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

ss.

COUNTY OF EL PASO

I, Judy L.Sherbak, do solemnly swear that I am Office 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 carrier 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 **January 22nd** A.D. **2020** and that the last publication of said notice was in the issue of said newspaper dated **January 22nd** A.D. **2020**.

Judy L. Sherbak
Office Manager

Subscribed and sworn to before me, a notary public and for the County of El Paso, State of Colorado, this **22nd day** of **January** A.D. **2020.**

Karen M Johnson
Notary Public
My Commission Expires January 11, 2022

KAREN M JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039459
MY COMMISSION EXPIRES JANUARY 11, 2022

LEY NEWS / EL PASO COUNTY ADVERT

NOTICE OF PUBLIC HEARING
SPECIAL DISTRICT SERVICE PLAN
FALCON FIELD METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that on February 25, 2020, 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 https://epcdevplanreview.com

A request by Falcon Field, LLC, for approval of a Colorado Revised Statutes Title 32 Special District service plan for the Falcon Field Metropolitan District. The two parcels proposed for inclusion into the District total 57.67 acres and are located southeast of the Highway 24 and East Woodmen Road intersection and are within Section 7, Township 13 South, Range 64 West of the 6th P.M. The proposed service plan includes the following: a maximum debt authorization of $20 million, a debt service mill levy of 30 mills, an operations and maintenance mill levy of 5 mills, and 1 special purpose mill, for total maximum combined mill levy of 36 mills. The statutory purposes of the District include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) financing, design, permitting, construction, and installation of public water and sanitation systems. The properties within the boundaries of the proposed District are included within the Falcon/Peyton Small Area Master Plan (2006). (Parcel Nos. 43070-00-001 and 43072-00-015) (Commissioner District No. 2) (Gabe Sevigny) (ID-19-005)

PARCEL 1 LEGAL DESCRIPTION
A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"
THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET;
THENCE N 41 DEGREES 58 MINUTES 50 SECONDS W, 798 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800 FT. FOR AN ARCH DISTANCE OF 193.53 FEET;
THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760.04 FEET;
THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET;
THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET;
THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET;
THENCE CONTINUE S 00 DEGREES 10 MINUTES 51 SECONDS E, 151.74 FEET;
THENCE N 88 DEGREES 55 MINUTES 44 SECONDS W, 1314.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2 LEGAL DESCRIPTION
A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M. EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1";
THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERIN DESCRIBED;
THENCE CONTINUE 00 DEGREES 46 MINUTES 12 SECONDS W, 988.14 FEET;
THENCE S 86 DEGREES 00 MINUTES 46 SECONDS W, 327.52 FEET;
THENCE S 00 DEGREES 25 MINUTES 05 SECONDS W, 68.17 FEET;
THENCE N 89 DEGREES 59 MINUTES 43 SECONDS W, 430.45 FEET;
THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E. 1475.39 FEET;
THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 125.34 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 49 DEGREES 13 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREES 45 MINUTES 37 SECONDS, A RADIUS OF 5800 FEET, FOR AN ARC DISTANCE OF 178.20 FEET;
THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

Dated at Colorado Springs, Colorado, this 25th day of February, 2020.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY /s/ Chair

El Paso County Parcel Information

File Name: ID-19-005
Zone Map No.
Date: January 14, 2020

PARCEL	NAME
4307[illegible]	FALCON FIELD LLC
4307[illegible]	FALCON FIELD LLC

ADDRESS	CITY	STATE	ZIP	ZIP+4
3250 ELECTRA DR N	COLORADO SPRINGS	CO	80906	[illegible]
3250 ELECTRA DR N	COLORADO SPRINGS	CO	80906	[illegible]