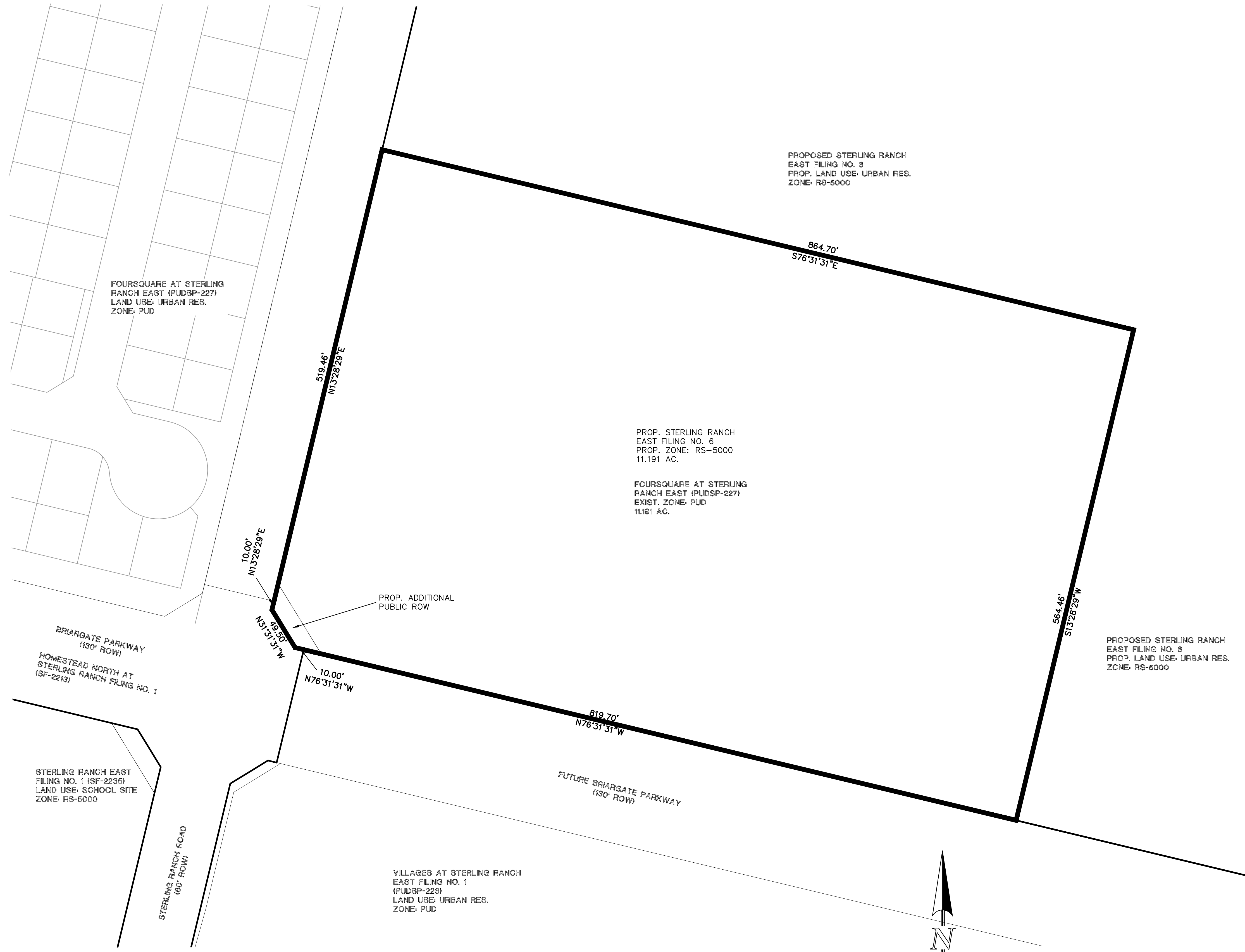
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

RS-5000 REZONE MAP

SEPTEMBER 2024



VICINITY MAP
N.T.S.



PROPOSED STERLING RANCH
EAST FILING NO. 6
PROP. LAND USE: URBAN RES.
ZONE: RS-5000

FOURSQUARE AT STERLING
RANCH EAST (PUDSP-227)
LAND USE: URBAN RES.
ZONE: PUD

PROP. STERLING RANCH
EAST FILING NO. 6
PROP. ZONE: RS-5000
11.191 AC.

FOURSQUARE AT STERLING
RANCH EAST (PUDSP-227)
EXIST. ZONE: PUD
11.191 AC.

PROP. ADDITIONAL
PUBLIC ROW

PROPOSED STERLING RANCH
EAST FILING NO. 6
PROP. LAND USE: URBAN RES.
ZONE: RS-5000

VILLAGES AT STERLING RANCH
EAST FILING NO. 1
(PUDSP-228)
LAND USE: URBAN RES.
ZONE: PUD

STERLING RANCH EAST
FILING NO. 1 (SF-2236)
LAND USE: SCHOOL SITE
ZONE: RS-5000

HOMESTEAD NORTH AT
STERLING RANCH FILING NO. 1
(SF-2213)

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.
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APPLICANT/
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PLANNING/
LANDSCAPE CONSULTANT: NES
619 N. CASCADE AVE. SUITE 200
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(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;

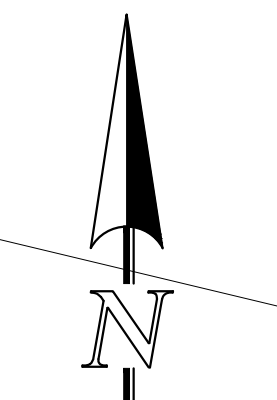
THENCE SOUTH 13°28'29" WEST A DISTANCE OF 564.46 FEET;

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	

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CLASSIC CONSULTING