

**ADMINISTRATIVE VACATION OF A LOT LINE AND A
DRAINAGE AND UTILITY EASEMENT WITHIN
UNINCORPORATED EL PASO COUNTY, COLORADO**

WHEREAS, Barton-Patterson Living Trust are the current property owner of Lots 3 and 4 of Gleneagle Golf Course Residential Infill Development Subdivision, El Paso County, Colorado; and

WHEREAS, the property consists of two (2) contiguous lots separated by a common lot line under common ownership; and

WHEREAS, Barton-Patterson Living Trust has requested that the two (2) lots be combined for building and development purposes by vacating said common lot line; and

WHEREAS, the proposed vacation of the common lot line can be accomplished by utilizing an administrative procedure; and

WHEREAS, the proposed vacation of the common lot line does not substantially modify the original final plat of the Gleneagle Golf Course Residential Infill Development Subdivision; and

WHEREAS, the property is encumbered by a five-foot-wide public utility and drainage easement along each property line of the two (2) contiguous lots; and

WHEREAS, the property owner has requested that said easement located along the lot line between Lots 3 and 4 be vacated as depicted on Exhibit A, attached; and

WHEREAS, this proposed vacation of a portion of the easement can be accomplished by utilizing an administrative procedure; and

WHEREAS, the proposed vacation of the easement does not substantially modify the original final plat of the Gleneagle Golf Course Residential Infill Development Subdivision; and

WHEREAS, the Planning and Community Development Executive Director has made the following findings:

1. The lot line is no longer necessary for original purposes for which it was established or needed by those who have a right to it;
2. The resolution of approval or the vacation plat adequately renames or renumbers the lot;
3. The vacation of the lot line will not adversely affect the public health, safety, and welfare; and
4. Where the lots or parcels are subject to any covenants, conditions, and restrictions (CC&Rs) that any potential conflict with the CC&Rs or other restrictions resulting from the removal of the lot line has been resolved.

WHEREAS, the following have responded indicating no objection or concern with the proposed vacation of the drainage and utility easement:

1. Black Hills Utilities
2. Mountain View Electric Association, Inc.

NOW, THEREFORE, BE IT RESOLVED that the common lot line and associated easements common to Lot 3 and Lot 4 Gleneagle Golf Course Residential Infill Development Subdivision, El Paso County, Colorado are hereby vacated as depicted on Exhibit A;

AND BE IT FURTHER RESOLVED that all other terms, limitations and conditions of the Gleneagle Golf Course Residential Infill Development Subdivision plat remain valid and in effect.

Chuck Broerman
05/14/2021 10:20:44 AM
Doc \$0.00
Rec \$23.00

El Paso County, CO



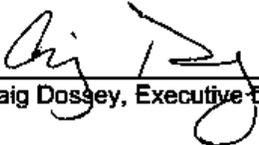
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AND BE IT FURTHER RESOLVED that this vacation of the above-mentioned common lot line and easement is graphically depicted on a Vacation Map marked as Exhibit A and attached hereto.

AND BE IT FURTHER RESOLVED that the property is hereafter known as **Lot 3A Gleneagle Golf Course Residential Infill Development Subdivision**, El Paso County, Colorado.

APPROVED this 11th day of May 2021.

