

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 Chapter 5.6.7, 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:

Location of merged property: 4540 FOUNTAIN AVE CASCADE CO 80809

Current Tax Schedule number(s): 8322403019

Chuck Broerman
10/02/2019 12:01:51 PM
Doc \$0.00 3
Rec \$23.00 Pages

El Paso County, CO



219121795

Legal Description: LOTS,38,39,40 & THAT PART OF LOT 41 AS FOLS, BEG AT SE COR OF SD LOT, TH NLY ON E LN THEREOF TO A PT WHICH IS 20.6FT SLY FROM NE COR OF LOT, ANG L 88<09 WLY 89.8 FT, ANG L 91<57' SLY 35.9 TO SLY LOT LN, TH ELY ON SDLN 89.8FT TO POB BLK 12 RESUB OF BLKS 10TO 13 OF CASCADE

The properties described above have merged together pursuant to Chapter 5.6.7. 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:

Date: 9/4/19

Date: 9/4/19

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 Chapter 5.6.7.

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."

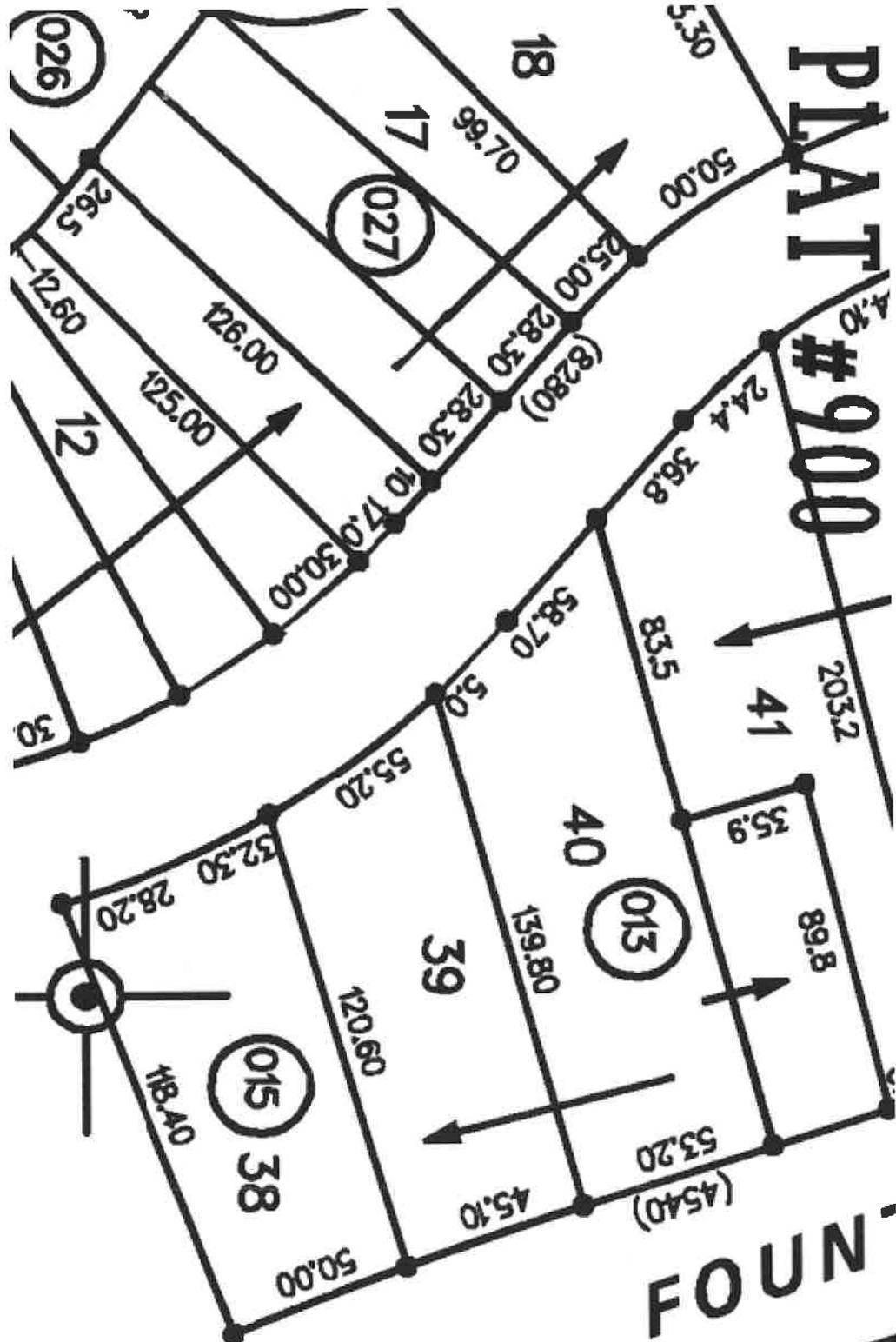
SUBMITTED IN CONFORMANCE WITH CHAPTER 5.6.7.
OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

Director, El Paso County DSD

9/25/19
Date

MER193

PLAT # 900

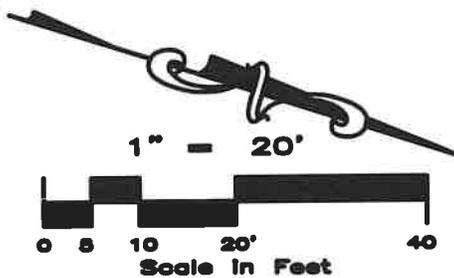


26524 sq ft
Code req 20,000 legal none

83233
00
023

255.52
(4505)

MARTINDALE AVE.
 L=54.11, R=187.247
 L=5.000, R=187.247



41

40

120.54

83.50

35.90

CMU WALL
 H=6'

19.37

35.70

2.67

3.00

10.00

11.25

3.00

7.67

RESIDENCE

18.94

27.33

WOOD DECK WITH
 4' HIGH BANISTER

89.80

GRAVEL
 DRIVEWAY

40.00

25.25

11.50

COVERED CONCRETE PORCH

CONCRETE WALL
 Hmax=2'

24.09

36.67'

45.10' R=4182.51

53.20

35.90

4' CHAIN LINK FENCE
 MOUNTED ON 18" TO 2' HIGH
 DECORATIVE STONE WALL



FOUNTAIN ROAD

EX. POWER POLE

NOTE: ALL DIMENSIONS MEASURED IN FEET

PLOT PLAN

DSE Dakota Springs Engineering
 31 N. TEJON, SUITE 500
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388
 F: (719) 227-7392

4540 FOUNTAIN RD, CASCADE, CO

SHEET 1 OF 1

PROJECT NUMBER:
 04-19-03

48 HOURS BEFORE YOU DIG,
 CALL UTILITY LOCATORS
 1-800-922-1987
 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
 GAS, ELECTRIC, WATER AND WASTEWATER