

**FREMONT COUNTY  
MINOR SUBDIVISION APPLICATION**

Planning &amp; Zoning

1. Project Name: Kewish Minor Subdivision
2. Name: Allan Doran  
Mailing Address: 1402 I Street, Salida, Colorado 81201  
Telephone Number: 719-539-2046 Facsimile Number: \_\_\_\_\_  
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3. Name: Ralph W Kewish Jr  
Mailing Address: PO Box 183, Howard, Colorado 81233  
Telephone Number: 719-942-4203 Facsimile Number: \_\_\_\_\_  
Email Address: rjkewish@gmail.com
4. Name: Joann C Kewish  
Mailing Address: PO Box 183, Howard, Colorado 81233  
Telephone Number: 719-942-4203 Facsimile Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**Please read prior to completion of this application**

The Minor Subdivision Application is a one (1) time exemption from the Sketch Plan, Preliminary Plan and Major Subdivision (*Final Plat*) procedures. The Minor Subdivision Application allows for the creation of two (2) or three (3) lots from a parent parcel. One (1) Minor Subdivision may be allowed for a lot, tract or parcel that has not been previously platted as a Minor or a Major Subdivision or any portion thereof. If the parent parcel has been previously platted or subdivided in whole or in part as a Minor Subdivision or a Major Subdivision, then all appropriate Sketch Plan, Preliminary Plan and Major Subdivision requirements shall be met rather than Minor Subdivision. In processing a Minor Subdivision all lot size and width requirements as per the Fremont County Zoning Resolution (FCZR), Zoning Maps and Appendix 1 and 2 of the Fremont County Subdivision Regulations (FCSR) regarding lot and street design shall be met.

Any application which is not complete or does not include all minimum submittal requirements will not be accepted by the Fremont County Department of Planning and Zoning (Department). Further, any application that is inadequately prepared, or is incomplete, may be subject to postponement (*until an adequate submittal is provided*) of placement on an agenda of the Fremont County Planning Commission (Commission).

The applicant shall provide **one (1) original document, and an electronic copy (either CD or flash/thumb drive)** of the application and all of its attachments. After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter). The letter will state the submittal

deficiencies, Department comments and or questions about the application, which must be addressed by the applicant. In addition the letter will note the number of revised application packets that must be supplied to the Department in order to place the application on an agenda of the Commission.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 22 would be marked - Exhibit 22.1, the fifth attached document supporting the narrative provided for application item 22 would be marked - Exhibit 22.5*).

An application fee set by the Board of County Commissioners (Board) shall accompany this application.

An additional full application fee will be charged to the applicant, as per resolution approved by the Board, if all deficiencies, as per the initial D & C Letter, are not adequately addressed or provided. Each subsequent D & C Letter, based on resubmitted items, will result in another full application fee. All such fees shall be paid along with the deficiency submittal, prior to any further review of the application.

If the application is approved by the Board with contingencies and the contingencies cannot be met within the specified time frame (*normally 6 months*), an additional fee will be charged, as per resolution approved by the Board, to the applicant for each request for extension of the contingency deadline. All such fees shall be paid along with a written request, explaining the need for extension, prior to being placed on a Board meeting agenda for consideration of the request. Extensions must be requested prior to the expiration of the specified time frame.

The Department, The Commission and/or The Board may require additional information at any time during the application process as may be deemed necessary in order to review the application adequately, to determine if the application is in compliance with all applicable regulations and make an informed decision with regard to recommendations, approval or disapproval of the application.

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Subdivision Regulations (FCSR) and the Fremont County Zoning Resolution (FCZR). In addition, consideration shall be given to the Fremont County Master Plan (FCMP), as the Department will consider it in the review of Minor Subdivision applications which could result in the need for additional information from the applicant.

