



**FREMONT COUNTY**  
**DEPARTMENT OF PLANNING AND ZONING**  
615 MACON AVENUE, ROOM 210, CAÑON CITY, COLORADO, 81212  
Telephone 719-276-7360 / Facsimile 719-276-7374  
Email: [Planning@fremontco.com](mailto:Planning@fremontco.com)

Fremont County  
MAY 12 2025  
Planning & Zoning

☒ **SUBDIVISION EXEMPTION**  
**\$250.00**

**PROPERTY INFORMATION:** Provide information to identify property.

Property Address: 13541 County Rd 3, Canon City

Tax ID/Parcel Number:

Zone District:

R017596/18000020

Total Acreage and/or Square Footage:

14.2 acres

**PROPERTY OWNER(S) INFORMATION:** Indicate the person(s) or organization(s) who own the property requesting an exemption. Attach additional sheets if there are multiple property owners.

Name(s): David B. + Kristy L. Rowland

Mailing Address:

216 Grape St., Canon City, CO 81212

Telephone:

Kristy Rowland (408) 218-1641

Email Address:

christianlynn@yahoo.com

**APPLICANT INFORMATION**

Name:

(same as above)

Mailing Address:

"

Telephone:

"

Email:

"

1. Please provide a brief description of the land use currently:

currently zoned R3 & was  
agricultural use

2. Please provide in detail with the reason(s) for requesting this exemption:

(Attach additional sheets if necessary. Mark as Exhibit 1)

Even though the property does not meet  
the 18-acre requirement of the zoning  
designation R-3, it was rezoned to R-3  
from AF when AF was eliminated as a  
zoning designation & it is not possible  
to obtain a building permit w/o a zoning  
resolution. Attached is proof that the property  
was subdivided prior to 1972.

3. When was the first deed recorded: 04/14/2025 Reception # \_\_\_\_\_

4. Attach the most current recorded deed. Marked as Exhibit 2.

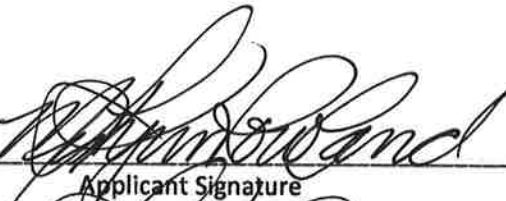
5. Attach an aerial view of the property. Marked as Exhibit 3.

Signing this application is a declaration by the Applicant that all material information contained herein is true and correct. The applicant understands that any misrepresentation of facts in this application shall automatically withdraw all requested waivers.

If the application for a subdivision exemption is approved by the Board and all contingencies have been completed, approval documents shall be filed as a public land record with the County Clerk and Recorder.

KRISTY ROWLAND

Printed Name



Applicant Signature

05-08-2025

Date

KRISTY ROWLAND

Printed Name



Owner Signature

05-08-2025

Date

367311

Filed for record this 6 day of February A.D. 1967 at 2:00 PM  
Book 487 Pge 226 Thelma H. Miller, Recorder  
WARRANTY DEED MaYme Morrison, Deputy

Book 487 Pge

226

Thelma H. Miller, Recorder

MaYme Morrison, Deputy

## WARRANTY DEED

\$1.75

MATILDA I. LOVISONNE and CLEM LOVISONNE, whose address is Canon City, County of Fremont and State of Colorado, for the consideration of Ten Dollars and other good and valuable consideration, in hand paid, hereby sell and convey to LOUIS JOHN ADAMIC, JR., whose address is Canon City, County of Fremont and State of Colorado, the following real property in the County of Fremont and State of Colorado, to-wit:

All that part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 5, Township 19 South, Range 70 West of the 6th P. M. lying North of the present county road as it is now located; subject to easements for public roads and highways, and also subject to all exceptions and reservations of record;

with all its appurtenances and warrant the title to the same, except 1967 ad valorem property taxes, payable in 1968, which the grantee assumes and agrees to pay.

Signed this 6th day of February 1967.

Matilda I. Lovisone

Matilda I. Lovisone

Clem Lovisoni  
Clem Lovisoni

Clem Lovisone

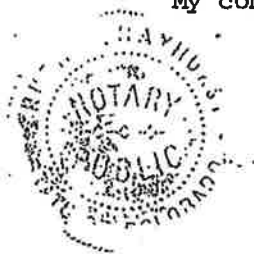
STATE OF COLORADO )  
 ) ss.  
County of Fremont. )



The foregoing instrument was acknowledged before me this 6th day of February 1967, by Matilda I. Lovisone and Clem Lovisone.

Witness my hand and official seal.

My commission expires January 13, 1970.



Paul M. Hayhurst  
Notary Public

"Exhibit 2"

Prepared by:  
Require Real Estate Solutions, LLC  
P.O. Box 860, Palm Harbor, FL 34682

Return to:  
Covius Settlement Services, LLC, 2001 NE 46th Street, STE 25, Kansas City, MO, 64116

520-981470

### **SPECIAL WARRANTY DEED**

THIS DEED, Made this 14 day of March, 2025, between  
NORTHPOINTE BANK, whose address is 3333 Deposit Drive, Grand Rapids, MI 49546  
("Grantor") and DAVID B. ROWLAND and KRISTY L. ROWLAND, husband and wife, whose  
legal address is 216 Grape Street, Canon City, CO 81212, of the said County of Fremont and  
State of Colorado, ("Grantee");

WITNESSETH, That the Grantor, for and in consideration of the sum of One Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$124,900.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys and by these presents does grant, bargain, sell and convey by special warranty, unto the said Grantee, not in tenancy in common but in joint tenancy, Grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Fremont and State of Colorado described as follows:

All that part of the W 1/2 NW 1/4 SW 1/4 of Section 5, Township 19 South, Range 70 West of the 6th P.M., lying North of the present county road as is now located, in the County of Fremont, State of Colorado.

Being the same property conveyed unto Northpointe Bank by Confirmation Deed recorded in Reception No. 1040854 in the Office of the Clerk and Recorder for Fremont County, State of Colorado.

Property Appraiser's Parcel I.D. (Folio) Number(s): 18000020 / R017596  
Also known by street and number as: TBD Temple Canyon Road, Canon City, CO 81212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues

and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, his heirs and assigns forever. The singular number shall include the plural, the plural and the singular, and the use of any gender shall be applicable to all genders.

The Grantor specially warrants the title against all persons claiming under Grantor and shall and will SPECIALLY WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, his heirs and assigns, against all and every person or persons claiming the whole or any part thereof by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto executed this Deed on the date set forth above.

NORTHPOINTE BANK

By, 

Name:

Title:

Karen Seager  
AVP Loan Administration

Signed, Sealed and Delivered in Our Presence:

STATE OF

COUNTY OF

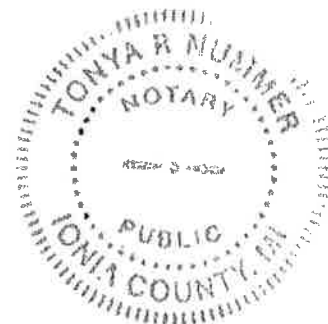
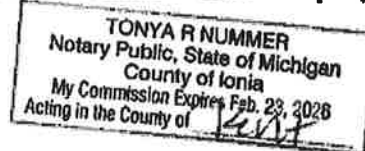
Michigan  
Kent

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 2025, by Karen Seager as AVP, Loan Admin. for NORTHPOINTE BANK, in his/her full and authorized capacity on behalf of said Company.

Notary Public

Print Name: Tonya R Nummer

My Commission expires: 02/23/2026





"Exhibit 3"

