

# 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)**  
**SCHMIDT RM-12**


NOTICE IS HEREBY GIVEN that on **December 12, 2024**, at 9:00 A.M. in the Centennial Hall Auditorium at 201 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.epcddevelopment.com](http://www.epcddevelopment.com), searching the number **P248**.

A request by Turkey Canon Quarry Inc. for approval of a Map Amendment (Rezoning) of 34.98 acres from RR-5 (Residential Rural) to RM-12 (Residential Multi-Dwelling). The property is located north of Vanderwood Road, west of Vollmer Road, and east of Black Forest Road. (Parcel No. 5200009577) (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 PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/4" ALUMINUM CAP STAMPED "LS 10316" AT THE EAST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 4842" AT THE WEST END, SAID LINE BEING ASSUMED TO BEAR S89°14'12"W COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN:  
THENCE N05°14'38"W A DISTANCE OF 565.02 FEET, TO THE POINT OF BEGINNING; THENCE THE FOLLOWING FOURTEEN (14) COURSES:  
1.N61°54'30"W A DISTANCE OF 123.21 FEET;  
2.N61°31'17"W A DISTANCE OF 51.12 FEET;  
3.N61°54'30"W A DISTANCE OF 32.69 FEET, TO A POINT OF NON-TANGENT CURVE;  
4.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S24°10'45"W, HAVING A RADIUS OF 386.02 FEET, A CENTRAL ANGLE OF 26°16'09" AND AN ARC LENGTH OF 116.26 FEET, TO A POINT OF NON-TANGENT;  
5.S89°18'36"W A DISTANCE OF 687.63 FEET, TO A POINT OF NON-TANGENT CURVE;  
6.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°07'23"E, HAVING A RADIUS OF 231.93 FEET, A CENTRAL ANGLE OF 51°17'08" AND AN ARC LENGTH OF 207.60 FEET, TO A POINT OF NON-TANGENT;  
7.S42°28'37"W A DISTANCE OF 45.03 FEET;  
8.S42°25'04"W A DISTANCE OF 59.00 FEET;  
9.S42°37'37"W A DISTANCE OF 43.98 FEET, TO A POINT OF CURVE;  
10.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 08°20'44" AND AN ARC LENGTH OF 78.66 FEET, TO A POINT OF NON-TANGENT;  
11.S59°19'04"W A DISTANCE OF 106.07 FEET, TO A POINT ON NON-TANGENT CURVE;  
12.ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N27°42'52"W, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 25°53'14" AND AN ARC LENGTH OF 231.06 FEET, TO A POINT OF TANGENT;  
13.S89°10'22"W A DISTANCE OF 216.65 FEET;  
14.S89°15'16"W A DISTANCE OF 361.98 FEET, TO A POINT ON THE EAST-ERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD;  
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°11'44"W A DISTANCE OF 61.02 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED IN BOOK 3859 AT PAGE 151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED;  
THENCE ON THE BOUNDARY OF SAID PROPERTY, THE FOLLOWING THREE (3) COURSES:  
1.N42°23'21"E A DISTANCE OF 657.49 FEET;  
2.N01°53'26"W A DISTANCE OF 403.35 FEET;  
3.N87°33'35"W A DISTANCE OF 365.82 FEET, TO A POINT ON THE EAST-ERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD;  
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°39'53"W A DISTANCE OF 82.22 FEET, THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:  
1.N89°18'51"E A DISTANCE OF 2,582.55 FEET;  
2.S00°41'24"E A DISTANCE OF 204.78 FEET TO A POINT OF CURVE;  
3.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 545.00 FEET, A CENTRAL ANGLE OF 08°46'54" AND AN ARC LENGTH OF 27.77 FEET, TO A POINT OF;  
S89°05'30"W A DISTANCE OF 94.93 FEET, TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1,524.025 SQUARE FEET OR 34,9868 ACRES.



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