

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, 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 09/23/2024**

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.

Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 09/23/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

Karen Hogan
Notary Public

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

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LEGAL NOTICE
MAP AMENDMENT (REZONING)
RETREAT AT PRAMBERIDGE RR-2.5

NOTICE IS HEREBY GIVEN that on October 24, 2024, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, at the time of which the hearing may be held, 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 office of Planning and Community Development, 2009 International Circle, Colorado Springs, Colorado, 80910, and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade Avenue, Colorado Springs, Colorado, 80910 and/or online at the following web address: <http://epcdceplanreview.com/Public/ProjectDetails/150772>.

A request by Classic Sky Lines, LLC for approval of a Map Amendment (Rezoning) of 17.25 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located immediately adjacent to the south of Frisco Road, and west of Voller Road. The development area was formerly known as the Jaynes Property. (Parcel No. 522800004 and 522800025) (Commission of District No. 11 (P218))

Dated at Colorado Springs, Colorado, this 18th of September 2024.

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

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "E1 10/16, 2009" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 26, BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "E1 10/16, 2009", IS ASSUMED TO BEAR N89°08'28" E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 26 SAID POINT BEING THE NORTHEAST CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 21190027;

THENCE ON SAID WESTERLY BRIGHT OF WAY LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING.

THENCE N89°13'54"E, ON SAID NORTH LINE OF THE SOUTH HALF OF SECTION 26, A DISTANCE OF 118.78 FEET TO THE WEST LINE OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 95;

THENCE S00°46'54"E, ON SAID WESTERLY LINE, A DISTANCE OF 544.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE S89°42'27"W, A DISTANCE OF 722.15 FEET TO A POINT ON THE SAID WEST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE N00°16'33"W, ON SAID WEST LINE, A DISTANCE OF 538.25 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 398.62 SQUARE FEET, (0.9046 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LAND SURVEY "A" RECORDED UNDER RECEPTION NO. 21190027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "E1 10/16, 2009" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 26, BY A 3/4" ALUMINUM SURVEYOR'S CAP STAMPED "E1 10/16, 2009", IS ASSUMED TO BEAR N89°08'28" E, A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 26, TOWNSHIP 12 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE S89°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 26 SAID POINT BEING THE NORTHEAST CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 21190027 SAID POINT BEING ALSO IN THE WESTERLY BRIGHT OF WAY LINE OF VOLLMEYER ROAD SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON SAID WESTERLY BRIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE S09°20'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 80.25 FEET;

THENCE S89°13'54"W, A DISTANCE OF 1,178.37 FEET;

THENCE S00°46'54"E, A DISTANCE OF 228.70 FEET;

THENCE S32°23'37"W, A DISTANCE OF 63.56 FEET;

THENCE S68°59'39"W, A DISTANCE OF 180.00 FEET;

THENCE S89°13'29"W, A DISTANCE OF 36.46 FEET TO THE EASTERLY BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 95;

THENCE N00°46'54"W, ON SAID EASTERLY BOUNDARY, A DISTANCE OF 544.39 FEET TO THE SAID NORTH LINE OF THE SOUTH HALF OF SECTION 26;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 1,457.61 FEET TO THE POINT OF BEGINNING.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 361.07 SQUARE FEET, (0.8100 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED EXHIBIT FOR REFERENCE.

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