

Notice to Mineral Estate Owners
§24-65.5-101, et seq., C.R.S. – Checklist and Certification

An examination of the records of the Clerk and Recorder's Office established the following:

Checklist

- ☒ identity of the owner(s) of mineral estate
- ☐ the mineral estate owner(s) has filed a proper notification form
- ☐ the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
- ☐ no mineral estate owner(s) was found
- ☐ mineral owner(s) waived the right to notice in writing to the Applicant.

If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- ☐ time and place of initial public hearing
- ☐ nature of hearing
- ☐ location of property/subject of hearing
- ☐ name of applicant
- ☐ notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:

- ☐ time and place of initial public hearing
- ☐ nature of hearing
- ☐ location of property/subject of hearing
- ☐ name of applicant
- ☐ name and address of mineral estate owner
- ☐ notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

CERTIFICATION:

I, Lisa Peterson researched the records of the El Paso County Clerk and Recorder and established that there was/was not a mineral estate owner(s) on the real property known as CBP Lot 2, Fil 1A, portion of Tract C, Fil 2. An initial public hearing on TBD which is the subject of the hearing, is scheduled for , 2000.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on _____, 200____. Mineral rights notified about proposal via Certified mail.

Dated this 17 day of February, 20 20.

STATE OF COLORADO)
COUNTY OF EL PASO) s.s.

The foregoing certification was acknowledged before me this 17 day of February, 20020, by Lisa Peterson.

Witness my hand and official seal.

My Commission Expires: 12/6/2023



Carly Jones
Notary Public



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Notice to Mineral Rights Owners

This letter is being sent to you because Hammers Construction, Inc. is platting a property in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the mineral rights owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

Lisa Peterson (Applicant) or Robert Green (Project Manager)

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

3. Property information

Site address: 1491 - 1495 Woolsey Heights, 1111 Meadowbrook Parkway

Parcel Number: 54081-01-027 & 54081-01-054

Zone CS

4. Request and justification

This letter is being sent to you because we are proposing to divide this parcel into 2 lots for this property located in the North East section of the intersection at Meadowbrook Parkway and Woolsey Heights (see map).

5. Existing and proposed facilities, structures, roads, etc.

The lot will be entered from Woolsey Heights and two 10,000 s.f. building are under construction.

VICINITY MAP

NOT TO SCALE

MEADOWBROOK PKWY

WOOLSEY HEIGHTS

SELIX GROVE

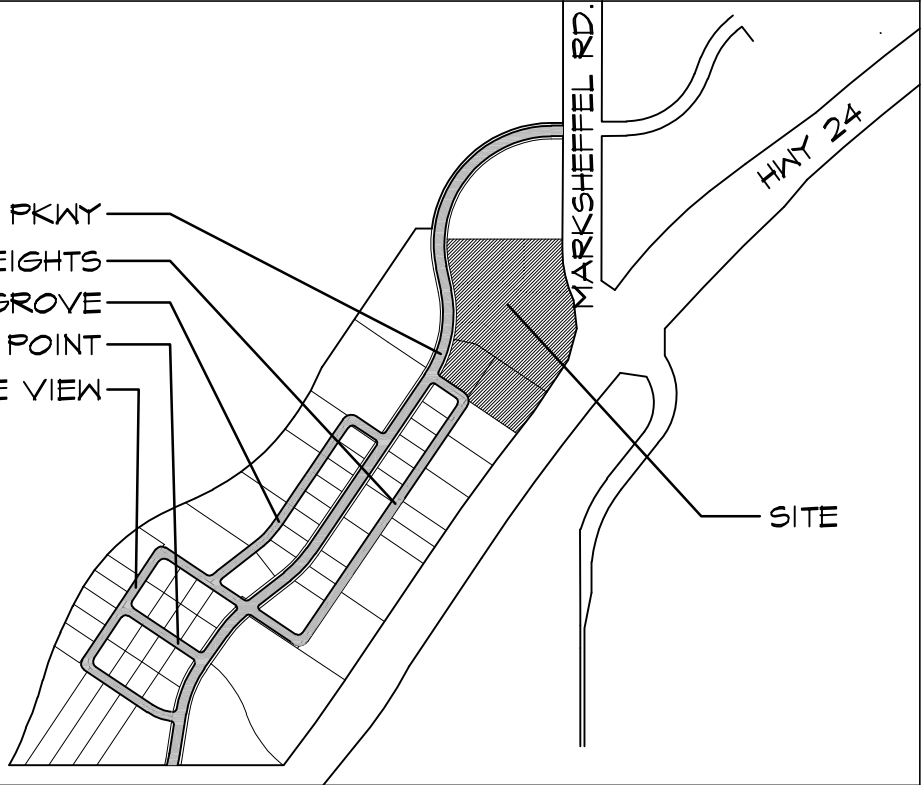
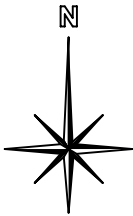
McCLAIN POINT

COLE VIEW

MARKSHEFFEL RD.

