

AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I Charles Crum (applicant/owner/consultant) 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 Peyton Ranches Filing No. 1A.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing/administrative decision will be mailed to the mineral estate owner(s) (if established above) and a copy will be mailed to the El Paso County Planning and Community Development Department no less than thirty (30) days prior to the initial public hearing/administrative decision.

Dated this 20 day of February, 2023.

Charles C. Crum

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

The foregoing certification was acknowledged before me this 20th day of FEBRUARY, 2023, by CHARLES C. CRUM.

Witness my hand and official seal.
 My Commission Expires: 7/20/2023

7020 1290 0001 1163 5048

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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 \$

Postage \$0.63
\$8.13
Total Postage and Fees \$

Sent To POCO MINERAL LLC
Street and Apt. N PO BOX 601673
City, State, ZIP+ DALLAS TX 75360-1673

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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

Postage \$0.63
\$8.13
Total Postage and Fees \$

Sent To BROADMOOR LAND & MINERALS LLC
Street and PO BOX 960
City, State, RIDGELAND MS 39158-0960

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 99001-02-819

Master Parcel No: 99001-02-111

Owner: BROADMOOR LAND & MINERALS LLC
 PO BOX 960
 RIDGELAND MS 39158-0960

Location: PEYTON HWY

Legal Description: 1/4 INT MR SW4 SEC 28-11-63 1/4 INT MR S2 SEC
 29-11-63 1/4 INT MR ALL SEC 32-11-63 1/4 INT MR NW4,
 W2SW4 SEC 33-11-63 1/4 INT MR W2 LOT 2, LOTS 3, 4,
 SEC 4-12-63

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
MB4	49.605	0	0	10/13/2011

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	373.1AC	750	2574	4/21
	Total:		750	2574	

<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>
	11/01/2010		\$0.00	210110387	0	0		0
	08/01/2011		\$0.00	211073800	0	0		0
	12/19/2011		\$0.00	211125619	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.085
PEYTON SCHOOL NO 23	30.469
PIKES PEAK LIBRARY	3.855
PEYTON FIRE PROTECTION	6.14
UPPER BLK SQUIRREL CRK GROUND WATER	1.056
EL PASO COUNTY CONSERVATION	

2020 Tax Rate: 49.605 mills

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

Printed: 4/26/2021 3:46:11 PM **By:** ASRMAPPING



February 14, 2023

NOTICE TO SEVERED MINERAL ESTATE OWNER

Dear Severed Mineral Estate Owner:

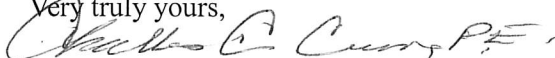
This letter is being sent to you as the Owner of Record for a severed mineral estate interest having El Paso County Parcel Number 99001-02-819 in the vicinity of Chaparral Loop E in El Paso County. This letter is to notify you that M.V.E., Inc., on behalf of Fridah Joanitah Wood, is proposing a land use project in El Paso County on 8.59± acres located on the west side of Chaparral Loop E, south of Sweet Road, North of Colorado Highway 24. Your severed mineral estate interest may concern this property. The address of the site is 15330 Chaparral Loop E and has Assessor Schedule Number 31330-02-011. A Vicinity Map is included for reference. The project is a one (1) Lot Replat of the the southern portion of the Lot 1, Peyton Estates to create a legal single family rural residential lot in the RR-5 Zone. The proposal is to create one lot, containing 8.594± acres for future residential development to be consistent with the existing RR-5 (Rural Residential) zoning. This information is being provided to you as part of the land use application submittal process with the County. The proposal is for approval of a Minor Subdivision Replat titled Peyton Ranches Filing No. 1A.

Prior to any public hearing on this proposal a notification of the time and place of 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 an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Any questions regarding this project should be directed to:

Charles C. Crum
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
chuckc@mvecivil.com

