

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 May 19, A.D. 2021 and that the last publication of said notice was in the issue of said newspaper dated May 19 A.D. 2021.

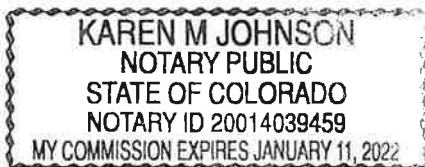


Karin B. Hill
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 19th day of May A.D. 2021.



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



**NOTICE OF PUBLIC HEARING
MAP-AMENDMENT (REZONE)
HOMESTEAD NORTH**

PARCEL ID	NAME
02240000100100001111	

Date: June 28, 2021

JUSTICE IS HEREBY GIVEN that on June 15, 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 the Planning and Community Development Department, 880 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://epcd.planningreview.com>

A request by SR Land, LLC, for approval of a map amendment (rezoning) of 65.3 acres from the RR-5 (Residential Rural) zoning district to the RS-6000 (Residential Suburban) zoning district. The parcel is located at the northeast corner of the Briargate Parkway and Vollmer Road intersection and is within Sections 17, 28, and 33, Township 12 South, Range 65 West of the 6th P.M. (Parcel No. 52280-00-030) (Commissioner District No. 2) (P-20-005) (Parsons)

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN 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, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 88.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;
7. S39°33'48"W A DISTANCE OF 65.00 FEET, TO THE CENTERLINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID CENTERLINE, N50°26'12"W A DISTANCE OF 1,469.51 FEET, TO THE CENTERLINE OF VOLLMER ROAD; THENCE ON THE CENTERLINE OF SAID VOLLMER ROAD, THE FOLLOWING THREE (3) COURSES:

1. N39°33'48"E A DISTANCE OF 1,199.57 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N49°28'54"W, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 16°15'30" AND AN ARC LENGTH OF 227.01 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'03"W, HAVING A RADIUS OF 744.82 FEET, A CENTRAL ANGLE OF 12°38'24" AND AN ARC LENGTH OF 164.31 FEET, TO A POINT OF NON-TANGENT.

THENCE DEPARTING SAID CENTERLINE, THE FOLLOWING SEVENTEEN (17) COURSES:

1. S76°13'25"E A DISTANCE OF 255.22 FEET;
2. S76°20'29"E A DISTANCE OF 50.05 FEET;
3. S11°07'11"W A DISTANCE OF 3.91 FEET;
4. S20°05'15"E A DISTANCE OF 68.42 FEET;
5. S51°17'41"E A DISTANCE OF 52.77 FEET;
6. N38°42'19"E A DISTANCE OF 130.03 FEET;
7. S51°16'53"E A DISTANCE OF 128.03 FEET;
8. S51°17'40"E A DISTANCE OF 80.48 FEET;
9. S51°18'16"E A DISTANCE OF 124.15 FEET;
10. S63°15'15"E A DISTANCE OF 10.26 FEET;
11. N39°48'59"E A DISTANCE OF 110.92 FEET;
12. N48°27'49"E A DISTANCE OF 87.13 FEET;
13. N55°58'31"E A DISTANCE OF 87.13 FEET;
14. N63°35'09"E A DISTANCE OF 87.13 FEET;
15. N71°09'48"E A DISTANCE OF 87.13 FEET;
16. N78°01'26"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;
17. THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'53"E A DISTANCE OF 73.60 FEET;
THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 96.02 FEET;



3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°06'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S82°29'37"W A DISTANCE OF 85.63 FEET;
11. S82°29'37"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 65.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,844,314 SQUARE FEET OR 65.2965 ACRES EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.
Dated at Colorado Springs, Colorado, this 8th day of June 2021.

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

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KAREN M JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039459
MY COMMISSION EXPIRES JANUARY 11, 2022