

**ADMINISTRATIVE VACATION OF A LOT LINE WITHIN  
UNINCORPORATED EL PASO COUNTY, COLORADO**

**WHEREAS**, Emerald Residential, LLC (Owner) is the current property owner of Lots 5 and 6, Block 1 of Park Vista Estates Addition subdivision (the "property"), recorded at Plat Number 1626 in the Office of the Clerk and Recorder, 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**, 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 Park Vista Estates Addition 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.

**NOW, THEREFORE, BE IT RESOLVED** that the common lot line to Lot 5 and Lot 6, Block 1 of Park Vista Estates Addition 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 Park Vista Estates Addition subdivision plat remain valid and in effect.

**AND BE IT FURTHER RESOLVED** that this vacation of the above-mentioned common lot line 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 5A Park Vista Estates Addition**, El Paso County, Colorado.

APPROVED this 14th day of July 2020.

El Paso County Planning and Community Development Department



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Craig Dossey, Executive Director

Exhibit A: Vacation Map

Chuck Broerman  
07/15/2020 11:54:21 AM  
Doc \$0.00 2  
Rec \$18.00 Pages

El Paso County, CO



220101914

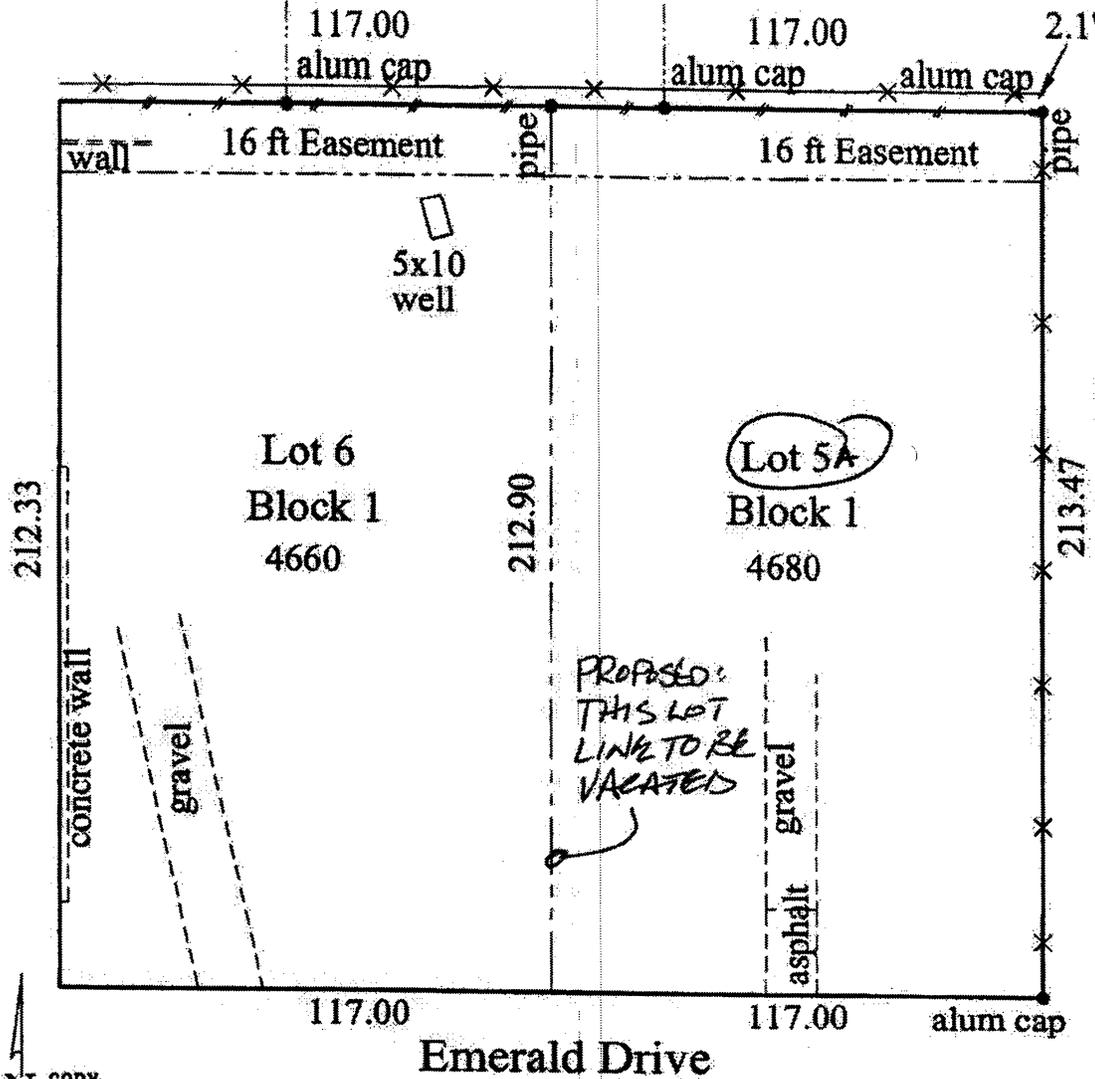
# IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument
- Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.



N  
copy  
reduced

Scale: 1" = 35'

## Legal Description

Lots 5 and 6, Block 1, Park Vista Estates Addition, County of El Paso, State of Colorado, as amended by Engineer's Statement recorded June 19, 1957 in Book 1635 Page 35.

## Surveyor's Certificate

I Herby certify that this Improvement Location Certificate was prepared for the "Mortgage Lender and the "Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-61-108)

This Improvement Location Certificate does not constitute a title search by Alessi & Associates, Inc., to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi & Associates, Inc., relied on Title Commitment\*.

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

2989 Broadmoor Valley Road      Tele. 719/540-8832  
Colorado Springs, CO 80906      Fax 719/540-2781



PURPORTED STREET ADDRESS:

**4660-4680 Emerald Drive**

\*\*DATE: 10/23/2013

\*LENDER/CLIENT: Pink Realty

BORROWER: Emerald Residential, LLC

\*TITLE COMPANY: Unified Title

JOB NUMBER: 131608