



July 26, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you by M.V.E., Inc., representing the sisters of the Benet Hill Monastery, who are proposing a land use project in El Paso County on 49.58± acres located in the south half of Section 27, Township 11 South, Range 66 West of the 6th Principal Meridian El Paso County, Colorado. The property owner and project applicant is Benet Hill Monastery of Colorado Springs. The project site is the parcel having Assessor Schedule Number 61270-00-063 and current address of 15760 Colorado Highway 83. A Vicinity Map is included for reference. This site was the subject of the Sanctuary of Peace Residential Community Map Amendment (Rezoning) and PUD Development Plan (El Paso County Planning and Community Development Department Project Number PUDSP-29-002) which was publicly heard and approved by the El Paso County Board of County Commissioners on December 8, 2020.

The proposal is for approval of the Final Plat for Sanctuary of Peace Filing No. 1. The proposed plat will establish 27 lots for the construction of 13 single family residential attached buildings (Duplexes) and one private club house building. The plat will also establish 12 tracts for the private roadway, common facilities, utilities, private open space and private trails. The proposed Final Plat will be in accordance with the PUD Development Plan and Preliminary Plan approved by the El Paso County Board of County Commissioners on December 8, 2020 as documented in Resolution 20-428.

The Final Plat is being considered administratively by El Paso County Planning and Community Development Department. Once the initial submittal is made, project documents may be viewed at <https://epcdevplanreview.com/Public/ActiveList/>. Please direct any questions on the proposal to the referenced contact below.

Dave Gorman
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
daveg@mvecivil.com

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6300
plnweb@elpasoco.com

Very truly yours,

M.V.E., Inc.

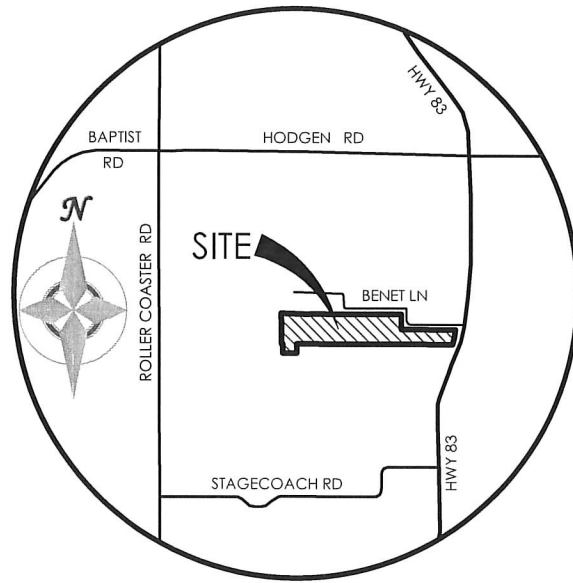
A blue ink signature of David R. Gorman, P.E. The signature is written in a cursive style and is positioned above the printed name.

David R. Gorman, P.E.
DRG:cwg

Attachment: Vicinity Map, Site Map

Z:\61087\Documents\Correspondance\61087 SOP Notice to Property Owners-Final Plat.odt

