



Once the property is established as “a” and “b”, be sure to use the same reference throughout the application. This form was designed to accommodate two properties, if additional properties are involved please provide information on additional pages as attachments.

1. Please provide the name, mailing address, telephone number and e-mail address for each property owner of each property involved in the LLA/BLA/VILL application:

a. Name: George A. Knox, Alice F. Knox

Mailing Address: 1420 Walnut Street, City of Cañon City, CO 81212

Telephone Number: 719-269-9255 Facsimile Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

b. Name: Keith Berry

Mailing Address: 1422 Walnut Street, City of Cañon City, co 81212

Telephone Number: 719-269-6532 Facsimile Number: \_\_\_\_\_

Email Address: KEITH5184@HOTMAIL.COM

c. Consulting Firm Name: CROWN POINT LAND SERVICES, P.O. BOX 749, CANON CITY, CO 81215

Mailing Address: P.O. BOX 749, CANON CITY, CO 81215

Telephone Number: 719-275-5005 Facsimile Number: \_\_\_\_\_

Email Address: CROWN.LAND@OUTLOOK.COM

2. The proposed plat title is KNOX \_ BERRY BOUNDARY LINE ADJUSTMENT

3. The total number of properties involved prior to this application are TWO

4. The total number of lots as a result of this application are TWO

5. Ratification:

As per the Fremont County Subdivision Regulations (XIV., F., 4.) an executed Ratification, Consent and Release Form (*forms are provided by the Department for execution*) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a LLA/BLA/VILL application prior to final approval by the Department. Will any property involved in this application require a form to be executed and submitted? Yes  No

6. What is the current Zone District for each involved property? Zone verification may be completed through the Planning and Zoning Office prior to application submittal.

a. This property is located in the AGRICULTURAL SUBURBAN Zone District.

b. This property is located in the LOW DENSITY RESIDENTIAL Zone District.

7. In accordance with the Fremont County Zoning Resolution (2.4.3), properties involved in a LLA/BLA/VILL that are not located in the same Zone District must process a Zone Change Application if the property receiving land is proposed to be enlarged by more than twenty-five

percent of the existing land area. Will this application require a zone change process?  Yes  No. If yes, then the zone change must be completed prior to approval of this application.

SEE ATTACHED PERCENTAGES ORIGINAL LESS THEN 25

8. A submittal fee of \$ 600.00 is attached to this application (Check # \_\_\_\_\_  cash)

By signing this application you are certifying that the above information is true and correct to the best of your knowledge and belief. It also serves as your acknowledgment that you understand that if any information provided in or attached to this application is untrue or inaccurate this application may be rendered null and void.

Fremont County Subdivision Regulations contain all descriptions of requirements for each application. Lot Line Adjustment and Boundary Line Adjustment can be found in section XIV. Vacation of Interior Lot Line & Utility Easement can be found in Section XIII.

**The applicant has reviewed all regulations in regards to the necessary requirements and understands the impact of this application.**

a. Property "a" Owner Signature George A Knox Allice F Knox Date 9 May 2023

b. Property "b" Owner Signature [Signature] Date 5-9-2023

**Required Attachments:**

- XXXX Application XXXX Current Deeds XXXX Application Fee \_\_\_\_\_
- XXXX Title Commitment (dated within 30 days of submittal)
- XXXX Copies of all exceptions from Schedule B of title Commitment
- XXXX Ratifications (will be required prior to recording, form will be provided by county to applicant)
- XXXX Plat (LLA / VILL) Deeds (BLA)
- XXXX Plat/Map w/ Improvements or Improvement statement
- XXXX Utility / Easement Notifications (certified mail receipts)
- XXXX Closure sheets for each lot
- XXXX Electronic copies (on CD, Flash Drive or email to county, verify address prior to sending)

# CROWN POINT LAND SERVICES

**Parcel Area Report**

**Client: BERRY & KNOX**

**Project Name: KNOX – BERRY BLA**

**Project Description:**

**Report Date: 5/2/2023 12:44:17 PM**

**Prepared by: grh**

| Parcel Name     | Square Feet | Acres | Perimeter (ft) |
|-----------------|-------------|-------|----------------|
| Property : 1    | 199414.23   | 4.58  | 1932.36        |
| Property : 1(1) | 44243.70    | 1.02  | 865.46         |
| Property : 2    | 155170.53   | 3.56  | 1932.55        |
| Property : 1(2) | 160739.05   | 3.69  | 1892.94        |
| Property : 2(1) | 32717.81    | 0.75  | 758.76         |
| Property : 3    | 5957.38     | 0.14  | 635.74         |

## BERRY KNOX BOUNDARY LINE ADJUSTMENT

### PROPERTY PERIMETER

SQFT                      PERCENTAGE

199414.23                100%

#### CURRENT BERRY

#### CURRENT KNOX

44243.70                22.186%

155170.53                77.813%

#### BERRY FINAL

#### KNOX FINAL

160739.05                80.606%

32717.81                16.407%

#### OUTLOT FOR COUNTY ROAD WAY 20' WIDE

5957.38                2.987%



**Exhibit A**  
**LEGAL DESCRIPTION**

File Number: 935527

A tract of land in the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Section 4, Township 19 South, Range 70 West of the 6<sup>th</sup> P.M., Fremont County, Colorado, described as follows:

Beginning at a point on the West line of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 4, which point is 40 rods North of the center of said Section 4;

Thence East 264 feet;

Thence North 165 feet;

Thence West 264 feet;

Thence South 165 feet to the point of beginning.

Except therefrom a strip of land of the uniform width of 20 feet off of and along the West side for public road purposes.

Handwritten signature and initials, possibly 'RB', in black ink.

NOV 16 1979

200

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_  
No. 462118 B 541 P 90

9:00  
NORMA HATFIELD  
Recorder

# Warranty Deed

9:00

Know all Men by these Presents, That

Robert J. Owens and Billie L. Owens  
of the County of Fremont and State of Colorado, for the  
consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and  
convey to George A. Knox and Alice F. Knox

\*in Joint Tenancy\*,  
of the County of Fremont and State of Colorado,  
whose mailing address is 1420 Walnut Canon City, Co 81222,  
the following Real Property situate in the County of Fremont and State of  
Colorado, (Assessor's Schedule Number \_\_\_\_\_) to-wit:

A tract of land in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 4, Township 19 South  
Range 70 West of the 6th P.M., described as follows:

Beginning at a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of  
Section 4, which point is 825 feet North of the SW corner  
thereof:

- thence East 264 feet;
- thence South 165 feet;
- thence East 396 feet;
- thence North 297 feet;
- thence West 660 feet;
- thence South 132 feet to the point of beginning.

STATE DOCUMENTARY FEE  
Date NOV 16 1979  
Amount \$ 7.99

EXCEPTING and reserving therefrom a strip of land of uniform  
width of 20 feet off and along the most western side thereof  
for public road purposes as reserved in Deed recorded  
March 8, 1902, in Book 119, page 307.

