

**EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP)
EL PASO COUNTY APPLICATION AND PERMIT**

EPC Project Number: CDR 20-04

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Property Owner	SR LAND, LLC
Applicant Name (Permit Holder)	JAMES MORLEY
Company/Agency	SR LAND, LLC
Position of Applicant	MANAGER
Address (physical address, not PO Box)	20 BOULDER CRESCENT, SUITE 200
City	COLORADO SPRINGS
State	COLORADO
Zip Code	80903
Mailing address, if different from above	
Telephone	(719) 491-3024
FAX number	
Email Address	JMORLEY3870@AOL.COM
Cellular Phone number	(719) 491-3024
Contractor/Operator Information	
Name (person of responsibility)	ALL CONTRACTOR INFORMATION TBD.
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	SAND CREEK RESTORATION
Legal Description	SEE EXHIBIT A
Address (or nearest major cross streets)	EAST OF VOLLMER, SAND CREEK CORRIDOR WITHIN STERLING RANCH DEVELOPMENT
Acreeage (total and disturbed)	Total: 80 acres Disturbed: 70 acres
Schedule	Start of Construction: SPRING 2024 Completion of Construction: SPRING 2025 Final Stabilization: SUMMER 2026
Project Purpose	STABILIZATION OF SAND CREEK STREAMBED
Description of Project	STABIZE SAND CREEK STREAMBED USING NATURAL CHANNEL DESIGN COMPONENTS ALONG WITH PERIODIC DROP STRUCTURES AND GRADE CONTROL STRUCTURES
Tax Schedule Number	5227301021, 5233309027, 5228000030&38, 5233301001 5233301016&17

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs, is not permitted until issuance of a Construction Permit and Notice to Proceed.

Signature of ECM Administrator: _____

Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees;
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be constructed.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application, the El Paso County Engineering Criteria Manual, and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage



Signature of Owner or Representative

Date: 4/25/2023

James Morley

Print Name of Owner or Representative

Signature of Operator or Representative

Date: _____

Print Name of Operator or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____

Exhibit A
Channel Legal Description

Recorded Plats West of Channel

Tract B, Sterling Ranch Filing No. 3

Tract D, Sterling Ranch Filing No. 1

See following pages for remaining West Side and East Side Channel
Easement descriptions.



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, AND THE NORTHEAST QUARTER OF SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHWEST OF CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

THENCE N14°51'14"W A DISTANCE OF 4,859.83 FEET, TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1. N13°09'32"E A DISTANCE OF 352.52 FEET;
2. N39°33'48"E A DISTANCE OF 127.36 FEET;
3. N24°46'24"E A DISTANCE OF 78.34 FEET;
4. N39°32'55"E A DISTANCE OF 134.35 FEET;
5. N26°11'26"E A DISTANCE OF 56.58 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 12°20'46" AND AN ARC LENGTH OF 1.29 FEET, TO A POINT OF TANGENT;
7. N13°50'40"E A DISTANCE OF 4.78 FEET, TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 77°36'15" AND AN ARC LENGTH OF 487.60 FEET, TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 44°20'11" AND AN ARC LENGTH OF 162.50 FEET, TO A POINT TANGENT;
10. N47°06'44"E A DISTANCE OF 42.79 FEET, TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 18°09'34" AND AN ARC LENGTH OF 19.33 FEET, TO A POINT OF TANGENT;

12. N65°16'17"E A DISTANCE OF 68.61 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 66°32'02" AND AN ARC LENGTH OF 45.29 FEET, TO A POINT OF TANGENT;
14. N01°15'45"W A DISTANCE OF 72.65 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 92.50 FEET, A CENTRAL ANGLE OF 49°17'46" AND AN ARC LENGTH OF 79.59 FEET, TO A POINT OF TANGENT;
16. N48°02'01"E A DISTANCE OF 109.77 FEET, TO A POINT OF CURVE;
17. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 10°21'41" AND AN ARC LENGTH OF 6.78 FEET, TO A POINT OF TANGENT;
18. N37°40'20"E A DISTANCE OF 20.53 FEET, TO A POINT OF CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 20°49'08" AND AN ARC LENGTH OF 22.71 FEET, TO A POINT OF TANGENT;
20. N58°29'29"E A DISTANCE OF 21.44 FEET, TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 372.00 FEET, A CENTRAL ANGLE OF 28°48'24" AND AN ARC LENGTH OF 187.03 FEET, TO A POINT OF TANGENT;
22. N29°41'04"E A DISTANCE OF 273.67 FEET, TO A POINT OF CURVE;
23. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 808.00 FEET, A CENTRAL ANGLE OF 24°35'20" AND AN ARC LENGTH OF 346.76 FEET, TO A POINT OF COMPOUND CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 35°58'11" AND AN ARC LENGTH OF 23.54 FEET, TO A POINT TANGENT;
25. N30°52'26"W A DISTANCE OF 86.69 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, A CENTRAL ANGLE OF 22°05'57" AND AN ARC LENGTH OF 43.39 FEET, TO A POINT OF TANGENT;
27. N08°46'30"W A DISTANCE OF 175.18 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 07°55'00" AND AN ARC LENGTH OF 16.58 FEET, TO A POINT OF TANGENT;
29. N00°51'29"W A DISTANCE OF 199.03 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 87.50 FEET, A CENTRAL ANGLE OF 17°51'03" AND AN ARC LENGTH OF 27.26 FEET, TO A POINT OF TANGENT;
31. N18°42'32"W A DISTANCE OF 80.54 FEET, TO A POINT OF CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 112.50 FEET, A CENTRAL ANGLE OF 44°32'40" AND AN ARC LENGTH OF 87.46 FEET, TO A POINT OF TANGENT;

