USE:VACANT

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:

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 TO THE SOUTHWESTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 222714995;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 3 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 55.23 FEET;
- THENCE N13°40'40"W, A DISTANCE 15.90 FEET; THENCE N76°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°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 188.74 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 7.06 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 55.043 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 TIMBERRIDGE 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 2065.000 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 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 S70°06'35"W, A DISTANCE OF 170.61 FEE 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. 218714161;

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. 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 12.64 FEET;

THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET; THENCE N39°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 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;

HENCE S00°54'30'E, A DISTANCE OF 1401.50 FEET; HENCE S77'09'45'W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE; HENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 63'4'1'6', A RADIUS OF 770.00 FEET AND A DISTANCE OF 855.90 FEET TO A POINT OF TANGENT; HENCE S13'28'29'W, A DISTANCE OF 121.71 FEET; HENCE S13'28'29'W, A DISTANCE OF 121.71 FEET; HENCE NO'26'12'W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE; HENCE NO'26'12'W, A DISTANCE OF 980.00 FEET; HENCE S00'26'12'W, A DISTANCE OF 587.17 FEET; HENCE S05'28'12'W, A DISTANCE OF 501.54 FFET; HENCE S05'28'12'W, A DISTANCE OF 501.54 FFET; HENCE S05'28'12'W, A DISTANCE OF 138.78 FEET; HENCE S05'28'12'W, A DISTANCE OF 138.78 FEET; HENCE S05'28'12'W, A DISTANCE OF 105.87 FEET; HENCE N35'23'49'W, A DISTANCE OF 105.87 FEET; HENCE N35'23'49'W, A DISTANCE OF 108.15 FEET; HENCE N35'23'49'W, A DISTANCE OF 108.15 FEET; HENCE N35'23'49'W, A DISTANCE OF 116.25 FEET; HENCE N35'23'49'W, A DISTANCE OF 116.25 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.68 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.68 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.68 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.66 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.66 FEET; HENCE N35'23'49'W, A DISTANCE OF 71.66 FEET; HENCE N35'23'45'E, A DISTANCE OF 71.66 FEET; HENCE N35'15'Y'12'58'E, A DISTANCE OF 71.66 FEET; HENCE N19'42'21'E, A DISTANCE OF 75.48 FEET; HENCE N27'12'58'E, A DISTANCE OF 75.48 FEET; HENCE N27'12'58'E, A DISTANCE OF 75.48 FEET; HENCE N27'12'58'E, A DISTANCE OF 91.55 FEET; HENCE N19'45'E, A DISTANCE OF