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

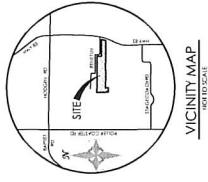


VICINITY MAP

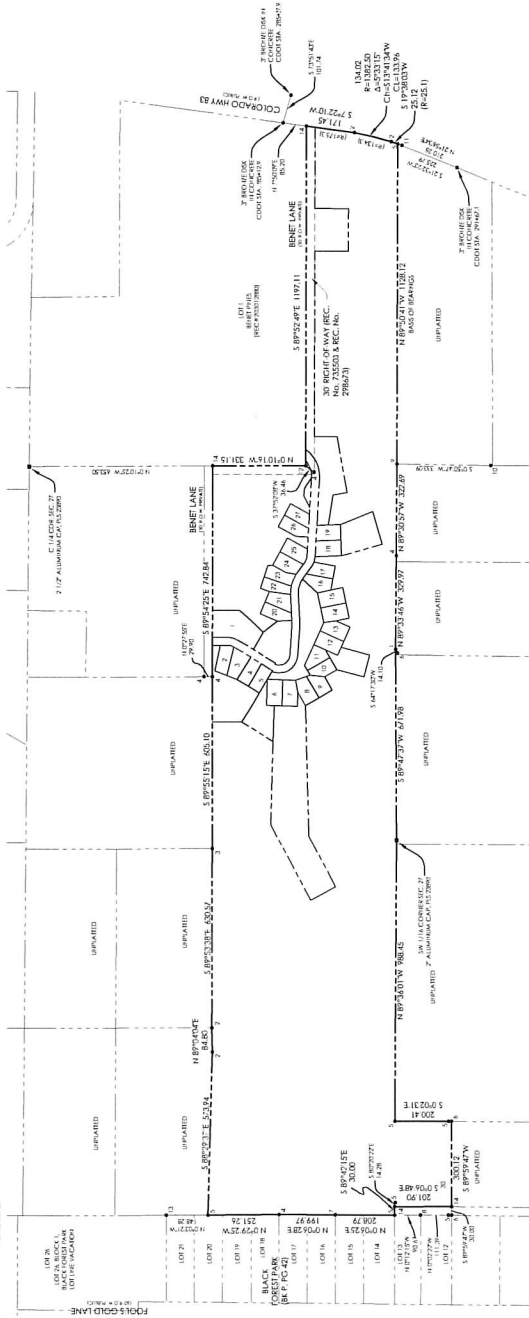
NOT TO SCALE

SANCTUARY OF PEACE FILING NO. 1

LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
SECTION 27



COUNTY GOVERNMENT NOTES

1. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MARKING BOUNDARIES AND CORNERS OF THEIR PROPERTY. PUBLIC CHANGES TO BOUNDARIES OR CORNERS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY CHANGES TO BOUNDARIES OR CORNERS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY CHANGES TO BOUNDARIES OR CORNERS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
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3. EASEMENTS SHALL BE MARKED WITH THE FOLLOWING WORDS: "EASEMENT TO [NAME OF EASEMENT]".
4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
5. A PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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7. A PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.

EASEMENT STATEMENT

THIS EASEMENT STATEMENT IS SUBJECT TO THE RECORDS OF THE EL PASO COUNTY RECORDS OFFICE AND SHALL BE SUBJECT TO THE RECORDS OF THE EL PASO COUNTY RECORDS OFFICE.

TRACT NOTES

1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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LEGEND

- 1. BOUNDARY AND CORNER MARKERS (ON THIS PLAN)
- 2. 1/2" ACROSS
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PROPOSED LOT LINE
SECTION NUMBER
ADDRESS NUMBER
ACCESS EASEMENT AREA

KNOW ALL MEN BY THESE PRESENTS

THAT THE UNDERSIGNED, [NAME], OF THE COUNTY OF EL PASO, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND IS A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

THE PARTICULARS DESCRIBED AS FOLLOWS:
[DESCRIPTION OF THE TRACT]

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, [NAME], OF THE COUNTY OF EL PASO, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND IS A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

PCD DIRECTOR CERTIFICATE

THIS STATEMENT OF FACTS HAS BEEN REVIEWED BY THE EL PASO COUNTY RECORDS OFFICE AND IS SUBJECT TO THE RECORDS OF THE EL PASO COUNTY RECORDS OFFICE.

CLERK AND RECORDER

CLERK AND RECORDER
[NAME]
[ADDRESS]

GENERAL NOTES

1. THE DATE OF PREPARATION IS [DATE].
2. [DESCRIPTION]
3. [DESCRIPTION]
4. [DESCRIPTION]
5. [DESCRIPTION]
6. [DESCRIPTION]
7. [DESCRIPTION]
8. [DESCRIPTION]
9. [DESCRIPTION]
10. [DESCRIPTION]

SURVEYOR'S STATEMENT

I, THE SURVEYOR, [NAME], OF THE COUNTY OF EL PASO, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

OWNER'S STATEMENT

I, THE OWNER, [NAME], OF THE COUNTY OF EL PASO, STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

FINAL PLAT
SANCTUARY OF PEACE
FILING NO. 1

MVE INC.
ENGINEERING SURVEYORS
1903 1/2 17th Avenue SW
Durango, CO 81301
Tel: 970-248-8100
Fax: 970-248-8101

