

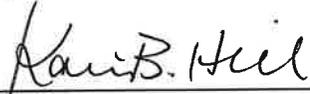
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

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COUNTY OF EL PASO

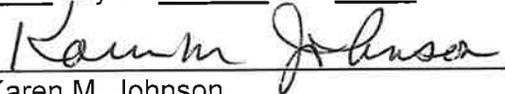
I, Karin B. Hill, do solemnly swear that I am Managing Editor of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published 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 March 10, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated March 10 A.D. 2021.

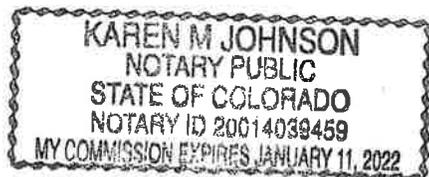


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 10th day of March A.D. 2021.



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



NOTICE OF PUBLIC HEARING
MAP AMENDMENT (REZONE)
CLOVERLEAF

NOTICE IS HEREBY GIVEN that on April 13, 2021, 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 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://www.elpasocounty.com>

A request by Proteus Properties, LLC, for approval of a map amendment (rezone) from R8-20000 (Residential Suburban) to R5-5000 (Residential Suburban). The 37.22-acre property is immediately north of Highway 16 and east of Jackson Creek Parkway and is within Section 23, Township 11 South, Range 67 West of the 6th P.M., (Parcel Nos. 71242-02-240, 71242-02-235, and 71242-02-239) (Commissioner District No. 1) (P-20-001) (Ruz)

LEGAL DESCRIPTION

PARCEL 1 (T2N 7124202235 and 7124202240)
A PARCEL OF LAND BEING ALL OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED UNDER RECEPTION NO. 211111384 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 66, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30 00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2892" SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N23°36'18"W A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE ON SAID SOUTHWESTERLY LINE, N47°53'03"W A DISTANCE OF 264.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS PLAT RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

- 1. N93°22'08"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
- 2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'09"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'09" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
- 3. S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1. N81°20'01"E A DISTANCE OF 130.00 FEET;
- 2. N26°20'35"E A DISTANCE OF 511.07 FEET;
- 3. N52°03'56"E A DISTANCE OF 451.83 FEET;
- 4. N17°03'30"W A DISTANCE OF 222.24 FEET;
- 5. N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TWELVE (12) COURSES:

- 1. N84°15'58"E A DISTANCE OF 128.43 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N48°48'54"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.85 FEET, TO A POINT OF NON-TANGENT;
- 3. N85°02'46"E A DISTANCE OF 42.49 FEET;
- 4. S08°08'18"E A DISTANCE OF 85.83 FEET, TO A POINT OF CURVE;
- 5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,470.00 FEET, A CENTRAL ANGLE OF 06°55'09" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
- 6. S00°28'47"W A DISTANCE OF 268.67 FEET, TO A POINT OF CURVE;
- 7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 365.55 FEET, TO A POINT OF TANGENT;
- 8. S52°15'31"E A DISTANCE OF 287.37 FEET, TO A POINT OF CURVE;
- 9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 24°42'09" AND AN ARC LENGTH OF 245.74 FEET, TO A POINT OF NON-TANGENT;

- 10. N59°24'51"E A DISTANCE OF 103.30 FEET, TO A POINT OF CURVE;
- 11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
- 12. N89°10'49"E A DISTANCE OF 124.49 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N54°21'17"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 15°15'51" AND AN ARC LENGTH OF 108.23 FEET, TO A POINT OF NON-TANGENT;
- 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 85°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- 3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT;
- 4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
- 5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S5°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1. N61°02'18"W A DISTANCE OF 668.19 FEET;
- 2. N80°38'25"W A DISTANCE OF 314.83 FEET;
- 3. N83°12'34"W A DISTANCE OF 486.58 FEET, TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 1,432,072 SQUARE FEET OR 33.3550 ACRES.

PARCEL 2
FIVE PARCELS OF LAND BEING PORTIONS OF TRACT F, A VACATION AND REPLAT OF LOTS 486-500 WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 25, TRACT F WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51 AND TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30 00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2892" SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

PARCEL 2-4 (T2N 7124202235)
COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N27°54'57"E A DISTANCE OF 1420.57 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111384 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE PERIMETER OF SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES:

- 1. N52°15'31"W A DISTANCE OF 7.98 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 52°42'18" AND AN ARC LENGTH OF 365.55 FEET, TO A POINT OF TANGENT;
- 3. N00°28'47"E A DISTANCE OF 268.67 FEET, TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 06°55'09" AND AN ARC LENGTH OF 220.24 FEET, TO A POINT OF TANGENT;
- 5. N08°08'18"W A DISTANCE OF 85.83 FEET;
- 6. S08°02'46"W A DISTANCE OF 42.49 FEET, TO A POINT OF NON-TANGENT CURVE;
- 7. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N88°14'45"W, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°01'39" AND AN ARC LENGTH OF 91.85 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID PROPERTY THE FOLLOWING TWO (2) COURSES:

- 1. N84°03'34"E A DISTANCE OF 224.85 FEET;
- 2. S05°52'43"E A DISTANCE OF 936.00 FEET, TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 101,309 SQUARE FEET OR 2.3257 ACRES.

PARCEL 2-5 (T2N 7124202240)
COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N50°42'25"E A DISTANCE OF 1617.14 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE TRUSTEE'S DEED RECORDED UNDER RECEPTION NO. 211111384 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

- THENCE ON THE NORTHERLY LINE OF SAID PROPERTY THE FOLLOWING FOUR (4) COURSES:
- 1. S59°10'49"W A DISTANCE OF 124.49 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 01°14'02" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT;
- 3. S52°15'31"E A DISTANCE OF 103.30 FEET, TO A POINT OF NON-TANGENT CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°28'34"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 23°18'20" AND AN ARC LENGTH OF 232.02 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY PROPERTY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1. N02°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 28°50'54" AND AN ARC LENGTH OF 181.68 FEET, TO A POINT OF NON-TANGENT;
- 3. S31°53'09"E A DISTANCE OF 115.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- 4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S34°31'59"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°25'04" AND AN ARC LENGTH OF 77.35 FEET, TO A POINT OF TANGENT;
- 5. N74°53'09"E A DISTANCE OF 6.95 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N80°18'27"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 25°57'10" AND AN ARC LENGTH OF 186.71 FEET, TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 67,905 SQUARE FEET OR 1.5569 ACRES

Dated at Colorado Springs, Colorado, this 13th day of April 2021.
THE BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO



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