HENCE 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; HENCE S13°28'29'W, A DISTANCE OF 121.71 FEET; HENCE N76°31'31'W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE; HENCE N50°26'12'W, A DISTANCE OF 587.17 FEET; HENCE S0°26'12'W, A DISTANCE OF 980.00 FEET; HENCE S0°26'12'W, A DISTANCE OF 980.00 FEET; HENCE S0°26'12'W, A DISTANCE OF 587.17 FEET; HENCE S0°26'12'W, A DISTANCE OF 587.17 FEET; HENCE S0°26'12'W, A DISTANCE OF 980.00 FEET; HENCE N39°33'48'W, A DISTANCE OF 501.54 FEET; HENCE N39°33'48'W, A DISTANCE OF 138.78 FEET; HENCE N39°26'12'W, A DISTANCE OF 116.25 FEET; HENCE N39°25'29'W, A DISTANCE OF 116.25 FEET; HENCE N3°25'29'W, A DISTANCE OF 116.25 FEET; HENCE N14°57'52'E, A DISTANCE OF 183.78 FEET; HENCE N14°57'52'E, A DISTANCE OF 183.78 FEET; HENCE N14°57'52'E, A DISTANCE OF 185.56 FEET; HENCE N14°57'52'E, A DISTANCE OF 185.56 FEET; HENCE N14°57'52'E, A DISTANCE OF 185.56 FEET; HENCE N14°57'52'E, A DISTANCE OF 585.41 FEET; HENCE N12°15'45'E, A DISTANCE OF 71.66 FEET HENCE N12°15'45'E, A DISTANCE OF 71.65 FEET; HENCE N12°15'45'E, A DISTANCE OF 51.65 FEET; HENCE N12°15'45'E, A DISTANCE OF 51.65 FEET; HENCE N12°15'45'E, A DISTANCE OF 51.65 FEET; HENCE N12°15'45'E, A DISTANCE OF 55.44 FEET; HENCE N12°15'45'E, A DISTANCE OF 55.44 FEET; HENCE N12°28'Z'E, A DISTANCE OF 50.44 FEET; HENCE N12°28'Z'E, A DISTANCE OF 50.45 FEET; HENCE N12°28'Z'E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE N12°28'Z'E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE 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 78.07 FEET TO A POINT OF REVERSE 'URVE;
HENCE S13°28'29"W, A DISTANCE OF 121.71 FEET; HENCE N76°31'31'W, A DISTANCE OF 328.10 FEET TO A POINT OF CURVE; HENCE 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; HENCE N50°26'12"W, A DISTANCE OF 980.00 FEET; HENCE S39°33'48"V, A DISTANCE OF 900.00 FEET; HENCE S39°33'48"C, A DISTANCE OF 501.54 FEET; HENCE N30°26'12"W, A DISTANCE OF 501.54 FEET; HENCE N30°26'12"W, A DISTANCE OF 183.78 FEET; HENCE N35°23'49"V, A DISTANCE OF 162.57 FEET; HENCE N35°23'49"V, A DISTANCE OF 162.57 FEET; HENCE N30°457"W, A DISTANCE OF 183.78 FEET; HENCE N30°457"W, A DISTANCE OF 183.78 FEET; HENCE N30°457"W, A DISTANCE OF 185.36 FEET; HENCE N14°57'52"E, A DISTANCE OF 188.37 FEET; HENCE N14°57'52"E, A DISTANCE OF 71.66 FEET; HENCE N14°57'52"E, A DISTANCE OF 58.41 FEET; HENCE N14°37'5"E, A DISTANCE OF 55.41 FEET; HENCE N14°37'5"E, A DISTANCE OF 55.41 FEET; HENCE N14°35'5"E, A DISTANCE OF 55.41 FEET; HENCE N19°42'21"E, A DISTANCE OF 55.41 FEET; HENCE N19°42'21"E, A DISTANCE OF 55.41 FEET; HENCE N19°42'21"E, A DISTANCE OF 95.541 FEET; HENCE N10°45'3"E, A DISTANCE OF 91.55 FEET; HENCE N11°2'28'Z"E, A DISTANCE OF 91.55 FEET; HENCE N11°2'28'Z"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 85°2'4'40", A RADIUS OF 85.46 FEET AND A DISTANCE OF 127.39 FEET TO A POINT OF REVERSE URVE;
