

# SELF SUBDIVISION

A PORTION OF THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 12,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
FREMONT COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS** that, DALE L. SELF and MYRNA C. SELF, are the owner of the following described land:

**TO WIT**

A TRACT OF LAND IN THE NW1/4SE1/4 AND THE NE1/4SW1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 12 AND RUNNING THENCE NORTH 89°50' EAST 812 FEET; THENCE SOUTH 36°35' EAST 315 FEET; THENCE SOUTH 36°05' WEST 78 FEET; THENCE SOUTH 51°35' EAST 248 FEET; THENCE SOUTH 35°22' WEST 640 FEET TO THE NORTH BOUNDARY OF HIGHWAY 115; THENCE NORTH 48°35' WEST 1039.78 FEET, ALONG SAID HIGHWAY TO THE WEST LINE OF SAID NW1/4SE1/4;

THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID HIGHWAY RIGHT OF WAY TO THE NORTH BOUNDARY LINE OF SAID NE1/4NSW1/4; THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID NE1/4SW1/4 A DISTANCE OF 264.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

COUNTY OF FREMONT, STATE OF COLORADO.

CONTAINING 16.69 ACRES MORE OR LESS

COUNTY OF FREMONT  
STATE OF COLORADO

**DEDICATION**

That, DALE L. SELF and MYRNA C. SELF, being the owner's of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of SELF 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**

The said DALE L. SELF and MYRNA C. SELF, has subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By \_\_\_\_\_  
DALE L. SELF