PLAT NO. 81807 (PART)
DATE: 5/20/21
SHEET 1 OF 3

PCD FILE NO. _____

**Adjacent Owner List
Sanctuary of Peace – Final Plat**

6128401011
FAULKENBERRY DYER REVOC TRUST
2750 BENET LN
COLORADO SPRINGS CO, 80921-1515

6127000020
SAMUEL T. & SANDRA J. GRIVY
2950 BENET LN
COLORADO SPRINGS, CO 80921-1511

6127000021
JOHN A. & DIANE M. FRIDELL
445 E 69TH TER
KANSAS CITY, MO 64131-1330

6127000022
JERRY L. & JUDITH S. BAKER
2910 BENET LN
COLORADO SPRINGS, CO 80921-1511

6128401009
JOHN P. & NICOLE L. LUMAN
15885 FOOLS GOLD LN
COLORADO SPRINGS, CO 80921-1908

6127000005
BRENT A. & LISA S. BALDWIN
2955 BENET LN
COLORADO SPRINGS, CO 80921-1511

6128401003
TIMOTHY M. & LINDA L. SZYMCZAK
15805 FOOLS GOLD LN
COLORADO SPRINGS, CO 80921-1908

6128401013
JAY C. & JANE E. CRICK
15755 FOOLS GOLD LN
COLORADO SPRINGS, CO 80921-1907

6128401005
MARK BORTIATYNSKI
9675 MORGAN RD
COLORADO SPRINGS CO, 80908

6127000066
JAMES A. PECK III & TERRY DELAVEGA-PECK
8115 CANDLEFLOWER CIR
COLORADO SPRINGS, CO 80920

6127000010
MARLENA M. MILLER
15954 JACKSON CREEK PKWY STE B
MONUMENT, CO 80132-8532

6127000011
CAROL A. COX LIVING TRUST & GARY I. COX LIVING TRUST
15740 HIGHWAY 83
COLORADO SPRINGS, CO 80921

6127000033
GEORGE A. & NORINE A. KERSTEIN
15530 STATE HIGHWAY 83
COLORADO SPRINGS, CO 80921-1513

6127000032
230 UNION LLC
15530 HWY 83
COLORADO SPRINGS, CO 80921

6127000013
DAVID & ASHLEY DUNCAN
15720 STATE HIGHWAY 83
COLORADO SPRINGS, CO 80921-1519

6127000015
BRIAN TODD & LEZLIE LEANN PICKLE
15655 STATE HIGHWAY 83
COLORADO SPRINGS, CO 80921-1520

6127003003
MICHAEL P. & LAURA D. MOFFAT
3925 CANOPY CT
COLORADO SPRINGS CO, 80908-2024

6127001018
BENET HILL MONASTERY OF COLORADO SPRINGS INC.
2555 N CHELTON RD
COLORADO SPRINGS, CO 80909-1362

6127000062
BENET HILL PRIORY OF COLORADO SPRINGS INC.
2555 N CHELTON RD
COLORADO SPRINGS, CO 80909-1362

6127000049
BENET HILL MONASTERY OF COLORADO SPRINGS INC.
2555 N CHELTON RD
COLORADO SPRINGS, CO 80909-1362

6128401014
JAMES A. & JENNIFER N. DICKSON
15645 FOOLS GOLD LN
COLORADO SPRINGS, CO 80921-1907

6128401016
EDWARD C. & SANDRA TORRES
2760 EVERGREEN RD
COLORADO SPRINGS, CO 80921-1902

7017 2680 0000 9318 4673

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Colorado Springs, CO 80921

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Extra Services & Fees (check box, add fee as appropriate)	\$ 7.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage	\$ 0.55
Total Postage and Fees	\$ 7.00



JERRY L. & JUDITH S. BAKER
2910 BENET LN
COLORADO SPRINGS, CO

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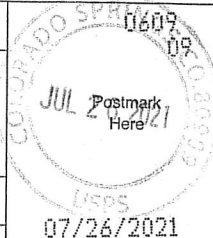
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Postage	\$ 0.55
Total Postage and Fees	\$ 7.00



JOHN P. & NICOLE L. LUMAN
15885 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1908

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Postage	\$ 0.55
Total Postage and Fees	\$ 7.00



JAMES A. PECK III & TERRY
DELAVEGA-PECK
8115 CANDLEFLOWER CIR
COLORADO SPRINGS, CO

PS Form 3800, April 2015

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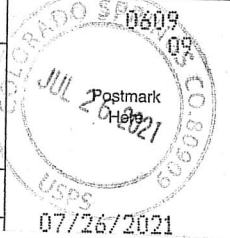
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Colorado Springs, CO 80921

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Total Postage and Fees	\$ 7.00



BRENT A. & LISA S. BALDWIN
2955 BENET LN
COLORADO SPRINGS, CO

PS Form 3800, April 2015

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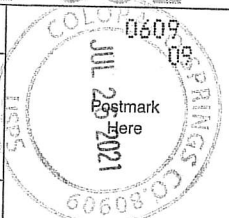
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Colorado Springs, CO 80908

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Postage	\$ 0.55
Total Postage and Fees	\$ 7.00



MICHAEL P. & LAURA D. MOFFAT
3925 CANOPY CT
COLORADO SPRINGS CO,
80908-2024

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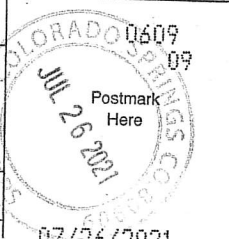
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Colorado Springs, CO 80921