Very truly yours,



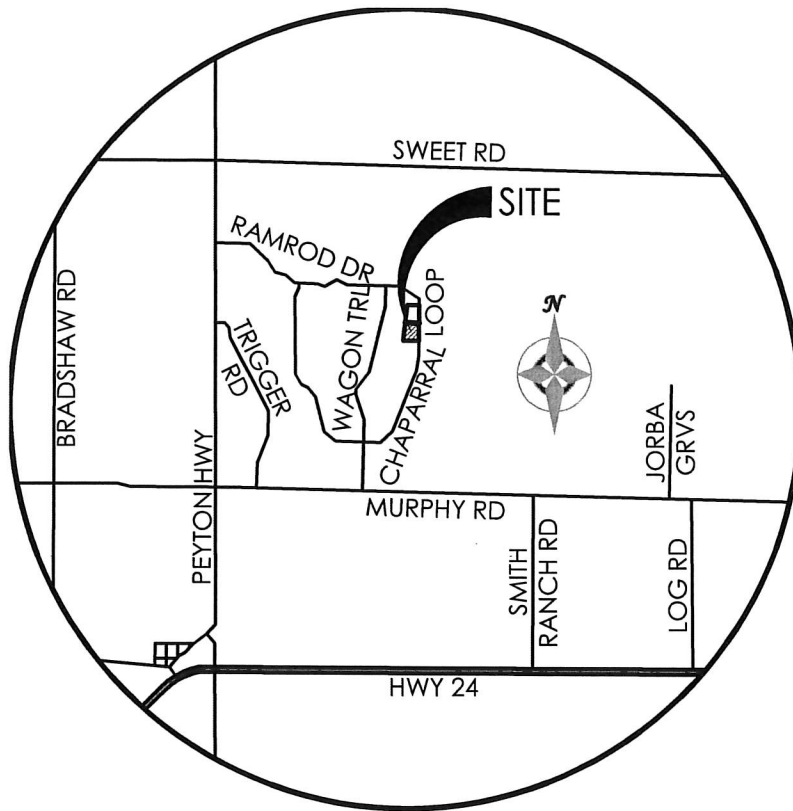
M.V.E., Inc.

Charles C. Crum, P.E.
CCC:SH

Attachment: Vicinity Map, Minor Subdivision Replat Map

Z:\61140\Documents\Correspondance\61140-Severed Mineral Rights-Broadmoor.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

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 99001-02-823

Master Parcel No: 99001-02-111

Owner: POCO MINERAL LLC
 PO BOX 601673
 DALLAS TX 75360-1673

Location: PEYTON HWY

Legal Description: 1/4 INT MR SW4 SEC 28-11-63
 1/4 INT MR S2 SEC 29-11-63
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	08/01/2011		\$0.00	211073800	0	0		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.085
PEYTON SCHOOL NO 23	30.469
PIKES PEAK LIBRARY	3.855
PEYTON FIRE PROTECTION	6.14
UPPER BLK SQUIRREL CRK GROUND WATER	1.056
EL PASO COUNTY CONSERVATION	

2020 Tax Rate: 49.605 mills

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Printed: 4/26/2021 3:44:52 PM **By:** ASRMAPPING



February 14, 2023

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Dear Severed Mineral Estate Owner:

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1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
chuckc@mvecivil.com

Very truly yours,

M.V.E., Inc.

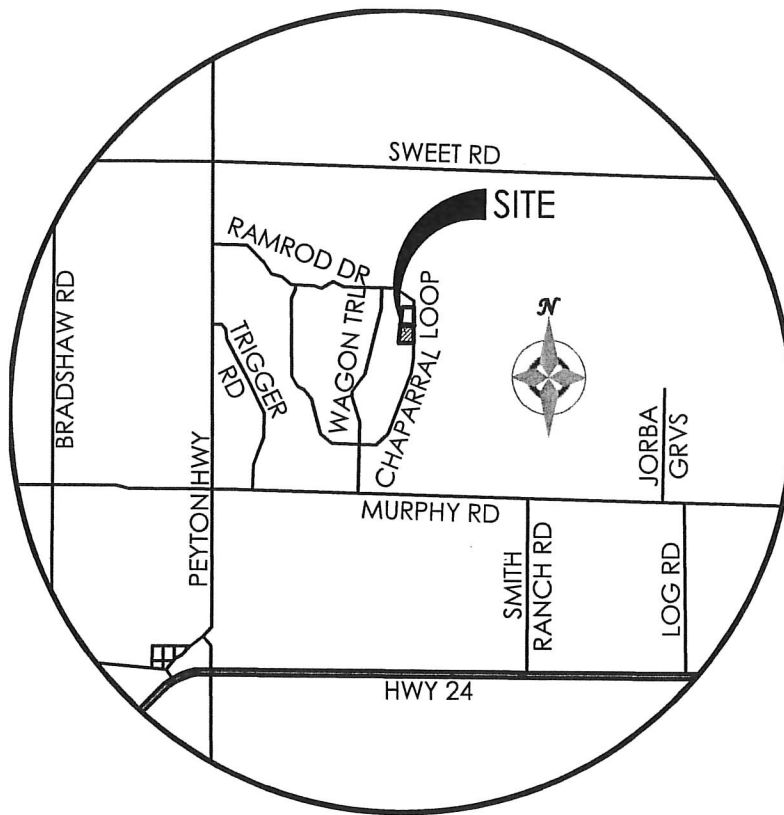
A handwritten signature in black ink that reads 'Charles C. Crum, P.E.' with a stylized flourish at the end.

