

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

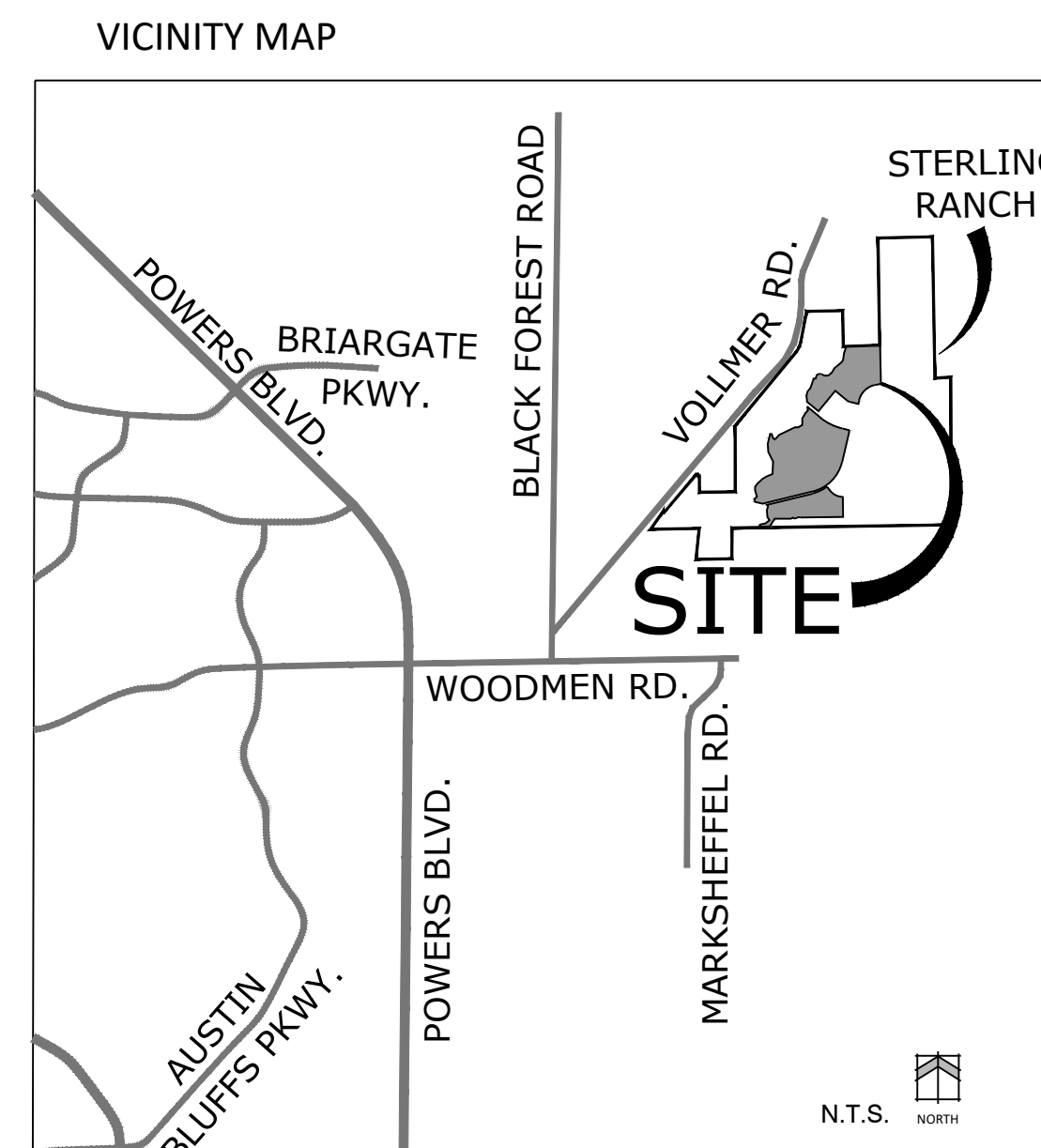
