

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF EL PASO

I, Kate Dickens, 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 **2 time(s) to wit 05/30/2024, 06/10/2024**

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.

Kate Dickens  
Sales Center Agent

Subscribed and sworn to me this 06/12/2024, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.

Karen Hogan  
Notary Public  
The Gazette

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

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**LEGAL NOTICE**  
**SPECIAL DISTRICT SERVICE PLAN**  
**OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that on JUNE 20, 2024, at 9:00 A.M. in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs, Colorado, 80910, or at the time or place to which the hearing may be adjourned, a public hearing will be held by the Planning Commission of the County of El Paso, State of Colorado on the application described below.

NOTICE IS HEREBY GIVEN that on JULY 2, 2024, at 9:00 A.M. in the Centennial Hall Auditorium of 200 S. Cascade Avenue, Colorado Springs, Colorado, 80903, or at the time or place to which the hearing may be adjourned, a date to set the public hearing on the application will be determined by the Board of County Commissioners of the County of El Paso, State of Colorado.

The proposed service plan and related documents may be viewed online at the following web address: <https://pecdeplanreview.com>, searching file number 10242.

A request from PT Overlook LLC., and Icenogle, Seaver, and Pogue, P.C., for approval of a Colorado Revised Statutes Title 32 special District Service Plan for the Overlook at Homestead Metropolitan District. The 550-acre area included within the request is zoned RRS-2 (Residential Rural) and is located one-half mile north of the intersection of Elbert Road and Sweet Road, and one-half mile south of the intersection of Elbert Road and Hopper Road. The service plan includes the following: a maximum debt authorization of \$10,000,000.00, a debt service mill levy of 50 mills for residential, an operations and maintenance mill levy of 10 mills, and special purpose mill levy of 5 mills for a total maximum combined mill levy of 65 mills. The statutory purposes of the district include the provision of the following:

- 1) street improvements, transportation, safety protection;
- 2) design, construction, and maintenance of drainage facilities;
- 3) recreation facilities;
- 4) design, land acquisition, construction, and maintenance of mosquito control;
- 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation;
- 6) design, construction, and maintenance of water including fire cisterns;
- 7) sanitation systems;
- 8) solid waste disposal;
- 9) security services; and
- 10) covenant enforcement.

(Parcel Nos. 4100000255, 4100000256, and 4122000005) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 23rd day of May 2024.

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

**EXHIBIT A**

**LEGAL DESCRIPTION:**  
A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, AND A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED PLS 27605" AT GRADE, AND AT THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED PLS 28658" .3" ABOVE GRADE, BEING ASSUMED TO BEAR S00°19'49" E.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE SOUTH HALF OF THE NORTHWEST QUARTER; AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THE PORTION OF LAND CONVEYED IN DEED RECORDED UNDER RECEPTION NUMBER NO. 205155836, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 IN TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID QUARTER SECTION LYING NORTHWEST OF THE FORMER RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILWAY COMPANY COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPTING ANY PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED MARCH 26, 1959 IN BOOK 1734 AT PAGE 504, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; THENCE S00°19'49" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 2,646.33 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S89°47'36" E ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27 A DISTANCE OF 2,646.44 FEET TO SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF REATA FILING NO. 1, AS BEING ON THE PLAT BOOK A-3 AT PAGE 62; THENCE S88°43'40" W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION AND THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 3,943.48 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N00°37'58" W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,997.73 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE FORMER COLORADO AND SOUTHERN RAILWAY, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF APEX RANCH ESTATES AS RECORDED UNDER RECEPTION NUMBER 208712902; THENCE ON THE WEST BOUNDARY OF THE FORMER COLORADO AND SOUTHERN RAILWAY BOUNDARY AND THE BOUNDARY OF SAID APEX RANCH ESTATES THE FOLLOWING TWO (2) COURSES:

1. N35°18'27" E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 7°55'17" A RADIUS OF 1,810.08 FEET A DISTANCE OF 566.17 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF APEX RANCH ESTATES AS RECORDED UNDER RECEPTION NUMBER 208712902;

THENCE N88°37'29" E ON SAID SOUTHERLY LINES A DISTANCE OF 951.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION 22; THENCE N88°38'04" E ON THE SOUTHERLY BOUNDARY LINE OF SAID APEX RANCH ESTATES AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,311.89 FEET TO THE SOUTHWEST CORNER OF SAID APEX RANCH ESTATES AND THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE N00°23'27" W ON THE EAST LINE OF SAID APEX RANCH ESTATES A DISTANCE OF 1,211.32 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE S88°47'41" W ON THE BOUNDARY LINE OF SAID APEX RANCH ESTATES A DISTANCE OF 11.88 FEET TO AN ANGLE POINT ON SAID BOUNDARY LINE SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NUMBER 205155836; THENCE ON THE EASTERLY BOUNDARY LINE OF SAID APEX RANCH ESTATES AND SAID QUIT CLAIM DEED THE FOLLOWING FOURTEEN (14) COURSES:

1. N06°42'44" W A DISTANCE OF 161.04 FEET;
2. S88°06'46" W A DISTANCE OF 95.20 FEET;
3. N86°45'34" W A DISTANCE OF 288.72 FEET;
4. S86°37'02" W A DISTANCE OF 397.37 FEET;
5. S86°54'15" W A DISTANCE OF 123.39 FEET;
6. S86°48'59" W A DISTANCE OF 107.19 FEET;
7. S86°35'53" W A DISTANCE OF 172.60 FEET;
8. S86°51'02" W A DISTANCE OF 70.34 FEET;
9. N09°45'26" W A DISTANCE OF 165.40 FEET;
10. N00°12'12" E A DISTANCE OF 141.82 FEET;
11. N00°33'05" W A DISTANCE OF 409.91 FEET;
12. N02°52'37" W A DISTANCE OF 173.32 FEET;
13. N04°36'23" W A DISTANCE OF 374.86 FEET;
14. N00°26'39" W A DISTANCE OF 35.96 FEET TO A POINT ON THE WEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE N88°34'23" E ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 22, A DISTANCE OF 2,629.29 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,281.308 SQUARE FEET OR 350.811 ACRES MORE OR LESS.

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