



No Photo Available



**Disclaimer**

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

## Dawn Collins

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**From:** Nicole Lamb  
**Sent:** Tuesday, September 28, 2021 3:12 PM  
**To:** Dawn Collins  
**Subject:** Fwd: property line update  
**Attachments:** Survey 2003-152 Virginia Description.pdf; SURVEY OF 152 VIRGINIA AVE.pdf

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**From:** Matt Ross <mattross500@gmail.com>  
**Sent:** Tuesday, September 28, 2021 2:57:58 PM  
**To:** Nicole Lamb <Nlamb@palmer-lake.org>  
**Subject:** Re: property line update

-----WARNING: This email originated from outside the Town of Palmer Lake. DO NOT CLICK on any attachments or links from unknown senders or unexpected emails. Always check the sender's display name and email address are correct before you communicate.-----

Officer Lamb,  
Attached are the surveys of our property. The concrete pad that we installed is well within the 76.5 foot line that goes straight off the northeast corner of the house.  
Thank you  
Matt Ross

On Wed, Sep 8, 2021 at 3:16 PM Nicole Lamb <Nlamb@palmer-lake.org> wrote:  
Good afternoon Mr. Ross,

I apologize for the delay in getting back with you, I have been out of town. In regards to your zipline, the Town recommends hiring a surveyor to access your property lines and check for any markers/pins. They will be able to determine if your zipline is on your property or if it is encroaching on Town property.

Please let me know when you can get a surveyor out and the property boundaries are marked.

Thank you,

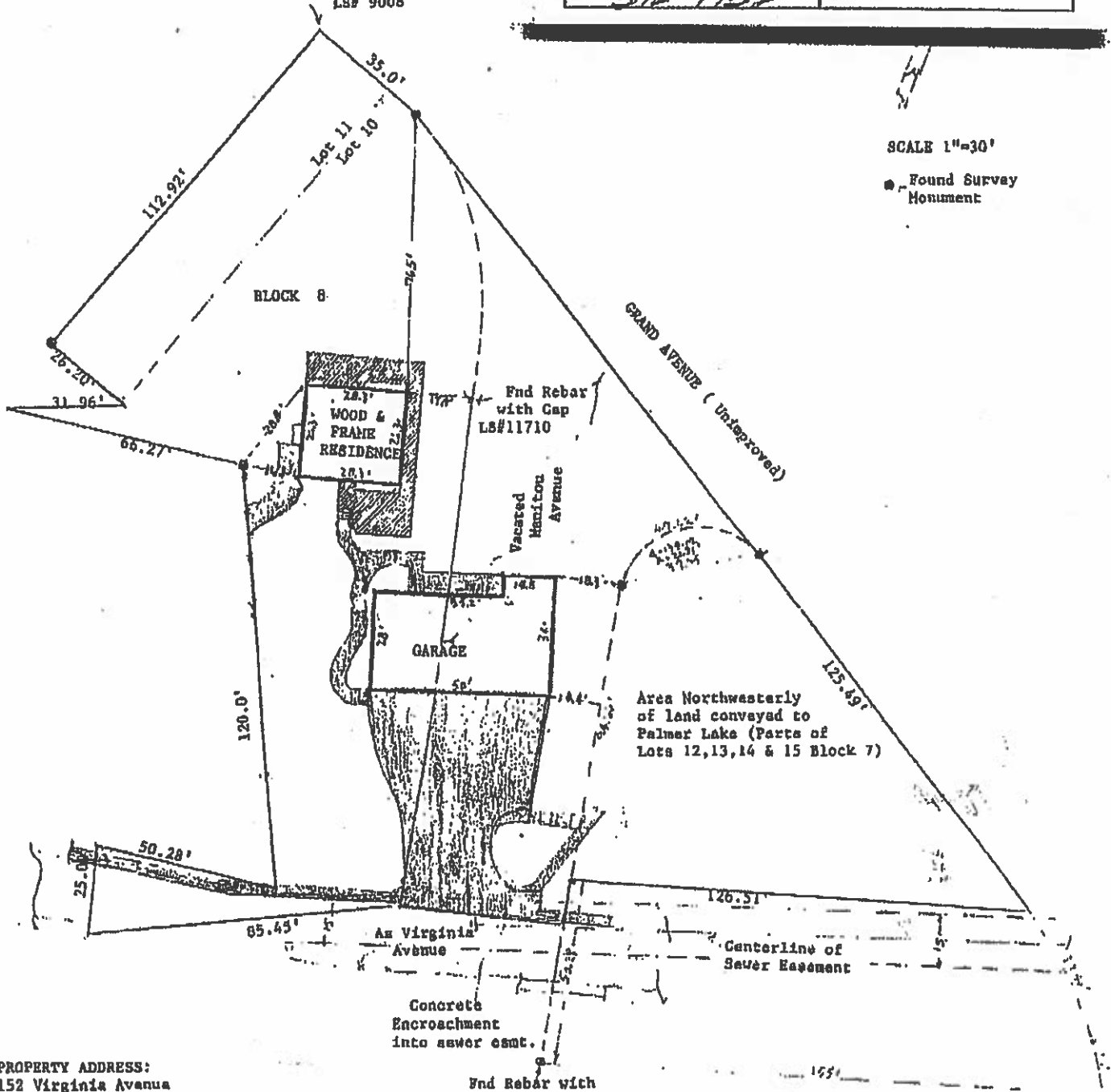
Officer Lamb  
Palmer Lake Police Department Code Enforcement Unit