33. N25°50'08"E A DISTANCE OF 88.95 FEET, TO A POINT OF CURVE;
34. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 85°51'02" AND AN ARC LENGTH OF 112.38 FEET, TO A POINT OF REVERSE CURVE;
35. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 91°10'38" AND AN ARC LENGTH OF 36.60 FEET, TO A POINT OF TANGENT;
36. N31°09'44"E A DISTANCE OF 11.45 FEET;
37. N01°04'03"W A DISTANCE OF 143.40 FEET;
38. N72°19'10"W A DISTANCE OF 70.69 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

THENCE ON SAID NORTH LINE, N89°08'31"E A DISTANCE OF 207.97 FEET, TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, S00°53'15"E A DISTANCE OF 1,316.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, N87°34'53"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-SIX (26) COURSES:

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 96.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°06'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S82°29'37"W A DISTANCE OF 85.63 FEET;
11. N82°52'49"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 185.56 FEET;
22. S32°15'45"W A DISTANCE OF 71.66 FEET;
23. S41°47'19"W A DISTANCE OF 88.37 FEET;
24. S14°57'52"W A DISTANCE OF 155.36 FEET;
25. S03°04'57"E A DISTANCE OF 108.15 FEET;
26. N78°59'19"W A DISTANCE OF 158.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 591,216 SQUARE FEET OR 13.5725 ACRES.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

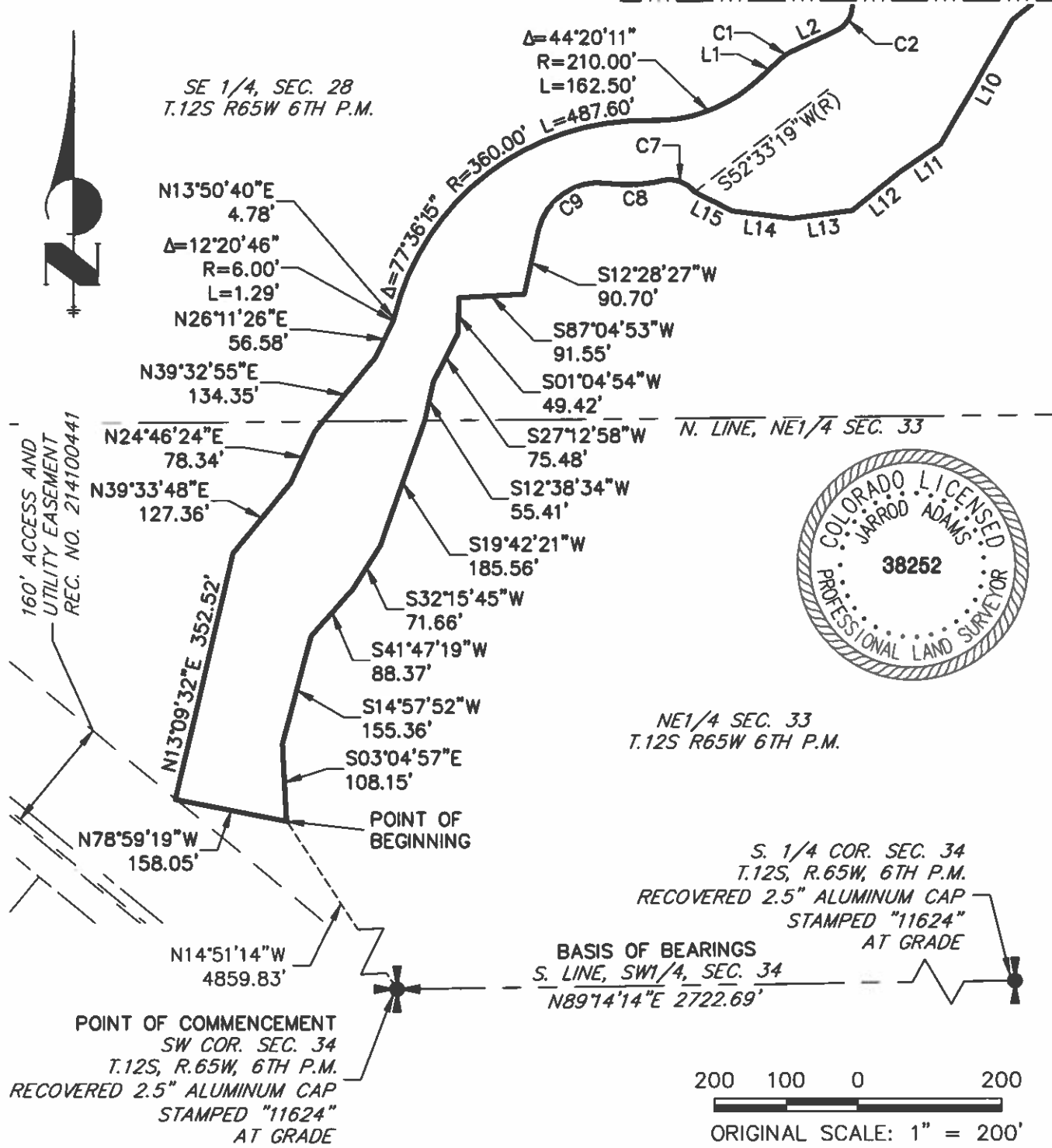
JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
 COLORADO NO. 38252
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SEE SHEET 6

