

**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:

Location of merged property: 3725 Hill Dr, Colorado Springs, CO, 80906

Current Tax Schedule number(s): 7502204106

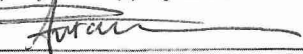
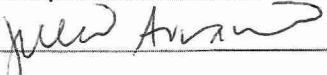
Legal Description: THAT PT OF LOT 7 DESC AS FOLS: BEG AT SE COR OF SD LOT, TH WLY ON S LN 49.96 FT, ANG R 125< NELY 61.0 FT, ANG L 35< NLY 75.0 FT, ELY ON N LN 14.96 FT, TH SLY ALG ELY LN OF SD LOT 7 125.00 FT ALL IN BLK 1 DIXON HEIGHTS ALSO LOT B AND THAT PT OF LOT C DESC AS FOLS: BEG AT PT OF INTSEC WITH NLY LN OF OVERLOOK RD WITH A LN PARA WITH AND 56.3 FT W FROM E LN OF SD LOT C, WLY ON N LN TO SW COR OF SD LOT C, N ON W LN 109.35 FT, E ON N LN 88.3 FT, TH SWLY TO POB, OVERLOOK SUB, TOG WITH LOT 6 BLK 1 DIXON HEIGHTS

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 A-5, RS-20000 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 


Date: 1/13/2021

Date: 13 Jan 2021

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

Date _____

Director, El Paso County Planning Department _____

Exhibit A: Merger Map