Don  
7.99

with all its appurtenances and warrant(s) the title to the same, subject to 1979 taxes due and  
payable in 1980 and subsequent taxes, restrictions, reservations and  
conditions of record, if any

Signed and delivered this 14th day of November, 1979

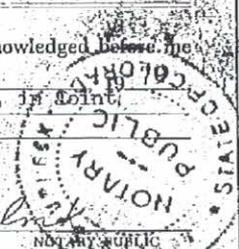
Robert Owens  
Robert Owens

Billie L. Owens  
Billie L. Owens

STATE OF Colorado } ss. The foregoing instrument was acknowledged before me  
County of Fremont }  
this 14th day of November  
by Robert J. Owens and Billie L. Owens, in Joint  
Tenancy

Witness my hand and official seal.  
My commission expires May 23, 1980

Shirley Spaulding  
NOTARY PUBLIC

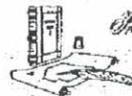


STATE OF \_\_\_\_\_ } ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ }  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_ President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

NOTARY PUBLIC

\*If joint tenancy is not desired,  
strike the phrase between the asterisks.



Fremont County Abstract Company  
709 MAIN STREET  
CANON CITY, COLO. 81212  
818-4741

K

**Transaction Identification Data for reference only:**

Issuing Agent: **Warranty Title, Inc.**  
 Issuing Office: **1011 Royal Gorge Boulevard, Cañon City, CO 81212**  
 ALTA® Universal ID: **1108577**  
 Loan ID Number:  
 Commitment Number: **WT-23-165**  
 Issuing Office File Number: **WT-23-165**  
 Property Address: **1420 Walnut Street, Cañon City, CO 81212 and 1422 Walnut Street, Cañon City, CO 81212**  
 Revision Number:

**SCHEDULE A**

|  |                                  |
|--|----------------------------------|
|  | <b>File Reference: WT-23-165</b> |
|--|----------------------------------|

1. Commitment Date: **04/10/2023 at 8:00 AM**
2. Policy to be issued: Premium
  - a. ALTA Loan Policy
    - Proposed Insured: **TBD Title Commitment**
    - Proposed Policy Amount: **\$**
    - Title Premium: **\$575.00**
    - ADDITIONAL PROPERTY SEARCH **\$175.00**
    - Total Premium: \$750.00**
3. The estate or interest in the land described or referred to in this Commitment is:  
**Property 1: fee simple, and title to the estate or interest in the land is at the Effective Date vested in George A. Knox, Allice F. Knox, and Keith Berry**  
**Property 2: fee simple, and title to the estate or interest in the land is at the Effective Date vested in George A. Knox, Allice F. Knox, and Keith Berry by deed from Grantor recorded with Fremont County Recording Office.**
4. The Land is described as follows:  
 See Schedule C attached hereto.  
 For informational purposes only, the property address is:  
**Property 1: 1420 Walnut Street, in the City of Cañon City, County of Fremont, and State of Colorado**  
**Property 2: 1422 Walnut Street, in the City of Cañon City, County of Fremont, and State of Colorado**

**By: Warranty Title, Inc.**

Diana Armstrong  
**Authorized Signatory**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Attorneys Title Guaranty Fund, Inc., a Colorado This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**SCHEDULE B, PART I  
Requirements**

|  |                                  |
|--|----------------------------------|
|  | <b>File Reference: WT-23-165</b> |
|--|----------------------------------|

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed of Trust from George A. Knox, Alice F. Knox, and Keith Berry, to TBD Title Commitment, securing its loan in the amount of .

5. A Certification of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS 10-11-122).
6. Affecting Property 1:
7. Release of the Deed of Trust from George A. Knox, Alice F. Knox to the Public Trustee of Fremont County for the benefit of High Country Bank to secure an indebtedness in the principal sum of \$133,000.00, and any other amounts and/or obligations secured thereby, dated March 2, 2012 and recorded on March 8, 2012 at Reception No. 894192. Assignment to US Bank recorded on March 8, 2012 at Reception No. 894196
8. 2nd 1/2 2022 taxes to be paid.
9. Affecting Property 2:
10. Release of the Deed of Trust from Keith Berry to the Public Trustee of Fremont County for the benefit of Rocket Mortgage to secure an indebtedness in the principal sum of \$294,000.00, and any other amounts and/or obligations secured thereby, dated November 16, 2022 and recorded on November 21, 2022 at Reception No. 1022419.
11. 2nd 1/2 2022 taxes to be paid in full.

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**SCHEDULE B, PART II**  
**Exceptions**

|  |                                  |
|--|----------------------------------|
|  | <b>File Reference: WT-23-165</b> |
|--|----------------------------------|

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
6. Affecting Property 1:  

Real estate taxes or special assessments for the year(s) 2023, that are not yet due or payable.
7. Affecting Property 2:
8. Real estate taxes or special assessments for the year(s) 2023, that are not yet due or payable.

*Note: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H requires that every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title*

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*insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.*

*Note: The following disclosures are hereby made pursuant to §C.R.S. 10-11-122.*

*The subject property may be located in a special taxing district.*

*A Certificate of Taxes Due listing each tax jurisdiction shall be obtained from the county treasurer of the county treasurer's authorized agent.*

*Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder or the county assessor.*

Note: If there is recorded evidence that one or more mineral estates has been severed, leased or otherwise conveyed from the surface estate of the subject property described in Schedule A of this Commitment, there is a substantial likelihood that a third party holds some or all of the ownership interest in oil, gas or other minerals or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the surface of the subject property without the surface owner's permission.

If there are any questions concerning this Commitment, please call (719) 275-7500.

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**SCHEDULE C**  
**Property Description**

|  |                                  |
|--|----------------------------------|
|  | <b>File Reference: WT-23-165</b> |
|--|----------------------------------|

The Land referred to herein below is situated in the County of Fremont, State of Colorado, and is described as follows:

For informational purposes only: 1420 Walnut Street, Cañon City, CO 81212

**Property 1:**

A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th. P.M., described as follows:

Beginning at a point on the West line of the SW 1/4 NE 1/4 of Section 4, which point is 825 Feet North of the SW corner thereof: Thence East 264 Feet; Thence South 165 Feet; Thence East 396 Feet; Thence North 297 Feet; Thence West 660 Feet; Thence South 132 Feet to the point of beginning, Excepting and reserving therefrom a strip of land of uniform width of 20 Feet off of and along the most western side thereof for public road purposes. County of Fremont, State of Colorado

For informational purposes only: 1422 Walnut Street, Cañon City, CO 81212

**Property 2:**

A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th. P.M., described as follows:

Beginning at a point on the West line of the SW 1/4 NE 1/4 of said Section 4, which point is 40 rods North of the center of said Section 4; Thence East 264 Feet; Thence North 165 Feet; Thence West 264 Feet; Thence South 165 Feet to the point of beginning, Except therefrom a strip of land of the uniform width of 20 Feet off of and along the West side for public road purposes, County of Fremont, State of Colorado

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Attorneys  
Title Guaranty  
Fund, Inc.

