

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

LEGAL DESCRIPTION: STERLING RANCH ZONING EXHIBIT

THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, 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 SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL 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 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 S89°14'14"W, A DISTANCE OF 2722.56 FEET.

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;

THENCE ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 1230.59 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°04'30"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 416.25 FEET;
THENCE N35°56'43"E, A DISTANCE OF 113.88 FEET;
THENCE N78°47'17"E, A DISTANCE OF 182.32 FEET;
THENCE N54°45'26"E, A DISTANCE OF 199.63 FEET;
THENCE N30°01'21"W, A DISTANCE OF 151.07 FEET;
THENCE N05°59'19"W, A DISTANCE OF 253.00 FEET;
THENCE N17°59'13"E, A DISTANCE OF 156.80 FEET;
THENCE N40°32'14"W, A DISTANCE OF 73.04 FEET;
THENCE N76°19'20"E, A DISTANCE OF 1787.08 FEET TO A POINT OF CURVE;
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 CURVE;
THENCE S36°12'00"E, A DISTANCE OF 188.72 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'00", A RADIUS OF 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;
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;
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;
THENCE S65°00'00"W, A DISTANCE OF 112.04 FEET;
THENCE N90°00'00"W, A DISTANCE OF 624.68 FEET;
THENCE S31°00'00"W, A DISTANCE OF 351.85 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 55.044 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 POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 588.91 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°05'19", A RADIUS OF
2065.00 FEET AND A DISTANCE OF 940.26 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 232.57 FEET;
THENCE S31°31'31"E, A DISTANCE OF 49.50 FEET;
THENCE S13°28'29"W, A DISTANCE OF 1168.84 FEET TO A POINT OF CURVE;
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 OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1901.79 FEET TO THE SOUTHEASTERLY CORNER OF
STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 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 161.900 ACRES.

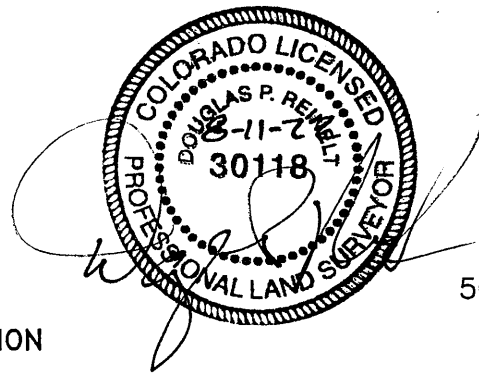
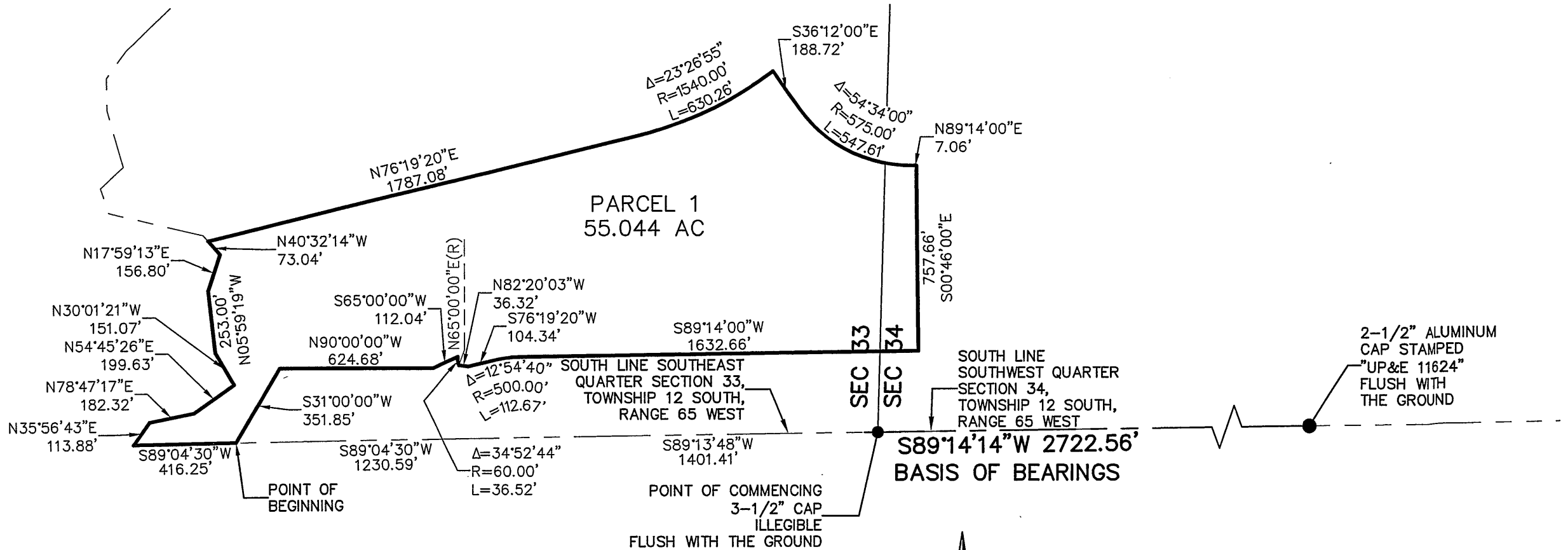
PARCEL 3