**IMPROVEMENT LOCATION CERTIFICATE**  
 (This is not a property survey)  
*Landmark Land Surveyors, Ltd.*  
 A COLORADO CORPORATION

NOTE: All Dimensions obtained from a Zephyr Surveying Co. land survey referencing a plat of survey done by Walter W. Alden, Jr. dated 9-10-70.

Post-It® Fax Note	7671	Date	10-22	# of pages	1
To	<i>Jerry W. ...</i>	From	<i>...</i>		
Col. Dept.	<i>Notio Borders</i>	Co.	<i>Landmark</i>		
Phone #		Phone #	<i>481-4891</i>		
Fax #	<i>592-9952</i>	Fax #			

Found 2" Aluminum Cap  
LS# 9008



SCALE 1"=30'

● Found Survey Monument

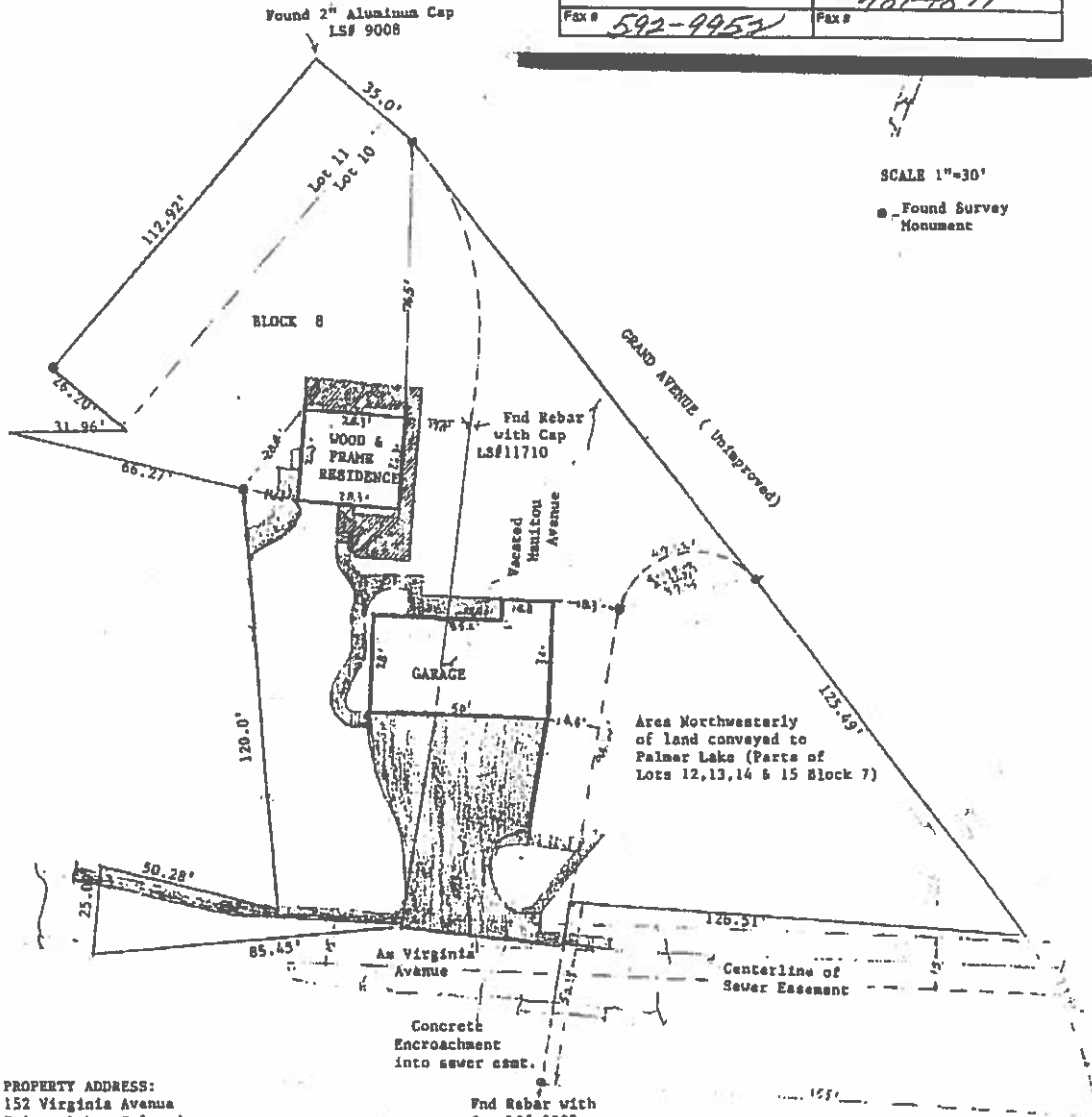
PROPERTY ADDRESS:  
152 Virginia Avenue

End Rebar with

**IMPROVEMENT LOCATION CERTIFICATE**  
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Post-It® Fax Note	7671	Date	10-22	# of pages	1
To	Jerry Wiese	From	John		
Company	Notia Brothers	City	Centennial		
Phone #		Phone #	481-4891		
Fax #	592-9952	Fax #			



PROPERTY ADDRESS:  
 152 Virginia Avenue  
 Palmer Lake, Colorado.  
 LEGAL DESCRIPTION:

TRACT A:  
