## STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO REZONE LEGAL DESCRIPTION please make sure **USE: TRACT** OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC legals match map THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EI SUB: TR C RETREAT AT TIMBERRIDGE FIL NO 1 drawing PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: USE: VACANT BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL N23°30'33"E OWNER: SR LAND LLC MERIDIAN, BEING MONUMENTED AT THE WEST END BY THE SOUTHWEST CORNER OF SAID SECTION 34, BY A 3-1/2" ILLEGIBLE CAP AND AT THE EAST END SUB: UNPLATTED OWNER: TIMBERRIDGE N17°58'09"E BY THE SOUTH QUARTER CORNER OF SAID SECTION 34 BY A 2-1/2" ALUMINUM SURVEYORS CAP STAMPED "UP&E 11624", IS ASSUMED TO BEAR DEVELOPMENT GROUP LLC POINT OF BEGINNING 105.84' SUB: UNPLATTED PARCEL 3 ZONE: PUD Δ=66°07'59" N04°00'08"E USE: TRACT N07°20'33"E R=43.53'-OWNER: TIMBERRIDGE PARCEL 1 248.45 L=50.24' DEVELOPMENT GROUP LLC SUB: TR D RETREAT AT N27°44'47''E COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, TIMBERRIDGE FIL NO 1 COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34: Δ=85°24'40" R=85.46'-619 N. Cascade Avenue, Suite 200 THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES: L=127.39' Colorado Springs, CO 80903 1. S89°13'48"W, A DISTANCE OF 1401.41 FEET; N12°28'27"E 2. S89°04'30"W, A DISTANCE OF 1230.59 FEET TO THE POINT OF BEGINNING; Tel. 719.471.0073 PARCEL 3 THENCE N17°58'09"E, A DISTANCE OF 105.84 FEET; N87°04'53"E Fax 719.471.0267 THENCE CONTINUING S89°04'30"W. ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33. A DISTANCE OF 416.25 FEET TO THE EXISTING ZONE: RR-5 THENCE N23°30'33"E, A DISTANCE OF 96.02 FEET: SOUTHWESTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO." 222714995; PROPOSED ZONE: RS-5000 THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POIN N01°04'54'E USE: VACANT www.nescolorado.com THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES: N56°06'51"E OWNER: CLASSIC SRJ LAND, LLC CONTAINING A CALCULATED AREA OF 84.735 ACRES 68.55' SUB: UNPLATTED © 2012. All Rights Reserved. 1. N35°56'43"E, A DISTANCE OF 113.88 FEET; N27°12'58\E 84.465 AC CONTAINING A TOTAL CALCULATED AREA OF 301.679 ACRES. 2. N78°47'17"E, A DISTANCE OF 182.32 FEET N51°10'06"E 3. N54°45'26"E, A DISTANCE OF 199.63 FEET 86.23' N12°38'34"E 4. N30°01'21"W, A DISTANCE OF 151.07 FEET; N82°29'37"E 55.41' 5. N05°59'19"W, A DISTANCE OF 253.00 FEET 6. N17°59'13"E, A DISTANCE OF 156.80 FEET N19°42'21"E 7. N40°32'14"W, A DISTANCE OF 55.23 FEET S82°52'49"E 185.56' THENCE N13°40'40"W, A DISTANCE 15.90 FEET; N32°15'45"E S63°10'02"E THENCE N76°19'20"E, A DISTANCE OF 1779.03 FEET TO A POINT OF CURVE; 59.72' THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°26'55", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 630.26 FEET TO A POINT ON **USE: VACANT** R=208.41'-N41⁴47'19"E OWNER: CLASSIC THENCE S36°12'00"E, A DISTANCE OF 188.74 FEET TO A POINT OF CURVE; L=78.07' SRJ LAND, LLC THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'00". A RADIUS OF №4°57'52**\**€ SUB: UNPLATTED 575.00 FEET AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT; THENCE N89°14'00"E, A DISTANCE OF 7.06 FEET; THENCE S00°46'00"E, A DISTANCE OF 757.66 FEET; THENCE S89°14'00"W, A DISTANCE OF 1632.66 FEET TO A POINT OF CURVE; S13°28'29"W THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°54'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT; THENCE S76°19'20"W, A DISTANCE OF 104.34 FEET; THENCE N82°20'03"W, A DISTANCE OF 36.32 FEET TO A POINT ON CURVE; N76°31'31"W THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N65°00'00"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.52 FEET TO A POINT ON CURVE; N39°33'48"E INT OF BEGINNING THENCE S65°00'00"W, A DISTANCE OF 112.04 FEET; THENCE N90°00'00"W, A DISTANCE OF 624.68 