

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

SS.

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 Nov 18, A.D. 2020 and that the last publication of said notice was in the issue of said newspaper dated Nov 18 A.D. 2020.

Karin B. Hill
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 18th day of November A.D. 2020.

Amber M. Hittle-Putra
Amber M. Hittle-Putra
Notary Public
My Commission Expires June 09, 2024

AMBER M. HITTLE-PUTRA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204020110
MY COMMISSION EXPIRES JUNE 09, 2024

NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN
THE ESTATES AT ROLLING HILLS FILING NO. 2

NOTICE IS HEREBY GIVEN that on December 22, 2020, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other 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, and on line at the following web address: <https://epcdevplanreview.com>

A request by Meridian Ranch Investments, Inc., for approval of a map amendment from a conceptual PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 98 single-family residential units on a 117.21-acre property is located west of Eastonville Road at the easternmost terminus of Eastonville Road and within Sections 19 and 20, Township 12 South, Range 64 West of the 6th Principal Meridian (Parcel No. 42000-00-407) (Commissioner District No. 2) (PUDSP-20-004) (Howser)

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEIPT NO. _____ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTHEAST 1/4 OF SAID SECTION 19:

1. THENCE S89°18'07" E ALONG SAID SECTION 19 A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S89°25'43" E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
3. THENCE S00°34'17" W A DISTANCE OF 340.00 FEET;
4. THENCE S06°47'53" E A DISTANCE OF 290.00 FEET;
5. THENCE S11°14'55" E A DISTANCE OF 525.00 FEET;
6. THENCE N82°33'58" W A DISTANCE OF 235.05 FEET;
7. THENCE S07°26'02" W A DISTANCE OF 480.00 FEET;
8. THENCE N82°33'58" W A DISTANCE OF 168.00 FEET;
9. THENCE S07°26'02" W A DISTANCE OF 60.00 FEET;
10. THENCE S52°26'02" W A DISTANCE OF 31.11 FEET;
11. THENCE S07°26'02" W A DISTANCE OF 336.00 FEET;
12. THENCE S37°33'58" E A DISTANCE OF 31.11 FEET;
13. THENCE S07°26'02" W A DISTANCE OF 60.00 FEET;
14. THENCE S52°26'02" W A DISTANCE OF 31.11 FEET;
15. THENCE S07°26'02" W A DISTANCE OF 196.00 FEET;
16. THENCE S37°33'58" E A DISTANCE OF 31.11 FEET;
17. THENCE S07°26'02" W A DISTANCE OF 80.00 FEET;
18. THENCE N82°33'58" W A DISTANCE OF 518.76 FEET TO A CURVE LEFT;
19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N84°47'44" W A DISTANCE OF 40.44 FEET;
20. THENCE S51°52'47" W A DISTANCE OF 31.03 FEET;
21. THENCE N83°16'41" W A DISTANCE OF 60.00 FEET;
22. THENCE N38°26'09" W A DISTANCE OF 31.03 FEET TO A NON-CURVE TO THE LEFT;
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 29.00 FEET, WHOSE LONG CHORD BEARS N84°47'44" W A DISTANCE OF 29.00 FEET;
24. THENCE N85°54'45" W A DISTANCE OF 400.84 FEET TO A CURVE LEFT;
25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 98.75 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 98.75 FEET, WHOSE LONG CHORD BEARS N88°59'34" W A DISTANCE OF 98.75 FEET;
26. THENCE S87°55'36" E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;

THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE:

27. THENCE N02°04'24" W A DISTANCE OF 100.00 FEET;
28. THENCE N47°04'24" W A DISTANCE OF 31.11 FEET;
29. THENCE N02°04'24" W A DISTANCE OF 45.00 FEET TO A CURVE RIGHT;
30. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 150.00 FEET, WHOSE LONG CHORD BEARS N18°18'40" E A DISTANCE OF 150.00 FEET;
31. THENCE N38°41'44" E A DISTANCE OF 231.44 FEET;
32. THENCE N51°18'16" W A DISTANCE OF 60.00 FEET;
33. THENCE S83°41'44" W A DISTANCE OF 31.11 FEET;
34. THENCE N51°18'16" W A DISTANCE OF 170.23 FEET;
35. THENCE N38°41'44" E A DISTANCE OF 150.00 FEET;
36. THENCE N00°00'00" E A DISTANCE OF 254.85 FEET;
37. THENCE N30°02'34" W A DISTANCE OF 180.68 FEET;
38. THENCE N35°00'00" W A DISTANCE OF 540.00 FEET;
39. THENCE N00°00'00" E A DISTANCE OF 232.89 FEET;
40. THENCE N00°00'00" E A DISTANCE OF 108.00 FEET;
41. THENCE N00°00'00" E A DISTANCE OF 332.03 FEET TO THE BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BE THE S89°25'42" E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (AS DESCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (AS DESCRIBED "X"). (CAP LS #30087).

Dated at Colorado Springs, Colorado, this 22nd day of December, 2020.

THE BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

BY: _____ Chair

El Paso County Parcel Information
PARCEL: _____ NAME: _____
OWNER: MERIDIAN RANCH INVESTMENTS, INC.