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Colorado Springs, CO 80903

Certified Mail Fee	\$4.35	0606
Extra Services & Fees (check box, add fee as appropriate)		06
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<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	\$0.66	
Total Postage and Fees	\$5.01	

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Sent To **ELPASO COUNTY BOCC**
Street and Apt. No., or PO Box No.
200 S CASCADE AVE
City, State, ZIP+4®
COLORADO SPRINGS, CO 80903
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Pepton, CO 80831

Certified Mail Fee	\$4.35	0606
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

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Sent To **NATHAN + JENNIFER BREWSTER**
Street and Apt. No., or PO Box No.
7660 BULLET RD.
City, State, ZIP+4®
PEYTON, CO 80831
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Cincinnati, OH 45202

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Postage	\$0.66	
Total Postage and Fees	\$5.01	

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Sent To **DILLON COMPANIES LLC**
Street and Apt. No., or PO Box No.
1014 VINE ST.
City, State, ZIP+4®
CINCINNATI, OH 45202
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Colorado Springs, CO 80923

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Postage	\$0.66	
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Sent To **MIKE + BRITTANY TEXER**
Street and Apt. No., or PO Box No.
6785 HORSESHOE RD.
City, State, ZIP+4®
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Sent To **ELLEN + MICHAEL GASPER**
Street and Apt. No., or PO Box No.
7684 BULLET RD.
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

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Sent To **JAMES + HOLLY RICHARDS**
Street and Apt. No., or PO Box No.
7624 BULLET ROAD
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6780 HORSESHOE RD.
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Postage	\$0.66	
Total Postage and Fees	\$5.01	

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08/14/2023

Sent To **MATHEW COLLINS + MELISSA HOFFMAN**
Street and Apt. No., or PO Box No.
7636 BULLET RD.
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PEYTON CO, 80831
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7684 BULLET RD.
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PEYTON CO 80831
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7020 3160 0000 5348 3046

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Colorado Springs, CO 80920

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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	\$0.66	
Total Postage and Fees	\$5.01	08/14/2023

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Sent To **JAMES + MARY HAGAN**
Street and Apt. No., or PO Box No. **2831 TECUMSEH RD.**
City, State, ZIP+4® **COLORADO SPRINGS, CO 80920**

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7020 3160 0000 5348 3053

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Peyton, CO 80831

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	08/14/2023

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Sent To **MATHEW + ASHLEY WEST**
Street and Apt. No., or PO Box No. **7672 BULLET RD.**
City, State, ZIP+4® **PEYTON CO 80831**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	08/14/2023

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Sent To **DARIN + TINA DEBOW**
Street and Apt. No., or PO Box No. **7612 BULLET RD.**
City, State, ZIP+4® **PEYTON, CO 80831**

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	08/14/2023

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Sent To **SANDRA CICHON**
Street and Apt. No., or PO Box No. **7648 BULLET RD.**
City, State, ZIP+4® **PEYTON CO, 80831**

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



Drexel, Barrell & Co.

August 11, 2023

**RE: 11745 Owl Place, Falcon, CO
Owl Marketplace**

Engineers/Surveyors

Colorado Springs
Lafayette

3 South 7th Street
Colorado Springs,
Colorado 80905-1501

719 260-0887
719 260-8352 Fax

Adjacent Property Owner,

This letter is being sent to you because Drexel, Barrell & Co., on behalf of BH RE Investments, LLC, is proposing a land use project in El Paso County at the above referenced location (see attached vicinity map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact on this letter. 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 Planning 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.

The site is located at the above referenced address at the southwest corner of the intersection of Owl Place and Meridian Road in Falcon, CO. The site encompasses 4.61 acres that has recently been rezoned to CR.

If you have any questions or comments regarding this submittal, please contact us or the County planner noted below. Respectfully,

Drexel, Barrell & Co.