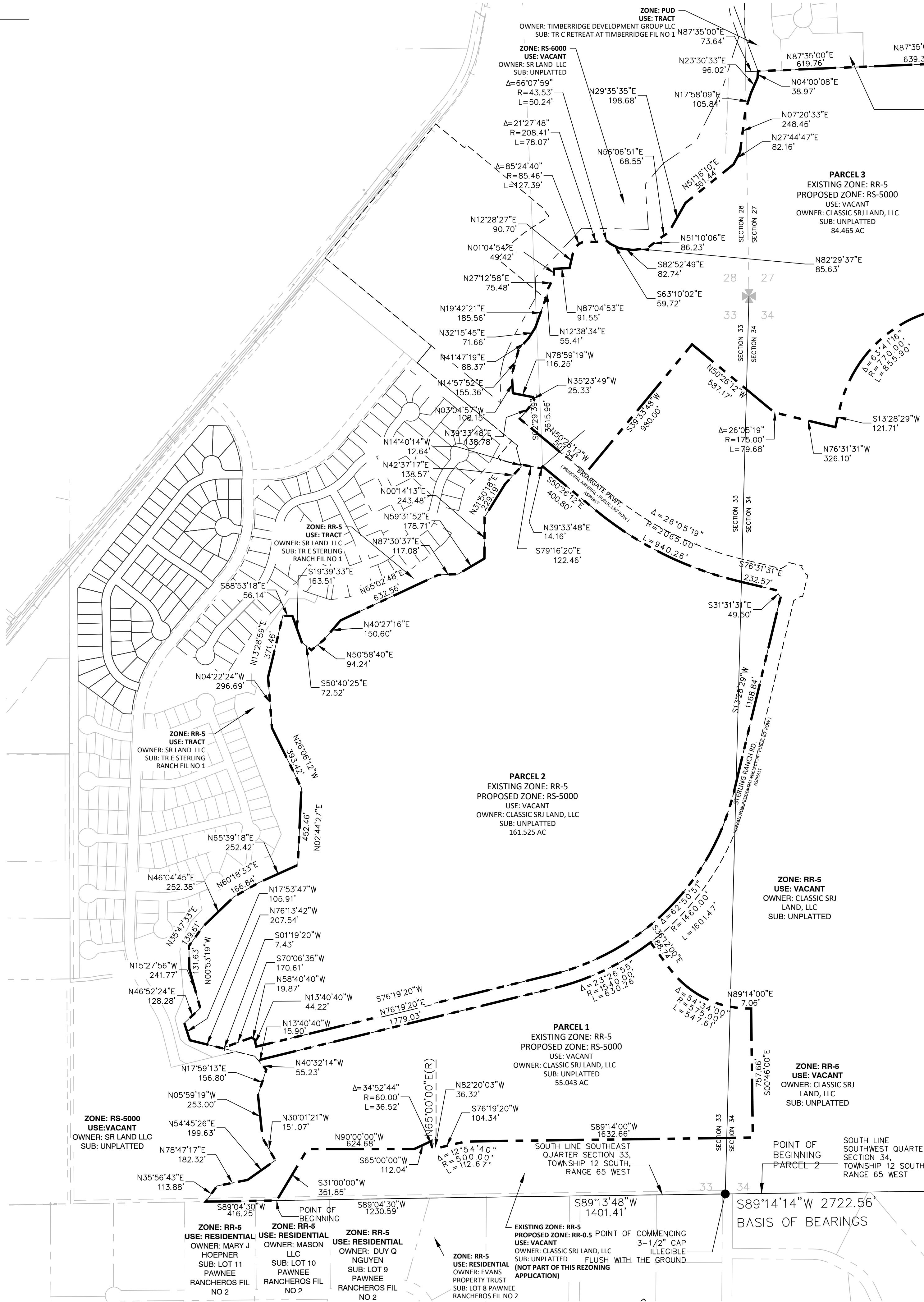
LEGAL DESCRIPTION: STERLING RANCH ZONING EXHIBIT