## **Privacy Policy**

### **ATGF's Commitment to Privacy**

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

### **Types of Information**

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

### **Changes to this Privacy Policy**

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

# KNOX - BERRY BOUNDARY LINE ADJUSTMENT

IN A PORTION OF THE SW1/4NE1/4 SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS that**

**George A. Knox, Allie F. Knox, and Keith Berry**

are the owners of the following described land:

**TO WIT**

**Property 1:**  
A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th P.M., described as follows:  
Beginning at a point on the West line of the SW 1/4 NE 1/4 of Section 4, which point is 825 Feet North of the SW corner thereof; Thence East 264 Feet; Thence South 165 Feet; Thence East 398 Feet; Thence North 297 Feet; Thence West 680 Feet; Thence South 132 Feet to the point of beginning.  
Excepting and reserving therefrom a strip of land of uniform width of 20 Feet off of and along the most western side thereof for public road purposes.  
County of Fremont, State of Colorado  
Containing 155170.53 SQFT or 3.56 Acres

**Property 2:**  
A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th P.M., described as follows:  
Beginning at a point on the West line of the SW 1/4 NE 1/4 of said Section 4, which point is 40 rods North of the center of said Section 4; Thence East 264 Feet; Thence North 165 Feet; Thence West 264 Feet; Thence South 165 Feet to the point of beginning.  
Except therefrom a strip of land of the uniform width of 20 Feet off of and along the West side for public road purposes, County of Fremont, State of Colorado  
Containing 44243.70 SQFT or 1.02 Acres

Combined 199414.23 sqft or 4.58 acres

**DEDICATION We**

**George A. Knox, Allie F. Knox, and Keith Berry**

being the owners of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of

**KNOX - BERRY BOUNDARY LINE ADJUSTMENT**

have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of the land labeled as easements for the installation and maintenance of public utilities as show hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

**IN WITNESS WHEREOF**

**George A. Knox, Allie F. Knox**

has (or have) subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
By \_\_\_\_\_

**George A. Knox** **Allie F. Knox**

**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ by \_\_\_\_\_

**George A. Knox, Allie F. Knox**

My commission expires \_\_\_\_\_

My address is \_\_\_\_\_

Witness my hand and official seal, \_\_\_\_\_

Notary Public

**In witness whereof**

**Keith Berry**  
has (or have) subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
By \_\_\_\_\_

**Keith Berry,**

**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ by \_\_\_\_\_

**Keith Berry**

My commission expires \_\_\_\_\_

My address is \_\_\_\_\_

Witness my hand and official seal, \_\_\_\_\_

Notary Public

**EASEMENT STATEMENT**

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary not fronting public way is subject to a ten (10) foot utility easement.

**NOTE:**

OUTLOT A IS A PORTION OF WALNUT STREET AND IS EXCEPTED FROM THE DEEDS AND SHALL BE DEDICATED TO THE COUNTY FOR PERMANENT COUNTY RIGHT OF WAY

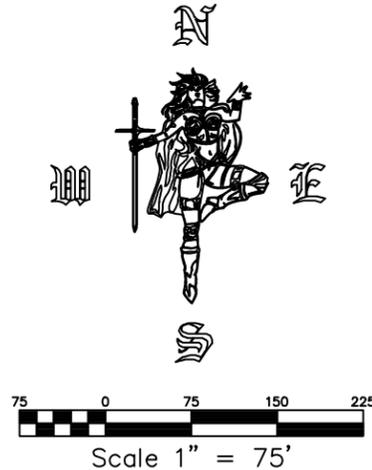
**ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT**

This is to certify that the plat is approved and accepted as per review by the Planning Director, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

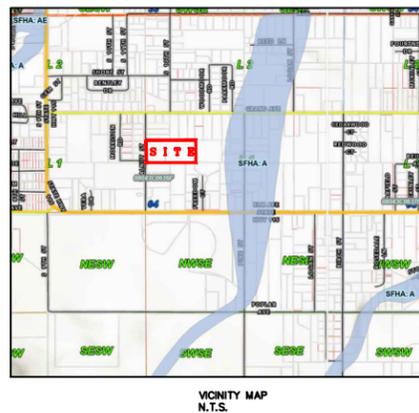
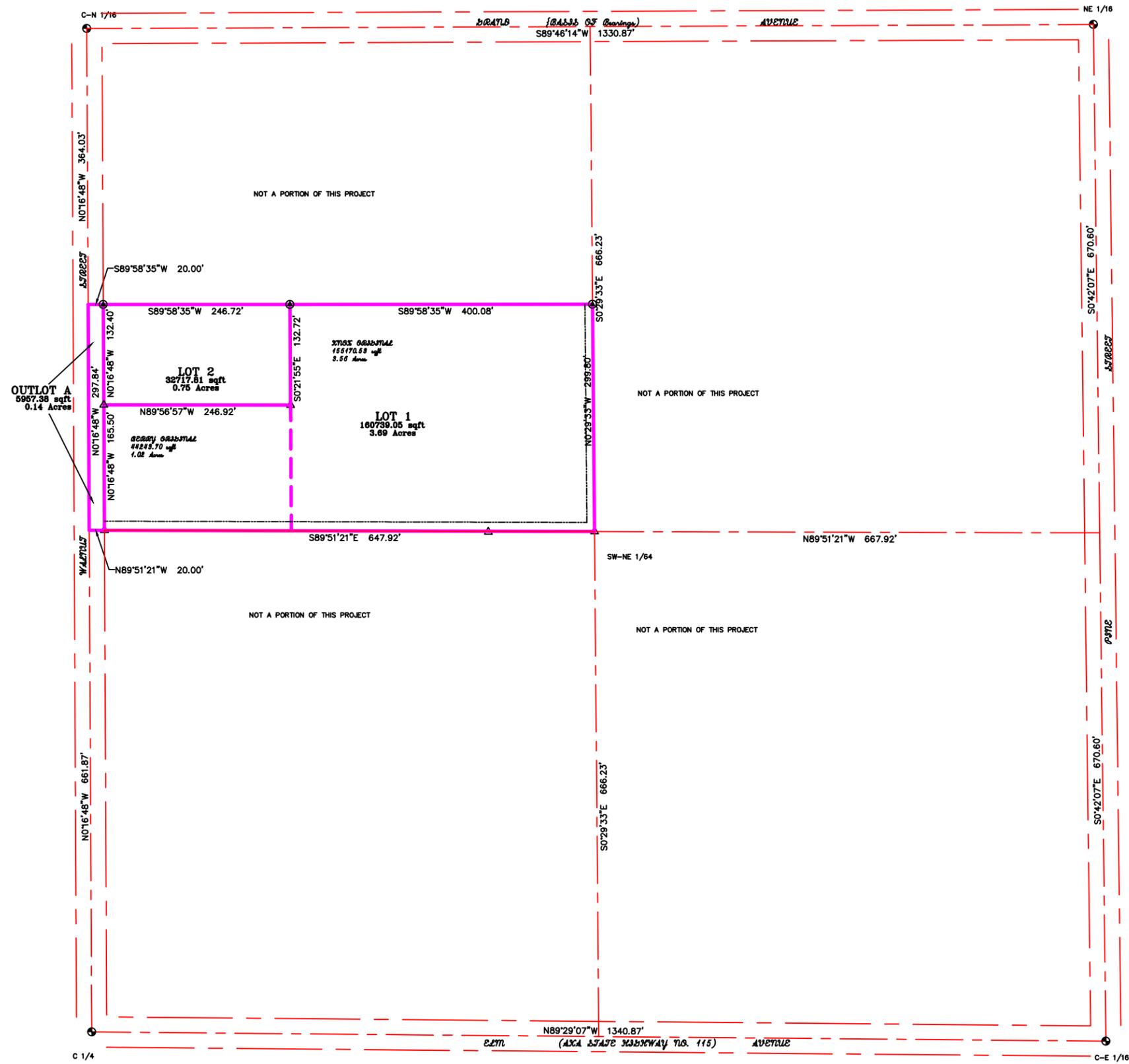
Chairman, Fremont County Board of Commissioners

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, George R Hall, a licensed land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.E.M.A F.I.R.M. maps are accurately shown hereon.