**For further reference the Fremont County Zoning Resolution may be viewed on the Internet at**

**<http://www.fremontco.com/planningandzoning/zoningresolution.pdf>**

**and the Fremont County Subdivision Regulations may be viewed on the Internet at**

**<http://www.fremontco.com/planningandzoning/forms/subdivisionregulations.pdf>**

5. Has the subject property been previously platted? ☐ Yes --- ☒ No If yes, please explain the circumstances. \_\_\_\_\_  
\_\_\_\_\_
6. The total number of properties involved in the subject property prior to this application for minor subdivision are 1
7. The total number of lots as a result of this minor subdivision are 2
8. What is the existing size of the subject property prior to this application?  
Acreage 35.5 Square Footage \_\_\_\_\_
9. What is the proposed size of each lot after platting?  
a. Acreage 26.712 acres Square Footage 1,163,567 sq. ft.  
b. Acreage 8.911 acres Square Footage 388,173 sq. ft.  
c. Acreage \_\_\_\_\_ Square Footage \_\_\_\_\_
10. What is the current Zone District for the subject property?  
The subject property is currently located in the R3 Zone District.
11. Is there a proposal to change the current zoning classification for any portion of the subject property? Yes ☒ --- No ☐ If yes, please state what change is proposed. \_\_\_\_\_  
R3 to R2
12. What is the current land use of the subject property?  
This current land use of the subject property is ☒ conforming ☐ non-conforming with the current zone district requirements. Please explain: \_\_\_\_\_  
R3 - Rural Agriculture
- If the current use is a non-conforming use and proposed to remain on the subject property, an application for "non-conforming use status" shall be filed with the Department and copy shall be attached to this application as Exhibit 12.1. ☐ An exhibit has been attached. *It should be noted that if this use is determined not to be a non-conforming use, said use shall be removed from the subject property.*
13. What is the proposed land use of the subject property? R2  
This proposed land use of the subject property will be ☒ conforming ☐ non-conforming with the current or proposed zone district requirements. Please explain: \_\_\_\_\_  
The proposed size of the subdivided lots are within the zoning requirements. The property will remain rural.
14. Does the subject property contain any existing structures that will remain on the property after subdivision? ☒ Yes --- ☐ No. If yes, the proposed lot(s) housing the existing structures must comply with the development requirements of the proposed zone district

regarding the structures; please provide all setback dimensions for each structure from the proposed lot lines and the percentage of the lot coverage for each lot which will continue to house an existing structure: The current residence and outbuildings will remain with the larger lot. Closest building to the proposed lot will be over 50 feet away. Percentage of coverage is less than 15%.

15. Does each proposed lot have an adequate building site, taking into consideration setback and lot coverage requirements for the proposed zone district, building restriction lines, flood plains and other natural features, and existing and proposed easements? ☒ Yes --- ☐ No If no, how is the lot to be used? \_\_\_\_\_

16. Have all General, Lot, Access, Street Design, Engineering, Sewage Disposal, Easement and Open Space Standards and or Specifications of the FCSR Appendix 1 been met by this proposal? ☒ Yes --- ☐ No If no, please list each standard or specification and provide a regulation citing which will not be met and provide an explanation as to why it will not be met. \_\_\_\_\_

17. What is the name and or number of the public right-of-way(s) that will provide access to each proposed lot? Each lot will have their own driveway access. Granite Hills Road and County Road 45.

18. Is the public right-of-way(s) proposed to provide access to the subject property a ☒ County, ☐ State or ☐ Federal right-of-way? Documentation evidencing a "right of access" shall be attached to this application for each proposed lot or for the subdivision as a whole, as may be appropriate, marked as Exhibit 18.1. ☒ An exhibit has been attached.

19. Will each proposed lot have adequate frontage on the public right-of-way? ☒ Yes --- ☐ No If no, please provide a copy of an executed deed for ingress and egress, which shall be attached to this application and shall be marked as Exhibit 19.1. ☐ An exhibit has been attached.

