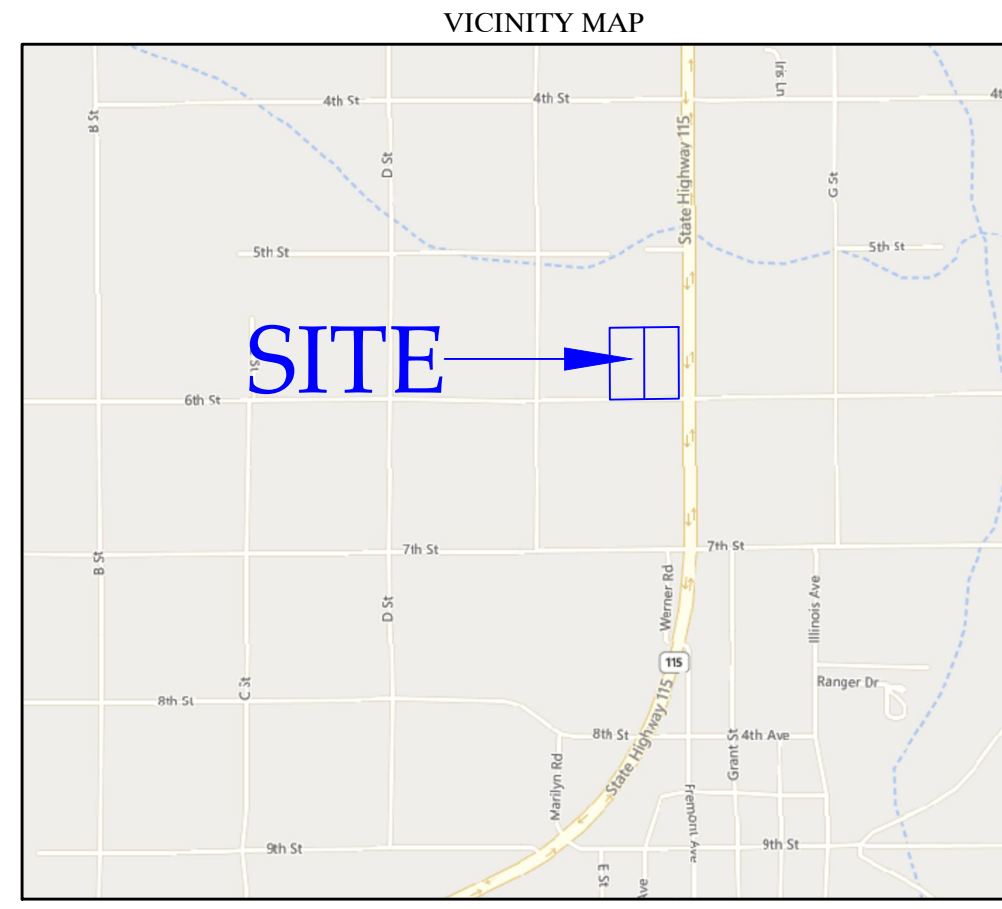


# Jaramillo Minor Subdivision

A Replat of Tract 44, Beaver Park Plat No. 1

In a Portion of Section 32, Township 18 South, Range 68 West of the 6th P.M. in  
Fremont County, Colorado