- ⊙ FOUND ALIQUOT SECTION MONUMENT #6 REBAR NO CAP
- ⊕ FOUND REBAR AND UNIDENTIFIED PLASTIC CAP
- ⓐ SET REBAR AND CAP CPLS 38118
- SUBJECT PROPERTY
- - - LINE TO BE ADJUSTED
- - - ALIQUOT SECTION LINES
- - - COUNTY ROADWAY RIGHT OF WAYS
- - - DEWEESE DYE DITCH 10' EASEMENT



**COUNTY CLERK AND RECORDERS STATEMENT**

State of Colorado }  
County of \_\_\_\_\_ }  
This plat was filed for record in the office of the County Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ M., on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. under Reception No. \_\_\_\_\_  
County Clerk and Recorder \_\_\_\_\_

**NOTICE**  
According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any claim for recovery be based on any defect in this survey be commenced more than ten years from the date of certification of this survey.  
Any person who knowingly removes, alters or defaces any Public Land Survey Monument or marker in Colorado State Statute 18-6506, or the Colorado Revised Statutes  
**LINEAL UNITS**  
Linear units = U.S. Survey feet = 1.007 = 12 inches

**Crown Point Land Services**  
719-275-5005 Office 391 Arrowhead Drive  
P.O. Box 749 Florissant, CO 80816  
Canon City, CO 81215-0749 crown.land@outlook.com

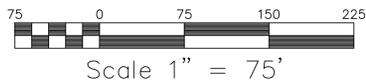
**NOTES**  
This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. WT-23-165 prepared by Warranty Title, Inc., dated 04/10/2023

**BASES OF BEARINGS:**  
Bearings are based on G.P.S. observation on the NORTH line of SW1/4SE1/4 SECTION 4 as being S 89°46'14\"/>

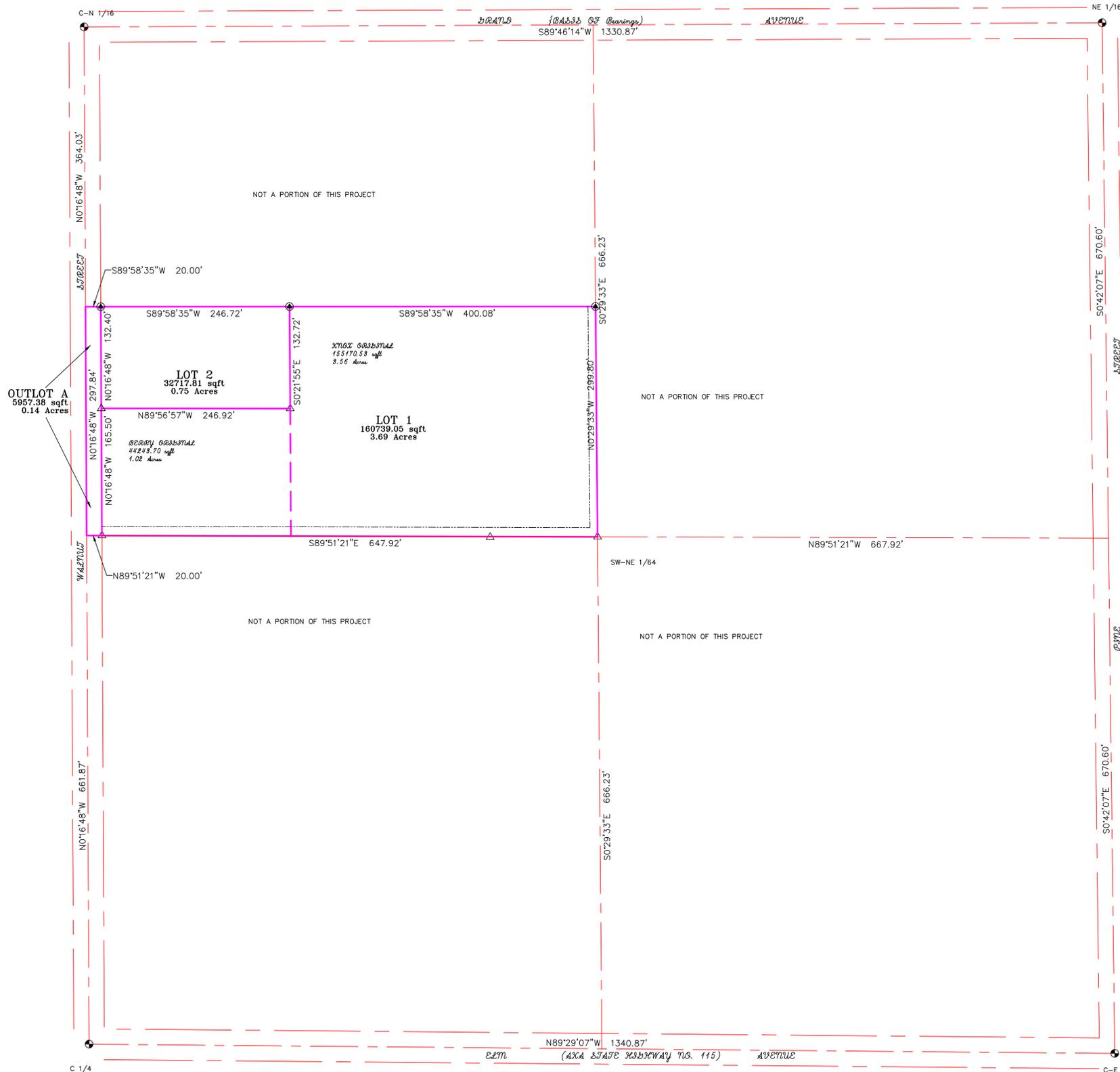
George R. Hall, C.P.L.S. 38118

# KNOX - BERRY BOUNDARY LINE ADJUSTMENT

## IN A PORTION OF THE SW1/4NE1/4 SECTION 4, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M., FREMONT COUNTY, COLORADO



- FOUND ALIQUOT SECTION MONUMENT #6 REBAR NO CAP
- △ FOUND REBAR AND UNIDENTIFIED PLASTIC CAP
- ⊙ SET REBAR AND CAP CPLS 38118
- SUBJECT PROPERTY
- - - LINE TO BE ADJUSTED
- ALIQUOT SECTION LINES
- COUNTY ROADWAY RIGHT OF WAYS
- - - DEWEESE DYE DITCH TO EASEMENT



VICINITY MAP  
N.T.S.

### COUNTY CLERK AND RECORDERS STATEMENT

State of Colorado }  
 County of \_\_\_\_\_ }  
 This plat was filed for record in the office of the County Clerk  
 and Recorder of \_\_\_\_\_ County, Colorado  
 at \_\_\_\_\_ M., on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.  
 under Reception No. \_\_\_\_\_  
 \_\_\_\_\_  
 County Clerk and Recorder

DRAWN BY: GRH  
 202315BERRY\_KNOX  
 05/09/2023

Client: George A. Knox, Alice F. Knox  
 1420 Walnut Street  
 Keith Berry  
 1422 Walnut Street,  
 Cañon City, Colorado 81212

**NOTICE**  
 According to Colorado law you must commence any legal action based on any defect in this survey within three years of the date of recording of this plat. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.  
 Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Boundary Monument is guilty of a crime under the laws of the State of Colorado pursuant to Colorado State Statute 18-6506, of the Colorado Revised Statutes.  
**LINEAL UNITS**  
 Lineal units = U.S. Survey foot = 1.00" = 12 inches

**Crown Point Land Services**  
 719-275-5005 Office 391 Arrowhead Drive  
 P.O. Box 749 Florissant, CO 80816  
 Canon City, CO 81215-0749 crown.land@outlook.com

**NOTES**  
 This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. WT-23-165 prepared by Warranty Title, Inc., dated 04/10/2023.