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:

PARCEL 1
COMMENCING AT THE SOUTHWEST 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 SOUTHWEST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:
1. S89°13'40"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 SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 416.25 FEET TO THE SOUTHWESTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 22274695;
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 THE FOLLOWING SEVEN (7) COURSES:
1. N35°59'43"E, A DISTANCE OF 113.88 FEET;
2. N18°41'17"E, A DISTANCE OF 182.32 FEET;
3. N54°45'28"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 55.23 FEET;
THENCE N13°40'40"W, A DISTANCE 15.90 FEET;
THENCE N16°19'20"E, A DISTANCE OF 1779.03 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 23°29'55", A RADIUS OF 1540.00 FEET AND A DISTANCE OF 630.26 FEET TO A POINT ON CURVE;
THENCE S38°12'09"E, A DISTANCE OF 188.74 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 7.08 FEET;
THENCE S00°49'00"E, A DISTANCE OF 757.66 FEET;
THENCE S89°14'00"W, A DISTANCE OF 1632.68 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 S82°20'33"E, A DISTANCE OF 86.23 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°00'00"E, HAVING A DELTA OF 34°52'44", A RADIUS OF 60.00 FEET AND A DISTANCE OF 36.32 FEET TO A POINT ON CURVE;
THENCE S85°00'00"W, A DISTANCE OF 112.04 FEET;
THENCE N90°00'00"W, A DISTANCE OF 624.66 FEET;
THENCE S31°00'00"W, A DISTANCE OF 351.85 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 55.043 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 TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S02°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;
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°13'13"E, A DISTANCE OF 232.57 FEET;
THENCE S31°13'13"E, A DISTANCE OF 49.50 FEET;
THENCE S13°28'29"W, A DISTANCE OF 121.71 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 1480.00 FEET AND A DISTANCE OF 1601.47 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;
THENCE N13°40'40"W, A DISTANCE OF 15.90 FEET;
THENCE N16°19'20"E, A DISTANCE OF 1779.03 FEET;
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;
THENCE S70°06'32"W, A DISTANCE OF 170.61 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 NO. 21874161;
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:
1. N76°13'42"W, A DISTANCE OF 207.54 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. N40°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 168.84 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°08'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'58"E, A DISTANCE OF 371.48 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S92°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 632.55 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N09°31'32"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 12.64 FEET;
THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET;
THENCE N29°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 161.525 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 TIMBERIDGE 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 TIMBERIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES:
1. N89°08'28"E, A DISTANCE OF 1320.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
2. S00°51'18"E, A DISTANCE OF 1316.78 FEET;
3. N87°30'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N87°30'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;
THENCE S00°54'30"E, A DISTANCE OF 1401.50 FEET;
THENCE S77°04'30"W, A DISTANCE OF 228.32 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 855.50 FEET TO A POINT OF TANGENT;
THENCE S13°28'29"W, A DISTANCE OF 121.71 FEET;
THENCE N05°13'13"E, A DISTANCE OF 49.50 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 79.68 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;
THENCE N13°40'40"W, A DISTANCE OF 15.90 FEET;
THENCE N16°19'20"E, A DISTANCE OF 1779.03 FEET;
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;
THENCE S70°06'32"W, A DISTANCE OF 170.61 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 NO. 21874161;
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:
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6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
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9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
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11. N26°08'12"W, A DISTANCE OF 393.42 FEET;
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THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET;
THENCE N29°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 84.465 ACRES.



SITE DATA

Tax ID Numbers:	5227000008, 5200000552, 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016, 5233000017, 5233000018
Total Area:	301.033 Acres
Sketch Plan:	SKP 18-003 (Approved 2018)
Current Zoning:	RR-5
Proposed Zoning:	RS-5000
Current Use:	Agriculture Grazing/Vacant
Proposed Use:	Single Family Residential

PROJECT TEAM

OWNER:	Classic SRJ Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 719.592.9333
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 719.471.0073

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
07.22.2022	B.H.	PER COUNTY COMMENTS
08.18.2022	A.L.	PER COUNTY COMMENTS
08.29.2022	A.L.	PER COUNTY COMMENTS
01.11.2023	J.S.	PER COUNTY COMMENTS
03.13.2023	J.S.	PER COUNTY COMMENTS

REZONE EXHIBIT

1 OF 1

P-22-012

N.E.S. Inc.
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Fax 719.471.0267
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P:\Classical\Sterling Ranch East\Drawings\Planning\DKSR East PH 1 - RS5000 Rezoning.dwg (Rezone Exhibit) 3/13/2023 2:00:17 PM Jaminifer Shagin