

March 2, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you as Lodestar Engineering, LLC, on behalf of Phillip and Jennifer Miles, is proposing a land use project in El Paso County on 39.72 +/- acres, currently zoned RR-5, is bounded by Ridgeview Acres to the north, Whispering Hills Estates to the west Wildwood Village to the east, and Terra Ridge Estates to the south. This information is being provided prior to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time, you will be given the El Paso County contact information, the file number and the opportunity to respond.

The proposal is for the approval of a Preliminary Plan and a Final Plat of the Fox Creek Estates. The proposed development intends to establish 7 single family lots with a minimum acreage of 5 acres and a public street right-of-way. The subdivision is planned with adequate provisions for site access, drainage, and utilities and is consistent with development proposed in the El Paso County Policy Plan.

For questions specific to this project, please contact:

Shay Miles, Lodestar Engineering, LLC PO Box 88461 Colorado Springs, CO 80908 (719) 352-8886 Shay@lodestar.design

Respectfully submitted, Shay Miles, P.E. President, Lodestar Engineering, LLC

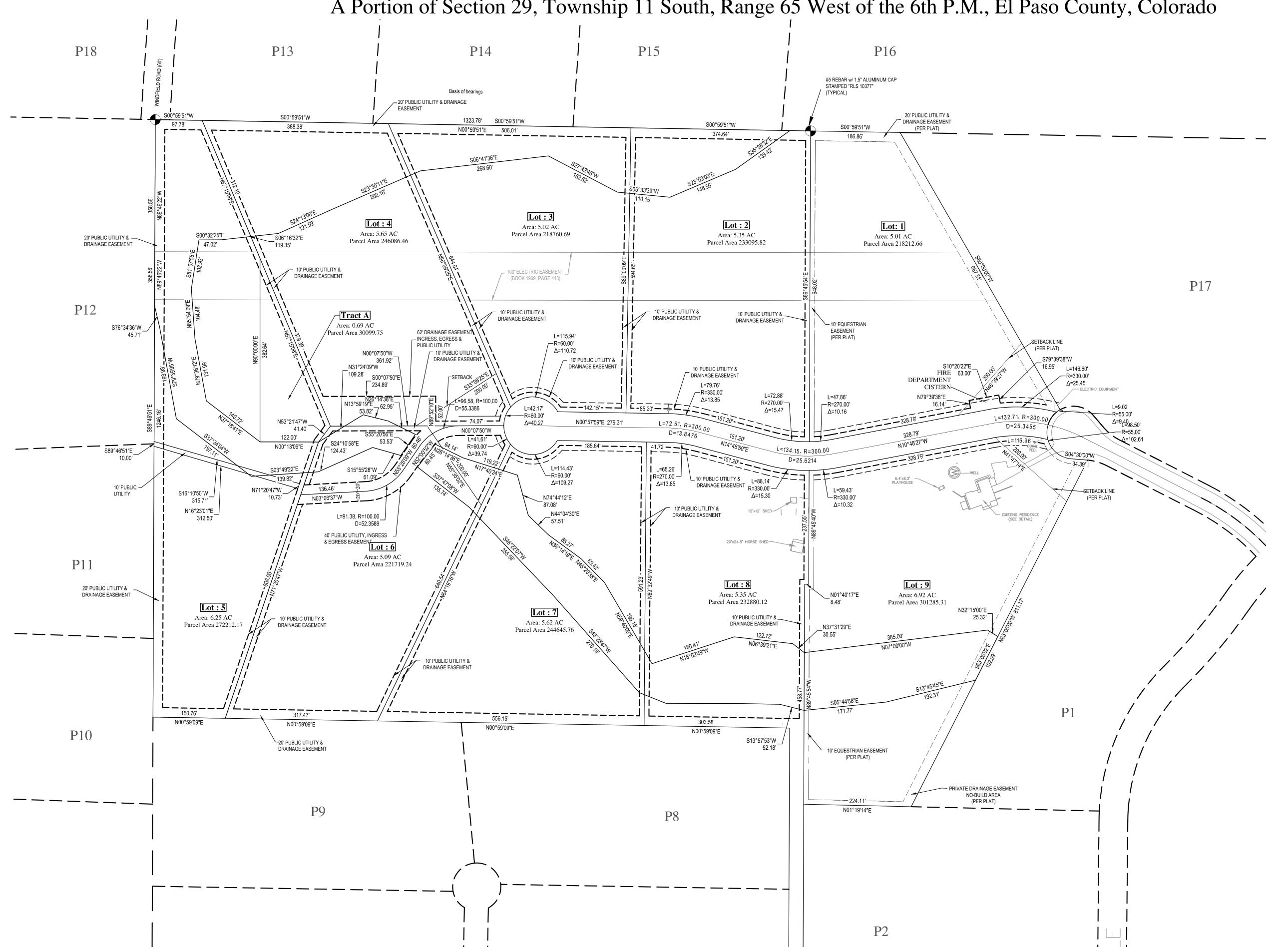
Fox Creek Estates

Adjacent Property Owners List

| | Parcel No. | Owner/Address |
|-----|------------|--|
| 1. | 5129301005 | Khaliqi, David |
| | | 6985 Monty Place, Colorado Springs, CO 80908 |
| 2. | 5129301004 | Andrews, Todd |
| | | 6990 Monty Place, Colorado Springs, CO 80909 |
| 3. | 5129004013 | Martinez, Richard R. |
| | | 16116 Ridge Run Drive, Colorado Springs, CO 80908 |
| 4. | 5129004012 | Temmer Family Trust |
| | | 16046 Ridge Run Drive, Colorado Springs, CO 80908 |
| 5. | 5129004011 | Tebrugge, Kimberly G. |
| | | 16045 Ridge Run Drive, Colorado Springs, CO 80908 |
| 6. | 5129005002 | Heare, Roy S & Julie E |
| | | 7360 Wilderness Drive, Colorado Springs, CO 80908 |
| 7. | 5129005001 | Porter, David |
| | | 7320 Wilderness Drive, Colorado Springs, CO 80908 |
| 8. | 5129005003 | Gavin, Paul L & Penny |
| | | 7215 Pine Cone Road, Colorado Springs, CO 80908 |
| 9. | 5129005004 | Bedford, Edwin L |
| | | 7275 Pine Cone Road, Colorado Springs, CO 80908 |
| 10. | 5129302003 | Davis, Mark K |
| | | 15565 Terra Ridge Circle, Colorado Springs, CO 80908 |
| 11. | 5129302002 | Sumpter, Justin |
| | | 15605 Terra Ridge Circle, Colorado Springs, CO 80908 |
| 12. | 5129302001 | Mikuska, Eric |
| | | 15645 Terra Ridge Circle, Colorado Springs, CO 80908 |
| 13. | 5129301008 | Gard, Diana M |
| | | 6835 Monty Place, Colorado Springs, CO 80908 |
| 14. | 5129301007 | Barr, Rhonda L |
| | | 6915 Monty Place, Colorado Springs, CO 80908 |
| 15. | 5129301006 | Hamilton, Mark D |
| | | 6945 Monty Place, Colorado Springs, CO 80908 |
| 16. | 5129004001 | Torres, Ricardo |
| | | 7430 Wilderness Dr., Colorado Springs, CO 80908 |
| 17. | 5129302004 | Peters, Robb |
| | | 15525 Terra Ridge Circle, Colorado Springs, CO 80908 |
| 18. | 5129302007 | Oregel, Hugo |
| | | 15635 Fox Creek Ln., Colorado Springs, CO 80908 |