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Total Postage and Fees	\$ 7.00



BRIAN & LEZLIE PICKLE
15655 STATE HIGHWAY 83
COLORADO SPRINGS, CO
80921-1520

PS Form 3800, April 2015

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Colorado Springs, CO 80921

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Postage \$0.55
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 Total Postage and Fees \$7.00



Sent To
 FAULKENBERRY DYER REVOC TRUST
 2750 BENET LN
 COLORADO SPRINGS, CO
 80921-1515

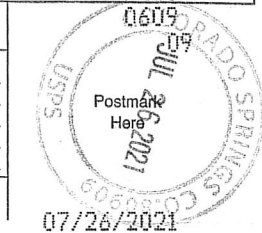
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Colorado Springs, CO 80921

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
 \$
 Total Postage and Fees \$7.00



Sent To
 Carol A. Cox Living Trust & Gary I.
 Cox Living Trust
 15740 Highway 83
 Colorado Springs, CO 80921

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Kansas City, MO 64131

Certified Mail Fee \$3.60
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 Total Postage and Fees \$7.00



Sent To
 JOHN A. & DIANE M. FRIDELL
 445 E 69TH TER
 KANSAS CITY, MO 64131-1330

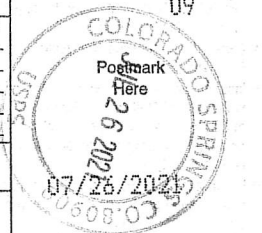
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 Total Postage and Fees \$7.00



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 SAMUEL T. & SANDRA J. GRIVY
 2950 BENET LN
 COLORADO SPRINGS, CO
 80921-1511

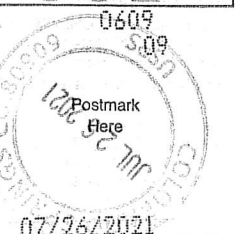
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.00



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Street and Apt. **2555 N CHELTON RD**
City, State, Zip **COLORADO SPRINGS, CO 80909-1362**

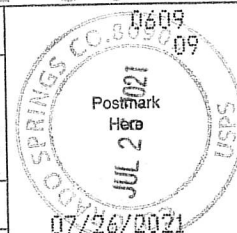
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00



Sent To **GEORGE A. & NORINE A. KERSTEIN**
Street and Apt. No. **15530 STATE HIGHWAY 83**
City, State, ZIP+4® **COLORADO SPRINGS, CO 80921-1513**

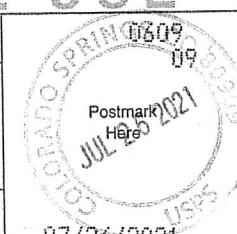
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00



Sent To **JAMES A. & JENNIFER N. DICKSON**
Street and Apt. **15645 FOOLS GOLD LN**
City, State, Zip **COLORADO SPRINGS CO 80921-1907**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00



Sent To **DAVID & ASHLEY DUNCAN**
Street and Apt. No., or PO Box **15720 STATE HIGHWAY 83**
City, State, ZIP+4® **COLORADO SPRINGS, CO 80921-1519**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$7.00



Sent To **230 UNION LLC**
Street and Apt. **15530 HWY 83**
City, State, Zip **COLORADO SPRINGS, CO 80921**

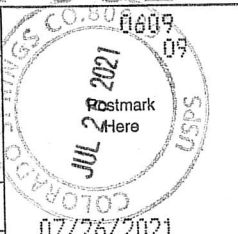
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00



Sent To **MARLENA M. MILLER**
Street and Apt. No., or PO Box **15954 JACKSON CREEK PKWY STE B**
City, State, ZIP+4® **MONUMENT, CO 80132-8532**

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Postage \$0.55
Total Postage and Fees \$7.00

Sent To
Street and Apt. No., or PO
City, State, ZIP+4®

JAY C. & JANE E. CRICK
15755 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1907

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Postage \$0.55
Total Postage and Fees \$7.00

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EDWARD C. & SANDRA TORRES
2760 EVERGREEN RD
COLORADO SPRINGS, CO
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 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

Sent To
Street and Apt. No.,
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MARK BORTIATYNSKI
9675 MORGAN RD
COLORADO SPRINGS, CO 80908

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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55
Total Postage and Fees \$7.00

Sent To
Street and Apt. No.,
City, State, ZIP+4®

TIMOTHY M. & LINDA L. SZYMCAK
15805 FOOLS GOLD LN
COLORADO SPRINGS, CO
80921-1908

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7017 2680 0000 9318 4659