160225

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Haley Zinnel, being first duly sworn, deposes and says that he 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 12/29/2022**

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.

Haley Zinnel

Haley Zinnel
Sales Center Agent

Subscribed and sworn to me this 12/29/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan

Karen Hogan
Notary Public
The Gazette

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

Document Authentication Number
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LEGAL NOTICE

MAP AMENDMENT (REZONE)
HOMESTEAD NORTH FILING NO. 3

NOTICE IS HEREBY GIVEN that on January 17th, 2023, 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 El Paso County Community Development Department, Development Services Division, 2880 International Circle, Colorado Springs, Colorado 80910; and/or the Clerk to the Board of Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and online at the following web address: https://epcdevplanreview.com, searching file number P2315.

A request by Classic SR2 Land LLC, and SR Land LLC, for approval of a map amendment (rezoning) of 41.63 acres from RR-5 (residential Rural) to RS-6000 (Residential Suburban). The parcels are located north of the northeast corner of the Briargate Parkway and Vollmer Road intersection and is within Section 26, Township 12 South, Range 65 West of the 6th P.M. The subject parcels are within the Sterling Ranch Sketch Plan area. (Parcel Nos. 52280-00-030 and 52280-00-038) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 27th of December 2022.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO
BY /s/ Chair

EXHIBIT A

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, 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 EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING N00°05'15"W, AS MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/2" ALUMINUM CAP STAMPED "LS 34324" AND AT THE NORTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 34324" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S00°05'15"E.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

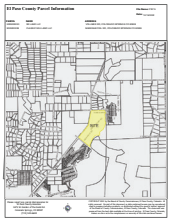
THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N00°05'15"W A DISTANCE OF 1,537.68 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. S79°18'16"W A DISTANCE OF 441.05 FEET;
2. S76°55'29"W A DISTANCE OF 79.65 FEET;
3. S61°39'09"W A DISTANCE OF 81.13 FEET;
4. S43°39'09"W A DISTANCE OF 81.13 FEET;
5. S50°58'31"W A DISTANCE OF 81.13 FEET;
6. S48°27'49"W A DISTANCE OF 81.13 FEET;
7. S46°57'08"W A DISTANCE OF 81.13 FEET;
8. N52°15'15"W A DISTANCE OF 18.20 FEET;
9. N51°18'16"W A DISTANCE OF 124.15 FEET;
10. N31°17'45"W A DISTANCE OF 95.45 FEET;
11. N51°35'52"W A DISTANCE OF 138.02 FEET;
12. N52°18'16"W A DISTANCE OF 136.88 FEET;
13. N51°17'40"W A DISTANCE OF 52.77 FEET;
14. N35°05'15"W A DISTANCE OF 58.42 FEET;
15. N00°05'15"W A DISTANCE OF 50.00 FEET;
16. N35°22'25"W A DISTANCE OF 305.25 FEET, TO THE APPROXIMATE CENTERLINE OF VOLLMER ROAD AND A POINT OF NON-TANGENT CURVE;

THENCE ON THE APPROXIMATE CENTERLINE OF SAID VOLLMER ROAD, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°51'02"W, HAVING A RADIUS OF 744.82 FEET, A CENTRAL ANGLE OF 03°31'06", AND AN ARC LENGTH OF 15.74 FEET, TO A POINT OF NON-TANGENT;
2. N00°05'15"W A DISTANCE OF 1,320.00 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 07°40'27", AND AN ARC LENGTH OF 127.24 FEET, TO A POINT ON THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD, AS DEDICATED BY THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NUMBER 219714453 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, N89°58'31"E A DISTANCE OF 1,357.29 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 26;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1,095.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,813,605 SQUARE FEET OR 41.6346 ACRES.