

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

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COUNTY OF EL PASO

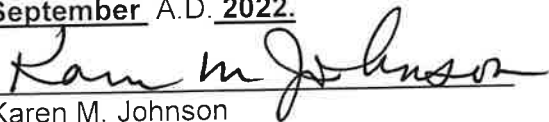
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 carriers 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 September 7 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated September 7th A.D. 2022.

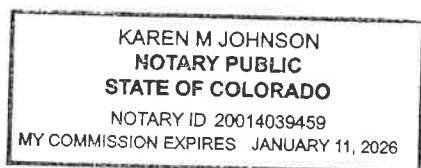


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 7th day of September A.D. 2022.



Karen M. Johnson
Notary Public
My Commission Expires January 11, 2026



**PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
HILLSIDE AT LORSONS RANCH**

NOTICE IS HEREBY GIVEN that on October 4, 2022 at 1:00 P.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, 2980 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://records.puebloonline.com>

A request by Lorson, LLC, Love in Action, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (re-zoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 489 single-family residential lots. The six (6) parcels, totaling 128.33 acres, are located immediately south of Lorson Boulevard, east of the East Tributary of Jimmy Camp Creek and are within Sections 23 and 24, Township 15 South, Range 65 West of the 6th P.M. (Parcel Nos. 55000-00-370, 55000-00-281, 55000-00-282, & 55000-00-283) (Commissioner District No. 4)

Dated at Colorado Springs, Colorado, this 4th day of October 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

By / / Chair

EXHIBIT A

**HILLSIDE AT LORSON RANCH FILING NO. 1
BOUNDARY LEGAL DESCRIPTION (128.328 ACRES)**

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 102, CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING TWO (2) COURSES:

1. THENCE N00°19'53"W A DISTANCE OF 188.15 FEET;
2. THENCE N88°22'41"E A DISTANCE OF 250.28 FEET TO THE SOUTHEAST CORNER OF LORSON RANCH EAST FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 220714883 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAN OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221 _____ IN THE EL PASO COUNTY, COLORADO RECORDS; THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

1. THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
2. THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 283.79 FEET;
4. THENCE S28°50'34"E A DISTANCE OF 32.01 FEET;
5. THENCE S67°31'03"E A DISTANCE OF 50.00 FEET;
6. THENCE N73°54'03"E A DISTANCE OF 32.07 FEET;
7. THENCE S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
8. THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'39"E TO A POINT OF TANGENT;
9. THENCE S56°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAN OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22 _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

1. THENCE S56°24'55"E A DISTANCE OF 79.22 FEET;

4. THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'53"E;
5. THENCE S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
6. THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
7. THENCE N61°29'50"E A DISTANCE OF 40.94 FEET;
8. THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
9. THENCE S60°34'17"E A DISTANCE OF 40.00 FEET;
10. THENCE N89°25'43"E A DISTANCE OF 48.97 FEET;

THENCE N00°34'17"W A DISTANCE OF 76.83 FEET;
THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE S00°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.;
THENCE S89°25'52"W ALONG SAID NORTH LINE, 2,851.15 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
2. THENCE S89°26'11"W A DISTANCE OF 1,804.80 FEET;
3. THENCE S89°09'33"W A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M.;

THENCE S89°42'02"W A DISTANCE OF 268.06 FEET;
THENCE S89°38'10"W A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5.589,948 S.F. (128.328 ACRES, MORE OR LESS).

BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714746 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY AN O. 5 BAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 285686". SAID LINE IS ASSUMED TO BEAR N00°19'53"W A DISTANCE OF 188.15 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.

El Paso County Parcel Information

MARKET	NAME	ADDRESS
590000020	LOVE IN ACTION	24-15-05
590000021	LARSON LLC NOMINEE FOR	24-15-06
590000022	LARSON LLC NOMINEE FOR	24-15-05
590000023	LARSON LLC NOMINEE FOR	24-15-05

File Name: 91009-2401
Date: AUGUST 29, 2022

**HILLSIDE AT LORSON RANCH
VICINITY MAP**



These data are provided for informational purposes only. They do not constitute a warranty of accuracy. The user assumes all responsibility for any errors or omissions. The user agrees to hold the provider harmless from and against any and all claims, damages, losses, and expenses, including reasonable attorneys' fees, arising out of or from the use of these data, whether or not such claims, damages, losses, and expenses are caused in whole or in part by the negligence of the provider.