

The mineral rights for Lot 4, Falcon Marketplace were certified when the plat was recorded on December 16th, 2019. See document below from the Master Developer.

CERTIFICATION:

I, Patrick C. O'Hearn, a surveyor for Drexel, Barrell & Co., on January 16, 2017, have reviewed the title commitment pertaining to the property that is the subject of a final plat application in El Paso County, known as FALCON MARKET PLACE. Further, that that commitment issued by Stewart Title Guaranty Company, File No. 01330-88802 having an effective date of October 6, 2016, does disclose the existence of a severed mineral estate ownership affecting the property that is the subject of the subdivision plat. The referenced file discloses a reservation of mineral interest set for in that deed recorded in Book 2038 at Page 193 of the El Paso county public records. Additionally, said file discloses a reservation in an unrecorded homestead patent #380 dated January 20, 1880.

Additional research is to be performed to verify the current disposition of the referenced mineral reservations.



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