FEET; Δ=26°05'19" THENCE \$31°00'00"W, A DISTANCE OF 351.85 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 55.043 ACRES. └R=175.00' L=79.68' **VICINITY MAP** 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 ZONE: RR-5 138.57' PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. USE: TRACT 243.48' STERLING 220714653 RECORDS OF FLIPASO COUNTY, COLORADO: OWNER: SR LAND LLC SUB: TR E STERLING RANCH THENCE SO2°29'39"E, A DISTANCE OF 3615.96 FEET TO THE POINT OF BEGINNING; THENCE S50°26'12"E, A DISTANCE OF 400.80 FEET TO A POINT OF CURVE; RANCH FIL NO 1 N87°30'37"E Δ=26°05'19" THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF 2065.000 FEET AND A DISTANCE OF 940.26 FEET TO A POINT OF R=2065.00'— S19°39'33"E STERLING L=940.26' THENCE \$76°31'31"E, A DISTANCE OF 232.57 FEET; THENCE \$31°31'31"E, A DISTANCE OF 49.50 FEET; N59°31'52"E S88°53'18"E THENCE \$13°28'29"W, A DISTANCE OF 1168.84 FEET TO A POINT OF CURVE; BRIARGATE RANCH EAST THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°50'51", A RADIUS OF 1460.00 FEET AND A DISTANCE OF 1601.47 FEET TO A POINT PKWY. THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET; THENCE N13°40'40"W, A DISTANCE OF 44.22 FEET; THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET; THENCE S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES: S50°40'25"E N76°13'42"W, A DISTANCE OF 207.54 FEET; N17°53'47"W, A DISTANCE OF 105.91 FEET; EL PASO COUNTY, N46°52'24"E, A DISTANCE OF 128.28 FEET; N04°22'24"W COLORADO N15°27'56"W, A DISTANCE OF 241.77 FEET; WOODMEN RD. 296.69' N00°53'19"W, A DISTANCE OF 131.63 FEET; N35°47'33"E, A DISTANCE OF 139.61 FEET; N46°04'45"E, A DISTANCE OF 252.38 FEET; ZONE: RR-5 -N60°18'33"E, A DISTANCE OF 166.84 FEET; 05.17.2022 OWNER: SR LAND LLC N65°39'18"E, A DISTANCE OF 252.42 FEET; PROJECT MGR: B. SWENSON SUB: TR E STERLING N02°44'27"E, A DISTANCE OF 452.46 FEET; PREPARED BY: B. HALSTEN RANCH FIL NO 1 N26°06'12"W, A DISTANCE OF 393.42 FEET PARCEL 2 N04°22'24"W, A DISTANCE OF 296.69 FEET **EXISTING ZONE: RR-5** N13°28'59"E, A DISTANCE OF 371.46 FEET; PROPOSED ZONE: RS-5000 S88°53'18"E, A DISTANCE OF 56.14 FEET; USE: VACANT S19°39'33"E, A DISTANCE OF 163.51 FEET; OWNER: CLASSIC SRJ LAND, LLC S50°40'25"E, A DISTANCE OF 72.52 FEET; SUB: UNPLATTED N50°58'40"E, A DISTANCE OF 94.24 FEET; 161.525 AC N65°39'18"E N40°27'16"E, A DISTANCE OF 150.60 FEET; 252.42 N65°02'48"E, A DISTANCE OF 632.56 FEET; 21. N59°31'52"E, A DISTANCE OF 178.71 FEET; 22. N00°14'13"E, A DISTANCE OF 243.48 FEET; N.T.S. NORTH N87°30'37"E, A DISTANCE OF 117.08 FEET; 23. N31°50'18"E, A DISTANCE OF 229.19 FEET N59°31'52"E, A DISTANCE OF 178.71 FEET; 24. N42°37'17"E, A DISTANCE OF 138.57 FEET N00°14'13"E, A DISTANCE OF 243.48 FEET; 25. N14°40'14"W, A DISTANCE OF 112.26 FEET **ZONE: RR-5** N31°50'18"E, A DISTANCE OF 229.19 FEET; 26. N39°33'48"E, ADISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. **USE: VACANT** N42°37'17"E, A DISTANCE OF 138.57 FEET; N46°04'45"E CONTAINING A CALCULATED AREA OF 161.900 ACRES. not valid tax number OWNER: CLASSIC SRJ N14°40'14"W, A DISTANCE OF 12.64 FEET; LAND, LLC LOI has different SUB: UNPLATTED THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET; N00°53'19"W please darken the S36°12'00"E SITE DATA THENCE N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 161.525 ACRES. **ENTITLEMENT** zone lines to match the other areas Tax ID Numbers: 5200000547, 5228000038, 5228000037, 5233000016, 5233000017, included inthe request 人52**%30%001**8, 5200000554, 5200000552, 5200000553 & 5233000015 for the parcel 1 Total Area: N46°52'24"E COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL Sketch Plan: SKP 18-003 (Approved 2018) rezone line; its PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. N89°14'00"E Current Zoning: 220714653 RECORDS OF EL PASO COUNTY, COLORADO; Proposed Zoning: RS-5000 THENCE ON THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES: Current Use: Agriculture Grazing/Vacant PARCEL 1 Single Family Residential Proposed Use: \_N76°13'42"W \_ 07.22.2022 B.H. PER COUNTY COMMENTS **EXISTING ZONE: RR-5** 1. N89°08'28"E, A DISTANCE OF 1326.