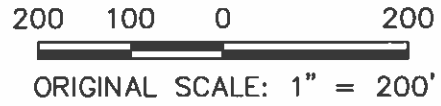
SE 1/4, SEC. 28
T.12S R65W 6TH P.M.



NE1/4 SEC. 33
T.12S R65W 6TH P.M.

S. 1/4 COR. SEC. 34
T.12S, R.65W, 6TH P.M.
RECOVERED 2.5" ALUMINUM CAP
STAMPED "11624"
AT GRADE

BASIS OF BEARINGS
S. LINE, SW1/4, SEC. 34
N89°14'14"E 2722.69'



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

CHANNEL EASEMENT
HOMESTEAD NORTH AT STERLING RANCH
PROJECT NO.: 25188.00
DATE: 6/23/2022

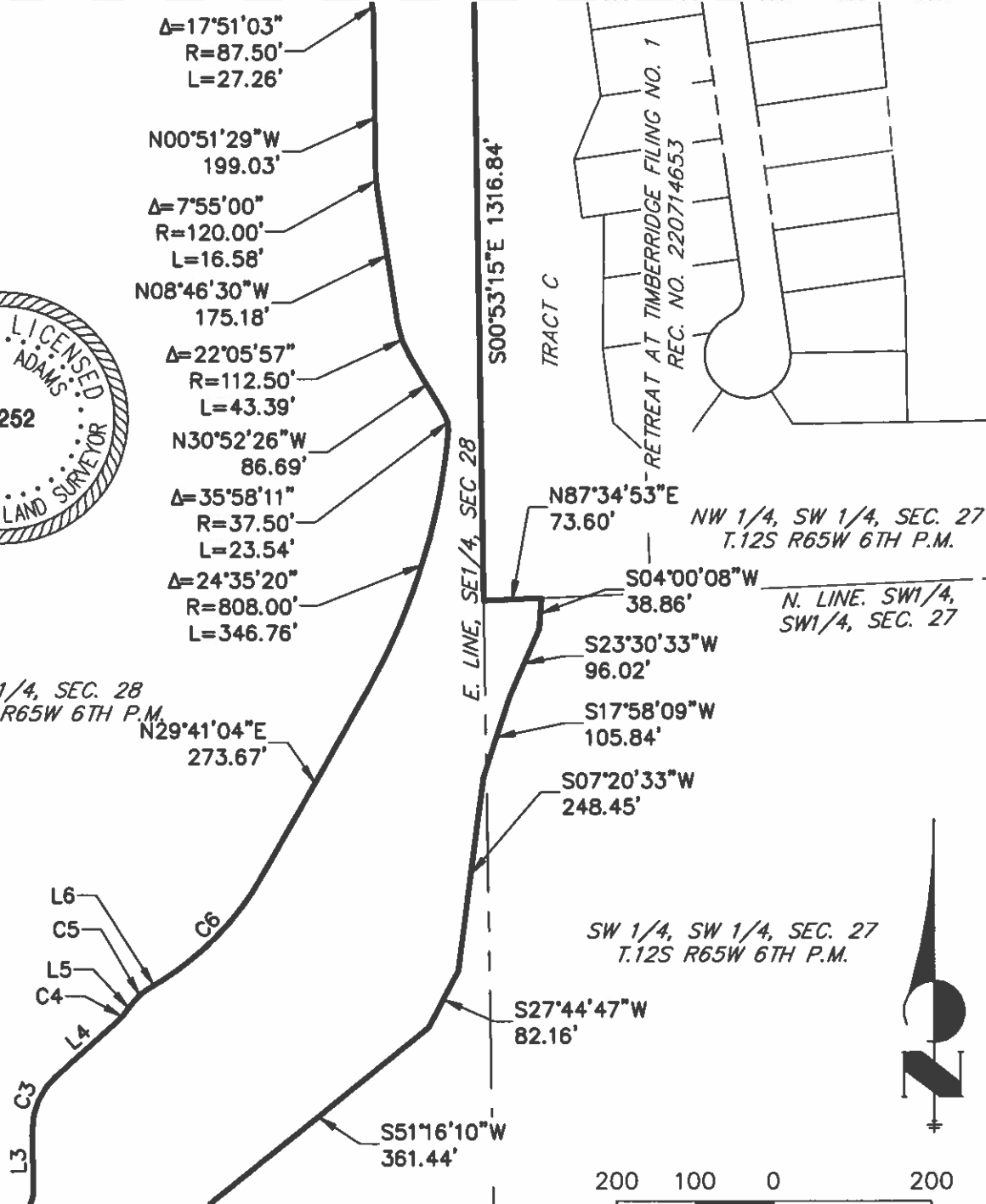
SHEET: 5 OF 7

 **J-R ENGINEERING**
A Westrian Company
Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT
SEE SHEET 7



SE 1/4, SEC. 28
T.12S R65W 6TH P.M.