**BASIS OF BEARINGS:**  
 Bearings are based on G.P.S. observation on the NORTH line of SW1/4SE1/4 SECTION 4 as being S 89°46'14" W.

### REGISTERED LAND SURVEYOR'S CERTIFICATE

I, George R. Hall, a licensed land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.E.M.A. F.I.R.M. maps are accurately shown hereon.

George R. Hall, C.P.L.S. 38118

### KNOW ALL MEN BY THESE PRESENTS that

George A. Knox, Alice F. Knox, and Keith Berry

are the owners of the following described land:

### TO WIT

**Property 1:**  
 A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th P.M., described as follows:  
 Beginning at a point on the West line of the SW 1/4 NE 1/4 of Section 4, which point is 825 Feet North of the SW corner thereof; Thence East 264 Feet; Thence South 165 Feet; Thence East 396 Feet; Thence North 297 Feet; Thence West 660 Feet;  
 Thence South 132 Feet to the point of beginning.  
 Excepting and reserving therefrom a strip of land of uniform width of 20 Feet off of and along the most western side thereof for public road purposes.  
 County of Fremont, State of Colorado  
 Containing 155170.53 SQFT or 3.56 Acres

**Property 2:**  
 A Tract of land in the SW 1/4 NE 1/4 of Section 4, Township 19 South, Range 70 West of the 6th P.M., described as follows:  
 Beginning at a point on the West line of the SW 1/4 NE 1/4 of said Section 4, which point is 40 rods North of the center of said Section 4; Thence East 264 Feet; Thence North 165 Feet; Thence West 264 Feet; Thence South 165 Feet to the point of beginning.  
 Except therefrom a strip of land of the uniform width of 20 Feet off of and along the West side for public road purposes.  
 County of Fremont, State of Colorado  
 Containing 44243.70 SQFT or 1.02 Acres

Combined 199414.23 sqft or 4.58 acres

### DEDICATION We

George A. Knox, Alice F. Knox, and Keith Berry

being the owners of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of

### KNOX - BERRY BOUNDARY LINE ADJUSTMENT

have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of the land labeled as easements for the installation and maintenance of public utilities as show hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

### IN WITNESS WHEREOF

George A. Knox, Alice F. Knox

has (or have) subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 By \_\_\_\_\_

George A. Knox

Alice F. Knox

### NOTARY STATEMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ by \_\_\_\_\_

George A. Knox, Alice F. Knox

My commission expires \_\_\_\_\_

My address is \_\_\_\_\_

Witness my hand and official seal, \_\_\_\_\_

Notary Public

### In witness whereof

Keith Berry

has (or have) subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
 By \_\_\_\_\_

Keith Berry

### NOTARY STATEMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ by \_\_\_\_\_

Keith Berry

My commission expires \_\_\_\_\_

My address is \_\_\_\_\_

Witness my hand and official seal, \_\_\_\_\_

Notary Public

### EASEMENT STATEMENT

Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners except as otherwise noted, all interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary not fronting public way is subject to a ten (10) foot utility easement.

### NOTE:

OUTLOT A IS A PORTION OF WALNUT STREET AND IS EXCEPTED FROM THE DEEDS AND SHALL BE DEDICATED TO THE COUNTY FOR PERMANENT COUNTY RIGHT OF WAY

### ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

This is to certify that the plat is approved and accepted as per review by the Planning Director, dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
 Chairman, Fremont County Board of Commissioners



# IMPROVEMENTS FOR KNOX \_ BERRY BOUNDARY LINE ADJUSTMENT

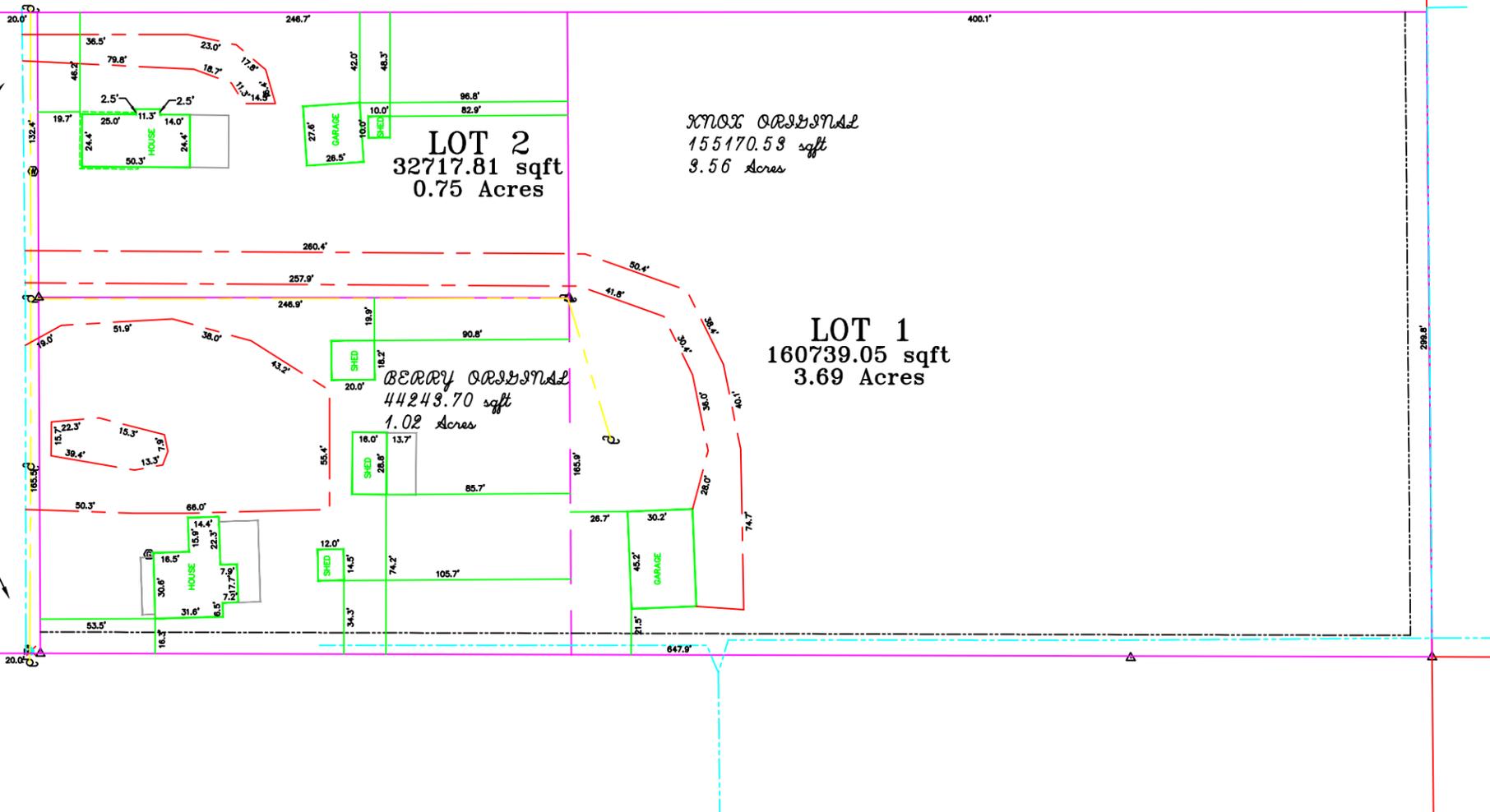
IN A PORTION OF THE SW1/4NE1/4 SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

