

COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

ZONE CHANGE EXHIBIT

SITE DATA

Consultant: N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903

Owner: SR Land, LLC
20 Boulder Crescent Street, Suite 102
Colorado Springs, CO 80903

Applicant: Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

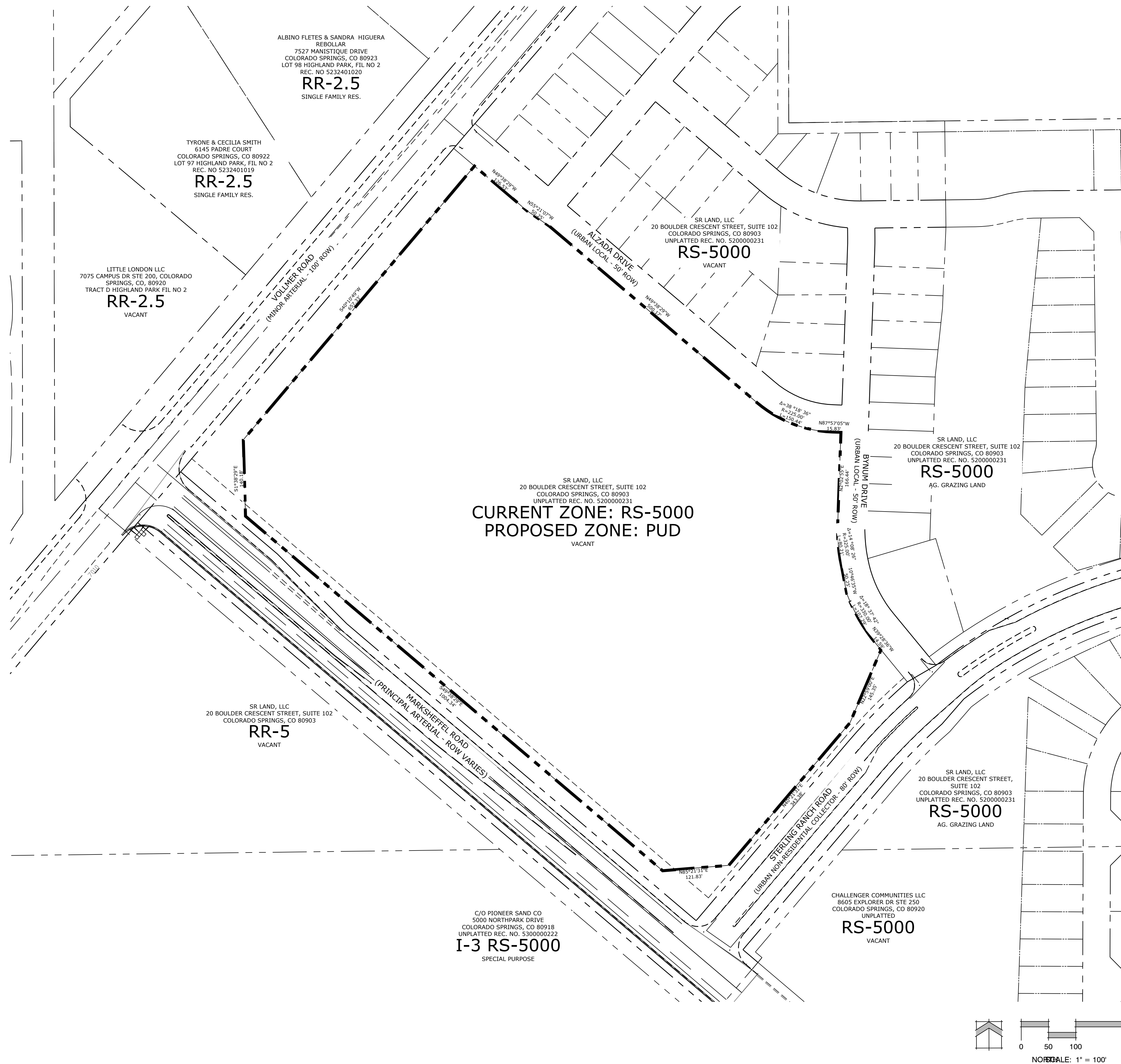
Tax ID Number: 5200000364; 5233000011; 5232400002;
5300000173

Site Acreage: 19.674

Sketch Plan: SKP 18-803 (Approved 2018)

Current Zoning: RS-5000

Proposed Zoning: PUD



LEGAL DESCRIPTION

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14" E, A DISTANCE OF 2,722.56 FEET.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N82°23'02" W, A DISTANCE OF 5,110.12 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE ALZADA DRIVE WITH THE WESTERLY RIGHT-OF-WAY OF FUTURE BYNUM DRIVE, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE S02°02'55"W, A DISTANCE OF 166.44 FEET TO A POINT OF TANGENT;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°08'26" (THE CHORD OF WHICH BEARS S05°01'18"E A DISTANCE OF 80.01 FEET), AN ARC DISTANCE OF 80.21 FEET TO A NON-TANGENT LINE;
 THENCE S10°46'35"E, A DISTANCE OF 50.25 FEET;
 THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 18°37'42" (THE CHORD OF WHICH BEARS S30°09'45"E A DISTANCE OF 106.82 FEET), AN ARC DISTANCE OF 107.29 FEET TO A POINT OF TANGENT;
 THENCE S39°28'36"E, A DISTANCE OF 14.59 FEET;
 THENCE S22°59'00"W, A DISTANCE OF 145.35 FEET;
 THENCE S40°21'31"W, A DISTANCE OF 343.38 FEET;
 THENCE S85°21'31"W, A DISTANCE OF 121.83 FEET;
 THENCE N49°38'29"W, A DISTANCE OF 1004.34 FEET;
 THENCE N01°38'29"W, A DISTANCE OF 140.18 FEET;
 THENCE N40°10'49"E, A DISTANCE OF 657.33 FEET;
 THENCE S49°38'29"E, A DISTANCE OF 126.53 FEET;
 THENCE S55°21'07"E, A DISTANCE OF 50.25 FEET;
 THENCE S49°38'29"E, A DISTANCE OF 500.17 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 38°18'36" (THE CHORD OF WHICH BEARS S68°47'47"E A DISTANCE OF 147.66 FEET), AN ARC DISTANCE OF 150.44 FEET TO A POINT OF TANGENT;
 THENCE S87°57'05"E, A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 857,000 SQUARE FEET (19.674 ACRES) MORE OR LESS.

P:\Challenger\Copper Chase at Sterling Ranch\Drawings\Planning\Develop\Zone Change\Copper Chase at Sterling Ranch.ZC.dwg [Tract Exhibit Adj. Owners-2] 1/21/2021 9:07:52 AM lben

Land Planning
Landscape Architecture
Urban Design

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COPPER CHASE AT STERLING RANCH

ZONE CHANGE EXHIBIT

8335 VOLLMER RD.
EL PASO COUNTY, CO

DATE: 12.01.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITTEN

ETITLEMENT

| DATE: | BY: | DESCRIPTION: |
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ZONE CHANGE EXHIBIT