SEE SHEET 5

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

CHANNEL EASEMENT
HOMESTEAD NORTH AT STERLING RANCH
PROJECT NO.: 25188.00
DATE: 6/23/2022

SHEET: 6 OF 7

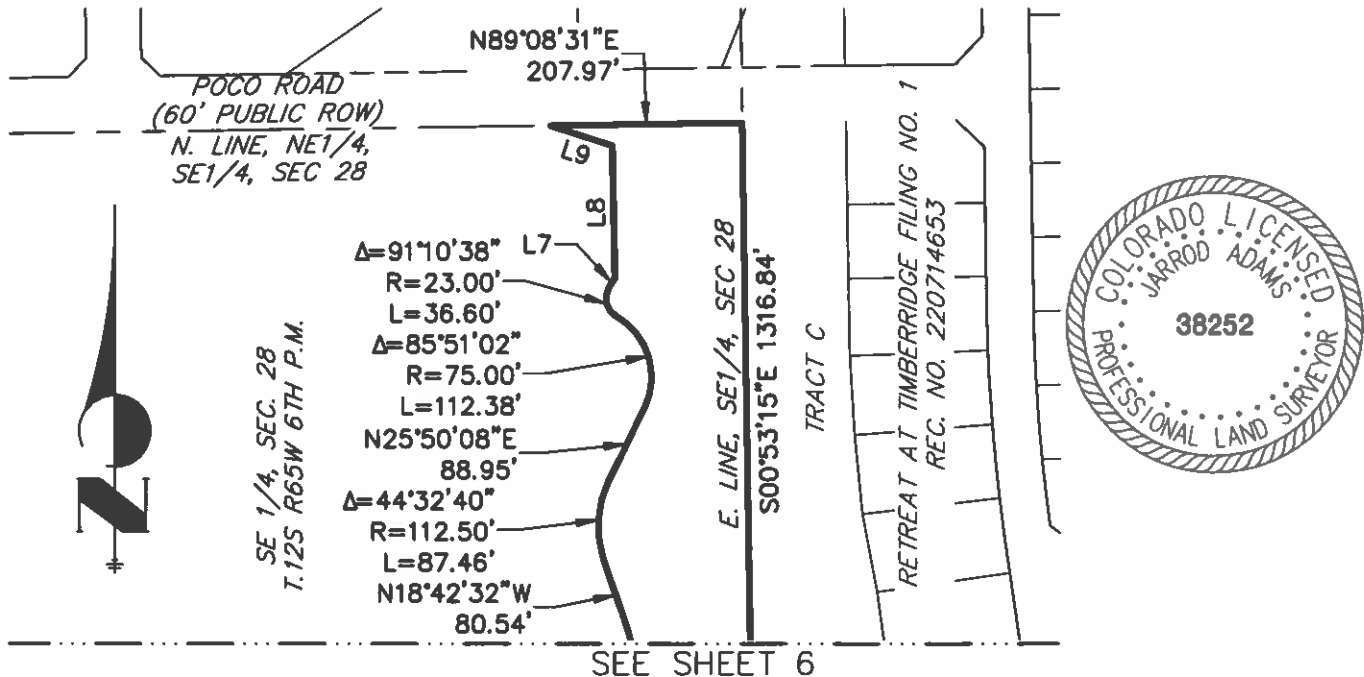
200 100 0 200
ORIGINAL SCALE: 1" = 200'



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Fort Collins 970-491-9888 • www.jrengineering.com

EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°06'44"E	42.79'
L2	N65°16'17"E	68.61'
L3	N01°15'45"W	72.65'
L4	N48°02'01"E	109.77'
L5	N37°40'20"E	20.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N58°29'29"E	21.44'
L7	N31°09'44"E	11.45'
L8	N01°04'03"W	143.40'
L9	N72°19'10"W	70.69'
L10	S29°35'35"W	198.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S56°06'51"W	68.55'
L12	S51°10'06"W	86.23'
L13	S82°29'37"W	85.63'
L14	N82°52'49"W	82.74'
L15	N63°10'02"W	59.72'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	18°09'34"	61.00'	19.33'
C2	66°32'02"	39.00'	45.29'
C3	49°17'46"	92.50'	79.59'
C4	10°21'41"	37.50'	6.78'
C5	20°49'08"	62.50'	22.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	28°48'24"	372.00'	187.03'
C7	66°07'59"	43.53'	50.25'
C8	21°27'48"	208.41'	78.07'
C9	85°24'40"	85.46'	127.39'

