

**LODESTAR
ENGINEERING, LLC**

FORENSICS, CIVIL, DRAINAGE, LAND DEVELOPMENT

COLORADO SPRING, CO 80908

info@lodestar.design 719.352.8886

www.lodestar.design

Mineral Rights Certification:

I, Shay Miles, researched the records of the El Paso County Clerk and Recorder and established that there were mineral estate owner(s) on the real property known as Terra Ridge North. An initial public hearing on for an initial rezone hearing with the Planning Commission, which was the subject of the hearing, is scheduled for August 4, 2022, with a backup date of August 18, 2022.

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 state owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on June 13, 2022.

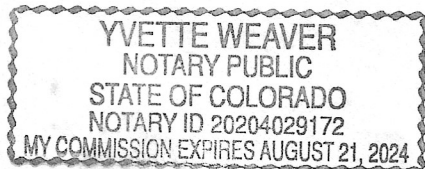
December 15, 2022

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

The foregoing certification was acknowledged before me this 15 day of December, 2022, by
Phillip Miles

Witness my hand an official seal.

My Commission Expires: August 21, 2024



Yvette J. Weaver
Notary Public



April 29, 2022

NOTICE TO MINERAL RIGHTS OWNER

Dear Mineral Rights 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 Rezone and Preliminary Plan and a Final Plat of the Terra Ridge North. The proposed development intends to establish 11 single family lots with a minimum acreage of 2.5 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

PostalAnnex NORTH GATE
13395 Voyager Parkway Suite 130
Colorado Springs, CO 80921
Ph: (719) 488-1077
Fax: (719) 488-1079
www.postalannex.com/15016

Shipment-----

USPS First Class Mail
Ship To:
EL PASO COUNTY
27 E VERMIJO AVE
COLORADO SPRINGS, CO 80903-2208
Package ID: 346500 5.42
Tracking #: 9407111108036469942786

Shipment-----

USPS First Class Mail
Ship To:
RON HENDERSHOT
PO BOX 147
CRANFILLS GAP, TX 76637-0147
Package ID: 346501 5.42
Tracking #: 9407111108036469942335

Shipment-----

USPS First Class Mail
Ship To:
WHEATLEY OIL COMPANY
387 MUSTANG BLVD
PORT ARANSAS, TX 78373-4916
Package ID: 346502 5.42
Tracking #: 9407111108036469940881

Shipment-----

USPS First Class Mail
Ship To:
EDWARD PATTON
12320 BRADSHAW RD
PEYTON, CO 80831-8613
Package ID: 346509 5.42
Tracking #: 9407111108036469940171

ST Book of 20 3 @ 12.40 37.20

SUBTOTAL	58.88
TAX	0.00
TOTAL	58.88
TEND Visa	58.88

Total shipments: 4
SHAY MILES
04/29/2022
#114293 03:39 PM
Workstation: 1 - Auxiliary Workstation #1
CCTran# Ofc71242-836e-4e70-bc0c-f684d33f39a1

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Email your files to:
pa15016@postalannex.com
Thank you for your business

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