

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

*Karin B. Hill*

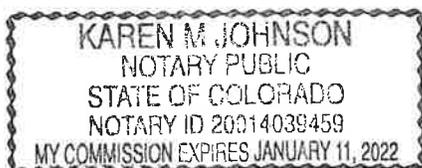
Karin B. Hill  
Managing Editor

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*

Karen M. Johnson  
Notary Public

My Commission Expires January 11, 2022



NOTICE OF PUBLIC HEARING  
SPECIAL DISTRICT SERVICE PLAN MODIFICATION  
WATERVIEW II METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that on December 14, 2021, at 9:00 A.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 COLA, LLC, and Waterview II Metropolitan District for approval of a Colorado Revised Statutes Title 32 Special District service plan modification for the Waterview II Metropolitan District. The 298.2-acre area included within the request is zoned PUD (Planned Unit Development), RS -5000 (Residential Suburban) and A-5 (Agricultural) and is located at the southeast corner of the Powers Boulevard and Bradley Road intersection and along the west side of Powers Boulevard at the Bradley Road intersection, and is within Sections 8 and 9, Township 15 South, Range 65 West of the 6th P.M. The proposed service plan modification includes the following: a maximum debt authorization of \$50 million, a debt service mill levy of 50 mills for residential, a debt service mill levy of 5 mills for special purpose, and an operations and maintenance mill levy of 10 mills, for a total maximum combined residential mill levy of 65 mills. The statutory purposes of the district include the provision of the following: 1) street improvements and safety protection; 2) design, construction, and maintenance of drainage facilities; 3) design, land acquisition, construction, and maintenance of recreation facilities; 4) mosquito control; 5) design, acquisition, construction, installation, and operation and maintenance of television relay and translation facilities; 6) covenant enforcement; and 7) design, construction, and maintenance of public water and sanitation systems. (Multiple parcel numbers - see PCD File No. ID-21-002) (Commissioner District No. 4) (ID-21-002) (Parsons)

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: PLAT "TRAILS AT ASPEN RIDGE FILING NO. 1" A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
3. THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1914.54 FEET;
4. THENCE S90°00'00"E A DISTANCE OF 515.00 FEET;
5. THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'35", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 61.31 FEET;
7. THENCE N22°01'35"E A DISTANCE OF 538.15 FEET;
8. THENCE N67°58'24"W A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS N39°54'03"E A DISTANCE OF 276.19 FEET;
10. THENCE N57°46'18"E A DISTANCE OF 68.47 FEET TO POINT OF CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS N36°01'21"E A DISTANCE OF 55.58 FEET;
12. THENCE N15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
13. THENCE N74°20'48"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET;
14. THENCE N15°39'12"W A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;
16. THENCE N74°20'48"E A DISTANCE OF 40.00 FEET;
17. THENCE S15°39'12"E A DISTANCE OF 199.80 FEET;
18. THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;
19. THENCE N15°39'12"W A DISTANCE OF 469.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD:

20. THENCE N74°20'48"E A DISTANCE OF 385.14 FEET;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
22. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 7,352,922. SQUARE FEET OR 168.800 ACRES. MORE OR LESS.

Dated at Colorado Springs, Colorado, this 14th day of December 2021.

THE BOARD OF COUNTY COMMISSIONERS OF  
EL PASO COUNTY, COLORADO

BY *Isl* Chair