Tim D. McConnell, P.E.
Principal /Regional Manager

Enclosures: Vicinity Map
Plat

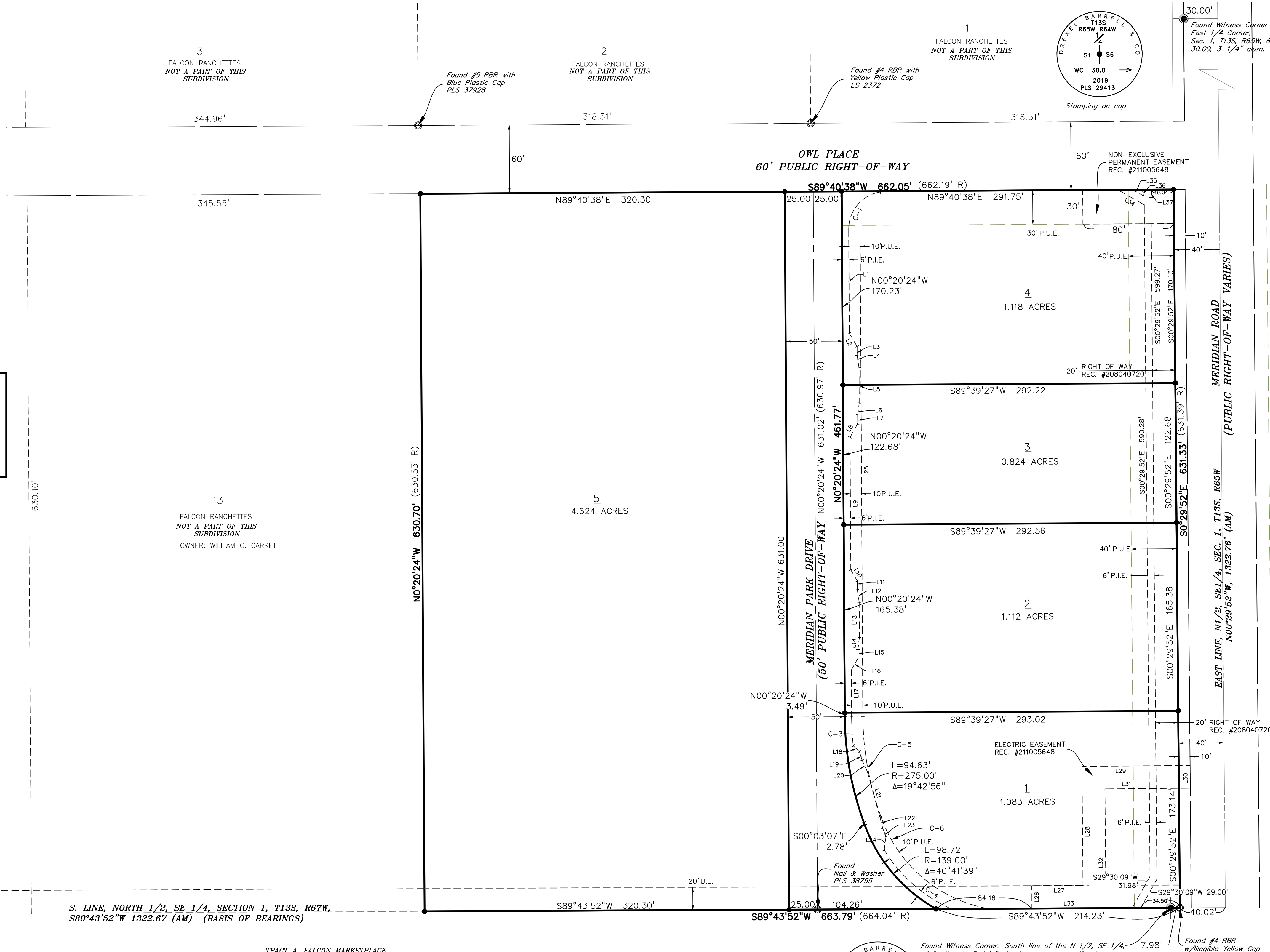
El Paso County Planning and Community Development
Attn: Ryan Howser (719) 520-6049

OWL MARKETPLACE FILING NO. 1

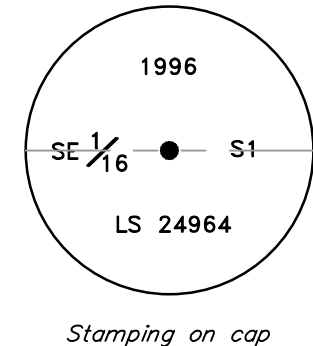
A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