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 619.76 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET;
THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET;
THENCE S77°09'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63°41'16", A RADIUS OF
770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT;
THENCE S13°28'29"W, A DISTANCE OF 121.71 FEET;
THENCE N76°31'31"W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE;



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

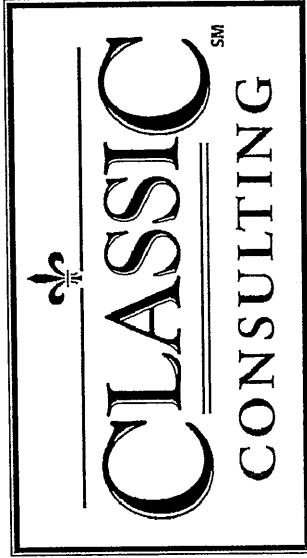
STERLING RANCH
REZONE PARCEL 1
JOB NO. 1183.22-06R
MAY 10, 2022
REV. AUG. 9, 2022
SHEET 4 OF 6



619 N. Cascade Avenue, Suite 200
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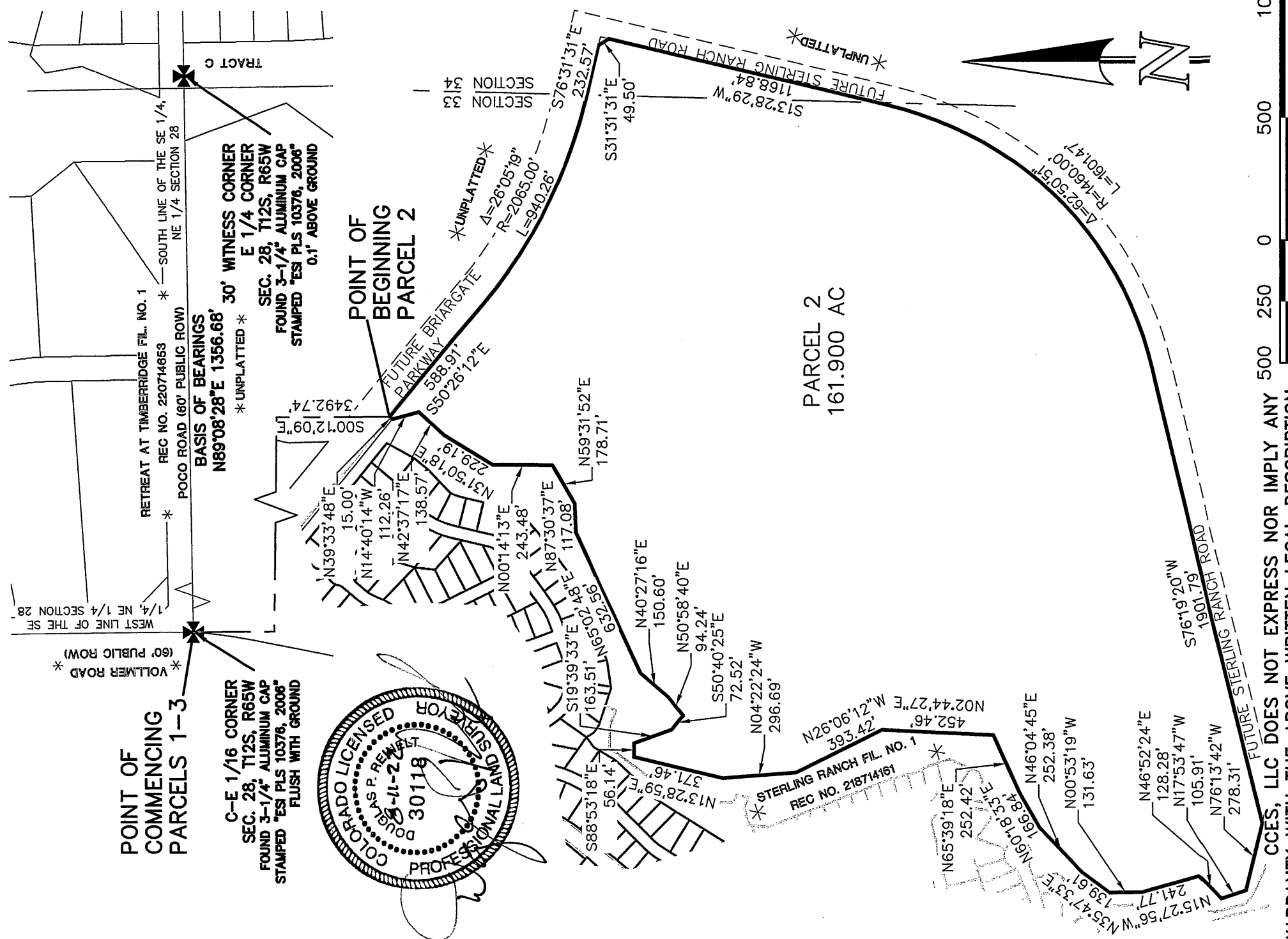
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STERLING RANCH
 REZONE PARCEL 2
 JOB NO. 1183.22-06R
 MAY 10, 2022
 REV. AUG. 9, 2022
 SHEET 5 OF 6



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

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