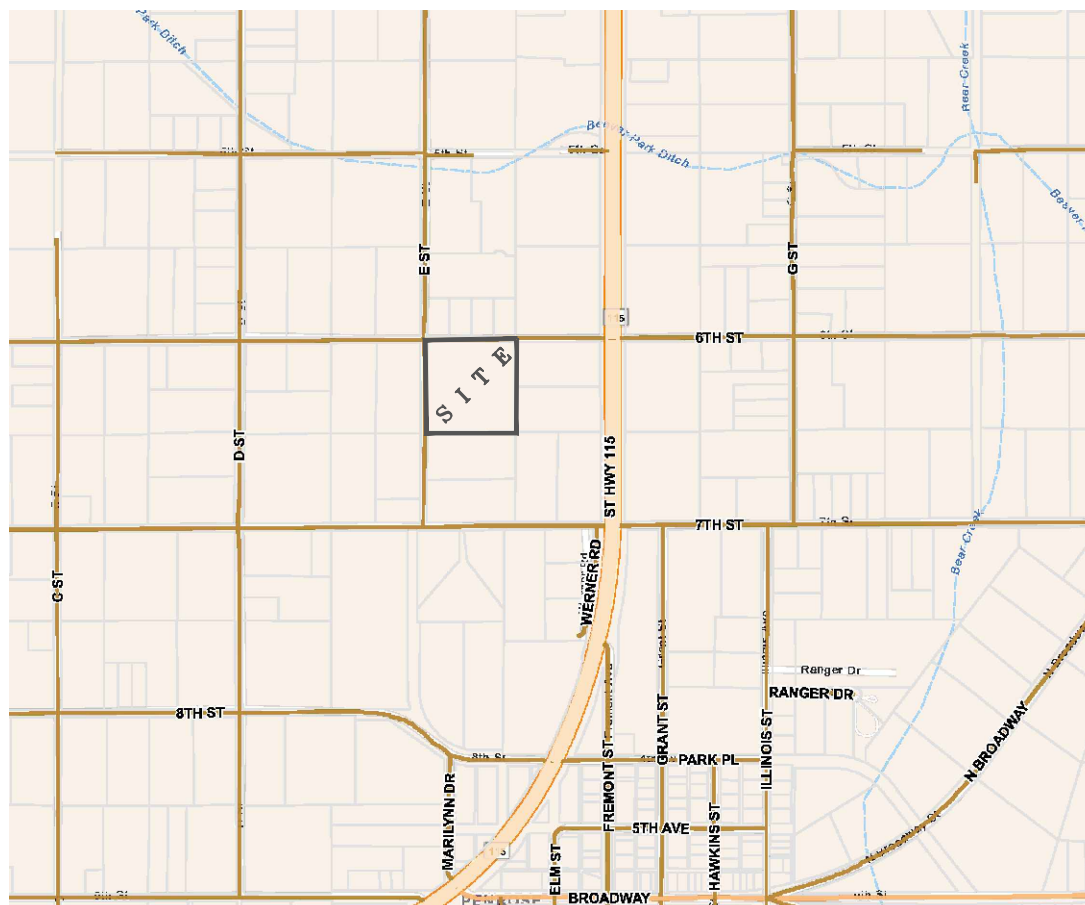


- FOUND ALIQUOT MONUMENT
- FOUND ALIQUOT CORNER REBAR & CAP LS3553
- FOUND REBAR AS SHOWN
- SET REBAR & CAP CPLS 38118
- ALIQUOT SECTION LINES
- ROAD RIGHT OF WAY
- SUBJECT PARCEL
- EXISTING IRRIGATION UNDERGROUND DITCH
- EXISTING FENCE LINES
- EXISTING POWER LINES AND POLES
- PHONE PEDISTAL
- WATER METER
- POWER METER
- SEPTIC TANKS
- INDEX CONTOUR LINES
- CONTOUR LINES
- SOILS LINES
- BUILDING LINES
- GRAVEL DRIVEWAY LINES



VICINITY MAP
n.t.s.

