

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 **1 time(s) to wit 07/03/2024**

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 07/03/2024, 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
MAP AMENDMENT (REZONING)
2775 NORTH MERIDIAN ROAD REZONE

NOTICE IS HEREBY GIVEN that on July 25, 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, 80902; and/or online at the following web address: <https://epcdevplanreview.com/Public/ProjectDetails/139470>.

A request by John Uppole for approval of a Map Amendment (Rezoning) of 35 acres from RR-5 (Residential Rural) to A-35 (Agricultural). The property is located at 2775 Meridian Road, one-quarter mile south from the intersection of Corral Bluffs View and Meridian Road. (Parcel No. 4331000622) (Commissioner District No. 2) (9244)

Dated at Colorado Springs, Colorado, this 28th of June 2024.

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

EXHIBIT A

THOSE PORTIONS OF GOVERNMENT LOTS 3 AND 4 AND OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS

(ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BASIS OF GRID BEARINGS WAS DETERMINED BY GLOBAL POSITIONING SATELLITE METHODS).

THE BASIS OF BEARINGS IS THE NORTH LINE OF TRACT 4, SHOWN ON A LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 202900119, RECORDS OF EL PASO COUNTY, BEING MONUMENTED AT THE EAST END BY A FOUND 5/8" REBAR WITH AN ORANGE PLASTIC CAP "PLS 32439" AND AT THE WEST END BY A FOUND 5/8" REBAR, SHOWN TO BEAR N 88°42'21" W.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31;

THENCE SOUTH 00 DEGREES 26 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF GOVERNMENT LOTS 1 AND 2, A DISTANCE OF 2376.76 FEET;

THENCE SOUTH 88 DEGREES 18 MINUTES 04 SECONDS EAST, 1176.07 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, 1293.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED;

THENCE SOUTH 88 DEGREES 42 MINUTES 21 SECONDS EAST 1431.62 FEET TO THE EAST LINE OF SAID EAST HALF;

THENCE SOUTH 00 DEGREES 25 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 583.89 FEET;

THENCE NORTH 88 DEGREES 42 MINUTES 21 SECONDS WEST, 1893.58 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF A PARCEL DESCRIBED IN DEED RECORDED JUNE 25, 1973 IN BOOK 2598 AT PAGE 785;

THENCE SOUTH 00 DEGREES 25 MINUTES 17 SECONDS EAST ALONG SAID EXTENSION 82.94 FEET TO A 1/2 INCH REBAR WITH SURVEYORS CAP L.S. NO. 11624 AT THE NORTHEAST CORNER OF SAID PARCEL;

THENCE NORTH 88 DEGREES 19 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL, 705.53 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOTS 3 AND 4 A DISTANCE OF 642.43 FEET TO ITS INTERSECTION WITH A LINE THAT BEARS NORTH 88 DEGREES 42 MINUTES 21 SECONDS WEST FROM THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 42 MINUTES 21 SECONDS EAST, 1175.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.00 ACRES (1,524,534 SQ FT)

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