

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Kate Dickens, being first duly sworn, deposes and says that she 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 07/03/2024**

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.

Kate Dickens
Sales Center Agent

Subscribed and sworn to me this 07/03/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

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
20224024441-471795

LEGAL NOTICE
MAP AMENDMENT (REZONING)
LAZY Y ROCKING J RR-5 REZONE

NOTICE IS HEREBY GIVEN that on July 25, 2024, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at the time or which the hearing may be adjourned, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. The application and related documents may be viewed at the public office of Planning and Community Development, 2880 International Circle, Colorado Springs, Colorado, 80910; and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80902; and/or online at the following web address: <https://epcdevelopment-view.com/Public/ProjectDetails/1523262>.

A request by N.E.S., Inc. for approval of a Map Amendment (Rezoning) of 8 acres from A-35 (Agricultural) to RR-5 (Residential Rural). The property is located at 12960 North Peyton Highway and is one-half of a mile south of the intersection at Highway 24 and Peyton Highway, (Parcel No. 3207000007) (Commissioner District No. 2) (P2315)

Dated at Colorado Springs, Colorado, this 28th of June 2024.

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Cami Bremer Chair

EXHIBIT A

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 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 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENT AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 17496 1995" IN A RANGE BOX AND AT THE NORTH END BY A 2.25" ALUMINUM CAP STAMPED "CDDT LS 25381 2007" IN A RANGE BOX. BEARING S01°04'47"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 7, N01°04'47"W A DISTANCE OF 1161.93 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY DESCRIBED IN THE QUITCLAIM DEED RECORDED UNDER RECEPTION NO. 218954535 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, S89°25'33"W A DISTANCE OF 1,330.30 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY;

THENCE ON SAID WESTERLY LINE, N00°50'14"W A DISTANCE OF 358.22 FEET;

THENCE DEPARTING SAID WESTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. S89°47'18"E A DISTANCE OF 425.79 FEET;
2. S00°00'00"E A DISTANCE OF 9.25 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 90°28'16" AND AN ARC LENGTH OF 442.12 FEET, TO A POINT OF TANGENT;
4. N89°31'44"E A DISTANCE OF 483.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 78°08'12" AND AN ARC LENGTH OF 27.27 FEET, TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.20 FEET, A CENTRAL ANGLE OF 78°31'53" AND AN ARC LENGTH OF 96.22 FEET, TO A POINT OF TANGENT;
7. N89°52'20"E A DISTANCE OF 53.39 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 7;

THENCE ON SAID EAST LINE, S01°04'47"E A DISTANCE OF 130.49 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 229,976 SQUARE FEET OR 5.2795 ACRES.

Published in The Gazette July 3, 2024.