20. A copy of the most current deed of record of the subject property must be attached to this application, marked as Exhibit 20.1 ☒ (An exhibit has been attached.) and can be found recorded in the Fremont County Clerk and Recorder's Office as follows:

In Book 778 at Page 216 and under Reception Number 529813

21. A title insurance commitment or policy with an effective date within thirty (30) days of the application submittal date, for each property involved in this application shall be attached to this application, marked as Exhibit 21.1. ☒ An exhibit has been attached. (an updated title insurance commitment or policy shall be provided prior to recording of the subdivision plat for any application that was granted an extension of approval or as applicable by regulation, this could result in further requirement of the applicant, by the Department, prior to recording of the plat):

Document Number \_\_\_\_\_ Effective Date of Document \_\_\_\_\_

22. As per the FCSR Section XII., D., 1b., an executed Ratification, Consent and Release Form (forms are provided by the Department for execution with the initial D & C Letter) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a minor subdivision application prior to recording of the plat. Will any property involved in this application require a form to be executed and submitted? ☐ Yes -- ☒ No If answered yes please list and identify the documents that will require RCR forms.

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23. All easements of record on involved properties must be vacated prior to application submittal or shown on the proposed plat and labeled or noted as to use, recording information, location and size through appropriate survey information. Please answer the following questions and provide a brief description of each easement noted.

a. Do the properties involved in this application have easements of record as per the submitted title commitment? ☒ Yes --- ☐ No If answered yes, please identify each easement along with recording information and describe which properties it affects and how they are affected. D & RGW Railroad runs through the tract. Right of way contains 5.27 acres m/l. Fremont County Road 45 runs throughs the tract, contains 0.25 acres m/l. Sangre de Cristo Electric has an easement for service running through the tract.

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b. Do the properties involved in this application have easements not of record? ☐ Yes --- ☒ No If answered yes, please identify each easement along with identification of which properties are affected and how they are affected.

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c. Are any easements proposed to be vacated by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide a statement as to why a vacation of the easement is necessary. Also provide a statement as to whether or not the easement currently contains improvements.

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d. Are any easements proposed to be relocated by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide an explanation as to why relocation is necessary.

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e. Are any new easements proposed by this application? ☐ Yes --- ☒ No If answered yes, please identify the easement and provide a description of the easement.

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f. Do any existing easements contain improvements? ☐ Yes --- ☒ No If answered yes, please identify the easement and describe the improvements.

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24. As per the FCSR Section XIII., D., 2., a tax certificate issued by the Fremont County Treasurer shall be provided indicating that all ad valorem taxes for the subject property for all years prior to the year in which the plat is to be recorded have been paid. Said Certificate shall be attached and marked as Exhibit 24.1. ☒ An exhibit has been attached.

Date of Tax Certificate 2024

25. Does the subject property lie within an area that has been under mined as depicted by the Colorado Department of Natural Resources, Colorado Geological Survey "Mining and Surface Features Maps" or any known active or inactive under ground mine? ☐ Yes --- ☒ No Please explain: \_\_\_\_\_

26. Does the subject property contain any of the following natural features and how may they be affected (*explain*) by this proposal?

- |   |                                    |
|---|------------------------------------|
| a. Bodies of water <u>N/A</u>                       | Effect <u>                    </u> |
| b. Natural water courses <u>Arkansas River</u>      | Effect <u>No Effect</u>            |
| c. Dry gulches or drainage ways <u>N/A</u>          | Effect <u>                    </u> |
| d. Bluffs or cliffs <u>N/A</u>                      | Effect <u>                    </u> |
| e. Fault lines or other geologic hazards <u>N/A</u> | Effect <u>                    </u> |
| f. FEMA flood hazard area <u>N/A</u>                | Effect <u>                    </u> |

27. In accordance with the FCSR Section XIII., D., 3., a copy of the proposed plat shall be provided that locates, by providing dimensions from property lines and size by dimension, all improvements (*i.e. roads, driveways, sewer and water lines, other utility lines, septic systems, wells, structures, buildings, irrigation ditches, drainage structures etc.*), natural physical features (*i.e. soil type boundaries, bluffs, cliffs, debris fans, water courses, live streams, dry gulches, drainages etc.*), and easements and rights-of-way described in the title commitment or policy or any of the same known to exist without being of record, which effect or traverse the property. More than one drawing may be used, if more understandable. ☒ A copy of the plat as required has been attached and marked as Exhibit 27.1.