200 100 0 200

ORIGINAL SCALE: 1" = 200'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

CHANNEL EASEMENT
 HOMESTEAD NORTH AT STERLING RANCH
 PROJECT NO.: 25188.00
 DATE: 6/23/2022

SHEET: 7 OF 7



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JOB NO. 1183.22-07
JULY 7, 2022
PAGE 1 OF 6

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

LEGAL DESCRIPTION: STERLING RANCH EAST DRAINAGE EASEMENT

THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 27, 28, 33 AND 34, ALL IN 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 SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

PARCEL 1

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S12°01'42"W, A DISTANCE OF 7255.05 FEET TO THE POINT OF BEGINNING;

THENCE N76°19'20"E, A DISTANCE OF 79.99 FEET;

THENCE S13°40'40"E, A DISTANCE OF 475.82 FEET;

THENCE S51°50'20"E, A DISTANCE OF 126.52 FEET;

THENCE S31°00'00"W, A DISTANCE OF 351.85 FEET TO THE SOUTH LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S89°04'30"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 416.25 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL A AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100607;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL A AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 214100607 THE FOLLOWING SEVEN (7) COURSES;

1. N35°56'43"E, A DISTANCE OF 113.88 FEET;
2. N78°47'17"E, A DISTANCE OF 182.32 FEET;
3. N54°45'26"E, A DISTANCE OF 199.63 FEET;
4. N30°01'21"W, A DISTANCE OF 151.07 FEET;
5. N05°59'19"W, A DISTANCE OF 253.00 FEET;
6. N17°59'13"E, A DISTANCE OF 156.80 FEET;
7. N40°32'14"W, A DISTANCE OF 73.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3.480 ACRES.

PARCEL 2

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S00°12'09"E, A DISTANCE OF 3492.74 FEET TO THE NORTHEASTERLY CORNER OF TRACT D AS PLATTED IN STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 323.25 FEET;

THENCE S52°00'00"W, A DISTANCE OF 185.50 FEET;

THENCE S38°00'00"W, A DISTANCE OF 193.10 FEET;

THENCE S10°00'00"W, A DISTANCE OF 220.86 FEET;

THENCE S30°00'00"W, A DISTANCE OF 132.91 FEET;

THENCE S66°00'00"W, A DISTANCE OF 166.27 FEET;

THENCE S78°00'00"W, A DISTANCE OF 159.90 FEET;
THENCE S65°00'00"W, A DISTANCE OF 409.58 FEET;
THENCE S56°00'00"W, A DISTANCE OF 158.78 FEET;
THENCE S45°00'00"W, A DISTANCE OF 189.12 FEET;
THENCE S65°00'00"W, A DISTANCE OF 83.60 FEET;
THENCE S80°00'00"W, A DISTANCE OF 107.71 FEET;
THENCE S15°00'00"W, A DISTANCE OF 116.14 FEET;
THENCE S08°00'00"E, A DISTANCE OF 73.64 FEET;
THENCE S31°00'00"E, A DISTANCE OF 313.48 FEET;
THENCE S20°00'00"E, A DISTANCE OF 147.64 FEET;
THENCE S08°00'00"E, A DISTANCE OF 146.16 FEET;
THENCE S10°00'00"W, A DISTANCE OF 238.00 FEET;
THENCE S40°00'00"W, A DISTANCE OF 220.56 FEET;
THENCE S00°08'25"W, A DISTANCE OF 136.58 FEET;
THENCE S33°00'00"E, A DISTANCE OF 357.10 FEET;
THENCE S57°00'00"W, A DISTANCE OF 316.11 FEET;
THENCE S00°00'00"E, A DISTANCE OF 359.20 FEET;
THENCE S76°19'20"W, A DISTANCE OF 376.40 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT D;

THENCE ON THE EASTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING TWENTY-SIX (26) COURSES:

1. N76°13'42"W, A DISTANCE OF 278.31 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'25"E, A DISTANCE OF 72.52 FEET;
17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 112.26 FEET;
26. N39°33'48"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 28.987 ACRES.

PARCEL 3

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. N89°08'28"E, A DISTANCE OF 1326.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
2. S00°53'18"E, A DISTANCE OF 1316.78 FEET;
3. N87°35'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 61.61 FEET;
THENCE S02°25'00"E, A DISTANCE OF 408.44 FEET;
THENCE S15°00'00"W, A DISTANCE OF 125.56 FEET;

