

Chuck Broerman
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El Paso County, CO

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Pages 220144349

**MERGER BY CONTIGUITY
OF PROPERTIES SITUATED
WITHIN UNINCORPORATED EL PASO COUNTY**

By this document, it is hereby acknowledged that the properties listed below are merged together pursuant to Section 35.2 K., Nonconforming Lot or Parcel and Merger by Contiguity, of the El Paso County Land Development Code.

12-19-00: PLEASE NOTE: **(PLEASE TYPE)**
THIS MERGER FORM WILL NOT BE PROCESSED UNLESS IT IS TYPED.

The property owner(s) formalizing the merger by contiguity are:

Megan Bucy

Location of merged property:

Current Tax Schedule number(s):

Parcel 1) 5208267001 (13035 Black Forest Road), Parcel 2) 5208264004 (6850 Brentwood Drive)

Legal Description:

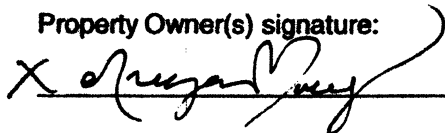
(5208267001) LOTS 1, 2, 5, 6 BLK 52 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1
(5208264004) LOT 1 + VAC ST ADJ BET BLKS 52 +53, LOT 2 + E 10 FT OF SD VAC ST, LOT 3 BLK 53 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1

The properties described above have merged together pursuant to Section 35.2 K. of the El Paso County Land Development Code and are considered as one (1) parcel for purposes of zoning administration as the properties do not contain the required minimum lot area as specified within the RR-5 zoning district which is applicable to this property.

No portion of this merged property shall be sold or conveyed away individually or separately unless said portion and/or remaining portion:

- 1) Is brought into compliance with the zoning on the property, or
- 2) Is otherwise approved by El Paso County in accordance with applicable regulations.

Property Owner(s) signature:



Date: 5/5/2020

Date: _____

NOTE: Merger does not relieve the property of compliance with regulations or criteria of other agencies or departments or of other applicable sections of the Land Development Code, except as otherwise expressly provided for in subsection K.

Merger does not eliminate lot lines or any easements associated with the property.

Merger does not guarantee that the affected parcel will be considered as a "buildable parcel."

SUBMITTED IN CONFORMANCE WITH SECTION 35.2 K.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE



Director, El Paso County Planning Department

05/14/20
Date

Exhibit A: Merger Map

MER204

11052001 YVAME. 120333-DLACK FOREST ROAD Exhibit A

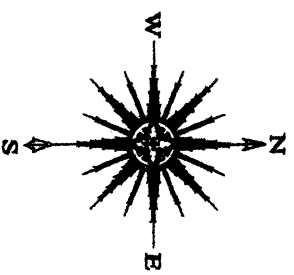
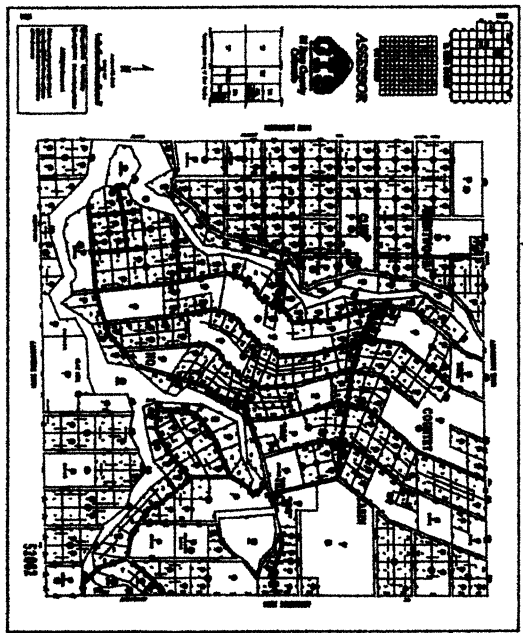
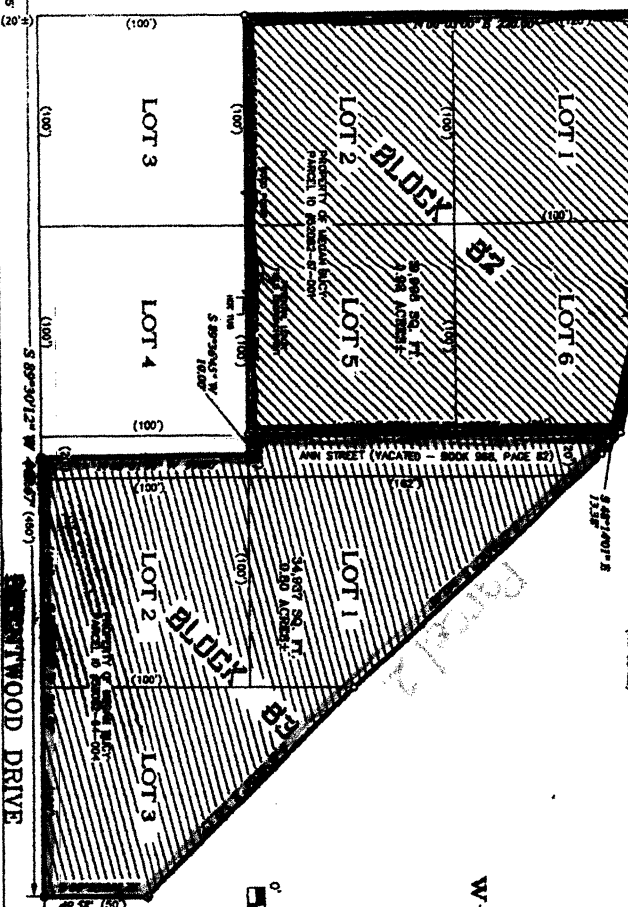
6 5
 7 8

