

## Lacey Dean2

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**From:** Roger Haywood <roger@accentlandscapesinc.com>  
**Sent:** Monday, December 16, 2024 10:57 AM  
**To:** Lacey Dean2  
**Subject:** VA244 Access issue  
**Attachments:** VA244Haywood 6950 Wyoming Lane Legal Description of Access.pdf

You don't often get email from roger@accentlandscapesinc.com. [Learn why this is important](#)

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Dear Lacey,

Thank you for your time on the phone today. It was pleasant to visit with you.

Please find attached a legal description including my access via Nevada Lane. (Highlight mine)

It appears El Paso County has recorded and recognized my access for decades. It seems inequitable for the development to limit my access and devalue my property.

I will look forward to your email describing how I can be a part of this process.

To reiterate: I am in favor of this project, but do not want Nevada Lane blocked.

Again, thank you.

Sincerely,

Roger Haywood, President



Accent Landscapes  
"We Bring Outdoor Living  
to Life"



# IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

Note: Boundaries shown by apparent lines of possession, with no positive monumentation found.

### LEGEND

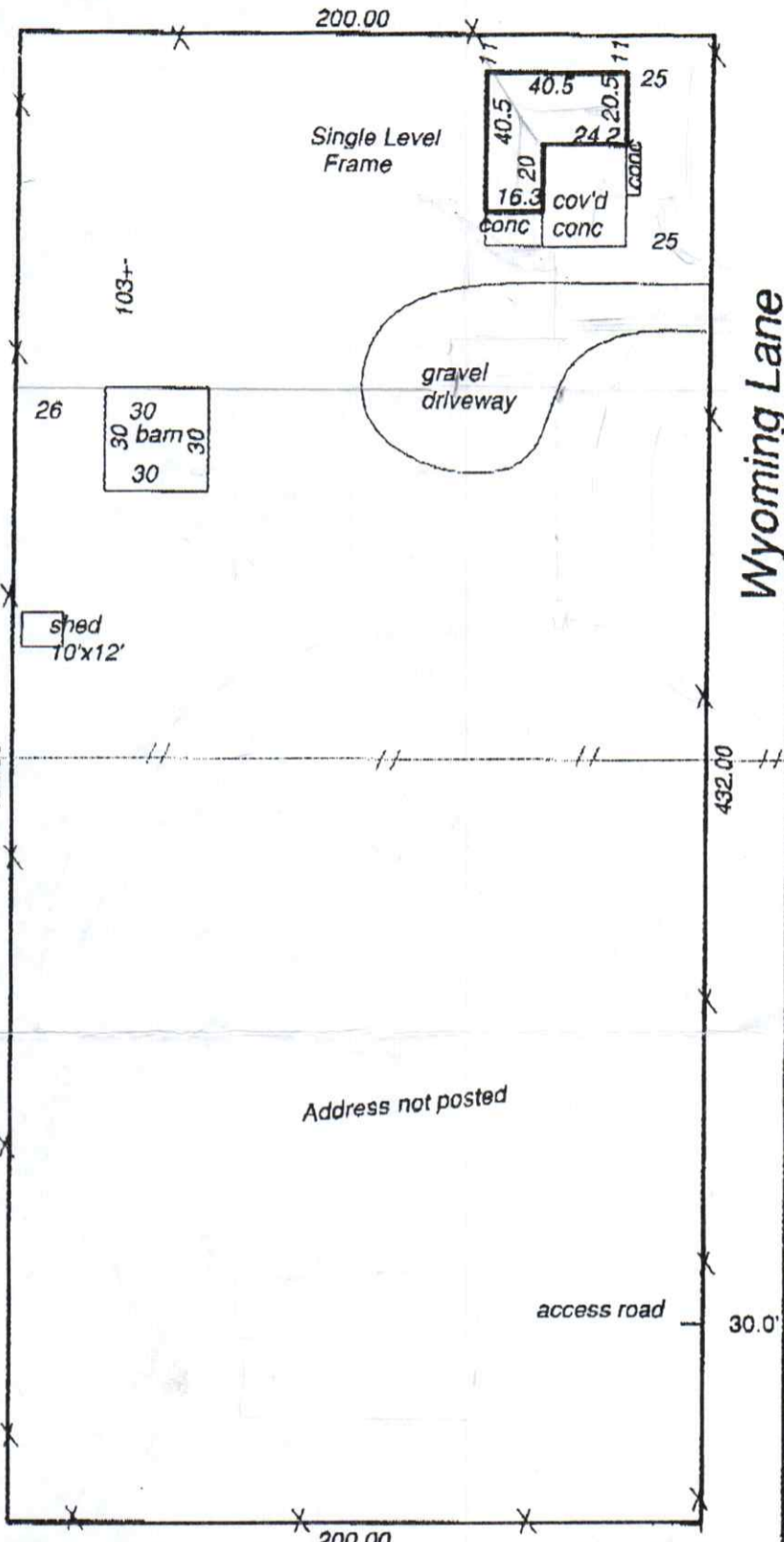
- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument
- Overhead Power Line

Scale: 1" = 50'

N  
copy reduced

## Legal Description

That portion of the Northwest quarter of the Southeast quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., described as follows: Beginning at a point on the Northerly line of the Northwest quarter of the Southeast quarter of said Section 8 a distance of 497 feet East of the Northwest corner thereof; thence East on said North line 200 feet; thence South 432 feet; thence West 200 feet; thence North 432 feet to the point of beginning, together with access to and from the aforesaid land to that public road which runs along the North line of said Section 8, known as "Falcon Highway", said access being across roads known as "Utah Lane", "Nevada Lane", "California Street", and "Wyoming Lane", the historical access being described as follows: form Falcon Highway South on "Utah Lane" (a 30 foot strip of land the centerline of which begins on the North line of said Section 8 at a point located 786.51 feet West of the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 8, and runs South in a straight line 1.320 feet to a point in "California Street"); on "California Street" East to "Wyoming Lane" ("California Street" being a 30 foot strip of land the centerline of which is the South line of the Northwest quarter of the Northeast quarter; of said Section 8); thence South on "Wyoming Lane" to the tract of land hereinabove conveyed ("Wyoming Lane" being a 30 foot strip of land the centerline of which is 712 feet East of the North-South centerline of said Section 8, running from "California Street" and bounding the parcel of land hereinabove conveyed along its entire East side), the aforesaid right-of-way to be used in common with other owners and occupants adjoining the same, including grantors, County of El Paso, State of Colorado.



## Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the Mortgage Lender and the Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s. 38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of record. For all information regarding easements, Right-of Way and Title of Record, Alessi & Associates, Inc. relied on Title Commitment.

PREPARED BY:



**ALESSI & ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYOR'S

2989 Broadmoor Valley Road  
Colorado Springs, CO 80906

Tele. 719/540-8832  
Fax 719/540-2781

PURPORTED STREET ADDRESS:

**6950 Wyoming Lane**

\*\*DATE: 4/28/2004  
 \*MORTGAGE CO: First Bank of Colorado  
 BORROWER: Haywood  
 \*TITLE COMPANY: NorthAmerican ECS231297  
 JOB NUMBER: 041435

