

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 09/12/2024**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 09/12/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

Document Authentication Number
20224024441-843127

LEGAL NOTICE
MAP AMENDMENT (REZONING)
UDON

NOTICE IS HEREBY GIVEN that on **September 26, 2024**, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at the time or which the hearing may be adjourned, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. The application and related documents may be viewed at the public office of Planning and Community Development, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903; and/or online at the following web address: <https://eplanning.com/Public/ProjectDetails/137032>.

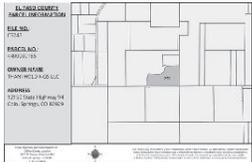
A request by Thani Holdings, LLC, for approval of a Map Amendment (Rezoning) of 15.75 acres from RR-5 (Residential Rural) to CS (Commercial Service). The property is located at 12150 State Highway 94, (Parcel No. 4400000185) (Commissioner District No. 4) **(CS243)**.

Dated at Colorado Springs, Colorado, this 9th of September 2024

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY */s/ Cami Bremer* Chair

EXHIBIT A

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7 IN TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., THAT IS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF STATE HIGHWAY #34 WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 AND RUN THENCE NORTH 89° 54' 47" WEST ON SAID HIGHWAY LINE 1200.0 FEET TO INTERSECT THE EAST-ERLY LINE OF A 60 FOOT RIGHT OF WAY DESCRIBED IN DEED RECORDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708; THENCE DUE NORTH ON SAID EASTERLY LINE OF SAID RIGHT OF WAY 60.0 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE ON THE FOLLOWING COURSES: ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1046.10 FEET AND CENTRAL ANGLE OF 21° 33' AN ARC DISTANCE OF 390.29 FEET TO A POINT THAT BEARS NORTH 10° 45' EAST A CHORD DISTANCE OF 350.24 FEET; THENCE NORTH 21° 30' EAST A DISTANCE OF 16.07 FEET TO INTERSECT THE SOUTHERLY LINE OF A RIGHT OF WAY EXTENDING EASTERLY AND NORTHERLY AND DESCRIBED IN DEED RECORDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708; THE FOLLOWING COURSES: BEING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THENCE SOUTH 83° 30' EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 308.03 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 264.74 FEET AND CENTRAL ANGLE OF 85° 20' TO A POINT THAT BEARS NORTH 54° 50' EAST A CHORD DISTANCE OF 338.69 FEET; THENCE NORTH 13° 10' EAST A DISTANCE OF 45.0 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 50.0 FEET BEING THE EASTERLY LINE OF A CUL-DE-SAC AT THE NORTHERLY END OF SAID RIGHT OF WAY TO A POINT THAT BEARS NORTH 30° 31' 13" EAST A CHORD DISTANCE OF 36.64 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 84° 44' 40" EAST ALONG THE SOUTH LINE OF TRACT DEEDED JULY 15, 1965 IN BOOK 2082 AT PAGE 708, A DISTANCE OF 500.54 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE DUE SOUTH ON SAID EAST LINE 760.50 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.



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