

**Notification to Mineral Estate Owner
CERTIFICATION**

Instructions

1. Check one of the three following statements
2. Sign and date the form
3. Attach a list of mineral owners and lessees to whom notice was sent (if applicable).

I/We, David Smallidge

_____, (the "Applicant" or authorized representative of the Applicant),

by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 6275 N Meridian Rd Peyton CO 80831

Legal Description (attach as applicable): Attached

Parcel Number: 43180-00-028 Master Parcel No: 43180-00-02A

Case Number _____

DS I/We have searched the records of the El Paso County Tax Assessor and the EL PASO County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ I/We certify that, not less than thirty (30) days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103(1) of the Colorado Revised Statutes.

_____ The mineral estate has been severed from the surface estate, and each mineral estate owner and lessee has waived the right to notice as per CRS 24-65.5-103(5).

I hereby further certify that I am the Applicant, or I am authorized by the Applicant to make the representations contained herein and to act as the Applicant's agent for purposes of this Certification of Notification and bind the Applicant to these representations by my signature below.

David Smallidge

Applicant or Authorized Representative

2-6-2020

Date

SUBSCRIBED AND SWORN BEFORE ME THIS
6th DAY OF February, 2020
Y. Brown

NOTARY - EL PASO COUNTY - COLORADO
MY COMMISSION EXPIRES August 4, 2020

GABRIELLE ECKHOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184030851
MY COMMISSION EXPIRES AUGUST 1, 2022

Mineral Rights

1 message

Lacey Dean <LaceyDean@elpasoco.com>

Fri, Jan 31, 2020 at 2:56 PM

To: "david.smallidge@gmail.com" <david.smallidge@gmail.com>

Hi David,

After scanning the mineral rights card that I "thought" described your property, I quickly realized that I reversed the Township and Range and therefore that card was NOT describing your property. In looking for your correct Township and Range I did not find a card specifying your particular property and therefore it is assumed that the mineral rights belong to the surface owner which would be you. I have attached the Assessor statement so you may see the legal description in which nothing is mentioned about severed mineral rights. I will still forward your information to Stephanie so that she may further assist you in your search for documentation stating this as a fact.

I apologize for the misunderstanding.

Lacey Dean, *GIS Property Examiner*

El Paso County Assessors Office/GIS Mapping

1675 W. Garden of the Gods Rd., Ste. 2300

Colorado Springs, CO 80907

Phone: 719-520-6631

Fax: 719-520-6635

Email: lacedean@elpasoco.com

 **43180-00-028.pdf**
8K

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 43180-00-028

Master Parcel No: 43180-00-024

Owner: SMALLIDGE DAVID S
SMALLIDGE CYNTHIA D
11955 FALCON HWY
PEYTON CO 80831-8161

Location: 6275 N MERIDIAN RD

Legal Description: A TRACT OF LAND IN NW4 OF SEC 18-13-64 DESC AS FOLS,
COM AT NW COR OF SEC 18 TH ALG W LN OF SD SEC S
00<00'00" E 30.01 FT, S 88<11'43" E 30.01 FT FOR
POB, TH ALG SLY R/W OF FALCON HWY S 88<11'43" E
1455.00 FT, S 00<00'00" E 1185.94 FT, N 83<11'43" W
1455.00 FT TO E R/W OF MERIDIAN ROAD, TH ALG R/W N
00<00'00" E 1185.94 FT TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
SCF	70.387	99	0	02/27/1995

<u>Year Built</u>	<u>Base-ment</u>	<u>Stories</u>	<u>Units</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:				84	41.92AC	510	1758	3/19
Land:				1141	--	360	5000	4/19
Imp: 1995	A	1.0	1	F8	2611	20840	291489	4/19
Imp: 1980		1.0	0	CS	1260	600	2078	3/19
Total:						22310	300325	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	12/06/1994	\$70,000	\$7.00	94162282	6572	1370	A	0
	02/17/2004		\$0.00	204027003				0
	02/17/2004		\$0.00	204027004				0
	01/20/2009		\$0.00	209004725	0	0		0
	07/03/2013		\$0.00	213086594	0	0		0
	07/19/2013		\$0.00	213092873	0	0		0

Taxing Entities

	<u>Mill Rate</u>
ELPASO COUNTY	7.552
EL PASO COUNTY SCHOOL NO 49	43.189
PIKES PEAK LIBRARY	3.731
FALCON FIRE PROTECTION	14.886
UPPER BLK SQUIRREL CRK GROUND WATER	1.029
EL PASO COUNTY CONSERVATION	

2019 Tax Rate: 70.387 mills

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 43180-00-028

Please note that appraisal records are subject to change without notification.

Printed: 1/31/2020 2:54:58 PM

By: ASRDEAN