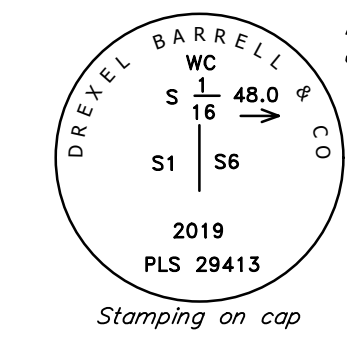
- FOUND SURVEY MONUMENT AS NOTED ⊙
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913" ●
- SECTION CORNER/REF MONUMENT AS INDICATED ⊕
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R)
- MEASURED DIMENSION (AM)
- RECEPTION NUMBER Rec. #
- RIGHT OF WAY R.O.W.
- SQUARE FEET SF
- EXISTING EASEMENT ---
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT ---
- EXISTING R.O.W. ---
- CENTERLINE PROPOSED ROAD ---



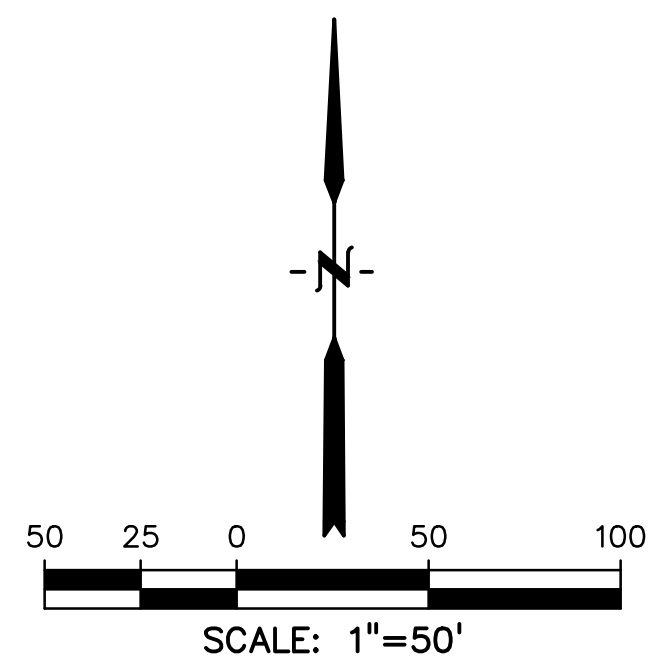
PARCEL LINE TABLE			PARCEL LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	91.61'	N0°20'24"W	L21	41.27'	S15°29'32"E	C-1	46.66'	32.78'	81°36'36"	S40°27'42"W	42.82'
L2	13.40'	N30°29'51"W	L22	10.30'	S14°05'16"E	C-3	25.47'	268.75'	5°25'48"	S03°03'08"E	25.46'
L3	7.76'	N0°29'51"W	L23	7.76'	N22°02'56"W	C-4	79.60'	132.85'	34°19'51"	S48°36'31"E	78.42'
L4	11.16'	N8°27'31"W	L24	11.90'	N7°57'04"E	C-5	90.59'	259.10'	20°01'58"	S10°21'49"E	90.13'
L5	30.88'	S0°20'24"E	L25	461.77'	N0°19'28"W	C-6	129.74'	123.10'	60°23'10"	S49°37'10"E	123.82'
L6	10.39'	S7°27'50"W	L26	20.00'	N0°15'55"W						
L7	7.91'	S0°20'24"E	L27	45.00'	N89°44'05"E						
L8	13.84'	N29°30'09"E	L28	104.70'	N0°30'22"W						
L9	116.45'	N0°20'24"W	L29	95.00'	N89°29'38"E						
L10	11.27'	S30°29'51"E	L30	20.00'	S0°30'22"E						
L11	7.72'	S0°20'24"E	L31	75.00'	S89°29'38"W						
L12	11.16'	S8°27'31"E	L32	104.78'	S0°30'22"E						
L13	31.10'	N0°20'24"W	L33	65.08'	S89°44'05"W						
L14	10.59'	S7°27'50"W	L34	26.53'	S60°29'51"E						
L15	7.75'	N0°20'24"W	L35	11.04'	S60°29'51"E						
L16	11.64'	N29°30'09"E	L36	5.59'	N10°59'53"W						
L17	41.24'	N0°20'24"W	L37	6.93'	S7°27'50"W						
L18	7.61'	N46°44'41"W									
L19	7.76'	N16°44'41"W									
L20	11.16'	N24°42'22"W									



Stamping on cap
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R67W. Found 2" aluminum cap on No.5 rebar.



Found Witness Corner: South line of the N 1/2, SE 1/4, Section 1: 3-1/4" aluminum cap on a #6 rebar.



TRACT A, FALCON MARKETPLACE
REC. NO. 219714441

EASTONVILLE ROAD
REC. NO. 219714441

REPLAT

FEES: