

Letter of Intent for PCD File # EXBL232

In accordance with El Paso County Planning and Community Development regulations (section 7.2.2E.4), we are wanting to do a boundary line adjustment with our neighbor, Wendy Thompson. These parcels meet the criteria as outlined in section 7.2.2.E.4.

The addresses involved are 17640 Stepler Road, Colorado Springs, CO 80908, parcel number: 6113001007 (5.05 acres) and Wendy Thompson (Windy Ridge 1, LLC) 4758 Silver Nell Drive, Colorado Springs, CO 80908, parcel number: 6100000503 (40.68 acres). The new properties proposed are as follows: parcel 6113001007 would have 9.05 acres and parcel 6100000503 would have 36.68 acres. Both properties are currently zoned RR5 and will remain RR5 zoning.

The current property (parcel: 6100000503) at 40.68 acres will be reduced by the 4.0 acres with the description of the 4.0 acres as follows:

A tract of land located in the Southeast Quarter of Section 14, Township 11 South, Range 66 West of the P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter;

Thence S00°18'55"E, 662.16 feet on the east line of said Southeast Quarter,

aforesaid east line is also the basis of bearings and was assumed S00°18'55"E, between

monuments as shown, to the Northwest corner of Lot 5, Merrell Subdivision

as shown on the recorded plat thereof in the records of El Paso County, Colorado;

Thence; S89°41'05"W, 263.32 feet;

Thence; N00°18'55"W, 661.23 feet to a point on the north line of said Southeast Quarter;

Thence: N89°28'48"E, 263.32 feet to the point of beginning, said described tract contains

4.0 Acres, more or less.

The property lines and the descriptions were done by a licensed surveyor, see exemption plat/boundary line adjustment for further details.

Currently our property at 17640 Stepler has a single dwelling, a pole barn and is fenced. The forty acres is fenced on three sides. After acquiring the property, our intent is to fence all nine acres. The net result is we would have one single family dwelling on a fenced, 9 acre lot.