El Paso County Planning and Community Development Department

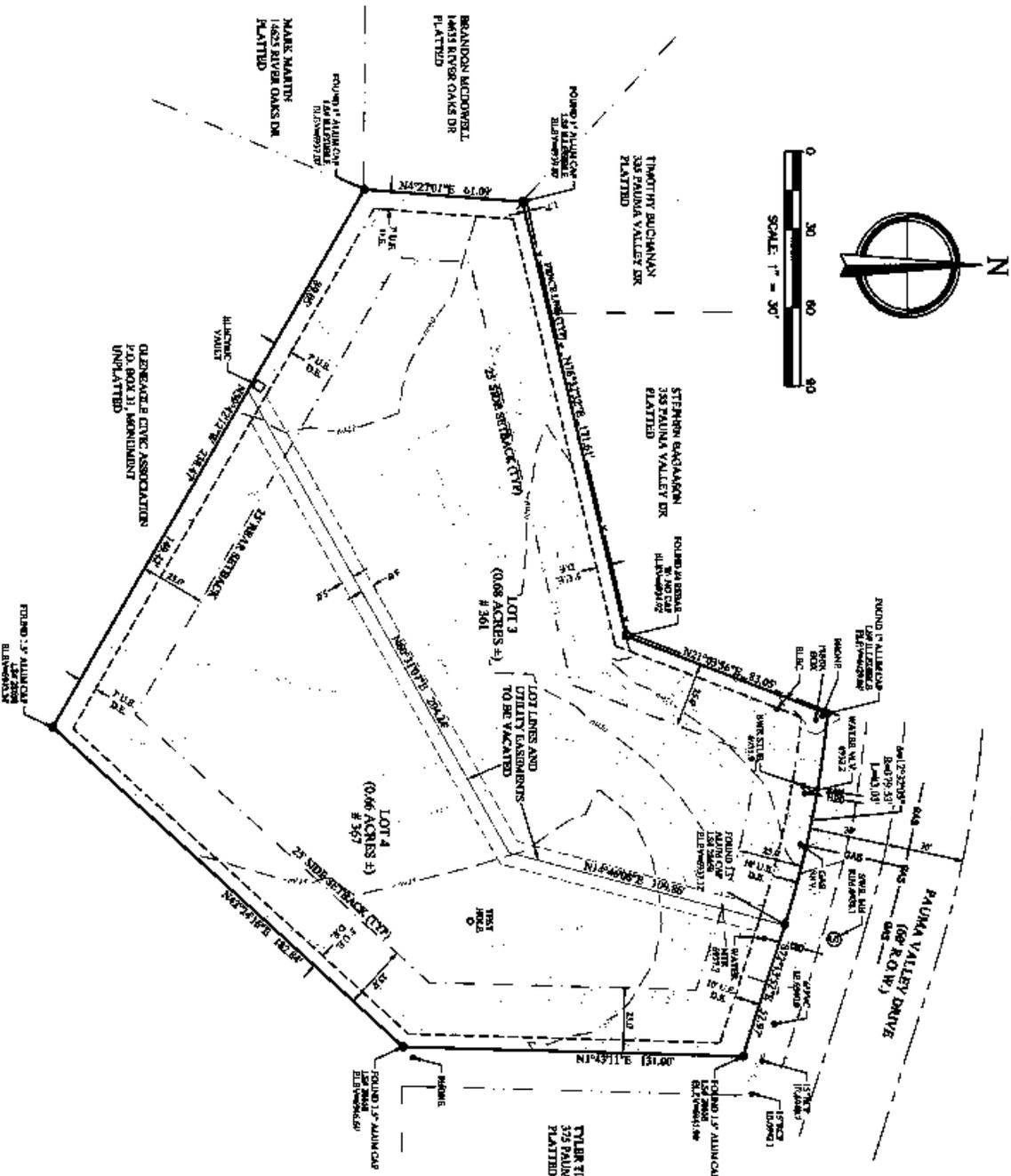


Craig Dossey, Executive Director

Exhibit A: Vacation Map

VACATION EXHIBIT #1

PART OF SECTION 31, T. 11 S, R. 66 W, 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



PCD FILE NO. V211

NOTICE: According to Colorado law you must commence any legal action based upon my plat within 90 days from the date of recording. I do not warrant the accuracy of any information contained herein and I am not responsible for any errors or omissions. I am not a professional surveyor and I am not licensed to practice surveying in the State of Colorado.

DATE	REVISIONS



FRANK SURVEYING INC.
 1000 N. 10TH ST.
 DENVER, CO 80202

TITLE	SHEET	TOTAL SHEETS
VACATION EXHIBIT #1 PART OF SEC. 31 T. 11 S. R. 66 W. 6TH P.M. EL PASO COUNTY, STATE OF COLORADO	SHEET 1 OF 1	1

PROPERTY DESCRIPTION
 LOTS 3 AND 4, CLEVERAGE GOLF COURSE RESIDENTIAL PHASE II DEVELOPMENT
 COUNTY OF EL PASO, STATE OF COLORADO.

ADDRESS:
 361 PAUMA VALLEY DRIVE

TAX SCHEDULE NUMBER:
 0131-4-08-007

PIKES PEAK REGIONAL BUILDING DEPARTMENT

SETBACKS: 25' FRONT, REAR & SIDES

APPLICANT:
 MURPHY'S CUSTOM HOMES
 SARAH MARTIN
 719-233-2883
 SARAHMURPHY@MURPHYSCUSTOMHOMES.COM