Scale 1" = 30'

**OUTLOT A**  
5957.38 sqft  
0.14 Acres

BERRY

WALNUT



NOT A PORTION OF THIS PROJECT

- ⊙ FOUND ALIQUOT SECTION MONUMENT #8 REBAR NO CAP
- △ FOUND REBAR AND UNIDENTIFIED PLASTIC CAP
- ⊙ SET REBAR AND CAP C/PLS 38118
- SUBJECT PROPERTY
- LINE TO BE ADJUSTED
- ALIQUOT SECTION LINES
- COUNTY ROADWAY RIGHT OF WAYS
- DEWEESE DYE DITCH 10' EASEMENT
- EXISTING SANITARY SEWER
- EDGE OF PAVEMENT
- EXISTING OVERHEAD POWER
- COUNTY ROADWAY RIGHT OF WAYS
- DEWEESE DYE DITCH 10' EASEMENT
- EXISTING DRIVEWAY

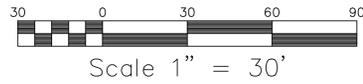
DRAWN BY: GRH  
 202315BERRY\_KNOX  
 05/09/2023  
 Client: George A. Knox, Alice F. Knox  
 1420 Walnut Street  
 Keith Berry  
 1422 Walnut Street,  
 Canon City, Colorado 81212

**NOTICE:**  
 This plan is prepared by Crown Point Land Services, Inc. based on a field survey conducted on or about 04/10/2023. The survey was conducted by G.P.S. observation on the north line of SW1/4NE1/4 Section 4, Township 19 South, Range 70 West of the 6th P.M., Fremont County, Colorado. The survey was conducted by Keith Berry, a Licensed Professional Surveyor in the State of Colorado. The survey was conducted in accordance with the standards and practices of the Colorado Board of Surveying and Mapping. The survey was conducted in accordance with the standards and practices of the Colorado Board of Surveying and Mapping. The survey was conducted in accordance with the standards and practices of the Colorado Board of Surveying and Mapping.

**Crown Point Land Services**  
 719-275-5005 Office 391 Arrowhead Drive  
 P.O. Box 749 Florissant, CO 80816  
 Canon City, CO 81215-0748 crownland@outlook.com

**NOTES:**  
 This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we refer you to Title Commitment No. WT-23-165 prepared by Warranty Title, Inc., dated 04/10/2023.

**BASES OF BEARINGS:**  
 Bearings are based on G.P.S. observation on the NORTH line of SW1/4NE1/4 SECTION 4 as being S 89°46'14" W.



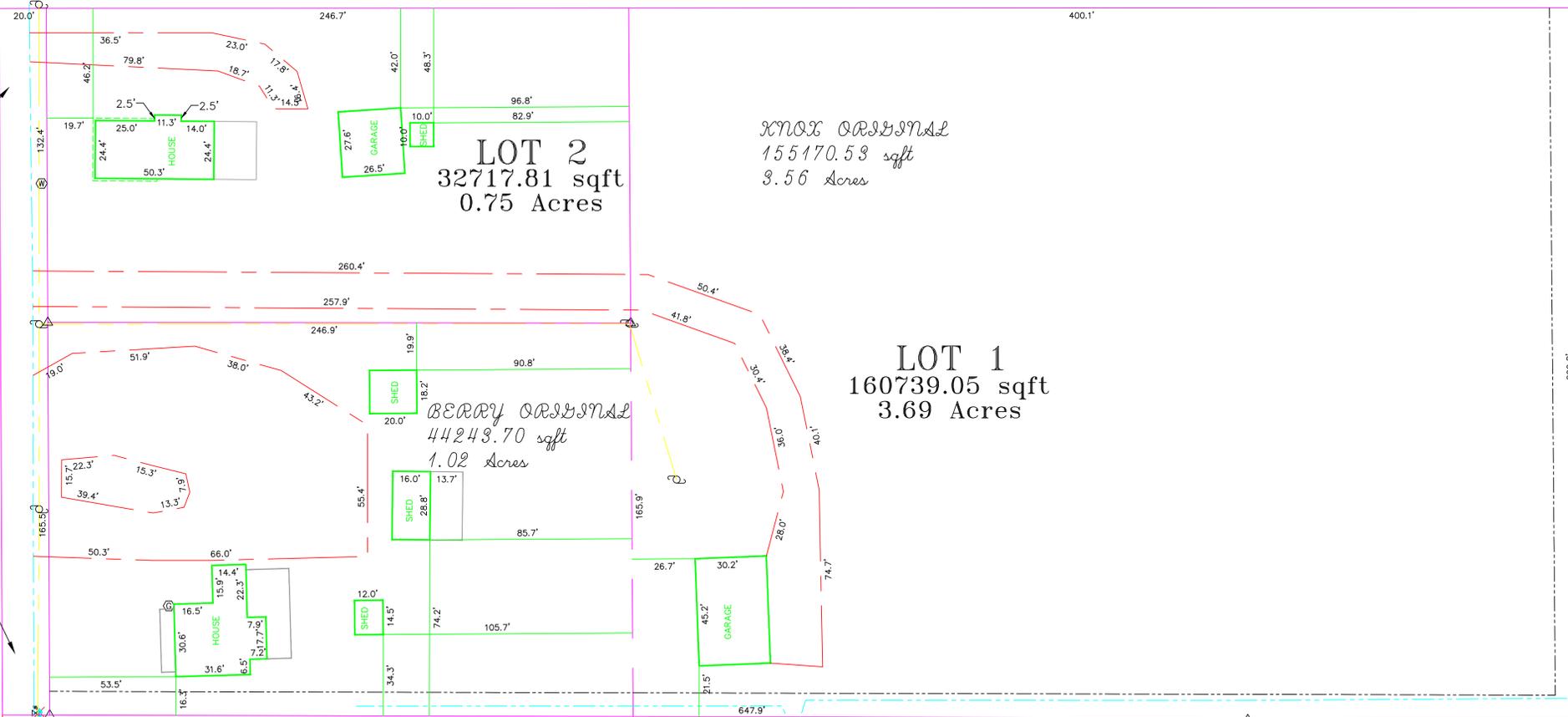
# IMPROVEMENTS FOR KNOX \_ BERRY BOUNDARY LINE ADJUSTMENT

IN A PORTION OF THE SW1/4NE1/4 SECTION 4,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

**OUTLOT A**  
5957.38 sqft  
0.14 Acres

STREET

WALNUT



*KNOX ORIGINAL*  
155170.53 sqft  
3.56 Acres

**LOT 1**  
160739.05 sqft  
3.69 Acres

*BERRY ORIGINAL*  
44243.70 sqft  
1.02 Acres

- FOUND ALIQUOT SECTION MONUMENT #6 REBAR NO CAP
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- EXISTING SANITARY SEWER
- EDGE OF PAVEMENT
- EXISTING OVERHEAD POWER
- COUNTY ROADWAY RIGHT OF WAYS
- DEWEESE DYE DITCH 10' EASEMENT
- EXISTING DRIVEWAY

NOT A PORTION OF THIS PROJECT

DRAWN BY: GRH  
202315BBERRY\_KNOX  
05/09/2023

Client: George A. Knox, Alice F. Knox  
1420 Walnut Street  
Keith Berry  
1422 Walnut Street,  
Canon City, Colorado 81212

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**LINEAL UNITS**  
Lineal units = U.S. Survey foot = 1.00' = 12 inches

**Crown Point Land Services**  
719-275-5005 Office 391 Arrowhead Drive  
P.O. Box 749 Florissant, CO 80816  
Canon City, CO 81215-0749 crown.land@outlook.com

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**BASIS OF BEARINGS:**  
Bearings are based on G.P.S. observation on the NORTH line of SW1/4SE1/4 SECTION 4 as being S 89°46'14" W.

