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 <u>1</u> 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 <u>December 1</u>, A.D. <u>2021</u> and that the last publication of said notice was in the issue of said newspaper dated <u>December 1</u> A.D. <u>2021</u>.

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 1st day of December A.D. 2021.

Karen M. Johnson

Notary Public

My Commission Expires January 11, 2022

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

NOTICE OF PUBLIC HEARING PLANNED UNIT DEVELOPMENT/PRELIMINARY PLAN RIDGE AT LORSON RANCH

NOTICE IS HEREBY GIVEN that on December 21, 2021, 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 Lorson, LLC, Love In Action, Lorson, and LLC Nominee for Lorson Conservation Invest 2 LLP, for approval of a map amendment (rezoning) from PUD (Planned Unit Development) to a site specific PUD (Planned Unit Development) and approval of a preliminary plan for 994 single-family residential lots. The applicant is also requesting vesting with the PUD rezoning pursuant to Section 4.2.6.G.3 of the Land Development Code (2021). The seven (7) parcels, totaling 206.47 acres, are located immediately north of Lorson Boulevard, along the north and south side of Fontaine Boulevard, approximately 3,000 feet east of the East Tributary of Jimmy Camp Creek and are within Sections 13 and 24, Township 15 South, Range 65, West of the 6th P.M. (Parcel Nos. 55000-00-371, 55000-00-367, 55000-00-368, 55000-00-369, 55000-00-370, 55000-00-274 and 55000-00-275) (Commissioner District No. 4) (PUDSP-21-006) (Parsons)

Legal Description:

THE RIDGE AT LORSON RANCH BOUNDARY SE 1/4 SECTION 13 AND NE 1/4 SECTION 24

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS FROM WHENCE THE CENTER QUARTER OF SAID SECTION 13 BEARS S89°31'44"WA DISTANCE OF 1,236.86 FEET;

THENCE N89"31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424 38 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE 1/4) SECTION

THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 2,616.98 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.

THENCE S00"11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET

THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;

THENCE S00°34'17°E A DISTANCE OF 76.83 FEET;

THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;

THENCE N60°34'17"W A DISTANCE OF 40.00 FEET,

THENCE S89°25'43"W A DISTANCE OF 787 32 FEET

THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;

THENCE N88°30'10"W A DISTANCE OF 44.27 FEET

THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE; THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17*45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT,

THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE; THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62"14'35"W;

THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER IN THE EL PASO COUNTY, COLORADO RECORDS: RECEPTION NO.

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:

- THENCE N33°01'53"E A DISTANCE OF 64.00 FEET; 1)
- THENCE N13°07'56"W A DISTANCE OF 27.70 FEET. 2)
- THENCE N30"42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE; 3)
- THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8*13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT,
- THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE; THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3"29"10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- THENCE N18°59'47"E A DISTANCE OF 134,57 FEET;
- THENCE N61°45'15"E A DISTANCE OF 29 46 FEET, THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;

BEGINNING

- THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14°, THE CHORD OF 266.89 FEET BEARS N29"32"04"E TO A POINT OF TANGENT.
- THENCE N38*22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORE-SAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1".

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

THENCE N51°37'19"W A DISTANCE OF 62.00 FEET. THENCE \$83"22'41"W A DISTANCE OF 33.94 FEET;

THENCE N51*37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;

THENCE 141:30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAV-ING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58"02"51"W TO A POINT OF TANGENT,

- THENCE N64*28'23"W A DISTANCE OF 56.25 FEET;
- THENCE N27"31"10"W A DISTANCE OF 33.27 FEET; THENCE N64 28 23 W A DISTANCE OF 50.00 FEET:
- THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
- THENCE N64*28'23'W A DISTANCE OF 122 30 FEET TO A POINT OF
- CURVE: THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE
- CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT. THENCE N52°01'21'W A DISTANCE OF 85.54 FEET TO THE AFORESAID EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND

TRANSMISSION ASSOCIATION INC. EASEMENT"; THENCE N38°22'41"E ALONG SAID WESTERLY LINE, 1,158 91 FEET TO THE POINT OF

SAID PARCEL CONTAINS 8,993,976 SQUARE FEET (206,473 ACRES, MORE OR LESS).

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 \$13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "UR ENG LTD, T15S, R65W R64W, 1/4, S13 \ S18, 2002, RLS 31161", SAID LINE BEARS N89°31'44"E A DISTANCE OF 2663.24 FEET

DATED AT COLORADO SPRINGS, COLORADO, THIS 21ST DAY OF DECEMBER

THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

CHAIR	
	CHAIR

El Paso County Parcel Information		File Name: Pittes# 21 606	
El Paso County Parcel Information PARCEL Surviva (107) NATEN	21F 21F103 8003 3435 8003 3435 8000 3435 8000 3436 8000 3436 8000 3436	Zone Map No.: [- Due Normador #1, 2021	
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