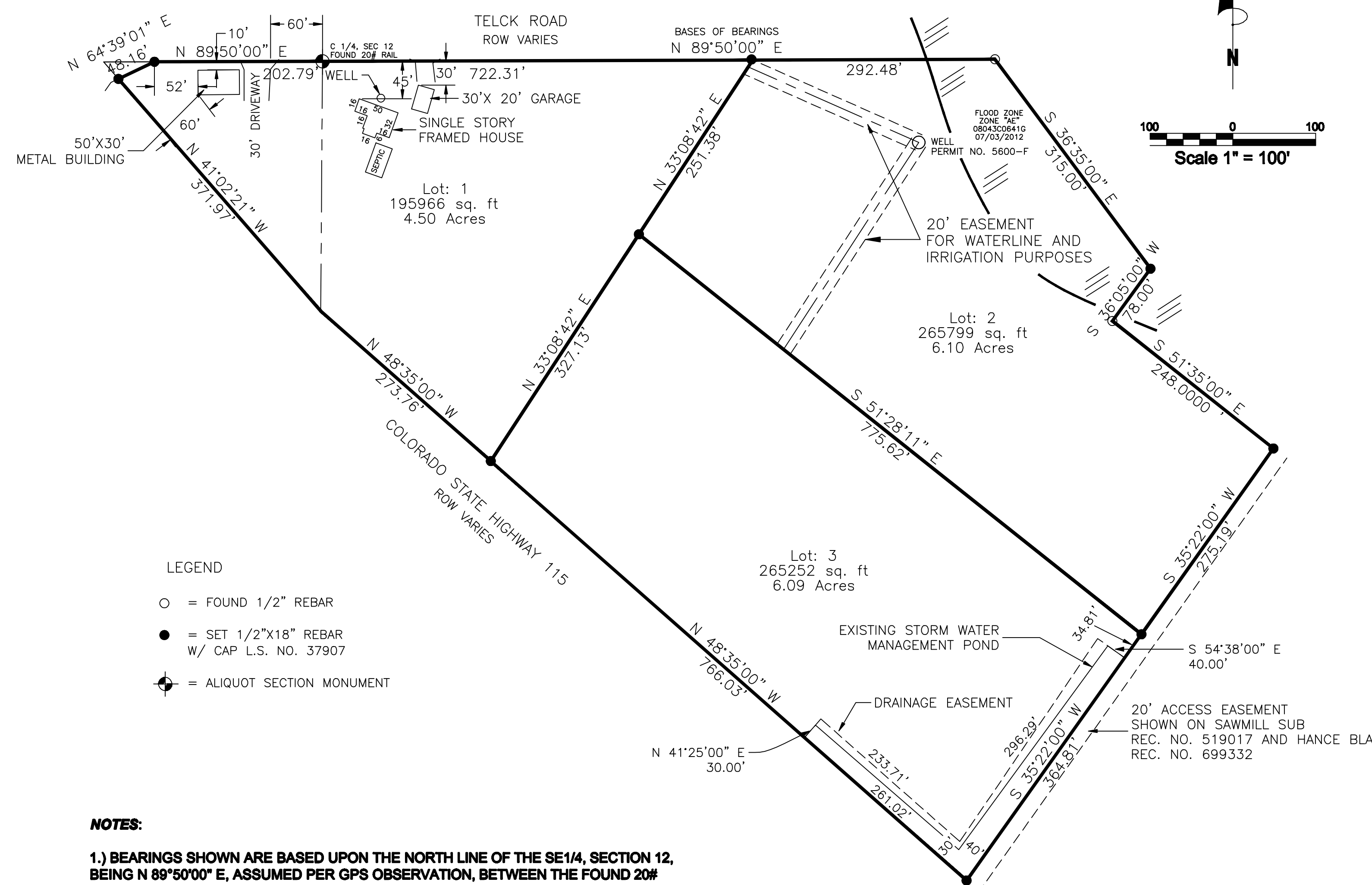
By \_\_\_\_\_  
MYRNA C. SELF

**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_, by DALE L. SELF and MYRNA C. SELF.

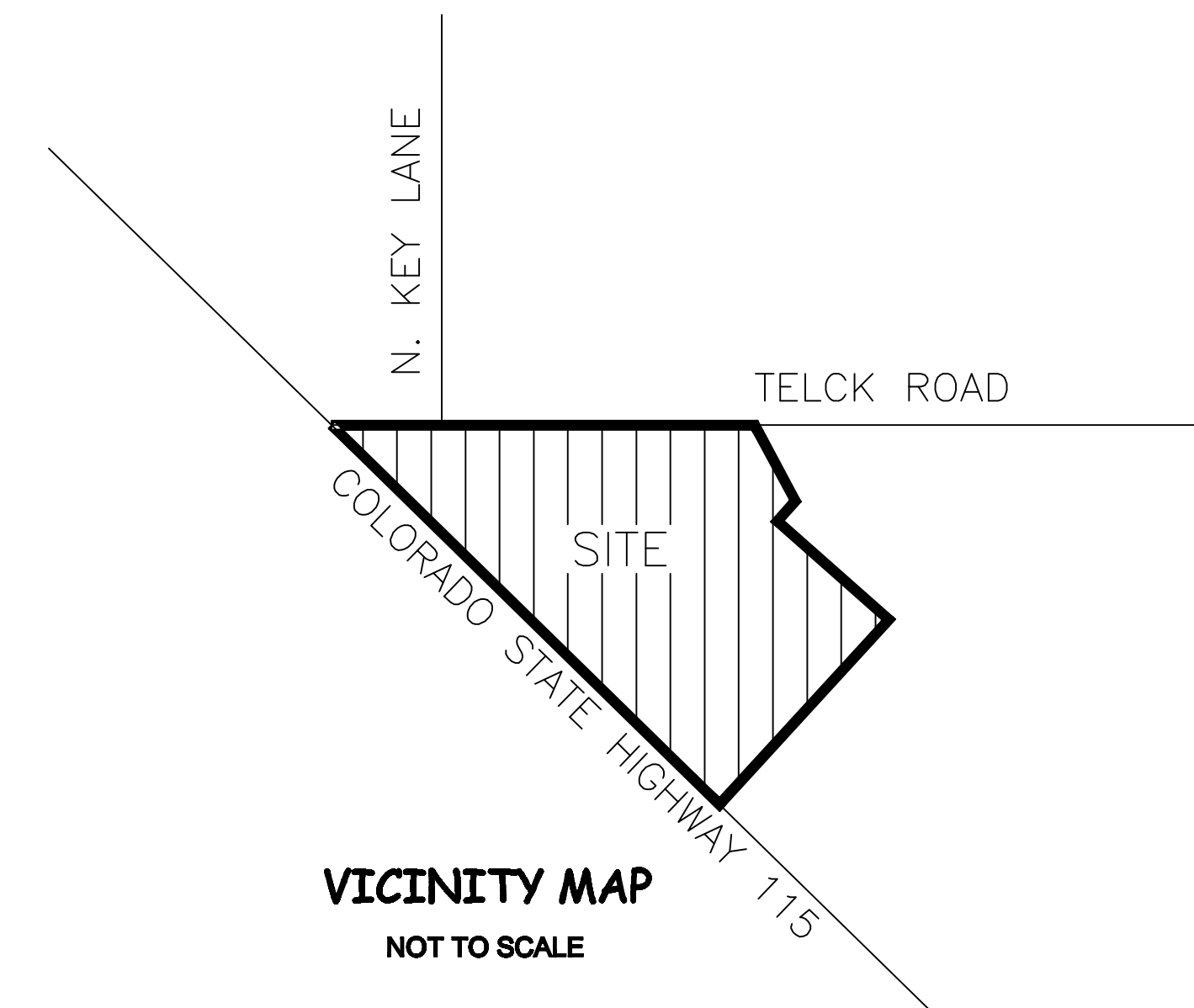
My commission expires \_\_\_\_\_  
My address is \_\_\_\_\_  
Witness my hand and official seal \_\_\_\_\_