**Atmos Energy Corporation**

120 S. 6th St.  
Cañon City, CO 81212

**Black Hills Energy**

3110 Utility Ln.  
Cañon City, CO 81212

**Fremont Sanitation District**

107 Berry Parkway  
Cañon City, CO 81212

**Spectrum**

402 Main St.  
Cañon City, CO 81212

**CenturyLink**

141 E. Enterprise Dr.  
Pueblo, CO 81007

**City of Cañon City Water Department**

103 Tunnel Dr.  
Cañon City, Colorado 81212

**DeWeese Dye Ditch & Reservoir Company**

PO Box 759  
Cañon City, CO 81212

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_  
Name of Subject Property Owner / Applicant

DATE: \_\_\_\_\_

Reference: \_\_\_\_\_  
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- **Minor Subdivision**       -- **Preliminary Plan**       -- **Vacation of a Public R-O-W**  
 -- **Vacation of Interior Lot Line & Utility / Drainage Easement**  
 -- **Lot Line Adjustment**       -- **Boundary Line Adjustment**

The subject property, as referenced above is located at \_\_\_\_\_  
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: \_\_\_\_\_

\_\_\_\_\_  Check here if legal description is attached as Exhibit B.

A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

-- This application will be heard by the Board on \_\_\_\_\_ at 3:00 PM.

-- This application will be an administrative review by the Department.

These meetings are held in room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your oral comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at [planning@fremontco.com](mailto:planning@fremontco.com) to schedule an appointment to review the application. For further reference regarding the governing regulations:

the Fremont County Zoning Resolution may be viewed on the Internet at  
<http://www.fremontco.com/planningandzoning/zoningresolution.shtml>

and the Fremont County Subdivision Regulations may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/subdivisionregulations.shtml>

The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: \_\_\_\_\_

Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Mailing**

Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Street Address City State Zip

Does your entity currently service the subject property?  Yes ---  No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes ---  No Please explain. \_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature of Authorized Entity Representative** \_\_\_\_\_ **Date** \_\_\_\_\_

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_  
Name of Subject Property Owner / Applicant

DATE: \_\_\_\_\_

Reference: \_\_\_\_\_  
Project Name

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 -- **Lot Line Adjustment**       -- **Boundary Line Adjustment**

The subject property, as referenced above is located at \_\_\_\_\_  
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: \_\_\_\_\_

\_\_\_\_\_  Check here if legal description is attached as Exhibit B.

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Entity Name: \_\_\_\_\_

Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Mailing**

Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Street Address City State Zip

Does your entity currently service the subject property?  Yes ---  No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes ---  No Please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature of Authorized Entity Representative** \_\_\_\_\_ **Date** \_\_\_\_\_

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_  
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General Location or Address (Vicinity Map Exhibit A)

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\_\_\_\_\_  Check here if legal description is attached as Exhibit B.

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Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Mailing**

Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Street Address City State Zip

Does your entity currently service the subject property?  Yes ---  No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes ---  No Please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature of Authorized Entity Representative** \_\_\_\_\_ **Date** \_\_\_\_\_

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_  
Name of Subject Property Owner / Applicant

DATE: \_\_\_\_\_

Reference: \_\_\_\_\_  
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- **Minor Subdivision**       -- **Preliminary Plan**       -- **Vacation of a Public R-O-W**  
 -- **Vacation of Interior Lot Line & Utility / Drainage Easement**  
 -- **Lot Line Adjustment**       -- **Boundary Line Adjustment**

The subject property, as referenced above is located at \_\_\_\_\_  
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: \_\_\_\_\_

\_\_\_\_\_  Check here if legal description is attached as Exhibit B.

A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

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If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at [planning@fremontco.com](mailto:planning@fremontco.com) to schedule an appointment to review the application. For further reference regarding the governing regulations:

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Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: \_\_\_\_\_

Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Mailing**

Address: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
Street Address City State Zip

Does your entity currently service the subject property?  Yes ---  No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes ---  No Please explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

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**Mailing**

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\_\_\_\_\_  
\_\_\_\_\_

**Signature of Authorized Entity Representative** \_\_\_\_\_ **Date** \_\_\_\_\_

# CROWN POINT LAND SERVICES

**Parcel Area Report**

**Client: BERRY & KNOX**

**Project Name: KNOX – BERRY BLA**

**Project Description:**

**Report Date: 5/2/2023 12:44:17 PM**

**Prepared by: grh**

| Parcel Name     | Square Feet | Acres | Perimeter (ft) |
|-----------------|-------------|-------|----------------|
| Property : 1    | 199414.23   | 4.58  | 1932.36        |
| Property : 1(1) | 44243.70    | 1.02  | 865.46         |
| Property : 2    | 155170.53   | 3.56  | 1932.55        |
| Property : 1(2) | 160739.05   | 3.69  | 1892.94        |
| Property : 2(1) | 32717.81    | 0.75  | 758.76         |
| Property : 3    | 5957.38     | 0.14  | 635.74         |

