

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

WHEREAS, Ferdinand B Rohr (Owner) is the current property owner of Lots 7 and 8, Block 1 of Snyder subdivision (the "property"), recorded at Reception Number 973656 in the Office of the Clerk and Recorder, El Paso County, Colorado; and

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

WHEREAS, Owner 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 Snyder Subdivision; and

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

WHEREAS, the property owner has requested that said easement located along the lot line between Lots 7 and 8 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 Snyder 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. Colorado Springs Utilities
2. Mountain View Electric Association, Inc.

NOW, THEREFORE, BE IT RESOLVED that the common lot line and associated easements common to Lot 7 and Lot 8 Snyder Subdivision, El Paso County, Colorado are hereby vacated as depicted on Exhibit A;

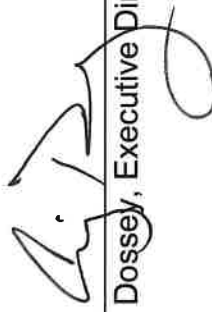
AND BE IT FURTHER RESOLVED that all other terms, limitations and conditions of the Snyder subdivision plat remain valid and in effect.

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 7A Snyder Subdivision**, El Paso County, Colorado.

APPROVED this 25TH day of February 2020.

El Paso County Planning and Community Development Department



Craig Dossey, Executive Director

Exhibit A: Vacation Map

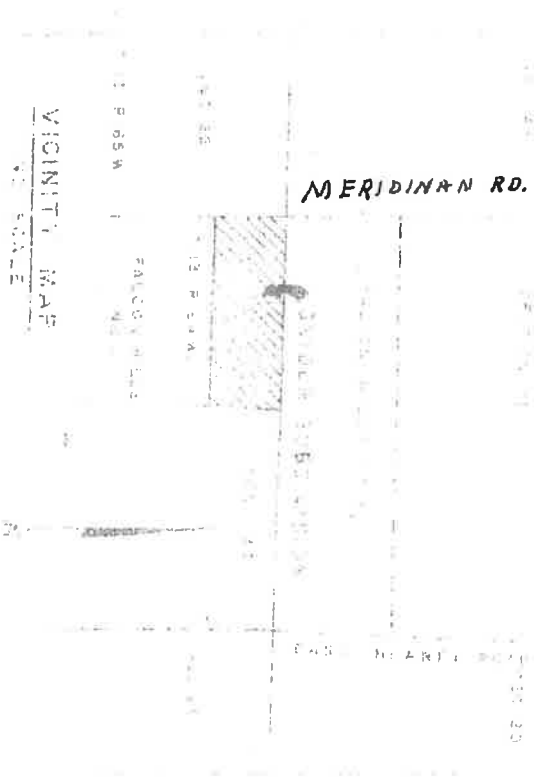
James Watson, Individuals Of The Following Described Tr
 Rex L. Bennett And R. James Watson, James Watson, Individuals Of The Following Described Tr
 Ex Fee County Closure
 Page 2



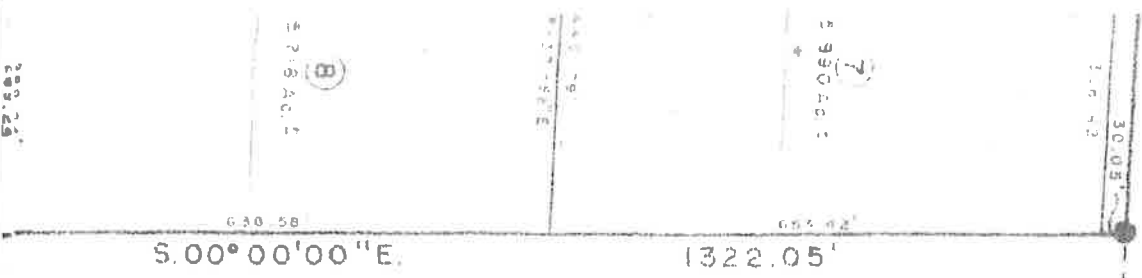
NO	R	50.00	50.00	50.00	50.00	4	50.00
1							
2							
3							
4							

- NOTE
- (1) AIC Rear Purpor
 - (2) Wait Respc Owne
 - (3) Lot Access
 - (4) NC
- F
 ○ L

of page 2



NOTED FOR ROAD PURPOSES



NOTES:

- (1) A/C Easement on Both Side of All Side & Reel Lot Lines For Public Utility & Drainage Purposes, Or As Shown.
- (2) Water & Sewer Service Shall Be The Responsibility of Each Individual Lot Or Property Owner
- (3) Lots 2 Thru 14 Inclusive Will Have Limited Access To Sandcrussherry Place.
- (4) No 4 Rebar Suffered "3854" At All Lot Corners

● Found Iron Pipe

- ① Lot No's
- ② Block No's

CURVE TABLE			
NO	R	L	Δ
1	50.00'	57.67'	405-04' 41" 37.82'
2	50.00'	67.24'	779-02' 48" 79.51'
3	50.00'	60.19'	585-58' 44" 34.35'
4	50.00'	64.71'	728-18' 47" 37.78'

*Plot of
Dryden Subdivision
El Paso County, Colorado Page 3*