HWY 24

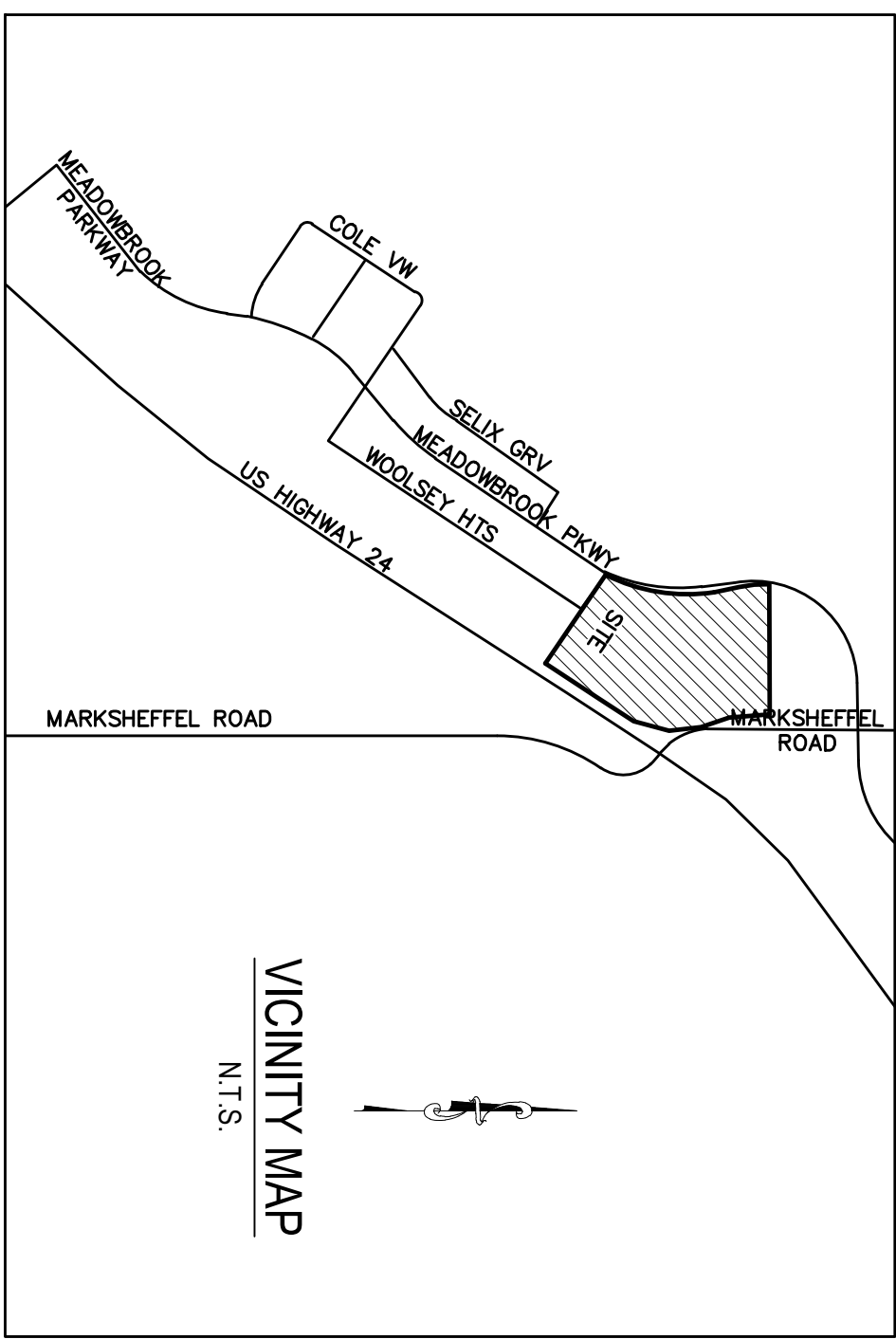
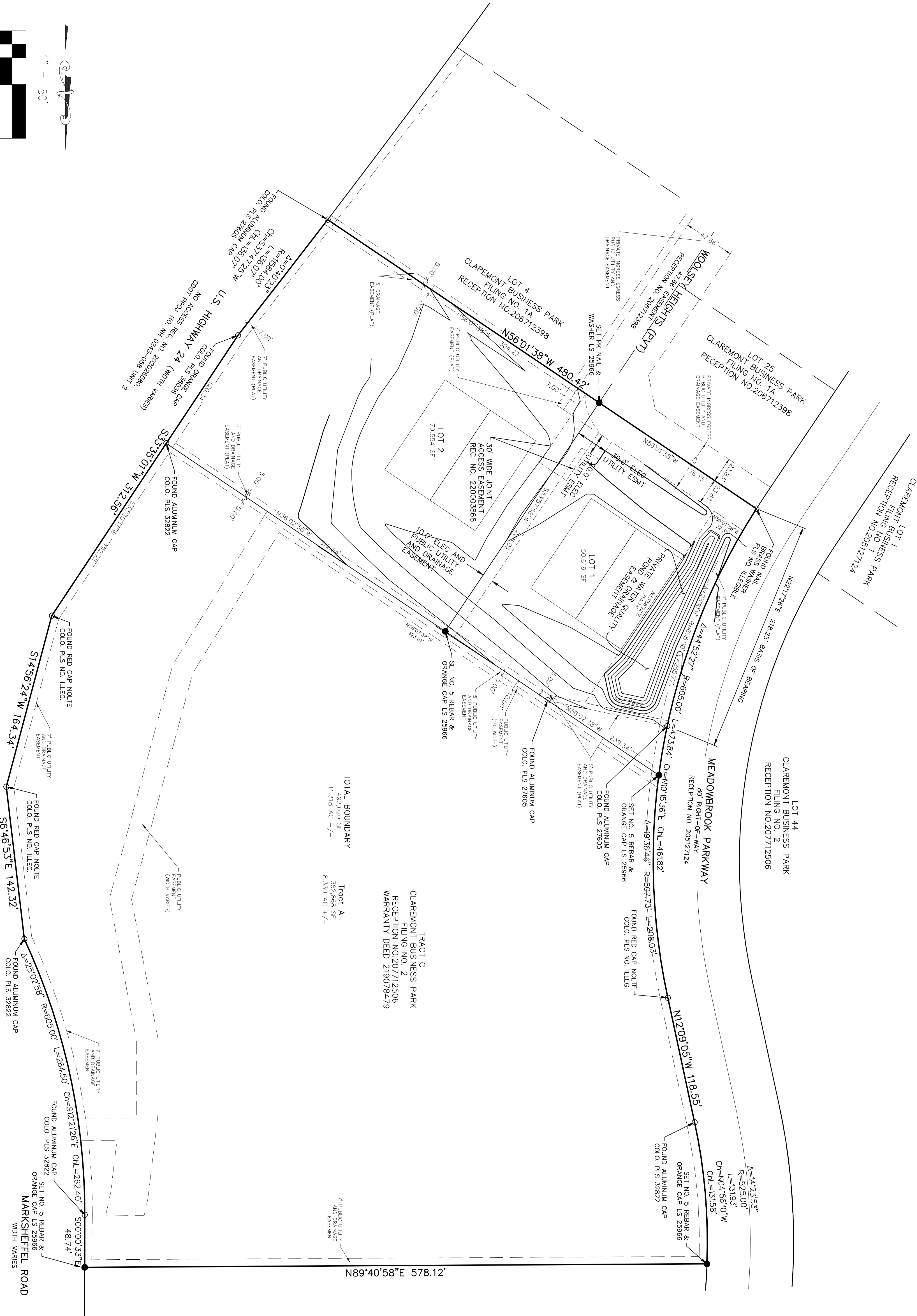
SITE



