

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Haley Zinnel, being first duly sworn, deposes and says that he 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 04/25/2023**
P-22-012

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.

Haley Zinnel
Sales Center Agent

Subscribed and sworn to me this 04/26/2023, 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

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LEGAL NOTICE
MAP AMENDMENT (REZONE)
STERLING RANCH EAST REZONE

NOTICE IS HEREBY GIVEN THAT ON MAY 16, 2023, AT 1:00 P.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, 2888 INTERNATIONAL CIRCLE, COLORADO SPRINGS, COLORADO, 80910, AND/OR THE BOARD OF COUNTY COMMISSIONERS OFFICE, CENTENNIAL HALL 200 S. CASCADE, COLORADO SPRINGS, COLORADO, 80903, AND/OR ONLINE AT THE FOLLOWING WEB ADDRESS: <https://epcdcvplanreview.com>, SEARCHING THE NUMBER P2212.

Approved by Classic SRL Land, LLC for approval of a map amendment rezoning 261 acres from RR-5 (Residential Rural) to R5-5000 (Residential Suburban). The applicant intends to develop single-family detached homes in four phases. The property is located east of Volmer Road and adjacent to the north and south of the future Briargate Parkway/Station Road extension. A concurrent preliminary plan is also requested. A combined staff report has been provided. (Parcel No. S2710-00-008, S2000-00-52, S2000-00-523, S2000-00-524, S2000-00-021, S2280-00-038, S2330-00-015, S2330-00-016, S2330-00-017, and S2330-00-018) (Commissioner District No. 2).

Dated at Colorado Springs, Colorado, this 21st day of April 2023.

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

EXHIBIT A

LEGAL DESCRIPTION: STERLING RANCH ZONING EXHIBIT

THREE (3) PARCELS OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SAID POINT BEING ALSO THE SOUTHWEST QUARTER CORNER OF SECTION 34;
THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:
1. S89°13'48"W, A DISTANCE OF 1401.41 FEET;
2. S89°04'30"W, A DISTANCE OF 356.28 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S89°14'28"W, A DISTANCE OF 1280.57 FEET;
THENCE N35°56'43"E, A DISTANCE OF 113.88 FEET;
THENCE N37°47'17"E, A DISTANCE OF 183.2 FEET;
THENCE N54°45'26"E, A DISTANCE OF 199.63 FEET;
THENCE N30°01'21"W, A DISTANCE OF 151.07 FEET;
THENCE N05°59'10"W, A DISTANCE OF 233.00 FEET;
THENCE N17°39'13"E, A DISTANCE OF 156.50 FEET;
THENCE N40°21'14"W, A DISTANCE OF 13.04 FEET;
THENCE N76°19'20"E, A DISTANCE OF 1787.08 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°20'51", A RADIUS OF 1840.00 FEET AND A DISTANCE OF 630.26 FEET TO A POINT ON CURVE;
THENCE S36°12'00"E, A DISTANCE OF 188.72 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°34'00", A RADIUS OF 575.00 FEET AND A DISTANCE OF 547.61 FEET TO A POINT OF TANGENT;
THENCE N89°14'00"E, A DISTANCE OF 7.06 FEET;
THENCE S00°40'00"E, A DISTANCE OF 27.63 FEET;
THENCE S89°14'00"W, A DISTANCE OF 1632.66 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 0°14'40", A RADIUS OF 500.00 FEET AND A DISTANCE OF 112.67 FEET TO A POINT OF TANGENT;
THENCE S76°19'00"E, A DISTANCE OF 104.34 FEET;
THENCE N82°20'03"W, A DISTANCE OF 36.32 FEET;
THENCE S65°09'00"W, A DISTANCE OF 56.99 FEET;
THENCE S00°46'00"E, A DISTANCE OF 275.28 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 60.306 ACRES (2,626,946 SQUARE FEET).

