Recording Requested by and When Recorded Return to: El Paso County Development Services Department 2880 International Circle Colorado Springs, Colorado 80910

#### FOR RECORDER USE ONLY

#### **COMBINATION AGREEMENT**

	A
This Combination Agreement is made and entered into this day of	R" which term shall include his or
WHEREAS, OWNER owns and holds title to the following described real property (PROPERTY"):	nereinafter referred to as "the
Parcel 52070-00-065 TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4 264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB, EX WLY 30.0 FT	
and Parcel 5207000042 W 792.0 FT OF E 1056.0 FT OF S 495.0 FT OF NW4NW4 SEC 7-12-65, SUBJ TO RW OVER ELY 15.0 FT, TOG WITH RW OVER S 20.0 FT OF SD NW4NW4 AS FOLS: BEG AT SW COR OF SD NW4NW4 TO SW COR OF ABOVE DES TRACT ***NEW PARCEL NUMBER FOR 2011 IS 52070-00-104***	
Joined as parcel 52070-00-104 TRACT IN NW4NW4 SEC 07-12-65 AS FOLS, BEG AT SW COR OF NW4NW4 OF SD SEC, TH ELY ON SLY LN OF SD NW4NW4	•
264.0 FT M/L, NLY 495.0 FT, WLY 264.0 FT M/L TO W LN OF SD NW4NW4, TH SLY ALG SD W LN 495.0 FT TO POB, EX WLY 30.0 FT TOG W/ W 792.0 FT OF E 1056.0 FT OF S 495.0 FT OF NW4NW4 SEC 7-12-65, SUBJ TO RW OVER ELY 15.0 FT, TOG WITH RW OVER S 20.0 FT OF SD NW4NW4 AS FOLS: BEG AT SW COR OF SD NW4NW4 TO SW COR OF ABOVE TRACT	Assessor's legal shows "DES" in between Above and Tract.
. CLC. DECATION OF CONTRACT TO ON ON ADOTE HAVE	

WHEREAS, the PROPERTY comprises two or more conforming lots, tracts or parcels located within the unincorporated area of the COUNTY; and

WHEREAS, OWNER desires to combine the PROPERTY into a single lot or parcel in conformance with the combination of contiguous lots/parcels provisions of COUNTY regulations.

NOW THEREFORE, for and in consideration of the facts set forth herein:

- 1. OWNER agrees that the PROPERTY has been combined together and is considered one parcel for purposes of zoning administration and any future sale, mortgages, or other real estate-related actions; and
- 2. OWNER agrees and covenants that OWNER will not hereafter convey to any third party or otherwise divest title to any portion of the PROPERTY comprising less than the entirety of the PROPERTY without first

El Paso County Procedures Manual

Procedure # R-FM-046-07 Issue Date: 12/31/07 Revision Issued: 00/00/00 recording among the Public Records of El Paso County, Colorado a document granting the express consent of COUNTY to such conveyance or divestiture. OWNER understands that said consent of COUNTY may require OWNER to remove the uses or structures that would be considered nonconforming or a violation of the COUNTY regulations as a result of such conveyance or divestiture, and may subject the OWNER to compliance with land development processes and approvals; and

- 3. OWNER agrees that any attempted conveyance or divestiture in violation hereof shall be void and of no effect; and
- 4. OWNER agrees that, in addition to all other available legal and equitable remedies, including injunctive relief, available to COUNTY for the violation hereof by OWNER, any such violation shall also constitute a violation of COUNTY regulations subject to all penalties and enforcement procedures provided for therein. In any litigation or enforcement proceeding arising out of violation of this Combination Agreement by OWNER, COUNTY shall be entitled to an award of reasonable attorney's fees and costs incurred therein, including attorney's fees and costs incurred in appellate proceedings; and
- 5. OWNER understands and agrees that this Combination Agreement does not relieve the PROPERTY from compliance with regulations or criteria of other agencies or departments or the County's regulations, except as otherwise expressly provided for by the County's regulations; and
- 6. OWNER understands and agrees that the Combination Agreement does not eliminate lot lines or any easements associated with the PROPERTY; and
- 7. OWNER understands and agrees that this Combination Agreement does not guarantee that the PROPERTY will be considered a "buildable parcel"; and
- 8. OWNER agrees that this Agreement shall constitute a covenant running with the PROPERTY for the benefit of the COUNTY, and shall be binding upon the heirs, beneficiaries, personal representatives, successor and assigns of OWNER.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals this/8 da	ay of
OWNER	
STATE OFCOLORADO )	
COUNTY OF EL PASO )	
Owner	
MICHAEL RABINS Print Name	
The foregoing instrument was acknowledged before me this /8 day of ### day of by ### Chael Robins , COUNTY of ElPaso	, 20 <u>/&amp;</u> personally
M-Day - Day	
Notary Public  My Commission Expires: Dec · 29, 2020	
SARAH-JEAN SCHLAGHECK NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20164048874 MY COMMISSION EXPIRES DECEMBER 29, 2020	

Ei Paso County Procedures Manual Procedure # R-FM-046-07 Issue Date: 12/31/07 Revision Issued: 00/00/00

## MORTGAGE JOINDER

Section N/A property wholly own	ed by MICHAEL RABI	NS and un-e	ncumbered			
STATE OF	N/A		)			
COUNTY OF	N/A N/A	. )	s.s. )			
with Reception # Combination Agreeme	er of a Mortgage encun in the F nt for the sole purpose orth in this Combination	of subordinati	operty dated_ of El Paso C ng the lien of	ounty, Colorado said Mortgage	, 20, roon, hereby joins in this to the covenants of C	ecorded
Authorized Representa	ative					
Print Name			<u> </u>			
The foregoing instrume	ent was acknowledged	before me this	sc	lay of	, 20	
known to me or hee or	aduand	, COUNTY	of	oo identificat	He/she is per	sonally
known to me or has pr	oducea	· · · · · · · · · · · · · · · · · · ·	101 101 101 101 101	as ideitilicat	iion.	
Notary Public My Commission Expire	PS:					
MORTGAGE JOINDE	R					
	Ñ/A	<b>\</b>	)			
COUNTY OF			S.S.			
recorded with Reception this Combination Ag	er of a Mortgage encumen # N/A preement for the sole pure arry set forth in this Cor	in the lurpose of subcombination Agre	Public Record ordinating the eement.	ls of El Paso Co lien of said Mor	ounty, Colorado, here	by joins
Authorized Represent						
Print Name	1770			-		
The foregoing instrum	ent was acknowledged N/A le or has produced	before me this	SC	lay of	, 20 He/she i	
personally known to m	e or has produced			a	s identification.	
	N/A			<u>.</u>		
Notary Public  My Commission Expire						

El Paso County Procedures Manual Procedure # R-FM-046-07 Issue Date: 12/31/07

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### COMBINATION AGREEMENT Page 4 of 4

COUNTY APPROVAL		
STATE OF)		
COUNTY OF ) s.s.		
Development Services Department Director	_	·
Print Name	_	
The foregoing instrument was acknowledged before me this, COUNTY of,	day of	, 20 He/she is personally
known to me or has produced	as identification.	
Notary Public	<del></del>	•
My Commission Expires:		

Revision Issued: 00/00/00

# Markup Summary

## dsdkendall (1)



Subject: Callout Page Label: 1 Lock: Locked

Status:

Checkmark: Unchecked Author: dsdkendall Date: 4/30/2018 9:26:49 AM

Color: Layer: Space:

Assessor's legal shows "DES" in between Above

and Tract.