CLAREMONT BUSINESS PARK LOTS 1 AND 2 - FILING. NO. 1B

EL PASO COUNTY, STATE OF COLORADO

EXHIBIT "B"



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, T14S, R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO CONSISTING OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" AS RECORDED UNDER RECEPTION NO. 206712398 AND THAT PORTION OF TRACT C, "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A";

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING THREE (3) COURSES:

(1) THENCE 473.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 44°52'27", AND A CHORD OF 461.82 FEET WHICH BEARS N10°15'36"E TO A POINT OF TANGENCY;

(2) THENCE N12°09'05"W ALONG SAID TANGENT 118.55 FEET TO A POINT OF CURVE;

(3) THENCE 131.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 142°3'53", AND A CHORD OF 131.58 FEET WHICH BEARS N04°56'10"W;

THENCE N89°40'58"E A DISTANCE OF 578.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 24, CDOT PROJECT NO. NH 0243-068 UNIT 2;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

(1) THENCE S00°00'33"E A DISTANCE OF 48.74 FEET TO A POINT OF CURVE;

(2) THENCE 264.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'56", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;

(3) THENCE S08°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.32 FEET;

(4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;

(5) THENCE S33°35'01"W A DISTANCE OF 312.56 FEET TO A POINT OF CURVE;

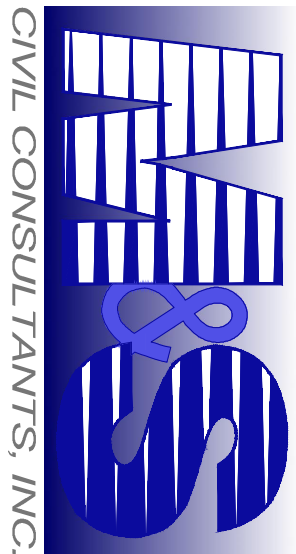
(6) THENCE 136.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11584.00 FEET, A CENTRAL ANGLE OF 0°04'02.3", AND A CHORD OF 136.07 FEET WHICH BEARS S37°47'25"W TO THE NORTHEAST CORNER OF LOT 4 "CLAREMONT BUSINESS PARK FILING NO. 1A";

(7) THENCE N56°1'38"W ALONG THE NORTH LINES OF LOT 4 AND LOT 25 "CLAREMONT BUSINESS PARK FILING NO. 1A" 480.42 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 493,020 SF. (11.318 ACRES MORE OR LESS).

ADDRESS: LOT 1 – 1495 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915

LOT 2 – 1491 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915



102 E. PINECRAVE AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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