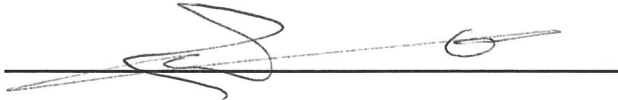


AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I Omar Ali (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 Lot 1, Block 7, Willow Springs Estates.

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 22nd day of November, 2022.



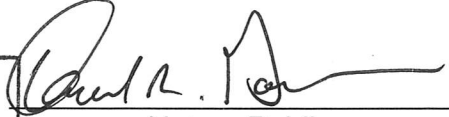
STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 22nd day of November, 2022, by Omar Ali.

Witness my hand and official seal.

My Commission Expires: 7/20/2023

DAVID R GORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074028051
MY COMMISSION EXPIRES JULY 20, 2023



Notary Public

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7021 2720 0000 3055 2053



November 30, 2022

NOTICE TO MINERAL ESTATE OWNER

Dear Mineral Estate Owner:

M.V.E., Inc., on behalf of Paula Donohoo, Mardelle Frazier, and Brian Frazier, is requesting an application for a plat with El Paso County on the 13.81± acre lot located on the east side of Walker Road, north of Table Rock Road. This letter is being sent to you as a holder of mineral rights interest in said property according to the records of El Paso County, Colorado.

The address of the site is 8855 Walker Road, Colorado Springs and the site has Assessor Schedule Number 51100-01-009. A Vicinity Map is included for reference. The project is a Minor Subdivision Plat of the existing platted 13.81± acre Lot 1, Block 7, Willow Springs Estates in El Paso County, Colorado. The new plat will create two (2) single family rural residential lots in the RR-5 Zone. One exiting residence is currently located on the subject property, which will remain in place.

The proposal is for approval of the new minor subdivision plat titled "High Forest Estates Subdivision Filing No. 1" to subdivide the property into two (2) individual lots, one containing the existing residence on 8.81± acres, and a new lot containing 5.00± acres. The new lot is for future residential development to be consistent with the existing RR-5 (Rural Residential) zoning. Access to all lots will be from the existing driveway on the property. This information is being provided to you as part of the land use application submittal process with the County. Please direct any questions on the proposal to the referenced contact below.

Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the mineral estate owners. 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:

Dave Gorman, M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736, daveg@mvecivil.com

Very truly yours,

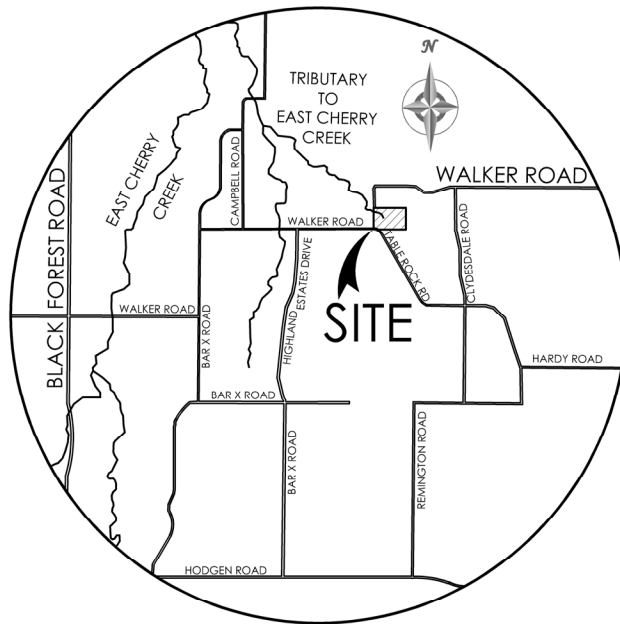
M.V.E., Inc.

