

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

WHEREAS, Charles K. Cothorn and Amy S Cothorn, are the current property owner of Lots 1 and 2 of Donala Subdivision No.3, 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, Charles K. Cothorn and Amy S Cothorn, 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 Donala Subdivision No.3; 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 Lots 1 and 2 of Donala Subdivision No.3, 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 Donala Subdivision No.3, 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 1A Donala Subdivision No.3A**, El Paso County, Colorado.

APPROVED this 15TH day of December 2021.

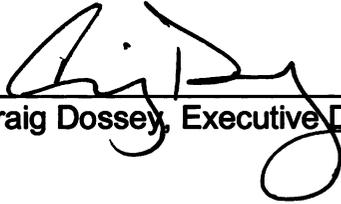
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El Paso County Planning and Community Development Department

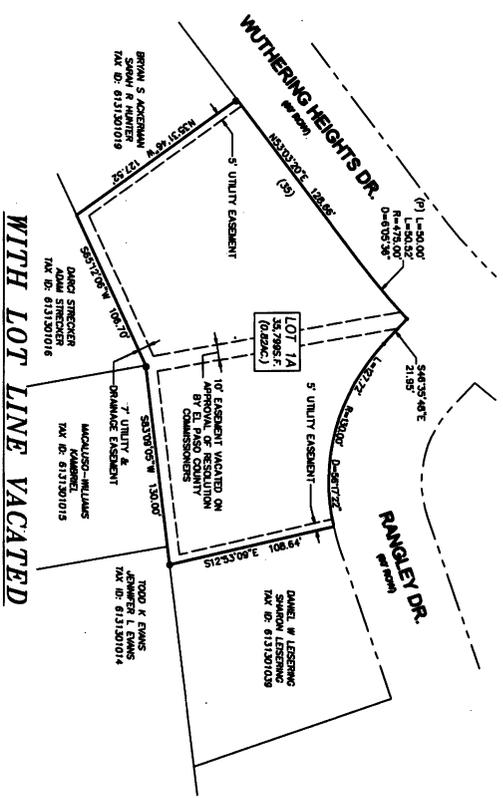
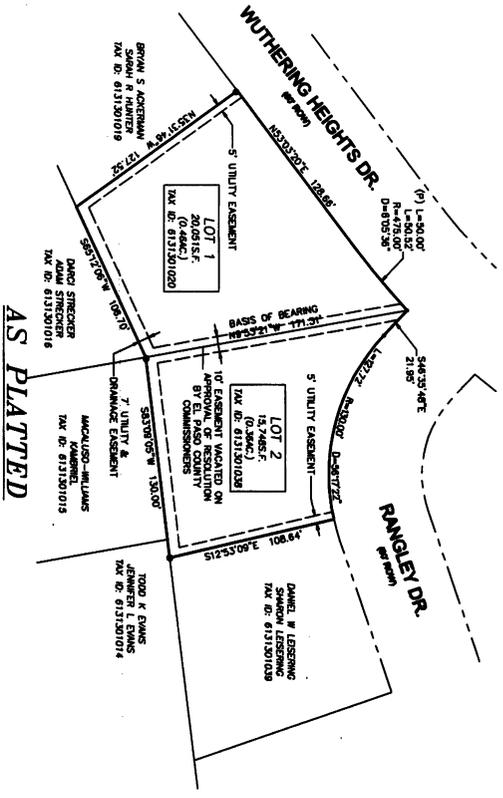


Craig Dossey, Executive Director

Exhibit A: Vacation Map

**DONALA SUBDIVISION NO. 3A
LOT LINE VACATION EXHIBIT**

A VACATION OF LOT LINE BETWEEN LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO. 3, LOCATED IN SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.
SHEET 1 OF 1



LEGAL DESCRIPTION:

LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AND AS AMENDED BY SURVEYOR'S STATEMENT RECORDED SEPTEMBER 23, 1974 IN BOOK 2708 AT PAGE 306, AND BY ENGINEER'S STATEMENT RECORDED JANUARY 23, 1982 IN BOOK 3985 AT PAGE 698, EL PASO COUNTY OF EL PASO, STATE OF COLORADO.

ORIGINAL PLAT NOTES:

- ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A ONE (1) FOOT UTILITY EASEMENT.
- ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT UTILITY AND DRAINAGE EASEMENT.
- THE NORTH LINE OF SECTION 31 IS HEREBY ASSIGNED TO BE 4897'-E.
- WATER AND WASTEWATER SHALL BE PROVIDED BY DONALA WATER AND SANITATION DISTRICT.
- ALL PROPERTY CORNERS WERE SET WITH IRON PIN AND CAP.
- NO PRIVATE ACCESS ON EIGHT (8) FOOT MATERIALS.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE YOU FIRST OCCUPY SAID PROPERTY. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 181 DAYS FROM THE DATE OF SURVEYOR'S SIGNATURE HEREON.

LEGEND:

--- NEW LINE

--- EXISTENT

• PLANNED IMPROVEMENT

• ROAD, TRAIL AND

• OPEN SPACE

• 1/2" = 1' SCALE

• 1/4" = 1' SCALE

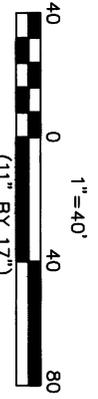
• 1/8" = 1' SCALE

OWNER INFORMATION:

CHARLES K. CONYEN
1170 STONERIDGE LN
DENVER, CO 80202
(719) 432-4888
CHASCONYEN@STONERIDGE.COM

DEED ADDRESS:

25 WUTHERING HEIGHTS
COLORADO SPRINGS, CO 80921



NOTES:

- BEARINGS ARE BASED ON THE COMMON LOT LINE BETWEEN LOT 1 AND LOT 2, BLOCK 30, DONALA SUBDIVISION NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF AND AS AMENDED BY SURVEYOR'S STATEMENT RECORDED SEPTEMBER 23, 1974 IN BOOK 2708 AT PAGE 306, AND BY ENGINEER'S STATEMENT RECORDED JANUARY 23, 1982 IN BOOK 3985 AT PAGE 698, EL PASO COUNTY OF EL PASO, STATE OF COLORADO.
- EASEMENTS AND RIGHTS-OF-WAY WERE BASED ON COMMISSIONER NO. 899098289-2 BY LAND TITLE COMPANY, DATED MAY 21, 2021.
- THIS SITE IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 0804100207B EFFECTIVE DATE 12/7/2018.
- THE SURVEYOR AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SURVEYOR AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY TRAFFIC IMPACT FEE SCHEDULE. THE TRAFFIC IMPACT FEE SCHEDULE IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. THE FEE SCHEDULE, IF NOT PAID AT FINAL PLAT REVISION, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- ALL PROPERTY CORNERS ARE RECORDED IN THE PLAT. THE PLAT SHALL BE MAINTAINED BY THE DONALA LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD INTERFERE WITH THE FLOW OF RAINFALL SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAINTENANCE SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN OBTAINED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.