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28; PROPOSED ZONE: RS-5000 2. S00°53'18"E, A DISTANCE OF 1316.78 FEET; 08.18.2022 A.L. PER COUNTY COMMENTS USF: VACANT **PROJECT TEAM** 3. N87°35'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING; OWNER: CLASSIC SRJ LAND, LLC THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET; 08.29.2022 A.L. PER COUNTY COMMENTS SUB: UNPLATTED N40°32'14"W THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET; THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET; Classic SRJ Land, LLC **ZONE: RR-5** N17°59'13"E \_ 2138 Flying Horse Club Dr. THENCE S77°09'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE; **USE: VACANT** 156.80' Colorado Springs, CO 80921 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63°41'16", A RADIUS OF OWNER: CLASSIC SRJ 719.592.9333 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT; THENCE \$13°28'29"W, A DISTANCE OF 121.71 FEET; LAND, LLC APPLICANT: N.E.S. Inc. THENCE N76°31'31"W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE; SUB: UNPLATTED 619 N. Cascade Ave., Suite 200 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF Colorado Springs, CO 80903 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT; THENCE N50°26'12"W, A DISTANCE OF 587.17 FEET 719.471.0073 **USE:VACANT** THENCE S39°33'48"W, A DISTANCE OF 980.00 FEET; THENCE N50°26'12"W, A DISTANCE OF 501.54 FEET; THENCE N39°33'48"E, A DISTANCE OF 138.78 FEET; THENCE N35°23'49"W, A DISTANCE OF 25.33 FEET; THENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; THENCE N03°04'57"W, A DISTANCE OF108.15 FEET; OWNER: SR LAND LLC N54 45'26"E — N90°00'00"W SOUTH LINE **REZONE EXHIBI** 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 SUB: UNPLATTED SOUTHWEST QUARTER 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; SOUTH LINE SOUTHEAST R=500.00' THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET; THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET; SECTION 34, QUARTER SECTION 33, THENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; TOWNSHIP 12 SOUTH, S31°00'00"W 112.67 **ITOWNSHIP 12 SOUTH,** THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 85°24'40", A RADIUS OF RANGE 65 WEST RANGE 65 WEST 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 S89°13'48"W 208.41 FEET AND A DISTANCE OF 78.07 FEET TO A POINT OF REVERSE CURVE; — POINT OF S89°04'30"W S89°04'30"W Δ=34°52'44" THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 66°07'59", A RADIUS OF BEGINNING BASIS OF BEARINGS R=60.00' 43.53 FEET AND A DISTANCE OF 50.24 FEET TO A POINT ON CURVE; THENCE \$63°10'02"E, A DISTANCE OF 59.72 FEET; L=36.52' - ZONE: RS-6060. 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; USE: RESIDENTIAL USE: RESIDENTIAL USE: VACANT 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; WNER: MARY J QWNER: MASON OWNER: CLASSIC SRJ 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; CONTAINING A TOTAL CALCULATED AREA OF 301.679 ACRES POINT OF COMMENCING LAND, LLC is the land - ZONE: RR-5 THENCE N23°30'33"E, A DISTANCE OF 96.02 FEET; SUB: UNPLATTED NGUYEN SUB: LOT 10 immediately adjacent SUB: LOT 11 **USE: RESIDENTIAL** THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING. SUB: LOT 9 PAWNEE OWNER: EVANS PAWNEE to the RR5 in this PAWNEE PROPERTY TRUST RANCHEROS FIL RANCHEROS FIL CONTAINING A CALCULATED AREA OF 84.465 ACRES. proposed rs5000? in RANCHEROS FIL SUB: LOT 8 PAWNER NO 2 NO 2 P-22-012 CONTAINING A TOTAL CALCULATED AREA OF 301.033 ACKES. RANCHEROS FIL NO 2 is conditioned be half SCALE: 1" = 350'