If no such items exist then a written statement to that effect regarding each category shall be provided by the project surveyor. \_\_\_\_\_

Project Surveyor Signature \_\_\_\_\_ Date \_\_\_\_\_

28. Topographic and soils information, sufficient to show the usability of the proposed lots for the purpose intended, with the source of information identified, shall be attached to this application, marked as Exhibit 28.1. ☒ An exhibit has been attached. Identify the source of information and provide a general synopsis of the information: Soil Test has been taken from

area of the new proposed lot. Please see attached for description. No issues presented.

29. As per the FCSR Section XIII., D., 8. a Drainage Plan Map and Report for the subject property after subdivision, prepared, signed and sealed by a Colorado Registered Professional Engineer shall be attached to this application, marked as Exhibit 29.1. ☒ An exhibit has been attached.
30. What is the potable water source for each proposed lot? ☐ --- Public Water Supply; Name of supplier \_\_\_\_\_  
If the potable water source is a water company or district, then documentation evidencing that the supplier has committed to supply water for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 30.1. ☒ --- Private Well or Spring? If the potable water source is a private well or spring then documentation from the Colorado Division of Water Resources evidencing that the proposed subdivision will comply with the rules and regulations of the Division shall be attached to this application, marked as Exhibit 30.1. ☒ An exhibit has been attached. Fremont County's Division of Water Resources Information Form for Subdivision Exemption has been completed and attached to this application. ☐ An exhibit has been attached.
31. What is the sewage disposal source for each proposed lot? ☐ Public Sanitary Sewer System; Name of provider \_\_\_\_\_  
If the proposed source is a public sanitary sewer system, then documentation evidencing that the provider has committed to provide service for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 31.1. ☒ --- Onsite Wastewater Treatment Systems; If the proposed sources are onsite wastewater treatment systems for each lot then an Individual Wastewater Treatment System Report, as required by The FCSR Section XIII., D., 5b., shall be attached to this application, marked as Exhibit 31.1. ☐ An exhibit has been attached.
32. Does the subject property currently have irrigation rights? ☐ Yes --- ☒ No If yes, Name of Irrigation Company \_\_\_\_\_  
Is the subject property encumbered by right of easement or right of use by any irrigation company? ☐ Yes --- ☐ No If yes, Name of Irrigation Company \_\_\_\_\_  
As per the FCSR Section XIII., D., 10. If any property involved in a minor subdivision has irrigation rights, and is subject to easement or is physically traversed by an irrigation ditch, the irrigation company shall be sent notice of the proposed subdivision, by certified mail (*return receipt requested*) and a copy of said notice and mailing receipts shall be attached to this application, marked as Exhibit 32.1. ☐ An exhibit has been attached.
33. Does the subject property lie within a Fire Protection District? ☒ Yes --- ☐ No If yes, Name of District Western Fremont Fire Protection District  
As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1. ☒ An exhibit has been attached.
34. Does the subject property lie within a recreation district? ☐ Yes --- ☒ No If yes, Name of District \_\_\_\_\_  
Does the subject property lie within one (1) mile of a recreation district? ☐ Yes --- ☒ No If yes, Name of District \_\_\_\_\_



As per the FCSR Section XIII., D., 11., a copy of the Fremont County Recreation District Comment Form shall be sent (*certified mail, return receipt requested*) to the appropriate recreation district, when the subject property is located within a recreation district or is located within one (1) mile of a recreation district. Evidence of said notice and mailing receipt shall be attached to this application, marked as Exhibit 34.1. ☐ An exhibit has been attached.

35. Based on the real estate records of the county, which include the records of the County assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed? ☐ Yes --- ☒ No If yes, name of mineral interest owner \_\_\_\_\_

As per the FCSR Section XIII., D., 13., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the severed mineral interest owner(s) not less than thirty (30) days before the date of the Commission meeting at which the application is anticipated to be heard. See Subdivision – Mineral Interest Owner Notification Form. Evidence of said notice and mail receipt shall be attached to this application, marked as Exhibit 35.1. ☐ An exhibit has been attached.

