

# 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 05/25/2023**

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 05/25/2023, 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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**PUBLIC NOTICE**  
**SUBDIVISION EXEMPTION**  
**ARROYA LANE SUBDIVISION EXEMPTION**

NOTICE IS HEREBY GIVEN that on JUNE 20, 2023, at 1:00 P.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: [www.epcdcvplanreview.com](http://www.epcdcvplanreview.com), searching file number **EX232**.

A request by El Paso County Community Service Parks Operations Division for a Subdivision Exemption specific to 4.00 acres of land that the Black Forest Trails Association would like to give to El Paso County for a trail corridor for the proposed Sand Creek Primary Regional Trail. The property is zoned RR-5 (Residential Rural), and is located on the North-East side of the intersection of Volmer Road and Arroya Lane. (Parcel No.5221400003) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 22nd of May 2023.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Cami Bremer Chair

LEGAL DESCRIPTION

VOLMER AND ARROYA - EXEMPTION PLAT - BOUNDARY DESCRIPTION:

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTH-EAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE RIGHT OF WAY AS RECORDED IN BOOK 2678 AT PAGE 431, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°37'14"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 40.00 FEET, TO A POINT ON THE NORTHERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NO. 219018917;

THENCE ON THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. S89°40'23"W ON A LINE 40' FEET NORTH OF AND PERPENDICULAR WITH THE NORTH LINE OF SAID RIGHT OF WAY A DISTANCE OF 348.92 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18°00'05", A RADIUS OF 560.00 FEET, A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N17°40'32"E, HAVING A DELTA OF 04°00'59", A RADIUS OF 560.00 FEET, A DISTANCE OF 39.20 FEET TO A POINT OF TANGENT;
2. N68°18'50"W, A DISTANCE OF 145.93 FEET TO A POINT ON THE EAST-ERLY RIGHT OF WAY LINE AS DESCRIBED IN BOOK 2678 AT PAGE 430;

THENCE N21°41'10"E ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,684.25 FEET TO THE ANGLE POINT OF THE TRACT OF LAND DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 21809548;

THENCE S03°17'03"W ON SAID BOUNDARY LINE OF SAID TRACT, A DISTANCE OF 348.46 FEET TO A POINT THAT IS 110.00 FEET EASTERLY OF THE EAST RIGHT OF WAY LINE AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NO. 219114002;

THENCE ON SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S21°41'10"W ON LINE 110.00 FEET EASTERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 1,163.40 FEET;
2. S00°00'00"E, A DISTANCE OF 203.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 174,258 SQUARE FEET OR 4.00 ACRES, MORE OR LESS.

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