COUNTY CLERK AND RECORDS STATEMENT

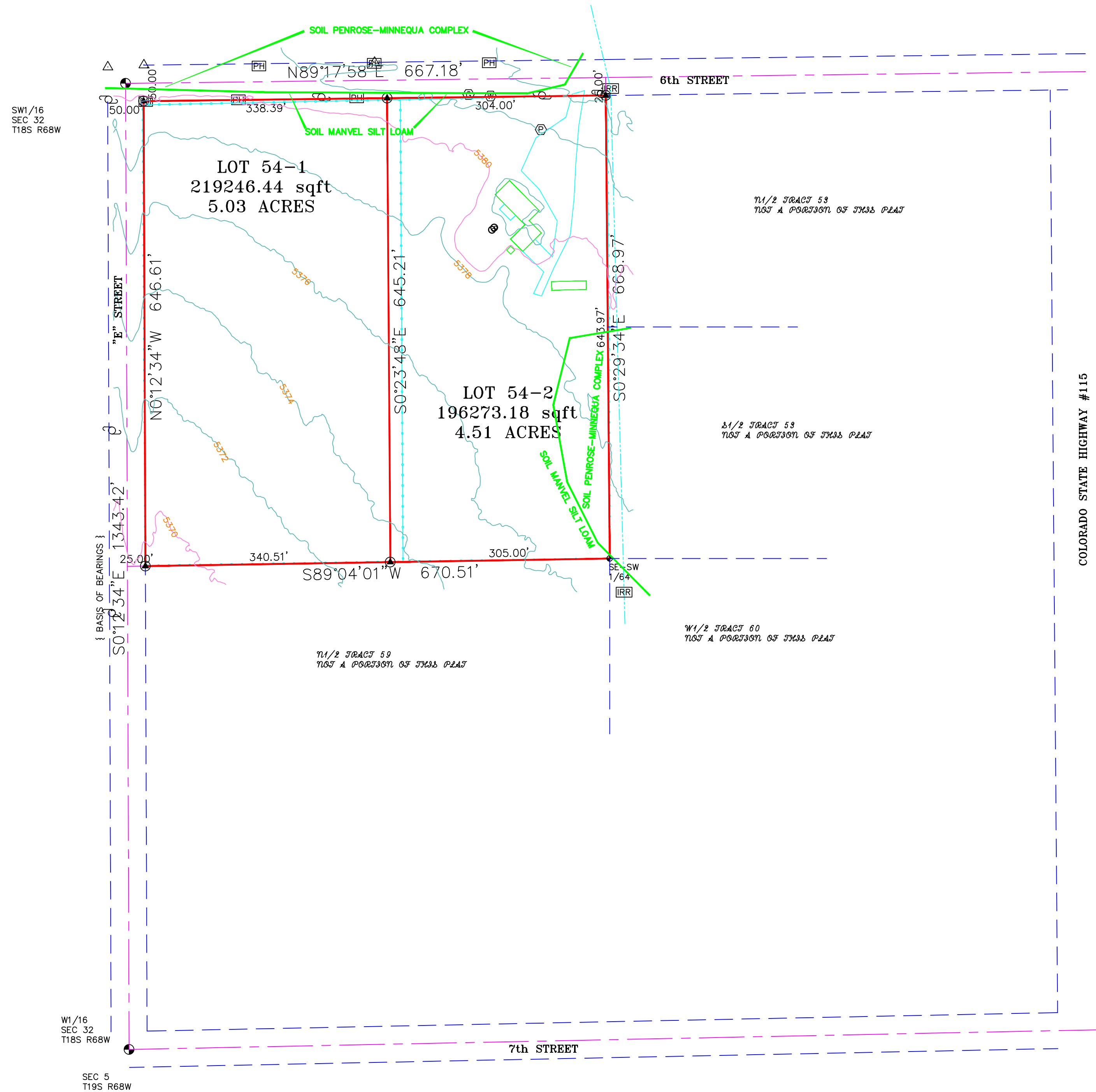
STATE OF COLORADO }
COUNTY OF FREMONT }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE THE COUNTY CLERK AND
RECORDER OF FREMONT COUNTY, AT _____ M., ON THE _____ DAY
OF _____, 20____ A.D., UNDER RECEPTION NUMBER _____

FREMONT COUNTY CLERK & RECORDER

6E MINOR SUBDIVISION

A Vacation and Re-Plat of Tract 54
in the SE1/4SW1/4 Section 32,
Township 18 South, Range 68 West of The 6th Principal Meridian,
of The Beaver Land and Irrigation Company, Plat No. 1,
County of Fremont, State of Colorado.



KNOW ALL MEN BY THESE PRESENTS THAT

TRAVIS L JENKINS AND REBECCA S. JENKINS
ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT

TRACT 54, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, THE BEAVER LAND AND IRRIGATION COMPANY,
PLAT NO. 1 ACCORDING TO THE RECORDED PLAT,
COUNTY OF FREMONT, STATE OF COLORADO.

CONTAINING 415519.61 sqft OR 9.54 ACRES

DEDICATION WE

TRAVIS L JENKINS AND REBECCA S. JENKINS

BEING THE OWNERS OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR
SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF

6E 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 THE 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

TRAVIS L JENKINS AND REBECCA S. JENKINS

HAVE SUBSCRIBED THEIR NAMES THIS _____ DAY OF _____, A.D. 20____.

BY

TRAVIS L JENKINS

REBECCA S. JENKINS

NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, A.D., 20____ BY

TRAVIS L JENKINS AND REBECCA S. JENKINS

MY COMMISSION EXPIRES _____

MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

ACKNOWLEDGEMENT 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 THE BOARD OF THE COUNTY COMMISSIONERS.

CHAIRMAN, FREMONT COUNTY BOARD OF 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 EASEMENT
ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY IS SUBJECT
TO A TEN (10) FOOT EASEMENT.

NOTE

DRAINAGE PLAN FOR THIS SUBDIVISION WAS DEFERRED TO THE TIME OF DEVELOPMENT.
THEREFOR PRIOR TO BUILDING, A SITE SPECIFIC DRAINAGE PLAN WILL BE REQUIRED.
ALONG WITH A SPECIFIC SEPTIC DESIGN AND ADDRESS.

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, PLS # 38118 _____ DATE

DRAWN BY: GRH
FILENAME: 2025156SIXTHst540
DATE: 07/09/2025

Client: JENKINS TRAVIS
1195 TOP NOTCH TRAIL
PENROSE, CO 81240-9297

NOTICE
According to Colorado law you must commence any legal action based on any defect in
this survey within three years after the date of certification shown hereon.
Any person who knowingly removes, alters or defaces any Public Land Survey Monument
or Land Boundary Monument or Accessory Monument is liable for misdemeanor
pursuant to Colorado State Statute 18-6-504, 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
P.O. Box 749
Canon City, CO 81215-0749

391 Arrowhead Drive
Florissant, CO 80816
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. 330-F06777-25 prepared by
Fidelity National Title Company, dated June 9, 2025

BASIS OF BEARINGS:

Bearings are based on G.P.S. observation on the WEST line of SE1/4SW1/4
SECTION 32 as being S 0012°34' E.