

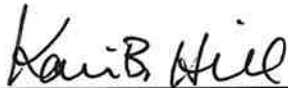
THE EL PASO COUNTY ADVERTISER AND NEWS,  
FOUNTAIN, COLORADO 80817  
STATE OF COLORADO

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 August 10 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated August 10 A.D. 2022.

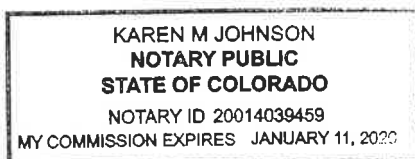


Karin B. Hill  
Managing Editor

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 10th day of August A.D. 2022.



Karen M. Johnson  
Notary Public  
My Commission Expires January 11, 2026



**MAP AMENDMENT (REZONE)  
CLAREMONT RANCH TRACT F**

NOTICE IS HEREBY GIVEN that on September 6, 2022 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 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, 80903 and on line at the following web address: <https://epcdevplanreview.com>

A request by Rockwood Homes, LLC for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to RM-30 (Residential, Multi-Dwelling). The 9.8-acre property is located at the northeast corner of US Highway 24 and Marksheffel Road and within Section 4, Township 14 South, Range 65 West of the 6th P.M. (Parcel No. 54043-04-013) (Commissioner District No. 2)

Dated at Colorado Springs, Colorado, this 6TH day of September 2022

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY /s/ Chair

**EXHIBIT A**

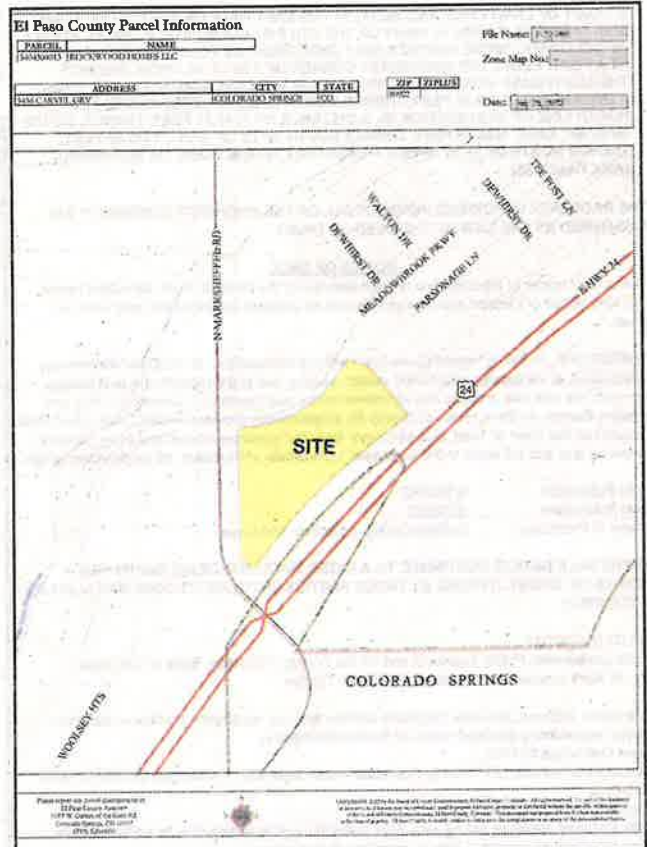
THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL F AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED JANUARY 5, 1996 IN BOOK 6797 AT PAGE 35 IN THE OFFICE OF THE CLERK & RECORDER OF SAID EL PASO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FROM WHICH THE NORTH ONE-QUARTER CORNER BEARS NORTH 89°46'01" EAST; THENCE NORTH 89°46'01" EAST, 30.00 FEET MORE OR LESS ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 TO THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD; THENCE SOUTHERLY 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS SHOWN ON CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, A SUBDIVISION RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF SAID EL PASO COUNTY AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°46'01" EAST, 3165.55 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED RECORDED JANUARY 13, 2000 AT RECEPTION NO. 200004268 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE ALONG THE WESTERLY LINE OF THE TRACT OF LAND AS DESCRIBED IN SAID RECEPTION NO. 200004268

THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 09°20'43" WEST, 209.05 FEET;
2. SOUTH 33°10'49" WEST, 363.74 FEET;
3. SOUTH 47°00'54" WEST, 312.00 FEET;
4. SOUTH 00°07'55" WEST, 551.99 FEET;
5. SOUTH 36°08'33" WEST, 238.82 FEET;
6. SOUTH 57°34'44" WEST, 152.54 FEET;
7. SOUTH 50°00'07" WEST, 217.22 FEET;

8. SOUTH 00°59'38" EAST, 480.39 FEET;
9. SOUTH 09°09'03" WEST, 394.98 FEET;
10. SOUTH 36°29'29" WEST, 303.16 FEET;
11. SOUTH 30°02'46" WEST, 416.58 FEET;
12. NORTH 80°42'10" WEST, 253.00 FEET;
13. SOUTH 64°58'44" WEST, 253.57 FEET;
14. SOUTH 36°11'00" EAST, 947.73 FEET TO THE MOST SOUTHERLY CORNER OF CLAREMONT RANCH FILING NO. 4, SAID POINT BEING ON THE NORTHWESTERLY LINE OF U.S. HIGHWAY NO. 24



Published in the El Paso County Advertiser and News  
Published On: August 10, 2022