HENCE N76°31'31'W, A DISTANCE OF 326.10 FEET TO A POINT OF CURVE; HENCE 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; HENCE N50°26'12'W, A DISTANCE OF 980.00 FEET; HENCE S39°33'48'W, A DISTANCE OF 980.00 FEET; HENCE N30°33'48'E, A DISTANCE OF 138.78 FEET; HENCE N35°23'49'W, A DISTANCE OF 138.78 FEET; HENCE N35°23'49'W, A DISTANCE OF 182.73 FEET; HENCE N35°23'49'W, A DISTANCE OF 182.57 FEET; HENCE N35°23'49'W, A DISTANCE OF 161.25 FEET; HENCE N35°23'49'W, A DISTANCE OF 153.36 FEET; HENCE N35°2'5'45''A DISTANCE OF 153.58 FEET; HENCE N32°10'457'W, A DISTANCE OF 185.36 FEET; HENCE N14°47'19'E, A DISTANCE OF 185.36 FEET; HENCE N12°35'45''E, A DISTANCE OF 185.56 FEET; HENCE N12°35'45''E, A DISTANCE OF 55.41 FEET; HENCE N12°35''E, A DISTANCE OF 91.55 FEET; HENCE N12°35''E, A DISTANCE OF 91.55 FEET; HENCE N12°25''E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE 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 URVE;
HENCE 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; HENCE N50°26'12"W, A DISTANCE OF 580.17 FEET; HENCE N50°26'12"W, A DISTANCE OF 501.54 FEET; HENCE N39°33'48"C, A DISTANCE OF 158.78 FEET; HENCE N39°33'48"C, A DISTANCE OF 188.78 FEET; HENCE N39°34'8"W, A DISTANCE OF 116.25 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N14°57'52"E, A DISTANCE OF 155.36 FEET; HENCE N14°47'19"E, A DISTANCE OF 155.36 FEET; HENCE N14°47'19"E, A DISTANCE OF 188.37 FEET; HENCE N14°47'19"E, A DISTANCE OF 188.37 FEET; HENCE N14°47'19"E, A DISTANCE OF 185.36 FEET; HENCE N14°47'19"E, A DISTANCE OF 58.41 FEET; HENCE N14°47'19"E, A DISTANCE OF 71.66 FEET HENCE N14°47'19"E, A DISTANCE OF 75.48 FEET; HENCE N12°38'34"E, A DISTANCE OF 55.41 FEET; HENCE N12°38'34"E, A DISTANCE OF 95.51 FEET; HENCE N12°38'34"E, A DISTANCE OF 95.51 FEET; HENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE 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 URVE;
HENCE N50°26'12'W, A DISTANCE OF 587.17 FEET; HENCE S30°33'48'W, A DISTANCE OF 980.00 FEET; HENCE N50°26'12'W, A DISTANCE OF 138.78 FEET; HENCE N30°33'48'E, A DISTANCE OF 138.78 FEET; HENCE N30°33'48'E, A DISTANCE OF 138.78 FEET; HENCE N30°04'57'W, A DISTANCE OF 155.36 FEET; HENCE N10°04'57'W, A DISTANCE OF 155.36 FEET; HENCE N10°04'57'W, A DISTANCE OF 155.36 FEET; HENCE N10°14'57'52'E, A DISTANCE OF 155.36 FEET; HENCE N10°14'57'52'E, A DISTANCE OF 155.36 FEET; HENCE N10°4'22'1'E, A DISTANCE OF 71.66 FEET HENCE N10°4'22'1'E, A DISTANCE OF 71.66 FEET HENCE N10°4'22'E, A DISTANCE OF 55.41 FEET; HENCE N10°4'54'E, A DISTANCE OF 91.55 FEET; HENCE N10°4'54'E, A DISTANCE OF 91.75 FEET; HENCE N10°4'54'E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE 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 URVE; HENCE 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
HENCE S39°33'48"W, A DISTANCE OF 980.00 FEET; HENCE N50°26'12"W, A DISTANCE OF 501.54 FEET; HENCE N39°33'48"E, A DISTANCE OF 138.78 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N03°04'57"W, A DISTANCE OF 116.25 FEET; HENCE N03°04'57"W, A DISTANCE OF 155.36 FEET; HENCE N14°57'52"E, A DISTANCE OF 155.36 FEET; HENCE N14°57'52"E, A DISTANCE OF 55.41 FEET; HENCE N14°57'52"E, A DISTANCE OF 71.66 FEET HENCE N12°15'45"E, A DISTANCE OF 55.41 FEET; HENCE N12°15'45"E, A DISTANCE OF 55.41 FEET; HENCE N12°13'83'4"E, A DISTANCE OF 55.41 FEET; HENCE N12°13'83"E, A DISTANCE OF 91.55 FEET; HENCE N12°13'83"E, A DISTANCE OF 91.55 FEET; HENCE N12°13'83"E, A DISTANCE OF 91.55 FEET; HENCE N12°28'Z"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE ON 1'44'54"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE ON THE ARC OF A CURVE TO THE RENT OF CURVE; HENCE ON THE ARC OF A CURVE TO THE RENT OF CURVE; HENCE ON THE ARC OF A CURVE TO THE LEFT 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 URVE;
