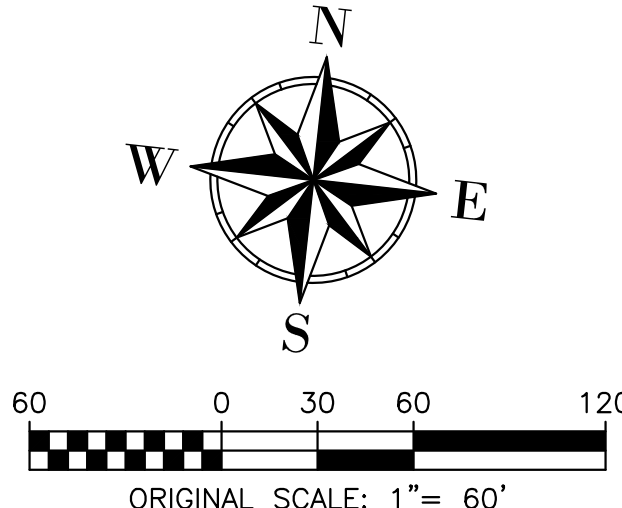
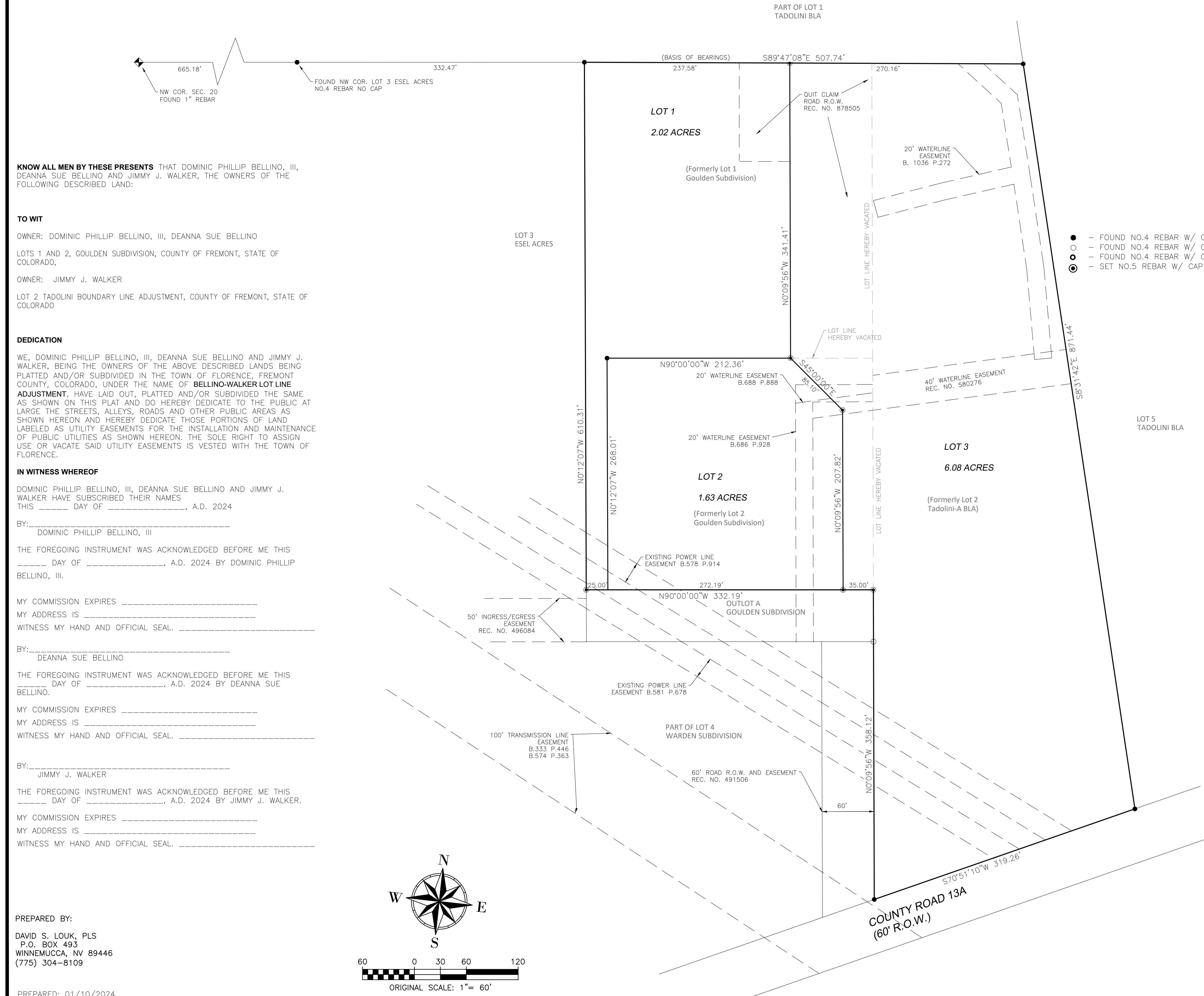