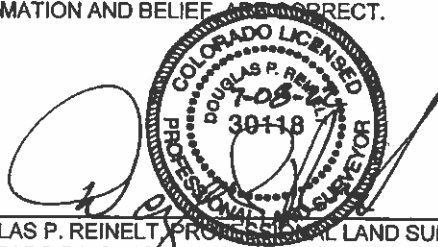
THENCE S51°25'27"W, A DISTANCE OF 147.11 FEET;
THENCE S47°55'25"W, A DISTANCE OF 147.11 FEET;
THENCE S43°01'44"W, A DISTANCE OF 147.11 FEET;
THENCE S39°33'48"W, A DISTANCE OF 282.90 FEET;
THENCE S34°39'51"W, A DISTANCE OF 70.26 FEET;
THENCE S47°41'36"W, A DISTANCE OF 70.71 FEET;
THENCE S43°38'56"W, A DISTANCE OF 70.18 FEET;
THENCE N50°26'12"W, A DISTANCE OF 40.00 FEET;
THENCE S71°59'24"W, A DISTANCE OF 208.94 FEET;
THENCE S39°33'48"W, A DISTANCE OF 98.87 FEET;
THENCE S18°00'00"W, A DISTANCE OF 171.46 FEET;
THENCE S50°26'12"E, A DISTANCE OF 40.00 FEET;
THENCE S39°33'48"W, A DISTANCE OF 721.68 FEET;
THENCE N50°26'12"W, A DISTANCE OF 75.41 FEET;
THENCE N03°04'57"W, A DISTANCE OF 230.22 FEET;
THENCE N14°57'52"E, A DISTANCE OF 155.36 FEET;
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;
THENCE N12°38'34"E, A DISTANCE OF 55.41 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;
THENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 85°24'40", A RADIUS OF 85.46 FEET AND A DISTANCE OF 127.39 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°27'48", A RADIUS OF 208.41 FEET AND A DISTANCE OF 78.07 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 66°07'59", A RADIUS OF 43.53 FEET AND A DISTANCE OF 50.24 FEET TO A POINT ON CURVE;
THENCE S63°10'02"E, A DISTANCE OF 59.72 FEET;
THENCE S82°52'49"E, A DISTANCE OF 82.74 FEET;
THENCE N82°29'37"E, A DISTANCE OF 85.63 FEET;
THENCE N51°10'06"E, A DISTANCE OF 86.23 FEET;
THENCE N56°06'51"E, A DISTANCE OF 68.55 FEET;
THENCE N29°35'35"E, A DISTANCE OF 198.68 FEET;
THENCE N51°16'10"E, A DISTANCE OF 361.44 FEET;
THENCE N27°44'47"E, A DISTANCE OF 82.16 FEET;
THENCE N07°20'33"E, A DISTANCE OF 248.45 FEET;
THENCE N17°58'09"E, A DISTANCE OF 105.84 FEET;
THENCE N23°30'33"E, A DISTANCE OF 96.02 FEET;
THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.976 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 44.443 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF TO BE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

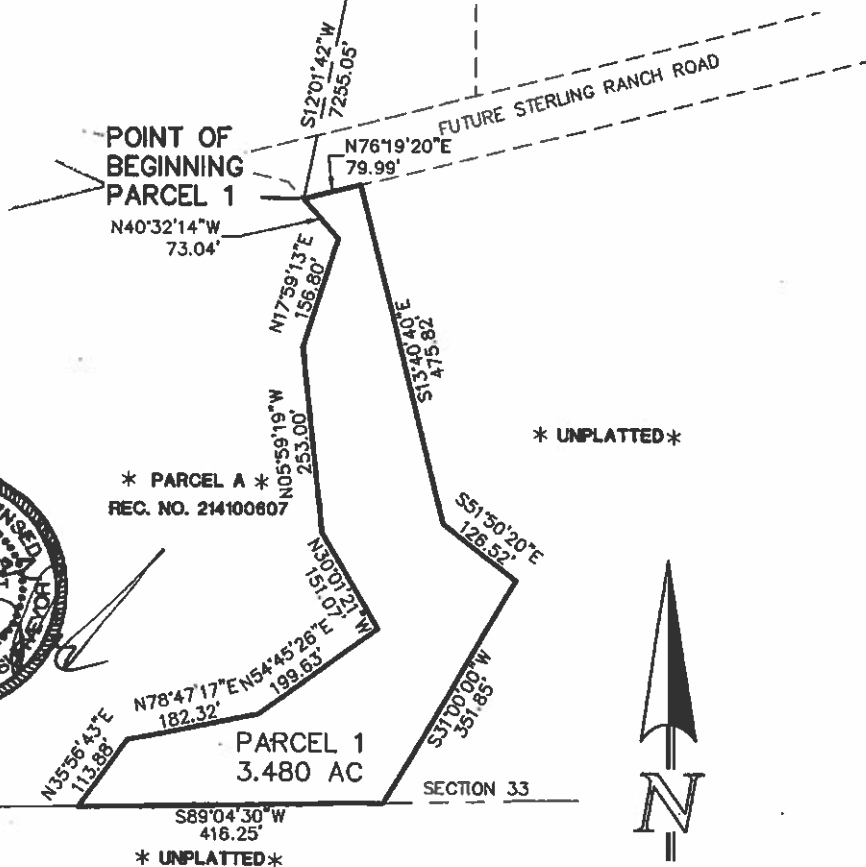
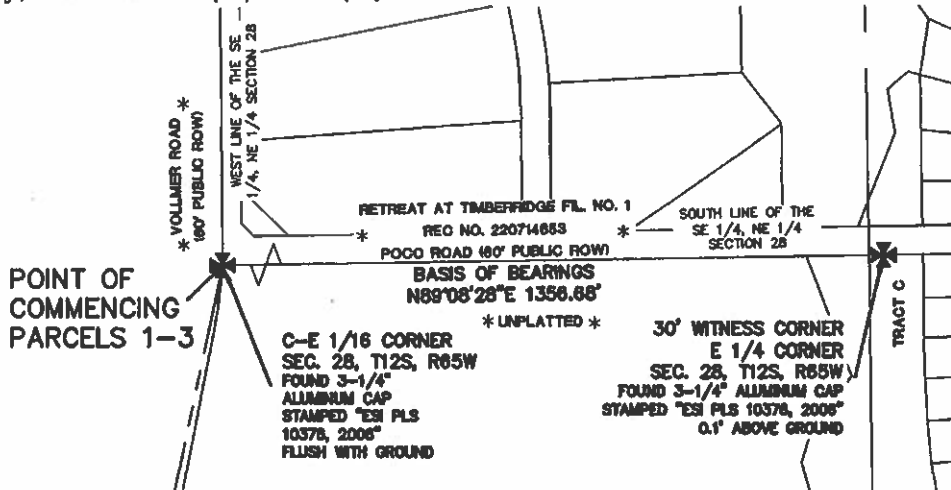
July 08, 2022
DATE