HENCE N50°26'12"W, A DISTANCE OF 501.54 FEET; HENCE N39°33'48"E, A DISTANCE OF 138.78 FEET; HENCE N38°23'49"W, A DISTANCE OF 116.25 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N03°04'57"W, A DISTANCE OF 116.25 FEET; HENCE N03°04'57"W, A DISTANCE OF 153.36 FEET; HENCE N14°57'52"E, A DISTANCE OF 155.36 FEET; HENCE N14°57'52"E, A DISTANCE OF 155.36 FEET; HENCE N19°42'21"E, A DISTANCE OF 185.56 FEET; HENCE N19°42'21"E, A DISTANCE OF 185.56 FEET; HENCE N19°42'21"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.42 FEET; HENCE N10°45'4"E, A DISTANCE OF 51.43 FEET; HENCE N10°45'4"E, A DISTANCE OF 91.55 FEET; HENCE N27°12'58"E, A DISTANCE OF 91.55 FEET; HENCE N27°12'58"E, A DISTANCE OF 91.55 FEET; HENCE N10°45'4"E, A DISTANCE OF 91.55 FEET; HENCE N27°12'58"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE N12°28'27"E, A DISTANCE OF 90.70 FEET TO A POINT OF CURVE; HENCE 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 URVE; HENCE 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
HENCE N39°33'48"E, A DISTANCE OF 138.78 FEET; HENCE N35°23'49"W, A DISTANCE OF 25.33 FEET; HENCE N78°59'19"W, A DISTANCE OF 116.25 FEET; HENCE N14°57'52"E, A DISTANCE OF 116.25 FEET; HENCE N14°57'52"E, A DISTANCE OF 155.36 FEET; HENCE N41°47'19"E, A DISTANCE OF 71.66 FEET; HENCE N32°15'45"E, A DISTANCE OF 71.66 FEET; HENCE N32°15'45"E, A DISTANCE OF 71.66 FEET; HENCE N22°12'58"E, A DISTANCE OF 71.66 FEET; HENCE N22°12'58"E, A DISTANCE OF 75.48 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 55.41 FEET; HENCE N27°12'58"E, A DISTANCE OF 91.55 FEET; HENCE N12°28'27"E, A DISTANCE OF 91.55 FEET; HENCE N12°28'27"E, A DISTANCE OF 91.55 FEET; HENCE N12°28'27"E, A DISTANCE OF 91.55 FEET; HENCE 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 URVE: HENCE 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
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URVE:
HENCE 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;
HENCE S63°10'02"E, A DISTANCE OF 59.72 FEET;
HENCE S82°52'49"E, A DISTANCE OF 82.74 FEET;
HENCE N82°29'37"E, A DISTANCE OF 85.63 FEET;
HENCE N51°10'06"E, A DISTANCE OF 86.23 FEET;
HENCE N56°06'51"E, A DISTANCE OF 68.55 FEET;
HENCE N29°35'35"E, A DISTANCE OF 198.68 FEET;
HENCE N51°16'10"E, A DISTANCE OF 361.44 FEET;
HENCE N51°16'10"E, A DISTANCE OF 361.44 FEET; HENCE N27°44'47"E, A DISTANCE OF 82.16 FEET;
HENCE N51°16'10"E, A DISTANCE OF 361.44 FEET; HENCE N27°44'47"E, A DISTANCE OF 82.16 FEET; HENCE N07°20'33"E, A DISTANCE OF 248.45 FEET;
HENCE N51°16'10"E, A DISTANCE OF 361.44 FEET; HENCE N27°44'47"E, A DISTANCE OF 82.16 FEET; HENCE N07°20'33"E, A DISTANCE OF 248.45 FEET; HENCE N17°58'09"E, A DISTANCE OF 105.84 FEET;
HENCE N51°16'10"E, A DISTANCE OF 361.44 FEET; HENCE N27°44'47"E, A DISTANCE OF 82.16 FEET; HENCE N07°20'33"E, A DISTANCE OF 248.45 FEET;

