

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 03/07/2023**
file # P-22-024

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 03/08/2023, 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

Document Authentication Number
20224024441-574739

LEGAL NOTICE
MAP AMENDMENT (REZONE)
TR EL PASO LAND LLC REZONE

NOTICE IS HEREBY GIVEN that on April 4th, 2023, 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, 80902 and online at the following web address: <https://epcddevplanreview.com>, searching file number 22204.

A request by TR EL PASO LAND LLC for approval of a map amendment (rezone) from R-4 (Planned Development) to A-35 (Agricultural). The 275.89-acre property is located approximately at the northwest corner of intersections of South Ellicott Highway and Drennan Road. (Parcel No. 3500000245) (Commissioner District No. 4).

Dated at Colorado Springs, Colorado, this 27th of February 2023.


THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO

BY /s/ Chair

EXHIBIT A

A portion of the South 1/2 of Section 12, Township 15 South Range 63 West of the 6th P.M., El Paso County, Colorado, described as follows: BEGINNING at the at the West 1/4 Corner of said Section 12, thence, N89°38'02" E, 2654.68 feet along the North line of the Southwest 1/4 of said Section 12 to the Northeast Corner of said Southwest 1/4; Thence N89°38'17" E, 2654.85 feet along the North line of the Southeast 1/4 of said Section 12 to the East 1/4 Corner of said Section 12; Thence S00°45'57" E, 2952.07 feet along the East line of the Southeast 1/4 of said Section 12 to the Southeast Corner thereof; Thence S89°53'58" W, 1326.34 feet along the South line of the Southeast 1/4 of said Section 12; Thence N00°47'23" W, 1323.04 feet along the East line of that parcel of land described under El Paso County Tax Schedule Number 3500000310; Thence S89°46'05" W, 1336.83 feet along the North line of said parcel of land described under El Paso County Tax Schedule Number 3500000310 and along the North line of that parcel of land described under El Paso County Tax Schedule Number 3500000311; Thence S00°48'41" E, 884.93 feet along the West line of that said parcel of land described under El Paso County Tax Schedule Number 3500000311; Thence S89°53'41" W, 39.20 feet along the North line of that parcel of land described under El Paso County Tax Schedule Number 3500000310; Thence S00°06'19" E, 434.99 feet along the East line of said parcel of land described under El Paso County Tax Schedule Number 3500000210 to a point on the South line of the Southwest 1/4 of said Section 12; Thence S89°54'43" W, 2608.02 feet along said Southwest 1/4 to the Southwest Corner of said Section 12; Thence N00°51'49" W, 485.00 feet along the West line of said Southwest 1/4; Thence N89°50'56" E, 484.81 feet along the South line of that tract of land described in Warranty Deed recorded in Book 5542 at Page 184 of the records of El Paso County, Colorado to the Southeast Corner thereof; Thence N00°52'00" W, 454.99 feet along the East line of said tract to the Northeast Corner thereof; Thence S89°50'51" W, 484.76 feet along the North line of said tract to a point on the West line of the Southwest 1/4 of said Section 12; Thence N00°51'49" W, 1687.22 feet along the West line of said Southwest 1/4 to the Northwest Corner thereof and the POINT OF BEGINNING.

Area = 275.90 acres more or less.



Published in The Gazette March 7, 2023.