

Rad Dickson

From: Richard Mariotti
Sent: Friday, April 3, 2020 12:33 PM
To: Rad Dickson
Subject: RE: 6145 Templeton Gap

Rad,

From what I can tell from the recorded documents and aerial mapping it does appear that the described easement generally lines up with the road on the ground. It would require a survey on the ground to be sure. I do not have the ability to provide that to you.

Richard Mariotti

El Paso County Surveyor
1675 W. Garden of the Gods, Box 12
Colorado Springs, CO 80907
(719) 520-7201
RichardMariotti@elpasoco.com

From: Rad Dickson <RadDickson@elpasoco.com>
Sent: Friday, April 3, 2020 9:54 AM
To: Richard Mariotti <RichardMariotti@elpasoco.com>
Subject: FW: 6145 Templeton Gap

Good morning Richard,

My name is Rad Dickson with Planning and Community Development Department, I got together with some other planners and tried to verify if the easement in the attached legal description matched up with the driveway at 6145 Templeton Gap to prove that it had legal access under to the easement laid out in the legal description. We determined that it does not line up. I am worried that we have made an error and was hoping you could lend us a hand and verify if the meets and bounds is correct in the attached easement map.

Thanks for your time.

Tucker Cottrell has retained my firm to assist him with an access easement for his property at 6145 Templeton Gap, which he believes is required to go forward with an pending application with your office.

I've reviewed title, and it looks like there is actually an existing recorded access easement that Mr. Cottrell's property has the benefit of. I have attached both the chain of title for 6145 Templeton Gap and the deed recorded at 1960-365 that the easement ties to.

I understand from Mr. Cottrell that your office believes the recorded easement doesn't line up with the access road that is actually on the ground and is off by quite a ways. While I am not a surveyor and my mapping cannot be assumed to

be 100% mathematically accurate, my review puts the recorded easement at least very close to the access road on the ground. I've attached a drawing of my work. Will you please share where you think the problem is?

Thank you for your time and I look forward to hearing from you.

Sara M. Frear | Attorney | Mulliken Weiner Berg & Jolivet P.C. | 102 South Tejon, Suite 900, Colorado Springs, CO 80903 | Phone: 719.559-6026 | Fax: 719.635.8706
| Email: sfrear@mullikenlaw.com | www.mullikenlaw.com

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