CONTAINING A CALCULATED AREA OF 84,465 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 301.033 ACRES.

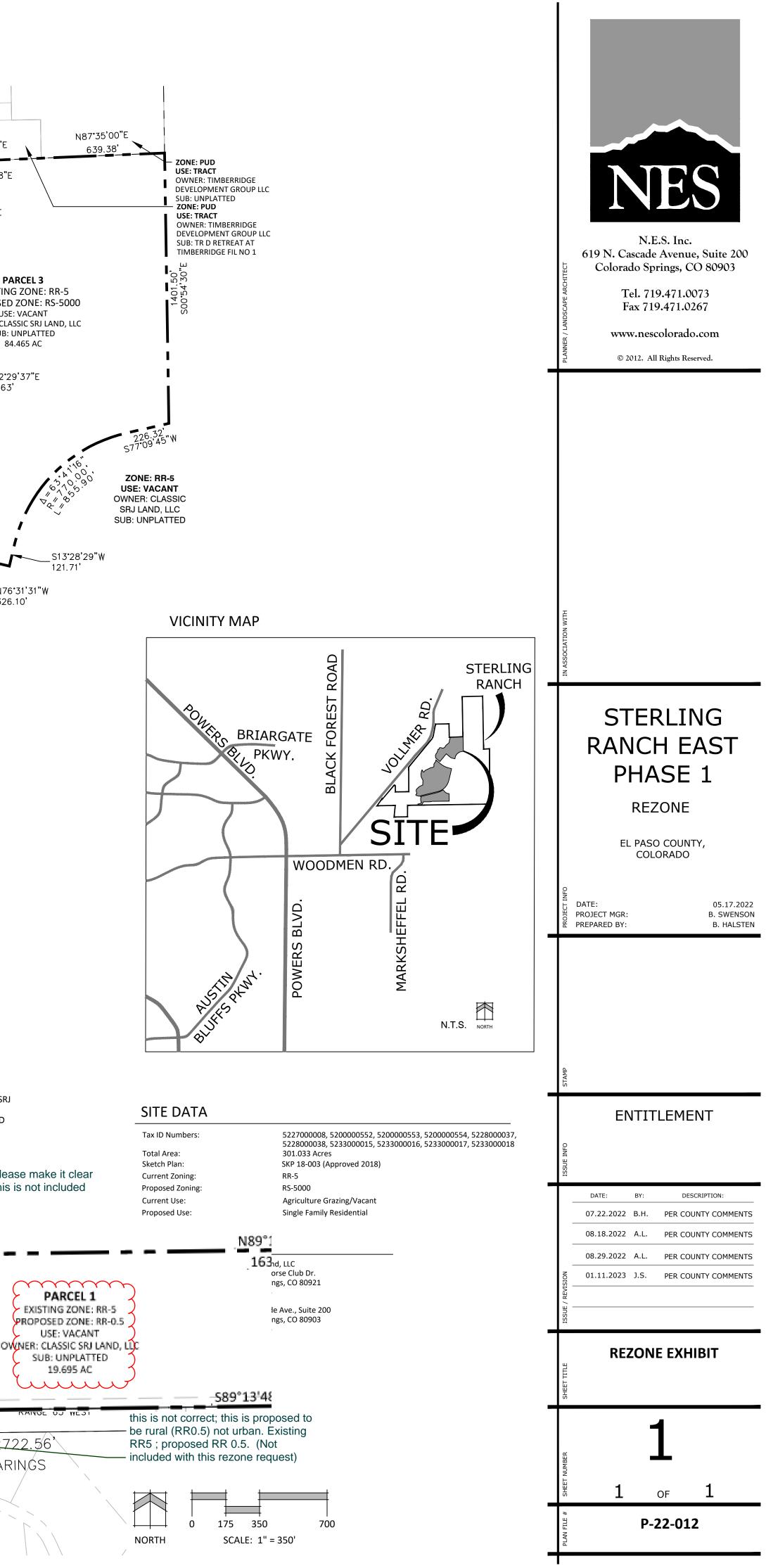
STERLING RANCH EAST PHASE 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO REZONE ZONE: PUD -USE: TRACT OWNER: TIMBERRIDGE DEVELOPMENT GROUP LLC SUB: TR C RETREAT AT TIMBERRIDGE FIL NO 1 N87'35'00"E 73.64 ZONE: RS-6000 USE: VACANT N87°35'00" N23'30'33"E 619.76' OWNER: SR LAND LLC 96.02 SUB: UNPLATTED N04°00'08"E ∆=66**°**07**'**59" 38.97' N29°35'35"E R=43.53'— N17°58'09"Ø 198.68' L=50.24' 105.8/4' _N07°20'33"E ∆=21**°**27**'**48" 248.45' R=208.41'-N27°44'47"E L=78.07' 82.16' N56'06'51"E 68.55**' ∆=85**°24'40" PARCEL 3 R=85.46' EXISTING ZONE: RR-5 L=127.39' PROPOSED ZONE: RS-5000 USE: VACANT OWNER: CLASSIC SRJ LAND, LLC N12'28'27" SUB: UNPLATTED 90.70**'** 84.465 AC N51°10'06"E N01'04'54"/E 86.23' 49⁄.42' N82°29'37"E S82*52'49"E 85.63' 82.74' N27'12'58"E 75.48' S63°10'02"E 59.72**'** N19*****42'21"E _N87°04'53"E 91.55' 185.56' N32°15'45"E N12**'**38'34"E 71.66' 55.41' N78**°**59'19"₩ №41°47'19"E 116.25' \`\` 88.37' N35°23'49"W ₩4°57'52~E 25.33' √155.36**`** /N0.3/04' ∆=26°05'19" N39'33'48"E 📐 R=175.00'-N14°40'14"W L(138⁄.78' L = 7 | 9.68'N76°31'31"₩ 12.64' 326.10' N42'37'17"E 138.57 N00'14'13"E 243.48' N59'31'52"E 178.71' 05,₁₉" ZONE: RR-5 +N39**'**33'48"E 2063.00-USE: TRACT < ⁻14.16' **∖**N87**'**30'37"E∖ OWNER: SR LAND LLC 🦯 940 SUB: TR E STERLING S79°16'20"E 117.08' RANCH FIL NO 1 \ 122.46 76.31,31, <u>/</u>S19'39'33"E : 48"E 163.51**'** \$88*53'18"E 56.14' S31°31'31' 49.50 N40°27'16"E 150.60' N50°58'40"E 94.24' N04'22'24"W _S50*****40'25"E 296.69' 72.52' ZONE: RR-5 -USE: TRACT OWNER: SR LAND LLC SUB: TR E STERLING RANCH FIL NO 1 PARCEL 2 **EXISTING ZONE: RR-5** PROPOSED