| | | |

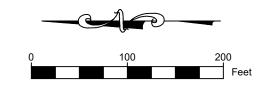
Preliminary Plat JENISHAY FARMS

Title Vacation & Replat of Lots 5 and 6, Terra Ridge Filing No. 1, Together with 7 Lots in JeniShay Farms A Portion of Section 29, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado



As Replatted

| | ADJACENT PROPERTY DESCRIPTION |
|------|---|
| | Not a part of this subdivision Robb Peters |
| P1 | 5129302-004 Lot 4, Terra Ridge Fil. No 1 Zone |
| | RR-5 |
| | Not a part of this subdivision Mark Davis |
| P2 | 5129302-003 Lot 3, Terra Ridge Fil. No 1 Zone |
| | RR-5 |
| Da | Not a part of this subdivision Justin Sumpter |
| P3 | 5129302-002 Lot 2, Terra Ridge Fil. No 1 Zone |
| | RR-5 Not a part of this subdivision Eric Mikuska |
| P4 | 5129302-001 Lot 1, Terra Ridge Fil. No 1 Zone |
| 1 4 | RR-5 |
| | Not a part of this subdivision Diana Gard |
| P5 | 5129301-008 Lot 8, Whispering Hills Estates |
| | Zoned RR-5 |
| | Not a part of this subdivision Rhonda Barr |
| P6 | 5129301-007 Lot 7, Whispering Hills Estates |
| | Zoned RR-5 |
| | Not a part of this subdivision Christopher Humlic |
| P7 | 5129301-006 Lot 6, Whispering Hills Estates |
| | Zoned RR-5 |
| 70.0 | Not a part of this subdivision David Khaliqi |
| P8 | 5129301-005 Lot 5, Whispering Hills Ests Zone |
| | RR-5 Not a part of this subdivision Todd Andrews |
| P9 | 5129301-004 Lot 4, Whispering Hills Ests Zone |
| P9 | RR-5 |
| | Not a part of this subdivision Richard Martinez |
| P10 | 5129004-013 Lot 8, Ridgeview Acres Zoned RI |
| 110 | |
| | Not a part of this subdivision Temmer Family Tr |
| P11 | 5129004-012 Lot 7, Ridgeview Acres Zoned RI |
| | |
| | Not a part of this subdivision Kimberly Tebrugge |
| P12 | 5129004-011 Lot 6, Ridgeview Acres Zoned RI |
| | Not a part of this subdivision Roy & Julie Heare |
| P13 | 5129005-002 Lot 148, Wildwood Village Unit |
| F13 | Zoned RR-5 |
| | Not a part of this subdivision David Porter |
| P14 | 5129005-001 Lot 149, Wildwood Village Unit 2 |
| 1 17 | Zoned RR-5 |
| | Not a part of this subdivision Paul Gavin |
| P15 | 5129005-001 Lot 149, Wildwood Village Unit 3 |
| | Zoned RR-5 |
| | Not a part of this subdivision Edwin Bedford |
| P16 | 5129005-004 Lot 151, Wildwood Village Unit |
| | Zoned RR-5 |
| | Not a part of this subdivision Hugo Oregel |
| P17 | 5129302-007 Lot 1, Terra Ridge Fil No. 2 Zone |
| | RR-5 |
| | Not a part of this subdivision Ricardo Torres |
| P18 | 5129004-001 Lot 147, Wildwood Village Unit |
| | 3 Zoned RR-5 |



NOTES:

All points found indicated by -- are as shown on plat.

All points set indicated by —— —— are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.

All measured, used or pro-rated information indicated by S0°12'10"E-518.51'.

All record information indicated by ($S0^{\circ}12'10''E-518.90'$).

All bearings are relative to the east line of JeniShay Farms as monumented and shown, and was asumed S00°12'10"E.

All reasearch for recorded easements or rights—of—way was done by EmpireTitle of Colorado Springs, LLC., File No. 54837ECS, dated: May 29, 2018.

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