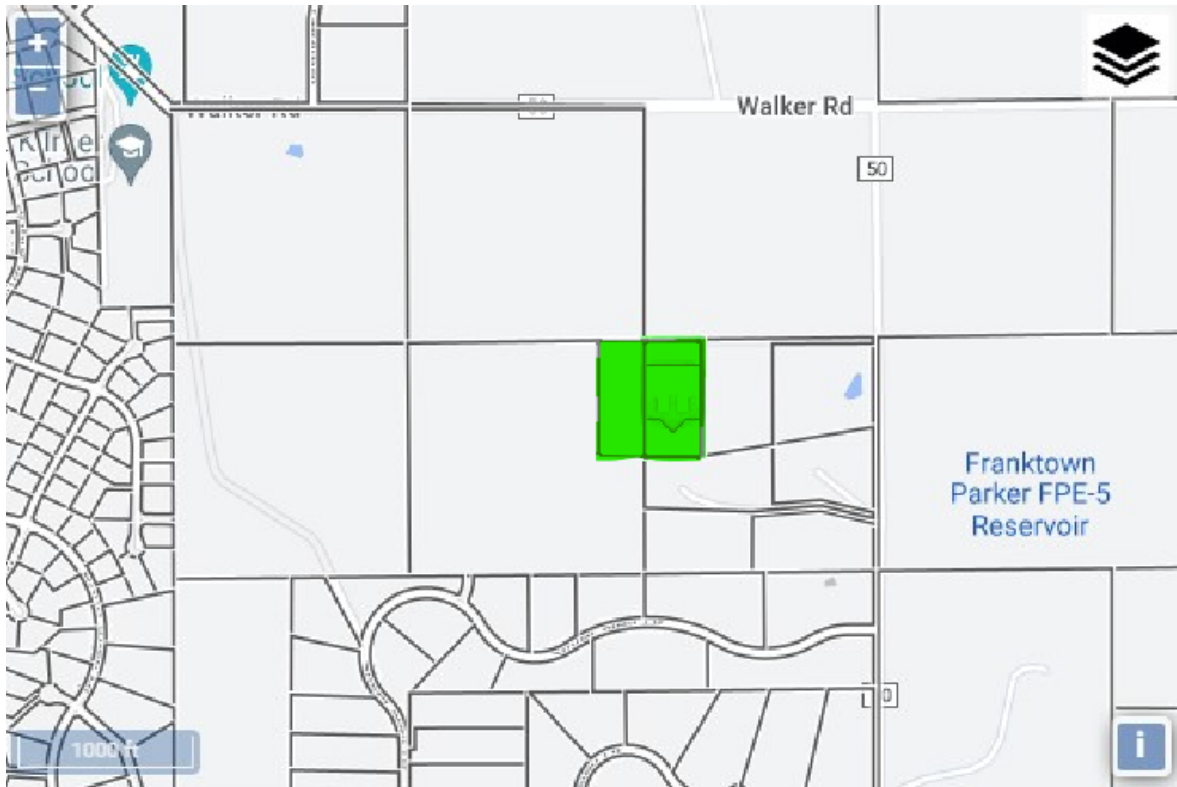
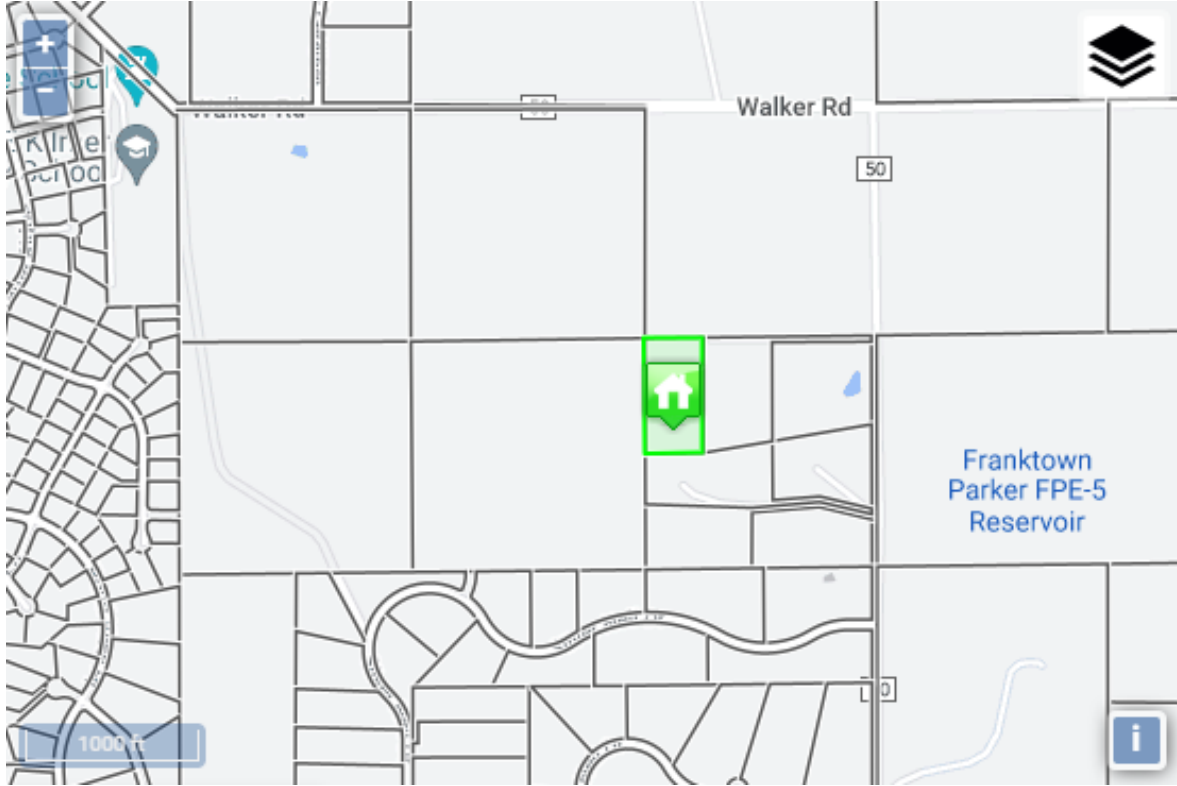
No new parcels are being created with this boundary line adjustment.

The boundary line adjustment does not change the access, drainage or utility easements or rights-of-way serving either properties or other properties in the area.