PARCEL 2
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S00°12'09"E, A DISTANCE OF 3492.74 FEET TO THE POINT OF BEGINNING;
THENCE S50°26'12"E, A DISTANCE OF 588.91 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 0°08'09", A RADIUS OF 2066.000 FEET AND A DISTANCE OF 940.26 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 62.52 FEET;
THENCE S31°31'31"E, A DISTANCE OF 49.50 FEET;
THENCE S13°28'29"W, A DISTANCE OF 1168.84 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 62°05'21", A RADIUS OF 1860.00 FEET AND A DISTANCE OF 3601.41 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1901.79 FEET TO THE SOUTHEASTERLY CORNER OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 2187445;
THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY (20) COURSES:
1. N76°13'47"W, A DISTANCE OF 278.31 FEET;
2. N17°53'47"W, A DISTANCE OF 105.01 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'24"W, A DISTANCE OF 241.77 FEET;
5. N00°53'17"W, A DISTANCE OF 131.63 FEET;
6. N35°47'37"E, A DISTANCE OF 133.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 168.84 FEET;
9. N65°39'18"E, A DISTANCE OF 282.42 FEET;
10. N02°44'27"E, A DISTANCE OF 482.40 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'28"W, A DISTANCE OF 206.00 FEET;
13. N13°28'58"E, A DISTANCE OF 371.46 FEET;
14. S88°51'31"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'00"E, A DISTANCE OF 72.52 FEET;
17. N60°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
19. N65°02'48"E, A DISTANCE OF 632.58 FEET;
20. N87°39'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N89°14'13"E, A DISTANCE OF 245.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°57'16"E, A DISTANCE OF 138.97 FEET;
25. N14°40'14"W, A DISTANCE OF 112.26 FEET;
26. N39°33'48"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 161.900 ACRES.

PARCEL 3
COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ON THE SOUTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERIDGE FILING NO. 1 THE FOLLOWING THREE (3) COURSES:
1. N89°08'28"E, A DISTANCE OF 1326.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
2. S00°53'16"E, A DISTANCE OF 1316.78 FEET;
3. N87°35'00"E, A DISTANCE OF 73.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N87°35'00"E, ON THE SOUTHERLY BOUNDARY OF SAID RETREAT AT TIMBERIDGE FILING NO. 1, A DISTANCE OF 619.76 FEET;
THENCE CONTINUING N87°35'00"E, A DISTANCE OF 639.38 FEET;
THENCE S00°74'00"E, A DISTANCE OF 1491.30 FEET;
THENCE S77°09'45"W, A DISTANCE OF 226.32 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 67°41'01", A RADIUS OF 1700.00 FEET AND A DISTANCE OF 885.50 FEET TO A POINT OF TANGENT;
THENCE S17°29'00"W, A DISTANCE OF 121.71 FEET;
THENCE N76°31'31"W, A DISTANCE OF 328.10 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°06'19", A RADIUS OF 175.00 FEET AND A DISTANCE OF 75.68 FEET TO A POINT OF TANGENT;
THENCE S63°10'02"W, A DISTANCE OF 587.17 FEET;
THENCE S39°53'48"W, A DISTANCE OF 980.00 FEET;
THENCE N50°26'13"E, A DISTANCE OF 648.41 FEET;
THENCE N03°04'57"E, A DISTANCE OF 230.23 FEET;
THENCE N42°57'16"E, A DISTANCE OF 155.36 FEET;
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;
THENCE N27°15'45"E, A DISTANCE OF 171.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;
THENCE N12°36'24"E, A DISTANCE OF 75.41 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°05'47"E, A DISTANCE OF 60.94 FEET;
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;
THENCE N12°29'27"E, A DISTANCE OF 62.70 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 85°24'40", A RADIUS OF 55.46 FEET AND A DISTANCE OF 127.39 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°27'48", A RADIUS OF 208.41 FEET AND A DISTANCE OF 87.07 FEET TO A POINT OF REVERSE CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°07'59", A RADIUS OF 43.53 FEET AND A DISTANCE OF 50.24 FEET TO A POINT ON CURVE;
THENCE S63°10'02"E, A DISTANCE OF 59.72 FEET;
THENCE S81°52'49"E, A DISTANCE OF 81.74 FEET;
THENCE N82°29'37"E, A DISTANCE OF 85.63 FEET;
THENCE N51°10'06"E, A DISTANCE OF 85.63 FEET;
THENCE N56°06'51"E, A DISTANCE OF 68.55 FEET;
THENCE N29°32'25"E, A DISTANCE OF 188.68 FEET;
THENCE N51°16'10"E, A DISTANCE OF 361.44 FEET;
THENCE N27°44'21"E, A DISTANCE OF 81.16 FEET;
THENCE N07°20'33"E, A DISTANCE OF 248.45 FEET;
THENCE N17°39'09"E, A DISTANCE OF 102.64 FEET;
THENCE N23°30'33"E, A DISTANCE OF 96.02 FEET;
THENCE N04°00'08"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 84.735 ACRES,
CONTAINING A TOTAL CALCULATED AREA OF 306.941 ACRES.

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