Notary Public



- LEGEND**
- = FOUND 1/2" REBAR
  - = SET 1/2"x18" REBAR W/ CAP L.S. NO. 37907
  - ⊕ = ALIQUOT SECTION MONUMENT

- NOTES:**
- 1.) BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF THE SE1/4, SECTION 12, BEING N 89°50'00" E, ASSUMED PER GPS OBSERVATION, BETWEEN THE FOUND 20# RAIL AND 1/2" REBAR AS SHOWN HEREON.
  - 2.) RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENT NO. 80752ECS, BY EMPIRE TITLE OD CANON CITY.
  - 3.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET.
  - 4.) THE DRAINAGE FACILITY AND EASEMENT SHOWN HEREON SHALL BE MAINTAINED BY THE OWNER OF THE LOT 3.
  - 5.) NO LOT ACCESS SHALL BE FROM COLORADO STATE HIGHWAY 115.
  - 6.) REPLACEMENT FOR ANY REASON OF NON-COMPLIANT STRUCTURES SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT REQUIREMENTS OF THE ZONE DISTRICT AT THE TIME OF REPLACEMENT.
  - 7.) AN ENGINEERED DRAINAGE STUDY WILL BE REQUIRED AT THE TIME OF DEVELOPMENT OF LOT 3 OR 4.
  - 8.) WELL NO. 5600-F IS DESIGNATED FOR AGRICULTURAL USE FOR LOTS 1, 2 AND 3. THE WELL IS APPROVED FOR USE FOR HOUSEHOLD PURPOSES FOR LOTS 2 & 3.



**ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT**

The undersigned Chairman of the Board of County Commissioners of Fremont County, Colorado, hereby certifies that the plat was approved and all roads, streets and easements are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance of, or snow removal from said road or streets shall be only upon a separate resolution of Board of County Commissioners.

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

**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 is subject to a ten (10) foot utility easement.

**REGISTERED LAND SURVEYOR'S CERTIFICATE**

I, MATTHEW J. KOCH, a registered 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.

MATTHEW J. KOCH P.L.S. 37907

**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 \_\_\_\_\_, 20\_\_\_\_ A.D. under reception number \_\_\_\_\_.

Fremont County Clerk & Recorder

**CORNERSTONE  
LAND SURVEYING, LLC**  
1022 PHAY AVE.  
CANON CITY, COLORADO 81212  
719-275-8881  
2-15-2021 JOB # SELF

ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF CERTIFICATION.