acre so should not be included in RS5000repeat comment

nor the application or

## V2\_ Zone Map.pdf Markup Summary 1-5-2023

## dsdparsons (11)



Subject: Cloud

Page Label: [1] Rezone Exhibit

Author: dsdparsons

Date: 1/5/2023 11:39:01 AM

Status: Color: Layer: Space:

not valid tax number ; LOI has different Subject: Callout

Page Label: [1] Rezone Exhibit

Author: dsdparsons

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Subject: Callout

Page Label: [1] Rezone Exhibit

Author: dsdparsons

Date: 1/5/2023 11:40:21 AM

Status: Color: Layer: Space: This does not match the legal description, nor the application or LOI?

not valid tax number; LOI has different numbers

IF 38.97 FEET TO THE POINT

)F 84.465 ACRES. Y

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Author: dsdparsons Date: 1/5/2023 11:40:27 AM

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Subject: Image

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Subject: Callout

Page Label: [1] Rezone Exhibit

Author: dsdparsons

Date: 1/5/2023 12:24:55 PM

Status: Color: Layer: Space: please make sure legals match map drawing



Subject: Callout

Page Label: [1] Rezone Exhibit

Author: dsdparsons

Date: 1/5/2023 12:29:37 PM

Status: Color: Layer: Space: please darken the zone lines to match the other areas included inthe request for the parcel 1

rezone line; its unclear



Subject: Cloud

Page Label: [1] Rezone Exhibit

Author: dsdparsons

Date: 1/5/2023 12:27:13 PM

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Subject: Callout

Page Label: [1] Rezone Exhibit

Author: dsdparsons

**Date:** 1/5/2023 12:28:59 PM

Status: Color: Layer: Space: is the land immediately adjacent to the RR5 in this proposed rs5000? it is conditioned be half acre so should not be included in RS5000- repeat

comment

## AutoCAD SHX Text (6)



Subject:

Page Label: [1] Rezone Exhibit

Author: AutoCAD SHX Text

Date: Status: Color: Layer: Space: 25092

	Subject: Page Label: [1] Rezone Exhibit Author: AutoCAD SHX Text Date: Status: Color: Layer: Space:	7000.78
SEC 33 SE SEC 34	Subject: Page Label: [1] Rezone Exhibit Author: AutoCAD SHX Text Date: Status: Color: Layer: Space:	SEC 34
SEC 33 SI SEC 34	Subject: Page Label: [1] Rezone Exhibit Author: AutoCAD SHX Text Date: Status: Color: Layer: Space:	SEC 33
SESTIALIA Y 2722.5É BASIS OF BEARINGS	Subject: Page Label: [1] Rezone Exhibit Author: AutoCAD SHX Text Date: Status: Color: Layer: Space:	BASIS OF BEARINGS
\$65,0000,000,000,000,000,000,000,000,000,	Subject: Page Label: [1] Rezone Exhibit Author: AutoCAD SHX Text Date: Status: Color:  Layer: Space:	N65°00'00"E(R)