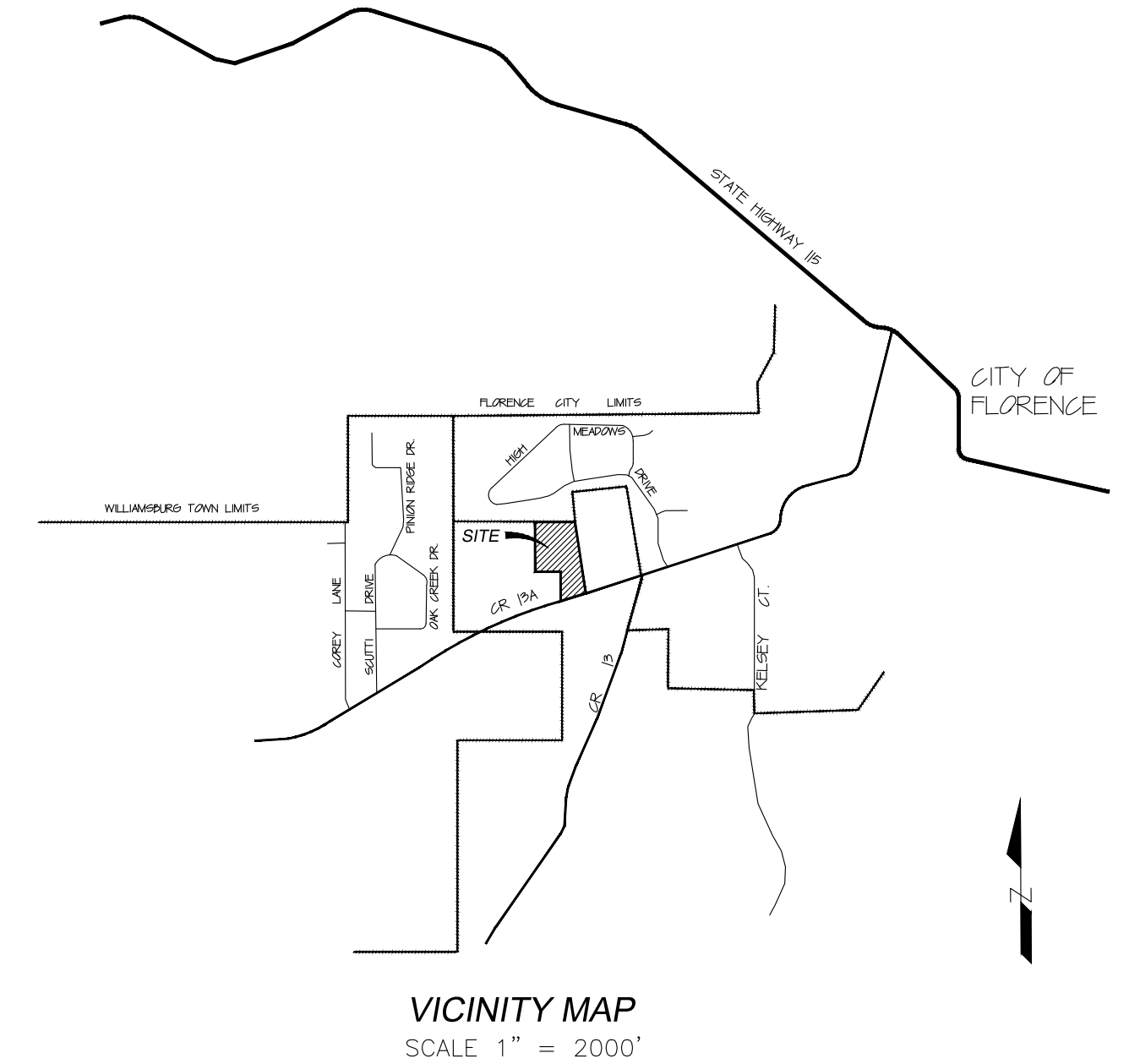