ZONE: RS-5000 USE: VACANT OWNER: CLASSIC SRJ LAND, LLC SUB: UNPLATTED 161.525 AC N65'39'18"E 252.42' N46°04'45"E ZONE: RR-5 252.38' N17°53'47"₩ **USE: VACANT** OWNER: CLASSIC SRJ 105.91' LAND, LLC N76°13'42"₩ SUB: UNPLATTED 207.54' S01'19'20"W 7.43' S70°06'35"₩ please make it clear N15°27'56"₩ 170.61' 241.77 this is not included N58**°**40'40"₩ 19.87' N46°52'24"E N89'14'00" N13°40'40"₩ 128.28' 44.22 ¢ >.00 61' PARCEL 1 EXISTING ZONE: RR-5 PROPOSED ZONE: RS-5000 USE: VACANT N40°32'14"W OWNER: CLASSIC SRJ LAND, LLC N17'59'13"E 55.23' SUB: UNPLATTED 156.80' 55.043 AC N82°20'03"₩ ∆=34**°**52'44" N05**'**59'19"W 36.32' R=60.00'-253.00' L=36.52' _S76**°**19'20"₩ N30°01'21"W ZONE: RS-5000 104.34' N54**°**45'26"E 151.07**'** 199.63**'** OWNER: SR LAND LLC 90°00'00"W 624.68' SUB: UNPLATTED SOUTH LINE & OUTHEAST N78**'**47'17"E ۰4'4 o » QUARTER SECTION 33, 182.32' S65'00'00"₩__/ TOWWSHIP 12 SOUTH,-112.04 RANGE 65 WEST N35°56'43"E S31°00'00"W 113.88' 351.85' $\overline{\mathsf{S89}}^{\mathsf{This}}$ This has been updated to read: 9°14'14"W 2722.56" S89°04'30"₩ 1230.59' S89°04 POINT OF 416.25' BEGINNING **EXISTING ZONE: RR-5** SIS OF BEARINGS ZONE: RR-5 ZONE: RR-5 - ZONE: RS-6000 ZONE: RR-5 PROPOSED ZONE: RR-0.5 USE: RESIDENTIAL USE: RESIDENTIAL USE: VACANT OWNER: MASON USE: RESIDENTIAL OWNER: CLASSIC SRJ USE: VACANT OWNER: MARY J OWNER: DUY Q LAND, LLC HOEPNER LLC OWNER: CLASSIC SRJ LAND, – ZONE: RR-5 SUB: UNPLATTED FL NGUYEN SUB: LOT 10 SUB: LOT 11 USE: RESIDENTIAL SUB: LOT 9 PAWNEE OWNER: EVANS PAWNEE SUB: UNPLATTED PAWNEE PROPERTY TRUST RANCHEROS FIL RANCHEROS FIL RANCHEROS FIL SUB: LOT 8 PAWNEE (NOT PART OF THIS REZONING NO 2 NO 2

RANCHEROS FIL NO 2

APPLICATION)

NO 2



V3_ zone Map comment.pdf Markup Summary 3-8-2023

