

**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:
SCOT JOHNSON & JACKIE HARPER

Location of merged property:
7795 SEVERY AVE.
CASCADE, CO. 80809
Current Tax Schedule number(s):
8326200060
Legal Description:
SEE EXHIBIT A

Chuck Broerman
08/20/2019 11:40:52 AM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO

219097924

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 R-T 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 Scot Johnson
Jackie Harper

Date: 7-15-2019

Date: 7-15-19

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

8/19/19
Date


Director, El Paso County Planning Department

Exhibit A: Merger Map

Legal Description for:

7795 Severy Ave.

Cascade, CO 80809

Parcel A:

That portion of the Southeast quarter of the Southwest quarter of Section 23 and of the Northeast quarter of the Northwest quarter of Section 26 in Township 13 South, Range 68 West of the 6th P.M., described as follows: beginning at a point on the Northeasterly line of Marriott Road in the Blue Mesa Addition to the Town of Cascade, 40 feet Northwesterly thereon from its intersection with the Northeasterly extension of the Southeasterly line of Lot 1 in Block 29 in the Blue Mesa Addition to the Town of Cascade; thence Northeasterly 120 feet on a line parallel with the Northeasterly extension of the Southeasterly line of said Lot 1 in Block 29; thence angle right 90 degrees Southeasterly 100 feet; thence angle right 90 degrees Southwesterly 120 feet, more or less, to the Northeasterly line of said Marriott Road; thence Northwesterly on the Northeasterly line of said Marriott Road 100 feet, more or less, to the point of beginning, except therefrom that portion thereof described as follows: Beginning at a point on the Northeasterly line of Marriott Road, which is 5 feet Northwesterly thereon from the most Southerly corner of the above described tract; thence Southeasterly along the Northeasterly line of said road to the most Southerly corner of said tract; thence Northeasterly on the Southeasterly line of said tract 120 feet, more or less, to the most Easterly corner thereof; thence Northwesterly along the Northeasterly line of said tract 10 feet; thence Southwesterly to the place of beginning, County of El Paso, State of Colorado.

Parcel B:

That portion of the Southeast quarter of the Southwest quarter of Section 23 and the Northeast quarter of the Northwest quarter of Section 26, Township 13 South, Range 68 West of the 6th P.M., described as follows: Beginning at a point on the Northeasterly line of Marriott Road, a distance of 31.45 feet Northwest of the most Westerly corner of a tract conveyed to Russell J. Edwards and Marianne P. Edwards on September 1, 1953 and recorded in Book 1400, Page 92 of the records of El Paso County, Colorado; thence in a Southeasterly direction along the Northeasterly line of Marriott Road to the Northwest corner of said Edwards Tract; thence in a Northeasterly direction along the Northwesterly line of said Edwards tract, a distance of 100 feet to a point; thence in a Westerly direction to a point of beginning, County of El Paso, State of Colorado.