36. Do any persons or entities have any right of easement on or across the subject property? ☒ Yes --- ☐ No If yes, Name of Person(s) or Entity D & RGW Railroad, Sangre De Cristo and Fremont CR 45  
As per the FCSR Section XIII., D., 14., a notice of the proposed subdivision shall be sent (*certified mail return receipt requested*) to the easement beneficiary. Evidence of said notice and receipt shall be attached to this application, marked as Exhibit 36.1. ☒ An exhibit has been attached.

37. In accordance with the FCSR Section XIII., D., 14., proof (*certified mail with return receipt*) that all applicable utility companies (*companies that service the property currently or that will be required to service the property after subdivision*) were notified of this application. The notification shall include a copy of the Department form letter and a copy of the proposed plat provided by the applicant. Evidence of said notice and mailing receipts to all of the following, as applicable, shall be attached to this application and shall be marked as Exhibit 37.1. ☒ An exhibit has been attached.

Water source Private Well Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Sanitation source On-site Septic Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Electrical source Sangre De Cristo Electric Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Natural Gas source N/A Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Telephone source wireless provider Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Cable Television source N/A Mail date \_\_\_\_\_ Received date \_\_\_\_\_

Other required notice \_\_\_\_\_ Mail date \_\_\_\_\_ Received date \_\_\_\_\_

38. Have at a minimum, two (2) copies of a plat drawing (24 x 36 inches) and two (2) reduced copies, (8½ x 11 inches or 11 x 17 inches) , professionally drawn, as stipulated by the Fremont County Subdivision Regulations, Section XIII., A. and B., been submitted with this application? ☒ Yes --- ☐ No If all such requirements are not proposed to be met then, a



list of requested waivers, specifically citing the regulations for which waivers are being requested and justification for each requested waiver shall be attached hereto and marked as Exhibit 38.1. ☐ An exhibit has been attached. At a minimum, the following (*the Department, Commission or Board can require additional information*) shall be provided:

- a. Drawing scale, unless a different scale is approved by the Department prior to submittal, shall not be less than one (1) inch to one hundred (100) feet.
- b. Multiple sheets shall contain a key map showing the relationship of the individual sheets to each other. (*More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification*).
- c. Appropriate title-proposed subdivision name. *No subdivision, street or road in the County shall bear the same name or substantially similar name as another subdivision, street or road unless adjoining and using consecutive filing numbers or if the street or road is a continuation of an existing street or road or cul-de-sac street accessed from the primary roadway, (i.e. Court, Place, etc.). The Department shall have the authority to require applicant to change the proposed name if such name is substantially similar to the name of an existing subdivision, street or road in the County.*
- d. The sub-title of the Plat shall read: A portion of the (*aliquot description*) Section, Township, Range, Fremont County, Colorado or A Vacation and Re-plat of (*Lot(s), Block(s) of [Name of Subdivision]*), Fremont County, Colorado, as appropriate, dependent on whether or not the property being subdivided is un-platted or platted property.
- e. A note table with each note being individually labeled.
- f. A legend table with each symbol and line pattern being identified.
- g. The total acreage and the total number of lots contained within the subdivision being platted.
- h. The acreage and/or square footage for each proposed lot.
- i. The proposed lot and block layout, including lot and block numbers which shall be consecutively numbered.
- j. Name and address of the person, firm or organization preparing the drawing.
- k. The date of preparation of the plat and all revision dates to the submitted plat.
- l. A north arrow.
- m. A written and graphic scale.
- n. A vicinity map locating the proposed subdivision in relation to the surrounding area, streets and major natural features (*such as rivers, mountain peaks, and cliffs, etcetera*).
- o. All appropriate survey information on the plat shall show lengths to hundredths of a foot, and angles and bearings shall be shown to seconds of a degree.
- p. A survey tie from the proposed subdivision boundary to an aliquot survey monument.