David R. Gorman, P.E.
DRG:cwg

Attachment: Vicinity Map, Site Exhibit

Z:\61188\Documents\Mineral Rights\Mail\61188-MineralNotice-High Forest Estates.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



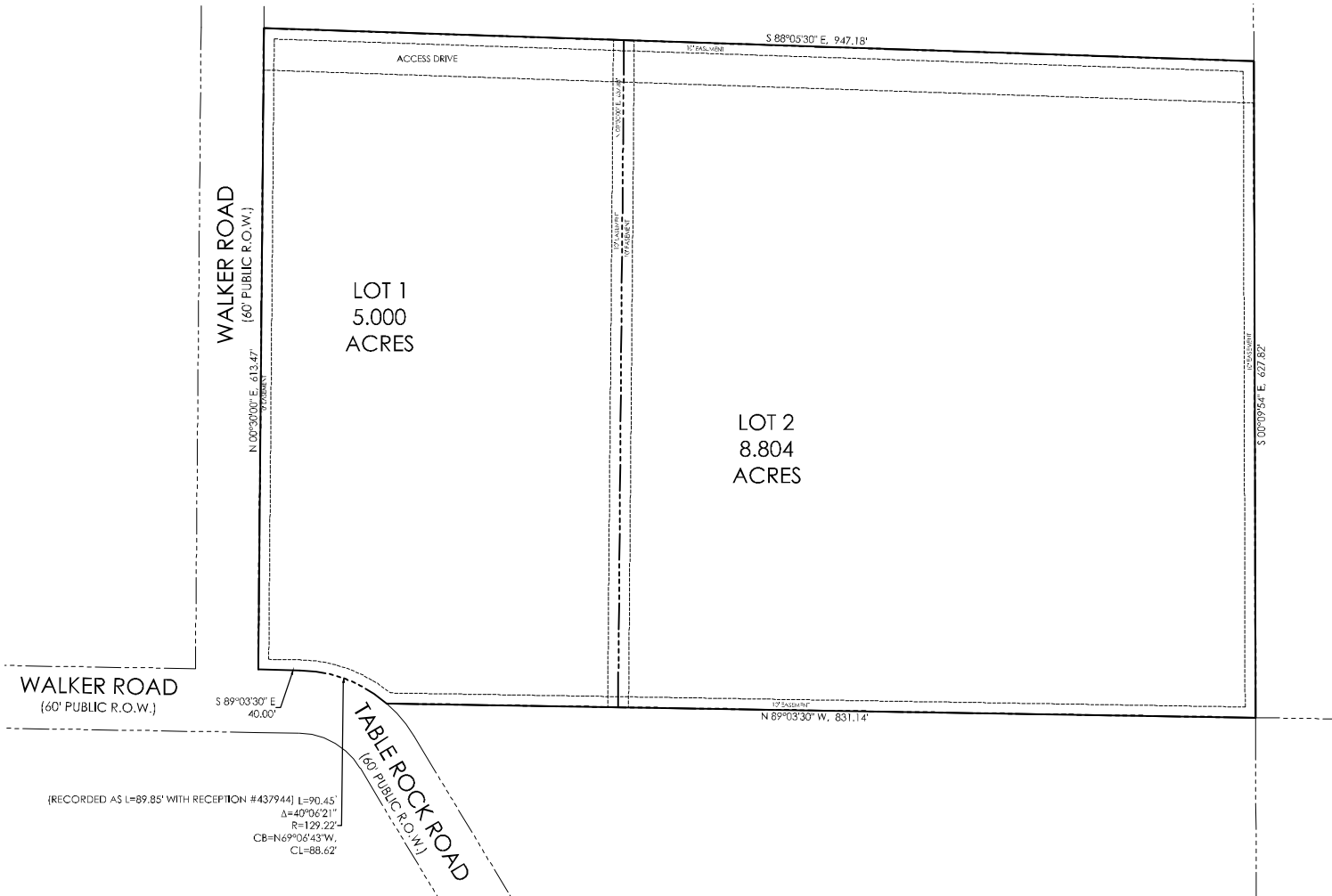
VICINITY MAP

NOT TO SCALE

HIGH FOREST ESTATES SUBDIVISION FILING NO. 1

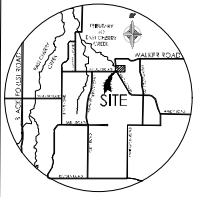
A REPLAT OF LOT 1, BLOCK 7, WILLOW SPRINGS ESTATES

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO



LEGEND

- SUBDIVISION BOUNDARY
- - - LOT LINE
- - - ADJACENT PROPERTY LINE
- - - GRAVEL AREA



VICINITY MAP
NOT TO SCALE

BEHC-MARK



REVISIONS

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILT BY _____
 CHECKED BY _____

Mineral Estate
 Owner Notification
 SITE EXHIBIT

MVE PROJECT: 61188
 MVE DRAWING: PLAT-EXH

NOVEMBER 30, 2022
 SHEET 1 OF 1