BELLINO - WALKER LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OF LOTS 1 AND 2, GOULDEN SUBDIVISION AND LOT 2, TADOLINI BOUNDARY LINE ADJUSTMENT LOCATED IN THE NW QUARTER SECTION 20, TOWNSHIP 19 SOUTH, RANGE 69 WEST, 6TH P.M. FREMONT COUNTY, COLORADO 9.74 ACRES



KNOW ALL MEN BY THESE PRESENTS THAT DOMINIC PHILLIP BELLINO, III, DEANNA SUE BELLINO AND JIMMY J. WALKER, THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT
 OWNER: DOMINIC PHILLIP BELLINO, III, DEANNA SUE BELLINO
 LOTS 1 AND 2, GOULDEN SUBDIVISION, COUNTY OF FREMONT, STATE OF COLORADO.
 OWNER: JIMMY J. WALKER
 LOT 2 TADOLINI BOUNDARY LINE ADJUSTMENT, COUNTY OF FREMONT, STATE OF COLORADO

DEDICATION
 WE, DOMINIC PHILLIP BELLINO, III, DEANNA SUE BELLINO AND JIMMY J. WALKER, BEING THE OWNERS OF THE ABOVE DESCRIBED LANDS BEING PLATTED AND/OR SUBDIVIDED IN THE TOWN OF FLORENCE, FREMONT COUNTY, COLORADO, UNDER THE NAME OF **BELLINO-WALKER LOT 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 LAND LABELED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE SAID UTILITY EASEMENTS IS VESTED WITH THE TOWN OF FLORENCE.

IN WITNESS WHEREOF
 DOMINIC PHILLIP BELLINO, III, DEANNA SUE BELLINO AND JIMMY J. WALKER HAVE SUBSCRIBED THEIR NAMES
 THIS _____ DAY OF _____, A.D. 2024
 BY: _____
 DOMINIC PHILLIP BELLINO, III
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 BY DOMINIC PHILLIP BELLINO, III.
 MY COMMISSION EXPIRES _____
 MY ADDRESS IS _____
 WITNESS MY HAND AND OFFICIAL SEAL. _____
 BY: _____
 DEANNA SUE BELLINO
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 BY DEANNA SUE BELLINO.
 MY COMMISSION EXPIRES _____
 MY ADDRESS IS _____
 WITNESS MY HAND AND OFFICIAL SEAL. _____
 BY: _____
 JIMMY J. WALKER
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 BY JIMMY J. WALKER.
 MY COMMISSION EXPIRES _____
 MY ADDRESS IS _____
 WITNESS MY HAND AND OFFICIAL SEAL. _____

PREPARED BY:
 DAVID S. LOUK, PLS
 P.O. BOX 493
 WINNEMUCCA, NV 89446
 (775) 304-8109

PREPARED: 01/10/2024

- - FOUND NO.4 REBAR W/ CAP PLS 10093
- - FOUND NO.4 REBAR W/ CAP PLS 11371
- - FOUND NO.4 REBAR W/ CAP PLS 19220
- ⊙ - SET NO.5 REBAR W/ CAP PLS 38766

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, DAVID S. LOUK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY 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 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.

DAVID S. LOUK _____ DATE: _____
 CO. REG. NO. 38766

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, T.19S, R.69W, 6TH P.M., ASSUMED TO BEAR S89°47'08"E BETWEEN THE NORTHWEST CORNER OF SAID SECTION AND THE NORTHEAST CORNER OF TADOLINI BLA, MONUMENTED AS SHOWN HEREON.

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 _____, A.D. 2024.

 CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

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.

COUNTY CLERK AND RECORDER'S STATEMENT

STATE OF COLORADO)
 COUNTY OF FREMONT)
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AT _____, _____, ON THE _____ DAY OF _____, A.D. UNDER RECEPTION NO. _____

 FREMONT COUNTY CLERK AND RECORDER