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

STERLING RANCH TRACTS
 PARCEL 1
 JOB NO. 1183.22-07
 JULY 7, 2022
 SHEET 4 OF 6

N:\118322\DRAWINGS\SURVEY\EXHIBITS\07-STERLING RANCH TRCT P1 22 07-07.dwg, 7/8/2022 4:29:50 PM, 1:1



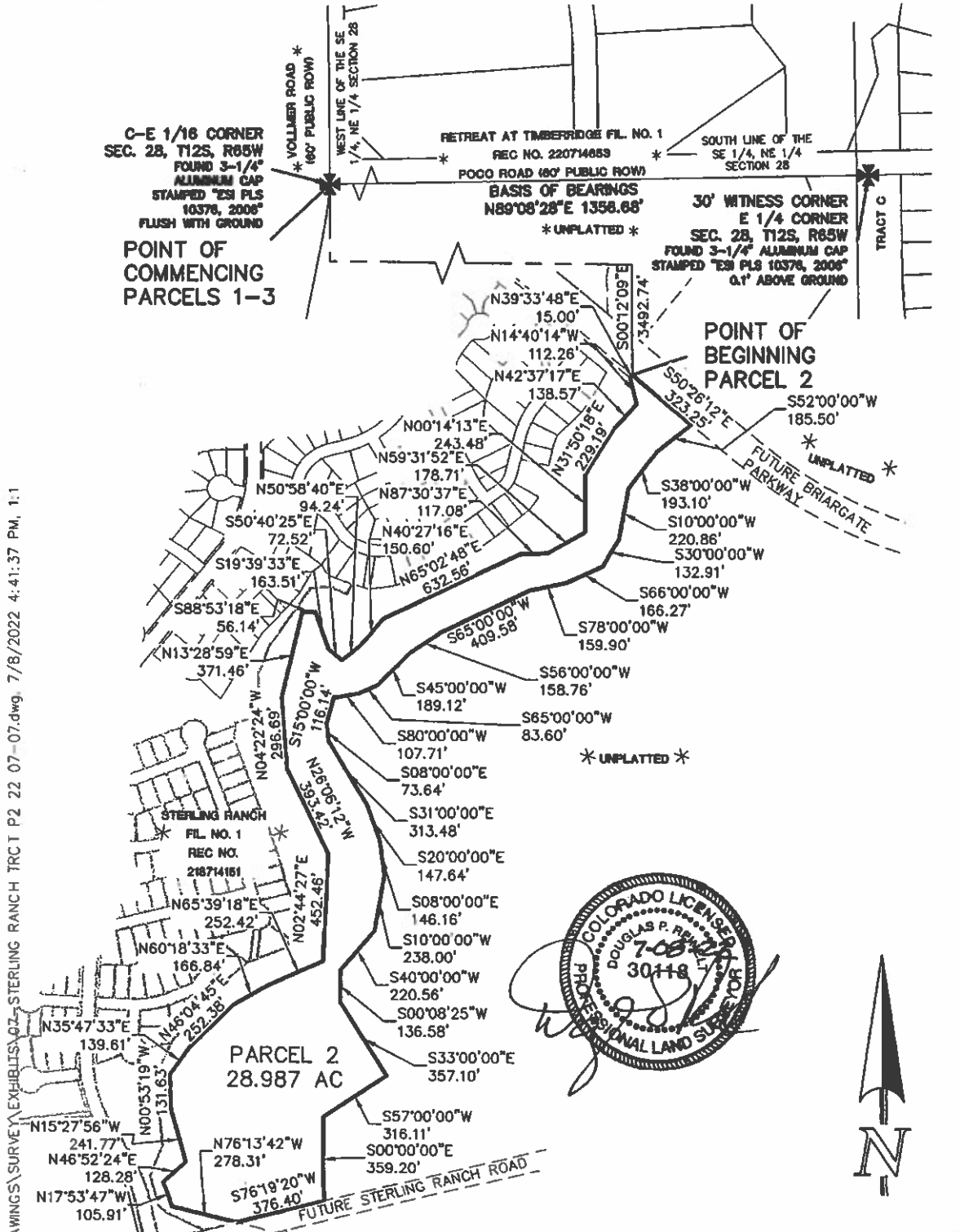
CLASSIC CONSULTING, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 200'
 U.S. SURVEY FEET

