CERTIFICATION:

I Jonathan Brooks Swenson		researched the records of the El Paso County Clerk and					
Recorder and established that Eagleview Estates TSN 5226000001;				operty known as			
which is the subject of the h				, 20 <u>22</u> .			
Pursuant to §24-65.5-103(4) estate owner(s) (if establishen NA	ed above) and a co						
	Dated this 1	day of	, 20 <u>21</u> .				
STATE OF COLORADO)						
COUNTY OF EL PASO) s.s.)			а — А А			
The foregoing certifi 20 <u>21</u> , by <u>Jona</u> t Witness my hand and	han Brook	wledged before me th <u>SSSwence</u>	is / day of De	cember,			
My Commission Exp	oires: <u>6/17</u>	2022	-				

CAROL E SMITH NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19874188481 MY COMMISSION EXPIRES JUNE 17, 2022

arol E. Smith

Notary Public

ASSESSOR PROPERTY APPRAISAL INFORMATION Page: 1 of 1									
EL PASO COUNTY									
Parcel Number:	99001-02-780	1-02-780 Master Parcel No: 99000-02-227						227	
Owner:	er: SMITHSON MINERAL PROPERTIES RLLLP								
Owner.	PO BOX 34								
	PEYTON	CO 80831							
Location:	26-12-65								
Legal Description: 1/2 INT MR W2 SEC 26-12-65 1/2 INT MR E2E2,E2W2E2 SEC 27-12-65 1/2 INT MR PT SE4SE4 LY NWLY OF VOLLMER RD SEC 32-12-65 1/2 INT MR E2E2 SEC 34-12-65									
<u>Txd</u>	<u>Levy</u>	<u>Neighborhoo</u>	eighborhood Plat			<u>Create Date</u>			
SCF			0			10/30/2000	5		
			Use Code	Area		essed Value	Market Value	Appraisal Date	
Land:			5170	363.1AC		730	2505	4/21	
				Total:		730	2505		
Sales: Date 06/11/20		e Doc fee \$0.00		eption # 3129447	Book	Page	Sale Code	# Parcels	
12/08/20	020 \$1,28	\$0.13	220)199981			BC	2	
<u>Taxing Entities</u> ELPASO COUNT	Υ						<u>Mill Rate</u> 8.085		
EL PASO COUNTY SCHOOL NO 49 43.021									
PIKES PEAK LIE						3.855			
FALCON FIRE P						14.886			
-	JIRREL CRK GROU FY CONSERVATIO						1.056		
			202) Tax Rate:			70.903	mills	
_	ppraisal records are s D/19/2021 3:17:52 PM			otification. VANDYKE					



URBAN DESIGN • LAND PLANNING • LANDSCAPE ARCHITECTURE

August 29, 2022

Smithson Mineral Properties RLLLP P.O. Box 34 Peyton, CO 80831

RE: Eagleview Subdivision Preliminary Plan

Dear Mineral Rights Owner:

This letter is being sent to you because PT Eagleview LLC is proposing a land use project in El Paso County for the property located southeast of the intersection of Raygor Road and Arroya Lane. This information is being provided to you in conjunction with a submittal to El Paso County. The request to the County is for the Eagleview Preliminary Plan reconsideration, which proposes (38) 2.5-acre minimum lots on the roughly 121-acre site. This Preliminary Plan was approved in 2007 and has since expired. The current plan is largely the same, with one modified street intersection at South Arroya Lane and Flaming Sun Drive.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed online at <u>https://www.epcdevplanreview.com</u> under file number SP-2106.

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to you. At that time, you will be given the El Paso County contact information, and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

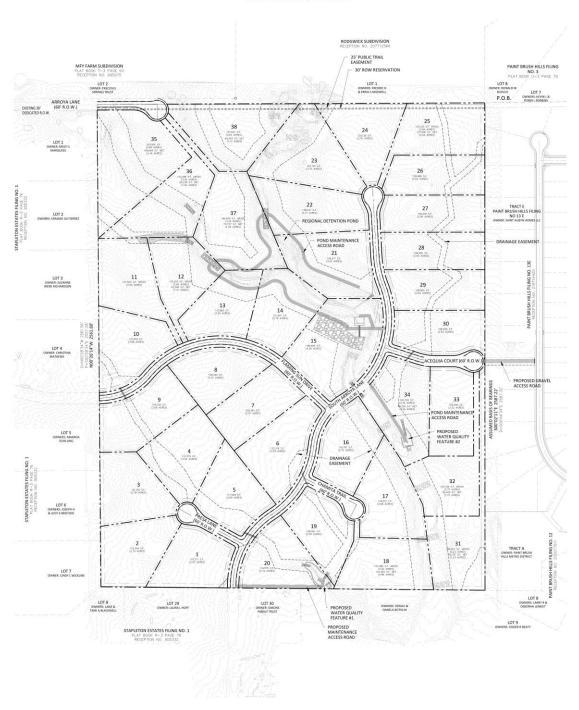
Please direct any questions on the proposal to Brooks Swenson at 719-471-0073 or <u>bswenson@nescolorado.com</u>. Alternatively, you can contact the El Paso County project planner, Ryan Howser at <u>ryanhowser@elpasoco.com</u>.

Sincerely,

Andrea Barlow, AICP Principal

Attached: Proposed Site Plan

PROPOSED SITE PLAN



EAGLEVIEW SUBDIVISION EL PASO COUNTY, COLORADO

NORTH SCALE 1'* 107



Certificate of Mailing — Firm

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