- q. A statement identifying the basis of bearing for the proposed subdivision survey.
- r. The length and bearings for the exterior boundary lines of the proposed subdivision. For bearings and lengths for interior lot lines where the bearings and lengths are the same as the exterior lot lines, labeling is not required.
- s. All bearings and dimensions for irregularly shaped lots shall be provided for each lot.
- t. For proposed curved boundaries and all curves on the plat, sufficient data shall be given to enable the re-establishment of the curves on the ground. This curve data shall be shown in a table and shall include the following:
  - 1. Radius of curve.
  - 2. Central angle.
  - 3. Tangent.
  - 4. Arc length.
  - 5. Notation of non-tangent curves.
- u. Any non-radial lot lines or boundary lines shall be labeled.
- v. All survey monuments set and found, in preparation of the plat, shall be indicated on the plat as to location and type of monument, in a legend table.
- w. Any "Reference Monument" and or "Witness Corner" shall be appropriately labeled on the plat.
- x. At a minimum, the name, centerline bearing, distance and curve information along with width information shall be provided for all proposed and existing roadway rights-of-way that traverse or adjoin the subject property.
- y. The acreage and lineal footage proposed to be devoted to roadways.
- z. The location, width, length and identification label for all other public ways, easements and rights-of-way that traverse or adjoin the subject property.
- aa. All proposed easements shall be designated as to use, bearings and dimensions, or indicated by appropriate statements.
- bb. All legally described easements in the title insurance commitment or policy shall be located or if not applicable, a written statement to that effect.
- cc. Excepted parcels shown on the plat shall be marked "Not included in this subdivision" or "Not included in this plat" as appropriate.
- dd. All existing easements shall be shown on the plat, labeled or noted as to use, size and location. In addition, all survey information and any recording information shall be provided. Any existing easement or right-of-way to be vacated, which is within the County's authority or ownership may be vacated by a note on the plat. Any existing easement not within the county's authority or ownership, shall be vacated or released by the appropriate authority or owner(s), and documentation shall be provided noting such.
- ee. The 100 year floodplain line shall be shown as per the FEMA FIRM map.

ff. The Plat shall show building setback lines for all stem or flag lots or irregularly shaped lots that do not have the minimum lot width, as required by the Zone District of the property at the property frontage. Said building setback line shall be shown by a thin dashed line and shall be labeled as such. In addition, dimensions shall be provided along the side lot lines, which are adequate to locate the building setback lines.

gg. Sites to be reserved or dedicated for open space, parks, playgrounds, schools or other public uses, other than easements shall be shown as outlots and shall be labeled with a statement as to the designated use.

hh. Has all required Subdivision Plat Language (FCSR Section XIII., B., 34.) been provided?  
☒ Yes --- ☐ No

39. Is this application for a condominium or townhouse plat? ☐ Yes -- ☒ No If yes, then the condominium or townhouse application addendum, in accordance with the FCSR Section XIII., C., shall be attached hereto and marked as Exhibit 39.1. ☐ An exhibit has been attached.

40. Any waiver(s) that is requested from the FCSR regarding this application shall be stated in written form, with the citing of the regulation for which the waiver is being requested along with an explanation as to why the waiver is necessary and attached to this application, marked as Exhibit 40.1. ☒ An exhibit has been attached.

41. Are there any existing deed restrictions on the property which might affect the subdivision of the subject property? ☐ Yes --- ☒ No If yes, provide copies of such documents marked as Exhibit 41.1. ☐ An exhibit has been attached.

42. Are there any proposed deed restrictions on the subject property that would be implemented as a portion of the County approval of the Minor Subdivision Application? ☐ Yes --- ☒ No If yes, provide copies of such documents marked as Exhibit 42.1. ☐ An exhibit has been attached.