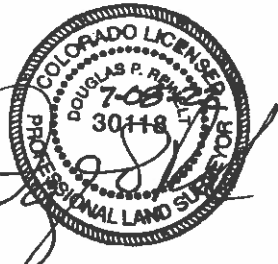


619 North Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

STERLING RANCH TRACTS
 PARCEL 2
 JOB NO. 1183.22-07
 JULY 7, 2022
 SHEET 5 OF 6



DRAWINGS SURVEY EXHIBITS 02-STERLING RANCH TRCT P2 22 07-07.dwg, 7/8/2022 4:41:37 PM, 1:1



CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

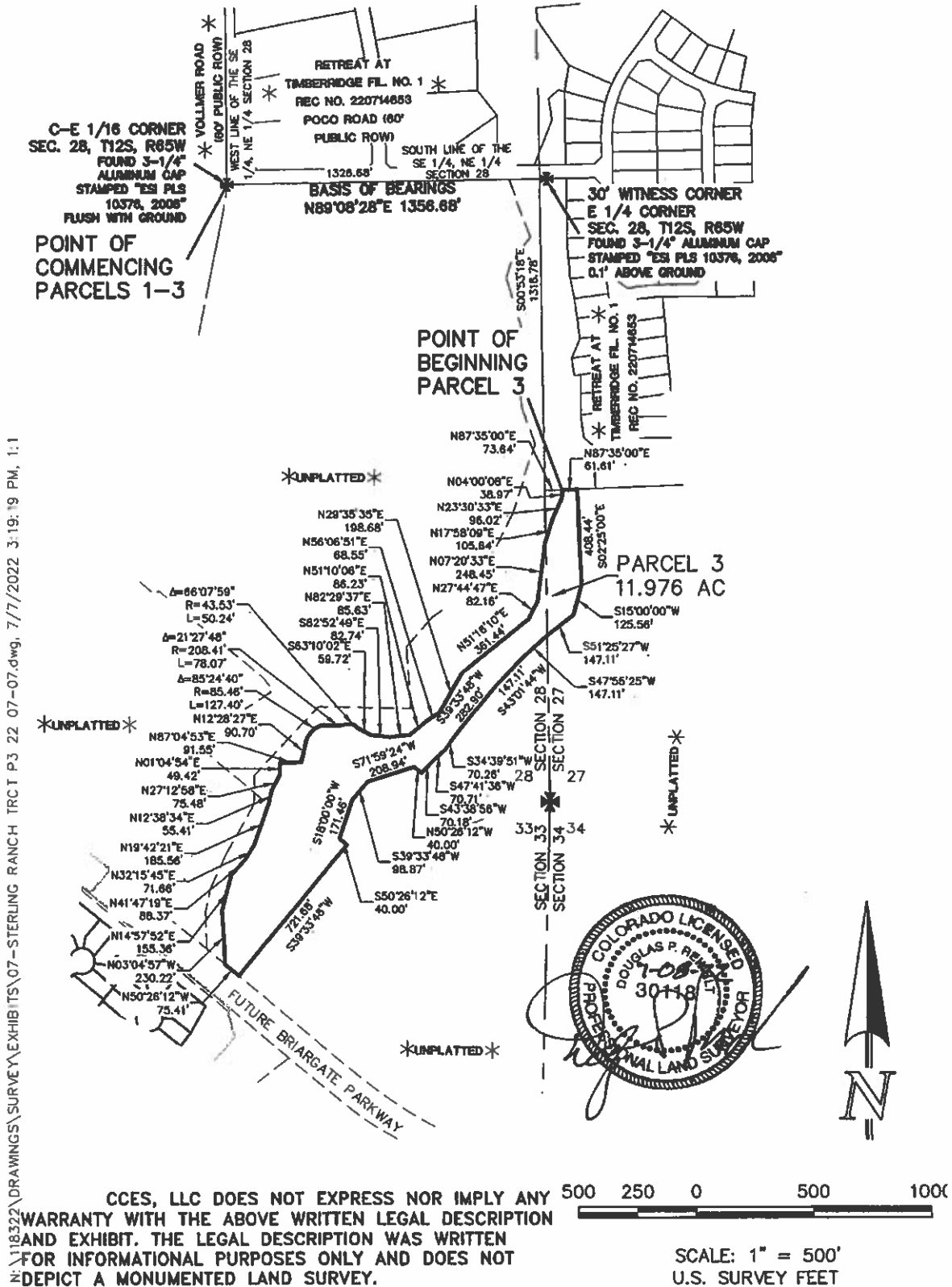


SCALE: 1" = 500'
 U.S. SURVEY FEET



STERLING RANCH TRACTS
 PARCEL 3
 JOB NO. 1183.22-07
 JULY 7, 2022
 SHEET 6 OF 6

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



N:\118322\DRAWINGS\SURVEY\EXHIBITS\07-STERLING RANCH TRCT P3 22 07-07.dwg, 7/7/2022 3:19:19 PM, 1:1

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.