Charles C. Crum, P.E.
CCC:SH

Attachment: Vicinity Map, Minor Subdivision Replat Map

Z:\61140\Documents\Correspondance\61140-Severed Mineral Rights-POCO.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

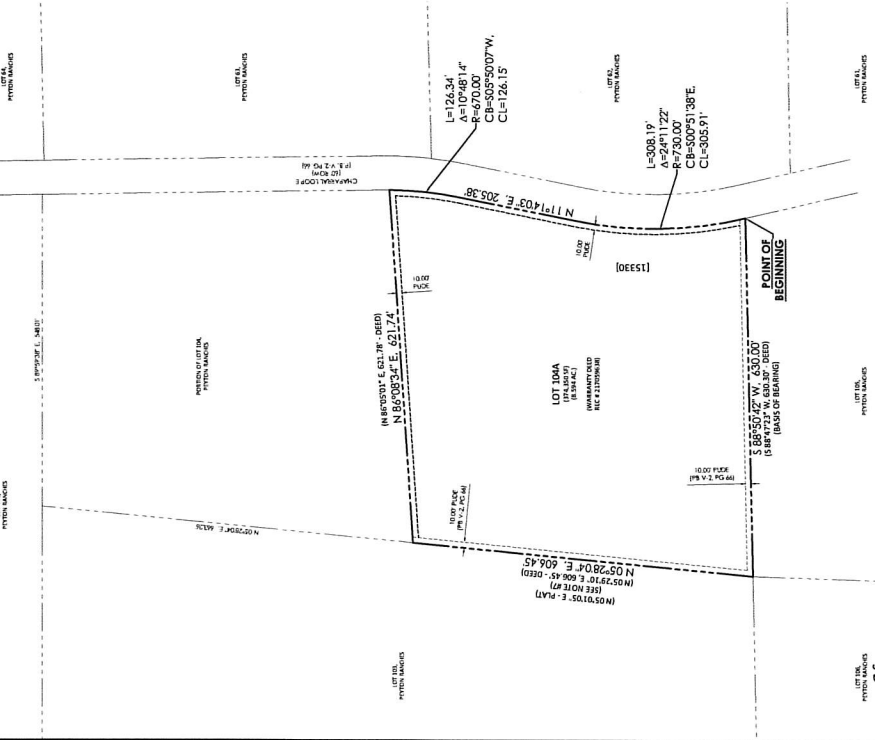


VICINITY MAP

NOT TO SCALE

PEYTON RANCHES FILING NO. 1A

A PORTION OF LOT 104, PEYTON RANCHES
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND THE SOUTHWEST
 QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL
 MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- PROPOSED BOUNDARY LINE
- EASIMENT LINE
- SET AS REAR 1/4\"/>

EASEMENTS

BASED ON BEARINGS INDICATED ALLOT LINES ARE HERBY PLATTED WITH A 1/4\"/>

KNOW ALL MEN BY THESE PRESENTS THAT I, RANDALL E. REACT, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: A PORTION OF LOT 104, PEYTON RANCHES, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORD NO. 2778948 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POB ON THE WESTLINE OF CHAMARRAL LOOP EAST, THENCE S 89°07'34\"/>

OWNERS CERTIFICATE

I, RANDALL E. REACT, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: A PORTION OF LOT 104, PEYTON RANCHES, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORD NO. 2778948 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEYOR'S STATEMENT

I, RANDALL E. REACT, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: A PORTION OF LOT 104, PEYTON RANCHES, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORD NO. 2778948 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

I, RANDALL E. REACT, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: A PORTION OF LOT 104, PEYTON RANCHES, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORD NO. 2778948 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CLERK AND RECORDER

I, RANDALL E. REACT, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: A PORTION OF LOT 104, PEYTON RANCHES, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: RECORD NO. 2778948 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTES

1. BASE OF BEARINGS IS THE SOUTH LINE OF LOT 104, PEYTON RANCHES, RECORDED JUNE 27, 1972 IN PLAT BOOK V-2 PAGE 16, MONUMENTED AS SHOWN HEREON.
2. THE PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY A.E. INC. TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RECORDS BY A.E. TITLE, AND OTHER MATTERS OF RECORD, A.E. INC. RELIED ON TITLE COMMITMENT FILE NO. XXXXXXX XXXXX AS PREPARED BY XXXXXXX XX, 2020.
3. ALL CORNERS SET WITHIN 5 FEET WITH 1/4\"/>

FINAL PLAT
PEYTON RANCHES
FILING NO. 1A

MVE INC
 ENGINEERS & SURVEYORS
 1901 JERRY STREET, SUITE 200
 FORT COLLINS, CO 80501
 970.225.5578

OWNER OF RECORD
 RANDALL E. REACT
 1711 S. 34th AVE.
 FORT COLLINS, CO 80501

DATE OF RECORD
 FEBRUARY 10, 2023

SHEET 1 OF 1