Sincerely,

Chad and Jamie Moon

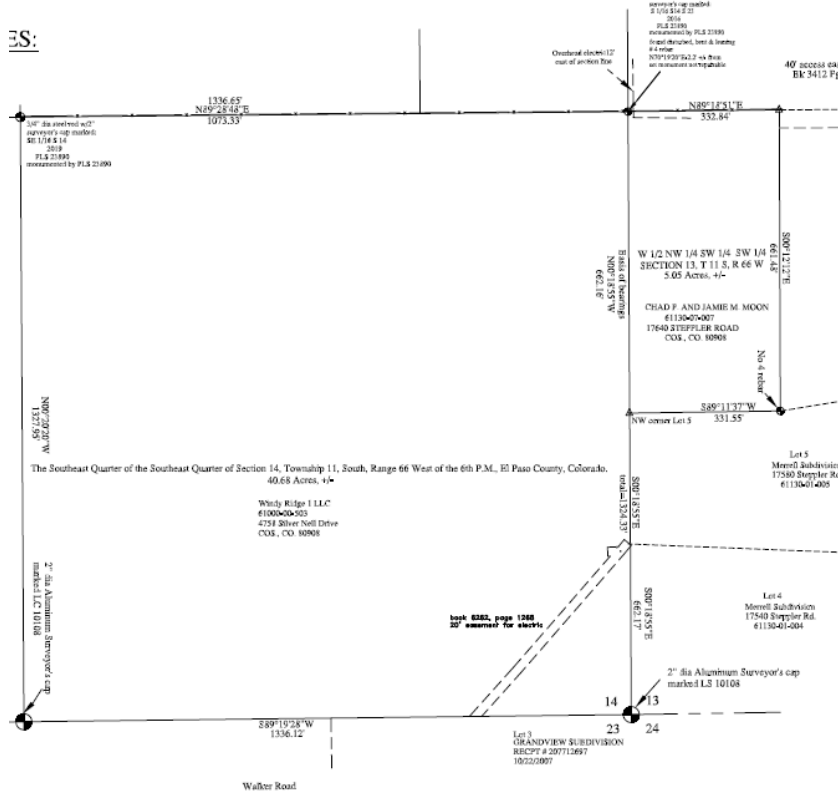
Estimated graphic of existing and new (adjusted) property lines:



Existing boundary lines:

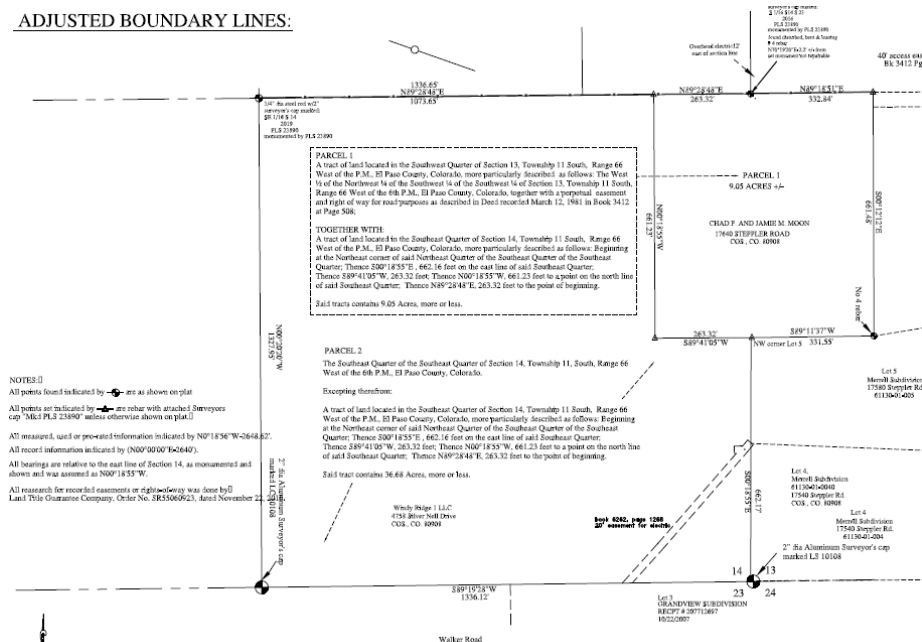
El Paso County, Colorado

ES:



Proposed Adjusted boundary lines:

ADJUSTED BOUNDARY LINES:



NOTES:
 All points found indicated by are as shown on plat
 All points not indicated by are rebar with attached Surveyors cap "M&S PLS 23890" unless otherwise shown on plat.
 All measured, used or pre-wanted information indicated by N0°18'56"W-2648.22'
 All record information indicated by (N00°00'00"W-2644').
 All bearings are relative to the east line of Section 14, as monumented and shown and was assumed as N00°18'55'W.
 All measurements for recorded easements or rights-of-way was done by Land Title Guarantee Company, Order No. ER3506923, dated November 22,