FOUND 3/4" IR. STEEL PIN WITH 3/4" IR. ALLOY CAP MARKED PLS 17488 (IN RANGE BOX)

BLACK FOREST ROAD

Parcel 1

N 00°03'00" E (BASIS OF BEARINGS)
 2637.49 (2842.5)



ADDITIONAL SURVEY & REGRID

- 1. SET 3/4" IR. STEEL PIN WITH PLASTIC CAP MARKED "S 2387"
- 2. FOUND 3/8" IR. STEEL PIN WITH PLASTIC CAP MARKED "H890"
- 3. FOUND 1/2" IR. STEEL PIN (NO CAP)
- 4. MISSING LAND SURVEY MONUMENT (AS NOTED)
- 5. NO MONUMENT FOUND ON SET

LAND SURVEY PLAT

6850 BRENTWOOD DRIVE, COLORADO SPRINGS, COLORADO
 LOT 1 + VACATED PART OF ANN STREET BETWEEN BLOCKS
 52 & 53 AND LOT 3, BLOCK 53 BRENTWOOD COUNTRY CLUB
 COUNTY PARCEL ID #28062-64-004
 13065 BLACK FOREST ROAD, COLORADO SPRINGS, COLORADO
 LOTS 1, 2, 3, & 6, BLOCK 52 BRENTWOOD COUNTRY CLUB
 AND CABIN SITES, TRACT 1
 COUNTY PARCEL ID #28062-67-001
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 8
 OF THE 6th PRINCIPAL MERIDIAN
 TOWNSHIP 12 SOUTH, RANGE 65 WEST
 COUNTY OF EL PASO, STATE OF COLORADO

LAND SURVEYOR'S NOTES

1. The survey was prepared without the benefit of a current title insurance commitment. This information obtained herein is the result of research by the surveyor and is not necessarily complete or conclusive.
2. The survey does not include a title search by the Surveyor of the property shown, and described herein to determine:
 - a) Ownership of the tract of land
 - b) Competency of the compiler, with dates of signatures
 - c) Rights-of-Way, easements and encumbrances of record affecting the parcel
 - d) Any points which bear upon, or otherwise may affect, the present boundaries or land boundary statements of record showing a claim by the State of Colorado to Section 12-12-126 of the Colorado State and Public Lands Act, as amended.
 - e) The plat and the subdivision names, and the date and the date of any additional or amended portions reported that the which, any and the need for any additional or amended portions that there is to which it is to be added.
 - f. All encumbrances and easements are or are intended to be shown as indicated by the plat.
3. All distances and bearings are or are intended to be shown as indicated by the plat.
4. The plat is intended to show the location of the boundaries, which may be shown as indicated by the plat.
5. The plat is intended to show the location of the boundaries, which may be shown as indicated by the plat.
6. The plat is intended to show the location of the boundaries, which may be shown as indicated by the plat.

LAND SURVEYOR'S CERTIFICATION

I, the undersigned, a duly Licensed Professional Land Surveyor in the State of Colorado, hereby certify that I am the author of the above plat, that the same was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Colorado, and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Colorado, and that the same was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Colorado.

CLERK AND RECORDERS CERTIFICATION

This plat was filed for record in the office of the El Paso County Clerk and Recorder, in the State of Colorado on the _____ day of _____, 2008.

 Clerk and Recorder



LAND SURVEY PLAT

CORNERSTONE BOUNDARY CONSULTANTS
 PROFESSIONAL LAND SURVEYORS
 8013
 216 WEST 12TH AVE., DENVER, CO 80202
 (303) 733-1111

BEING A PART OF
 THE NORTHWEST QUARTER OF SECTION 8
 TOWNSHIP 12 SOUTH, RANGE 65 WEST
 OF THE 6th PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO

BOUNDARY LIVING CLAIM TOPOGRAHY EASTERN LOCATION RIGHT-OF-WAY