

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

SS.

COUNTY OF EL PASO

I, Karen M. Johnson, do solemnly swear that I am General Manager 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 April 3, A.D. 2019 and that the last publication of said notice was in the issue of said newspaper dated April 3, A.D. 2019.

Karen M. Johnson
Karen M. Johnson
General Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 3rd day of April, A.D. 2019

Marianne McBride
Marianne McBride

NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
FOREST LAKES PHASE II

NOTICE IS HEREBY GIVEN that on April 23, 2019, at 9:00 A.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: http://elplanning.com/development_services

BE IT RESOLVED: A request by PLUD, No. 2, LLC, for approval of a map amendment (rezoning) of 287 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 180 single-family residential lots. The property is located north of Hay Creek Road, south of Doudle Road, and west of Old Denver Highway (Parc No. 7100C-00-433) (PUDSP-18-001), (Parsons)

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE SOUTHEAST QUARTER OF SECTION 29 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED FOLLOWS:

BASIS OF BEARINGS:

A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712424 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY NO. 4 REBAR AND RED PLASTIC SURVEYOR CAP STAMPED "ROCKWELL PLUS 1888" ASSUMED TO BEAR N89°29'28"W, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT BEGINNING:

THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, 1. FOLLOWING (17) SEVENTEEN COURSES:

1. S04°27'43"E, A DISTANCE OF 339.79 FEET.
2. S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE.
3. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°08'06", A RADIUS OF 370.00 FEET.
4. A DISTANCE OF 7.11 FEET TO A POINT OF REVERSE CURVE.
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 31°25'41", A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT OF REVERSE CURVE.
6. THENCE, ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 67.59 FEET TO A POINT OF TANGENT.
7. S70°21'22"E, A DISTANCE OF 82.28 FEET TO A POINT OF CURVE.
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°30'06", A RADIUS OF 215.00 FEET AND A DISTANCE OF 104.25 FEET TO A POINT OF TANGENT.
9. S42°50'27"E, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE.
10. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 47°22'24", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 FEET TO A POINT OF TANGENT.
11. N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE.
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 77°40'00", A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF TANGENT.
13. N17°06'44"E, A DISTANCE OF 29.40 FEET.
14. S72°53'15"E, A DISTANCE OF 80.00 FEET.
15. S77°08'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE.
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 46°42'00", A RADIUS OF 130.00 FEET AND A DISTANCE OF 109.18 FEET TO A POINT OF CURVE.
17. S26°02'29"E, A DISTANCE OF 239.56 FEET.
18. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE SOUTHWEST CORNER OF SAID FOREST LAKES FILING NO. 1.

THENCE S02°39'14"E, A DISTANCE OF 1236.36 FEET TO A POINT ON THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

THENCE S88°58'38"W, ON SAID SOUTH LINE, A DISTANCE OF 913.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28.

THENCE S88°58'38"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1331.94 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 28.