

# 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 11/18/2024**

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 11/20/2024, 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

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**LEGAL NOTICE**  
**MAP AMENDMENT (REZONING)**  
**MONUMENT RIDGE EAST RS-6000**

NOTICE IS HEREBY GIVEN that on December 12, 2024, at 9:00 A.M. in the Centennial Hall Auditorium at 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: [www.epcdceplan-review.com](http://www.epcdceplan-review.com), searching the number P246.

A request by Vertex Consulting Services for approval of a Map Amendment (Rezoning) of 18.97 acres from PUD (Planned Unit Development), CC (Commercial Community), C1C(Commercial), and RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located directly east of Monument Hill Road and west of Misty Acres Boulevard, one-quarter of a mile south of the intersection of I-25 and County Line Road and one-half of a mile north of the intersection of Monument Hill Road and Misty Acres Boulevard. (Parcel Nos. 712201014, 7102200013, 7102200008, 7102200006, and 7102201001) (Commissioner District No. 1).

Dated at Colorado Springs, Colorado, this 13th of November 2024.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO  
BY /s/ Carrie Gettner Chair

EXHIBIT A  
A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/4 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 97 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00°21' EAST, A DISTANCE OF 276.7 FEET;  
THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1963.69 FEET;  
THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 30.00 FEET;  
ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SECTION 2 NORTH 89°46'22" EAST, A DISTANCE OF 139.55 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 89°46'22" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY OR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING COURSES:  
1) THENCE SOUTH 00°19'27" EAST, A DISTANCE OF 11.75 FEET;  
2) THENCE SOUTH 89°17'54" EAST, A DISTANCE OF 182.88 FEET;  
3) THENCE NORTH 84°13'38" EAST, A DISTANCE OF 3.14 FEET;  
4) THENCE SOUTH 89°40'13" EAST, A DISTANCE OF 87.26 FEET;  
5) THENCE SOUTH 88°20'10" EAST, A DISTANCE OF 154.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;  
THENCE SOUTH 00°41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTH-EAST CORNER OF LOT 10 OF SAID HEIGHTS FILING TWO;  
THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 10;  
THENCE SOUTH 15°46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTH-EAST CORNER HEIGHTS FILING 1 AS RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;  
THENCE NORTH 80°15'42" WEST, ALONG THE SOUTH LINE OF SAID HEIGHTS FILING 1, A DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES FILING 1 AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO COUNTY;  
THENCE THE FOLLOWING 4 COURSES, ALONG THE EASTERLY LINE OF SAID LOT 27:  
1) THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET;  
2) THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET;  
3) THENCE SOUTH 59°49'44" EAST, A DISTANCE OF 49.90 FEET;  
4) THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 196.92 FEET;  
THENCE NORTH 15°34'31" WEST, A DISTANCE OF 97.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A LENGTH OF 603.66 FEET, A RADIUS OF 715.00 FEET;  
THENCE NORTH 32°47'55" EAST, A DISTANCE OF 226.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A LENGTH OF 481.30 FEET, A RADIUS OF 935.00 FEET;  
THENCE NORTH 00°13'38" WEST, A DISTANCE OF 617.79 FEET;  
THENCE NORTH 30°74'22" EAST, A DISTANCE OF 108.28 FEET TO THE TRUE POINT OF BEGINNING.  
EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMORE WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
SAID PARCEL CONTAINS 18.97 ACRES MORE OR LESS.

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