

**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:

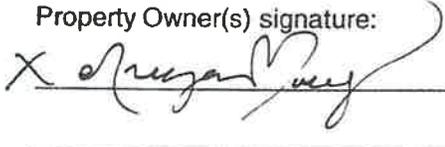
(5208267001) LOTS 1, 2, 5, 6 BLK 52 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1
(5208264004) LOT 1 + VAC ST ADJ BET BLKS 52 +53, LOT 2 + E 10 FT OF SD VAC ST, LOT 3 BLK 53 BRENTWOOD COUNTRY CLUB + CABIN SITES TR 1

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:

X 

Date: 5/5/2020

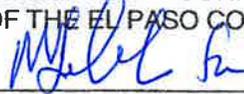
Date: _____

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

6
5
7
8
FOUND 3/4" H. STEEL PIN WITH 3 1/4" H. ALLOY CAP MARKED PLS 17488 (ON RANGE BOOK)

BLACK FOREST ROAD

N 00°01'00" E (BASIS OF BEARINGS)
 2637.49' (2642.9')



FOUND 3/4" H. STEEL PIN WITH 3 1/4" H. ALLOY CAP (UNRECORDED) CORNERING TO THAT MARKING SET BY PLS 17488 (ON RANGE BOOK) DEPOSITED 11 OCT. 1988 IN THE STATE RECORDS.

MONUMENT LEGEND

- 0 SET 3/4" H. STEEL PIN WITH PLASTIC CAP MARKED "PLS 22875"
- 1 FOUND 1/2" H. STEEL PIN WITH PLASTIC CAP MARKED "3800"
- 2 FOUND 1/2" H. STEEL PIN (NO CAP)
- 3 PLASTIC LAND SURVEY MARKER (AS NOTED)
- 4 NO MONUMENT FOUND OR SET

1195411 YUMME. 130333 BLOCK FOREST ROAD Exhibit A

LAND SURVEY PLAT

6860 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 #2082-64-004
 13055 BLACK FOREST ROAD, COLORADO SPRINGS, COLORADO
 LOTS 1, 2, 3, 4, 5, 6, BLOCK 52 BRENTWOOD COUNTRY CLUB
 AND CABIN SITES, TRACT 1
 COUNTY PARCEL ID #2082-67-001
 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

LAND SURVEYOR'S NOTES

1. This survey was prepared without the benefit of a current title insurance commitment. This document indicates known to the world of record by the surveyor and is not necessarily complete or accurate.
2. This survey does not constitute a title search by the Surveyor of the property shown and described herein to determine:
 - a) Ownership of the land of land
 - b) Competency of the description with them of adjacent
 - c) Rights-of-way, easements and encumbrances of record affecting the parcel.
3. Any person who knowingly transfers, alien or conveys any Public Land Survey Monument or Land Boundary monument or accessory structure a Class Two (2) Monument pursuant to Section 18-4-106 of the Colorado Revised Statutes.
4. The plat and the subdivision shown herein may be used for any additional or extended purposes beyond that for which it was intended and may not be used by any person other than those to which it is intended.
5. All distances and courses are as measured in the field unless stated to the contrary, which may be shown of record.
6. The plat represents that no additional monuments, rights-of-way or encumbrances are shown or shown on this plat.
7. The plat survey is shown and used herein shows an approximation of professional opinion regarding the facts of the survey, or based upon the evidence presented herein, and does not constitute a warranty or guarantee, expressed or implied.
8. RIGHTS: Inheriting to Colorado law you shall constitute any legal action based on any claim in this survey within three years after you first discover such claim, to so much, any day action based on any claim in this survey that is discovered more than three years from the date of certification shown herein.

LAND SURVEYOR'S CERTIFICATION

I, the U.S.A. below, a duly Licensed Professional Land Surveyor in the State of Colorado hereby certify, knowingly and with due care, that the survey on this plat, was the result of a land survey that complies with the provisions of the Colorado Revised Statutes, and that the survey is shown and used herein shows an approximation of professional opinion regarding the facts of the survey, or based upon the evidence presented herein, and does not constitute a warranty or guarantee, expressed or implied.

THE S. L. Baker P.L.S. No. 10895



CLERK AND RECORDERS CERTIFICATION

This Land Survey Plat was filed for record in the office of the El Paso County Clerk and Recorder, in the State of Colorado this 31st day of January, 2009.

PLAT NO. _____ Clerk and Recorder.

RECORDED IN _____

Page 1

CORNERSTONE BOUNDARY CONSULTANTS
 PROFESSIONAL LAND SURVEYORS
 Field Office Box 1733, Monument, Colorado 80112
 Phone: 719-887-2525

PROFESSIONAL LAND SURVEYING FIRM

BEING A PART OF
LAND SURVEY PLAT
 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
 MARKING
 MONUMENT
 LOCATION