**BERRY KNOX BOUNDARY LINE ADJUSTMENT**

**PROPERTY PERIMETER**

SQFT                      PERCENTAGE

199414.23                      100%

**CURRENT BERRY**

**CURRENT KNOX**

44243.70                      22.186%

155170.53                      77.813%

**BERRY FINAL**

**KNOX FINAL**

160739.05                      80.606%

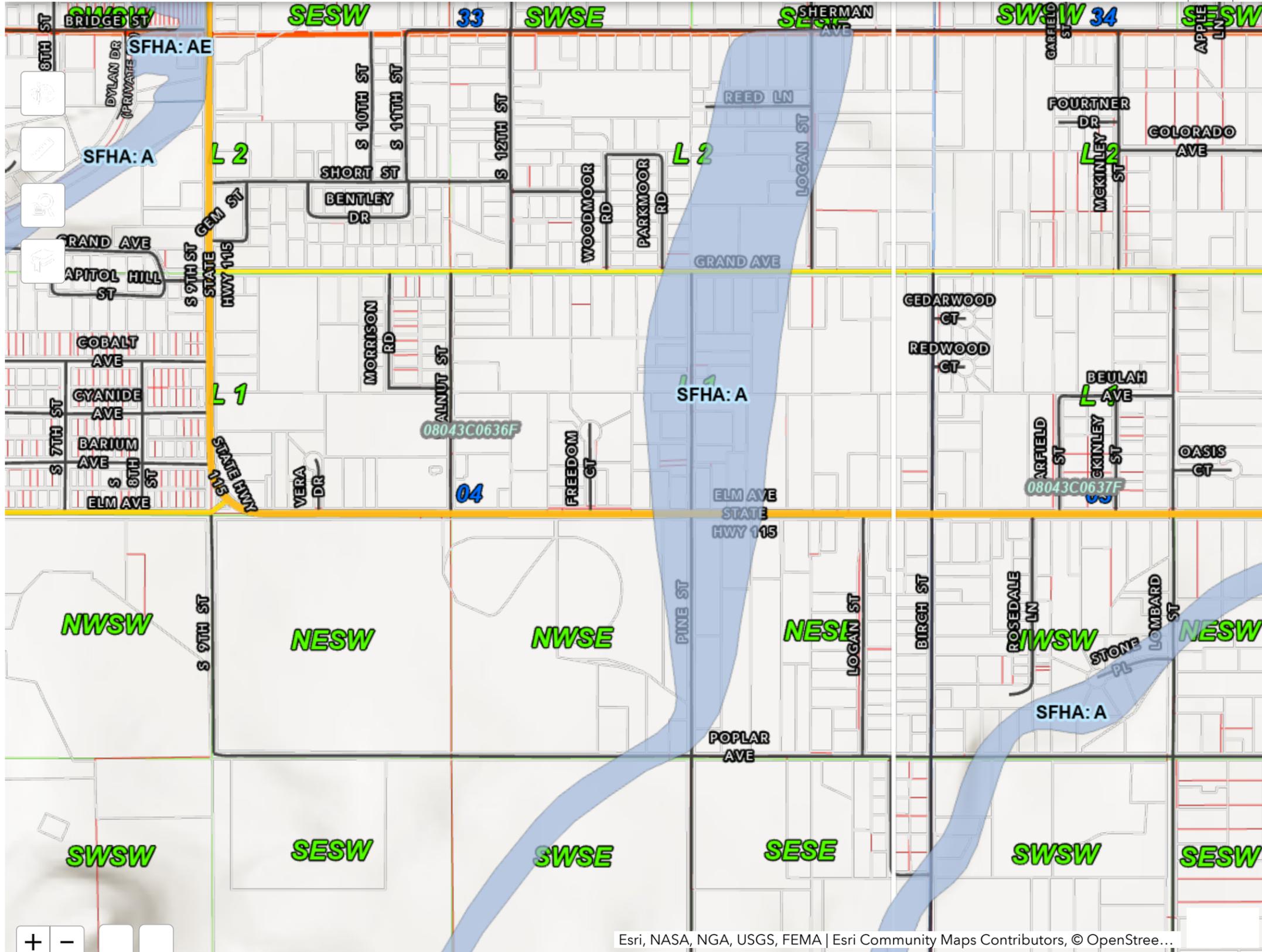
32717.81                      16.407%

**OUTLOT FOR COUNTY ROAD WAY 20' WIDE**

5957.38                      2.987%



# FC Hazards Viewer



0 300 600ft

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStree...

# Parcel Map Check Report

**Client:**

KNOX\_BERRY BLA

Client Company

**1420 Walnut Street, 1422 Walnut Street**

Date: 5/9/2023 1:50:26 PM

**Prepared by:**

GEORGE HALL

CROWN POINT LAND SERVICES

CROWN.LAND@OUTLOOK.COM

---

**Parcel Name: EXTERIOR - Property : 1**

Segment# 1: Line

Course: N0° 16' 48"W

Length: 132.37'

Segment# 2: Line

Course: N89° 58' 35"E

Length: 666.80'

Segment# 3: Line

Course: S0° 29' 33"E

Length: 299.80'

Segment# 4: Line

Course: N89° 51' 21"W

Length: 400.75'

Segment# 5: Line

Course: N89° 51' 21"W

Length: 267.17'

Segment# 6: Line

Course: N0° 16' 48"W

Length: 165.47'

Perimeter: 1,932.36'

Area: 199,414.23Sq.Ft.

Error Closure: 0.0046

Course: N50° 23' 45"E

Error North : 0.00291

East: 0.00352

Precision 1: 420,078.26

---

**Parcel Name: NEW – LOT 1**

Segment# 1: Line

Course: N0° 16' 48"W

Length: 165.50'

Segment# 2: Line

Course: S89° 56' 57"E

Length: 246.92'

Segment# 3: Line

Course: N0° 21' 55"W

Length: 132.72'

Segment# 4: Line

Course: N89° 58' 35"E

Length: 400.08'

Segment# 5: Line

Course: S0° 29' 33"E

Length: 299.80'

Segment# 6: Line  
Course: N89° 51' 21"W Length: 647.92'  
Perimeter: 1,892.94' Area: 160,739.05Sq.Ft.  
Error Closure: 0.0047 Course: N58° 03' 19"E  
Error North : 0.00249 East: 0.00399  
Precision 1: 402,753.19

---

Parcel Name: NEW –LOT 2

Segment# 1: Line  
Course: N0° 16' 48"W Length: 132.40'  
Segment# 2: Line  
Course: N89° 58' 35"E Length: 246.72'  
Segment# 3: Line  
Course: S0° 21' 55"E Length: 132.72'  
Segment# 4: Line  
Course: N89° 56' 57"W Length: 246.92'  
Perimeter: 758.76' Area: 32,717.81Sq.Ft.  
Error Closure: 0.0020 Course: N23° 58' 06"W  
Error North : 0.00186 East: -0.00083  
Precision 1: 379,380.00

---

Parcel Name: NEW – OUTLOT A

Segment# 1: Line  
Course: N0° 16' 48"W Length: 165.47'  
Segment# 2: Line  
Course: N0° 16' 48"W Length: 132.37'  
Segment# 3: Line  
Course: N89° 58' 35"E Length: 20.00'  
Segment# 4: Line  
Course: S0° 16' 48"E Length: 132.40'  
Segment# 5: Line  
Course: S0° 16' 48"E Length: 165.50'  
Segment# 6: Line  
Course: N89° 51' 21"W Length: 20.00'  
Perimeter: 635.74' Area: 5,957.38Sq.Ft.  
Error Closure: 0.0015 Course: S13° 53' 58"E  
Error North : -0.00143 East: 0.00035  
Precision 1: 423,826.67

---

Parcel Name: ORIGINAL - BERRY

Segment# 1: Line

Course: N0° 16' 48"W Length: 165.47'

Segment# 2: Line

Course: S89° 56' 57"E Length: 266.92'

Segment# 3: Line

Course: S0° 21' 55"E Length: 165.90'

Segment# 4: Line

Course: N89° 51' 21"W Length: 267.17'

Perimeter: 865.46' Area: 44,243.70Sq.Ft.

Error Closure: 0.0068 Course: N2° 00' 44"W

Error North : 0.00683 East: -0.00024

Precision 1: 127,273.53

---

Parcel Name: ORIGINAL - KNOX

Segment# 1: Line

Course: N0° 16' 48"W Length: 132.37'

Segment# 2: Line

Course: N89° 58' 35"E Length: 666.80'

Segment# 3: Line

Course: S0° 29' 33"E Length: 299.80'

Segment# 4: Line

Course: N89° 51' 21"W Length: 400.75'

Segment# 5: Line

Course: N0° 21' 55"W Length: 165.90'

Segment# 6: Line

Course: N89° 56' 57"W Length: 266.92'

Perimeter: 1,932.55' Area: 155,170.53Sq.Ft.

Error Closure: 0.0054 Course: S43° 46' 08"E

Error North : -0.00392 East: 0.00376

Precision 1: 357,877.78