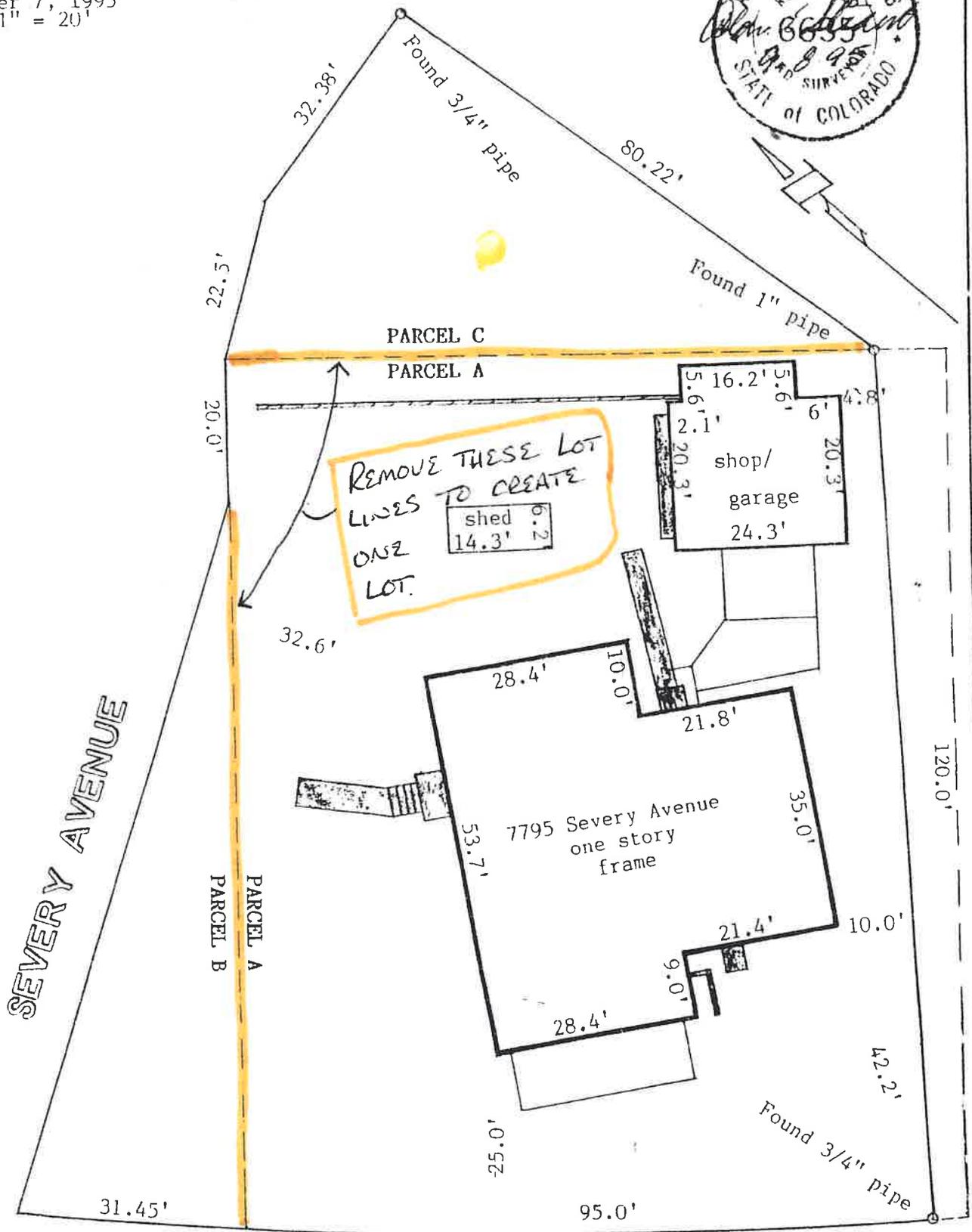
Parcel C:

That portion of the Southeast quarter of the Southwest quarter of Section 23, Township 13 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows: Beginning at the most Northerly corner of that certain tract of land conveyed by the Cascade Town Company to Marianne P. and Russell J. Edwards as described in Book 1400 at Page 192 in the records of the said El Paso County; thence South 41 degrees 20 minutes East 90.0 feet on the Northeasterly line of the said Edwards Tract; thence North 4 degrees 53 minutes West 80.22 feet to a point on the Southerly line of a road known as Pryamid Mountain Road; thence South 85 degrees 07 minutes West 32.38 feet on the Southerly line of the said road; thence South 64 degrees 44 minutes West 22.5 feet on the Southerly line of the said road to the place of beginning, County of El Paso, State of Colorado.

See Page 2 for legal description;

#PNC Mortgage Corporation of American and/or Assigns
First American Title Company of Colorado Springs, #FR01569E-95-2

September 7, 1995
Scale: 1" = 20'



MARRIOTT ROAD **Zephyr Surveying Co.**
Colorado Springs, Colorado