

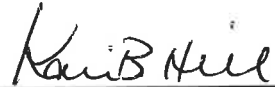
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated May 4 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated May 4 A.D. 2022.



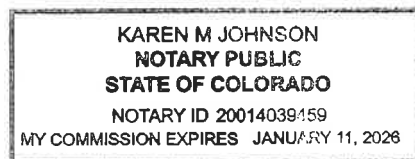
Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 4th day of May A.D. 2022.



Karen M. Johnson
Notary Public

My Commission Expires January 11, 2026



**NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
COTTAGES AT MESA RIDGE**

PUDSP-21-011

NOTICE IS HEREBY GIVEN that on May 17, 2022 at 1:00 P.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. Such text may be examined at the public office of the Planning and Community Development Department, 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 on line at the following web address: <https://epcddevplanreview.com>

A request by CSJ No. 1, LLC, for approval of a map amendment (rezoning) from the RS-6000 (Residential Suburban) to the Cottages at Mesa Ridge PUD (Planned Unit Development) and approval of a preliminary plan for 122 two-family dwelling units (61 structures). The 10.22-acre property is located on the west side of Powers Boulevard, and west of the intersection of Powers Boulevard and Mesa Ridge Parkway, and is within Sections 28 and 29, Township 15 South, Range 65 West of the 8th P.M. (Tax Schedule No. 55291-00-006) (Commissioner District No. 4) (PUDSP-21-011) (Kari Parsons)

Dated at Colorado Springs, Colorado, this 17th day of May 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY / s/ Chair

EXHIBIT A

That portion of the Northwest Quarter, of Section 28 and the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 8th P.M., County of El Paso, State of Colorado, described as follows:

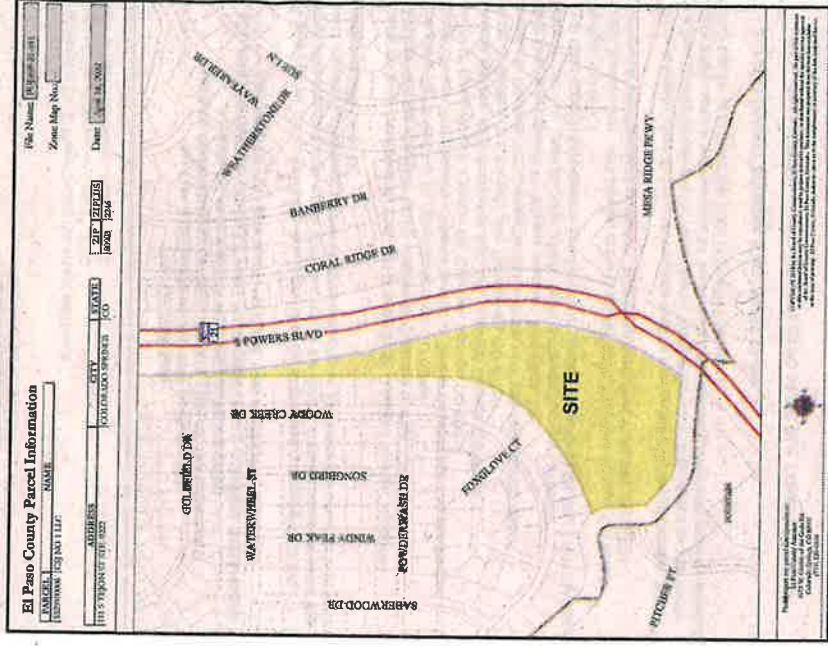
BASIS OF BEARINGS: Bearings are based upon the North line of the Northeast Quarter of said Section 29, monumented at the West end with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the East end with a #6 rebar and 3.25" aluminum cap stamped "PLS 38141" and assumed to bear S 89°57'13" E a field measured distance of 2,662.37 feet.

BEGINNING at the Northwest corner of the Northwest Quarter of said Section 28; thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Records Office; thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records;

- thence of the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290:
- 1) N 84°16'00" W, a distance of 198.99 feet
 - 2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet
 - 3) N 89°09'33" W, a distance of 124.09 feet
 - 4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet
 - 5) N 48°13'27" W, a distance of 126.77 feet
 - 6) 6.49 feet along the arc of an 8.60 foot radius tangent curve to the right, having a central angle of 48°29'23" and a chord that bears N 24°58'45" W, 6.31 feet
 - 7) N 01°44'04" W, a distance of 137.18 feet
 - 8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722813 of said records;
- thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8: 1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature;
- 2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'38" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of said Northeast Quarter;
- thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218 acres) of land, more or less.

Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC



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