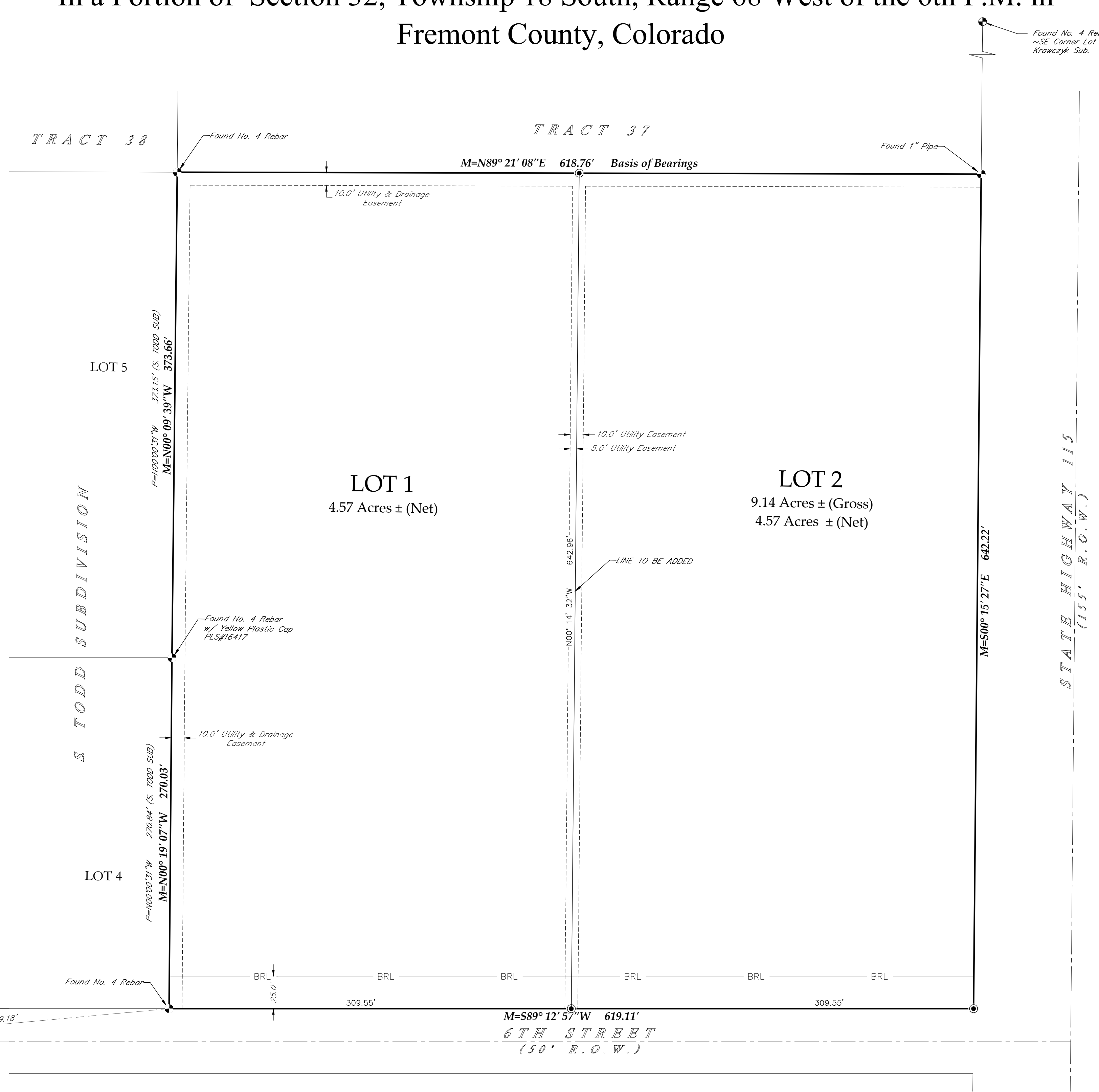
Not to Scale



SCALE: 1"=50'



- N0°00'00"E (M) MEASURED BEARING & DISTANCE
- N0°00'00"E (P) PLAT BEARING & DISTANCE
- Found Monument AS DESCRIBED
- SET NO. 4 REBAR W/PLASTIC CAP #38529
- BOUNDARY LINE
- EXIST. EASEMENT
- LINE TO BE ADDED
- BRL BUILDING SETBACK/RESTRICTION LINE



KNOW ALL MEN BY THESE PRESENTS that Randolph Lee Jaramillo is the owner of the following described land:  
TO WIT: Tract 44 in Section 32, Township 18 South, Range 68 West of the 6th P.M., Beaver Park Plat No. 1, Except roads as shown on the Plat thereof, Fremont County, Colorado, Except that portion lying within the right of way for State Highway 115.

DEDICATION: I, Randolph Lee Jaramillo being the owners of the above described land being platted and /or subdivided in Fremont County, Colorado, under the name of JARAMILLO MINOR SUBDIVISION, 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 easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof, Randolph Lee Jaramillo has subscribed his name this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023.

By \_\_\_\_\_  
Randolph Lee Jaramillo

NOTARY STATEMENT  
The foregoing instrument was acknowledged before my this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by Randolph Lee Jaramillo.

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

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

Witness my hand and official seal \_\_\_\_\_  
Notary Public

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. 2023.

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 RECORDERS 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 \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2023 under Reception No. \_\_\_\_\_

Fremont County Clerk and Recorder

Notice:  
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten (10) years from the date of certification shown hereon.

According to Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community No. 80067, Panel 0675 E, Map No. 08043C0675E, Effective Date September 19, 2007, this property lays entirely within Zone X and is not a designated floodplain.

Title work provided by Unified Title Company, File No. 1898553-10, bearing an effective date of December 7, 2022 at 8:00 A.M.

Basis of Bearings: The North line of Tract 44 bears N89°21'08"E and is monumented on the West end by a No. 4 rebar w/plastic cap stamped PLS 3553 and at the East end with a 1" pipe.

Distances shown hereon are ground distances of the Colorado State Plane Coordinate System, Central Zone, NAD83 US Ft. and utilize a combination scale factor of 1.0002802445.

The area being affected by this Lot Line Adjustment is 9.14 Ac. ±.

**SURVEYOR'S CERTIFICATE**  
I, Julie N. Troutt, a professional land surveyor registered 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 portions 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.

Julie N. Troutt \_\_\_\_\_ Date \_\_\_\_\_  
Professional Land Surveyor #38529

**Colorado Land Surveyor's, Inc.**  
184 S. Tiffany Dr., Ste. 106  
Pueblo West, CO 81007  
719-542-9169