

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

Saddlehorn Ranch Filing No. 3 Lots 35-36 Interior Lot Line Vacation (V242)

WHEREAS, Grandview Reserve Metro District 1 is the current property owner of Lots 35 and 36, Saddlehorn Ranch Filing Number 3 subdivision, recorded at Plat 15419 in the Office of the Clerk and Recorder, 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, Owner 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 Saddlehorn Ranch Filing Number 3 subdivision; 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.

The El Paso County Planning and Community Development Department Director, therefore, APPROVES the vacation of the lot line application for the Saddlehorn Ranch Filing No. 3 subdivision.

Steve Schleiker
10/11/2024 10:47:56 AM
Doc \$0.00 6
Rec \$0.00 Pages

El Paso County, CO



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DONE THIS 9th day of October, 2024, at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

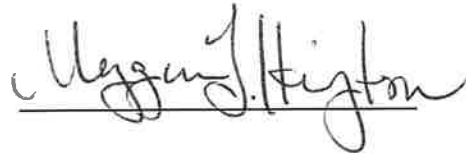
A handwritten signature in cursive script, reading "Meggan Herington", written over a horizontal line.

Exhibit A: Vacation Map

Exhibit B Correction Deed

VACATION DRAWING
 LOTS 35 & 36 SADDLEHORN FILING NO. 3
 TO BE VACATED

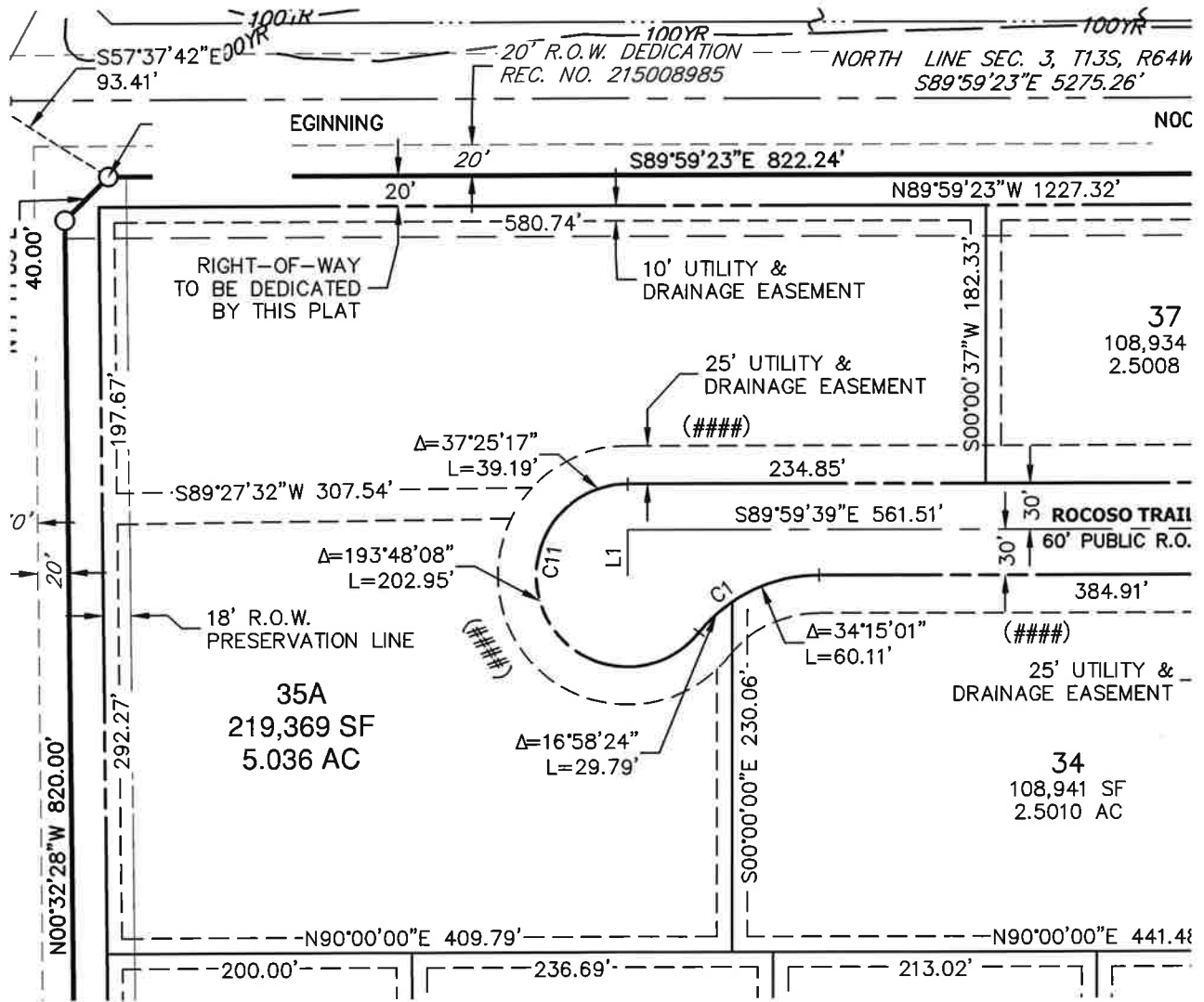


EXHIBIT B

QUIT CLAIM DEED

Grandview Reserve Metropolitan District No. 1 (Grantor(s)), whose street address is 1700 Lincoln Street, Suite 2000, Denver, CO 80203, City or Town of Denver, County of Denver and State of Colorado, for the consideration of one dollar, (\$1.00), in hand paid, hereby sell(s) and quitclaim(s) to Grandview Reserve Metropolitan District No. 1 (Grantee(s)) as tenants in common, whose street address is 1700 Lincoln Street, Suite 2000, Denver, CO 80203, City or Town of Denver, County of Denver and State of Colorado the following real property in the County of and State of Colorado, to wit:

Lots 35 and 36 of the Saddlehorn Ranch Filing No. 3 now known as Lot 35A

with all its appurtenances (Property).

Signed this 5th day of September, 2024

GRANTOR(S):

Samuel Howard

STATE OF COLORADO)

) ss.

COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 5th day of September, 2024, by Samuel Howard

Witness my hand and official seal.

My commission expires: 12/10/2027

A handwritten signature in cursive script, appearing to read "Ann Brushier", written over a horizontal line.

Notary Public