 THAT PORTION OF LOTS 12, 13, 14 AND 15 LYING NORTHEASTERLY OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF PALMER LAKE BY DEED RECORDED OCTOBER 4, 1968 AT RECEPTION NO. 94137479, ALL OF BLOCK 7 OF GLEN PARK, COLORADO, TO THE PLAT THEREOF RECORDED IN PLAT BOOK A AT PAGE 88 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND THAT PORTION OF VIRGINIA AVENUE TERMINUS THEREBY BY DEED OF VOLUNTARY CONVEYANCE RECORDED SEPTEMBER 23, 1998 AT RECEPTION NO. 94137479, EL PASO COUNTY, COLORADO.

TRACT B:  
 LOTS 6 THROUGH 11, INCLUSIVE, IN BLOCK 8 AS SHOWN PART IN THE TOWN OF PALMER LAKE, EXCEPT THAT PORTION THEREOF CONTAINED IN DEED RECORDED IN PLAT BOOK 2811 AT PAGE 748 AND RECORDED IN BOOK 8139 AT PAGE 503 AND DEED RECORDED IN BOOK 2061 AT PAGE 599, COUNTY OF EL PASO, STATE OF COLORADO.

I hereby certify that this improvement location certificate was prepared for the mortgage lender and the title insurance company, that it is not a land survey plat 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 above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

ITS SUCCESSORS AND/OR ASSIGNS  
 COMMONWEALTH TITLE  
 8778434



By: *Christopher R. Pugh*  
 Registered Land Surveyor  
 State of Colorado L.S. No. 25960

DATE: October 21, 2002