43. Are there any proposed improvements regarding such items as streets, public water and sewer systems, stormwater drainage facilities and the like? ☐ Yes --- ☒ No Please explain. \_\_\_\_\_

\_\_\_\_\_  
If yes, then the FCSR Sections X. (Utilities & Improvements – General Requirements) and XI. (Guarantee of Public Improvements) would apply to this application.

44. **PLEASE NOTE:** The following items (*but not limited to these items*), if not provided at the time of application, may be required to be provided to the Department after approval by the Board as contingency of approval items, if so required the items shall be provided prior to recording of the plat:

a. Information adequate to enable the Department to compute addresses for the lots being platted. ☐ Provided (marked as Exhibit 44.a.1) --- ☐ Requested contingency item

b. Closure sheets for each lot and the subdivision boundary. ☐ Provided (marked as Exhibit 44.b.1) --- ☐ Requested contingency item

- c. An approved County or Colorado Department of Transportation Access Permit(s) as may be appropriate. ☐ Provided (marked as Exhibit 44.c.1) --- ☐ Requested contingency item
- d. A detailed utility plan showing the proposed location of all utility and irrigation improvement locations, horizontal and vertical, as proposed by the developer, for all subdivisions where a new road, street or rights-of-way is proposed. The plan shall include the signatures of all utility providers, indicating their approval of such plan. ☐ Provided (marked as Exhibit 44.d.1) --- ☐ Requested contingency item
- e. An executed quit-claim deed with a deed restriction addressing the maintenance of any drainage facilities, drainage easements, rights-of-way etc., may be required, if applicable. Such deed is to be recorded at the time of recording of the plat, with all recording fees being at the expense of the applicant. ☐ Provided (marked as Exhibit 44.e.1) --- ☐ Requested contingency item
- f. Properly executed Ratification, Consent and Release Forms will be required for any outstanding mortgages, deeds of trust, liens, judgments or the like. ☐ Provided (marked as Exhibit 44.f.1) --- ☐ Requested contingency item

45. A submittal fee of \$ \_\_\_\_\_ is attached to this application (Check # \_\_\_\_\_ ☐ cash).

**By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.**

**Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.**

**Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.**

**Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.**

<u>Allan Doran</u>		<u>3-21-25</u>
Applicant Printed Name	Signature	Date
<u>Ralph W Kewish Jr.</u>		<u>3-21-25</u>
Owner Printed Name	Signature	Date
<u>Joann C. Kewish</u>		<u>3/21/25</u>
Owner Printed Name	Signature	Date



**FREMONT COUNTY'S  
COLORADO DIVISION OF WATER RESOURCES  
INFORMATION FORM FOR  
SPECIAL USE, ZONING, AND OTHER LAND USE ACTIONS**

The Fremont County Department of Planning & Zoning (Department) is required to submit proposed land use actions to the State Engineer's Office (SEO) at the Colorado Division of Water Resources (CDWR). The SEO is responsible for providing an opinion regarding material injury likely to occur to decreed water rights by virtue of diversion of water necessary or proposed to be used to supply the proposed land use action.

This CDWR Information Form must be filled out completely and accurately to ensure that the submittal to the CDWR regarding this proposed land use action includes the necessary information required by that agency. The CDWR has 21 days to respond to County submittals. Incomplete submittals will be returned to the County for additional information and then must be resubmitted to the CDWR.

Please note that the CDWR timeframe for review may not coincide with the County deadlines or meetings, and if the CDWR requires additional information, further delays may occur.

Attachments can be made to this application to provide expanded narrative for any application item including supportive documentation or evidence for provided application item answers. Please indicate at the application item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 8 would be marked - Exhibit CDWR-8.1, the fifth attached document supporting the narrative provided for application item 8 would be marked - Exhibit CDWR-8.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

1. Name of proposed project: Kewish Minor Subdivision
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: See Attached
4. What is the size of the existing parcel? 35.5 m/l ☒ Acres --- ☐ Square feet
5. What are the proposed uses of the subject property?
  - ☒ Residential Only
  - ☐ Commercial
  - ☐ Commercial and Residential
6. What are the current uses of water on this parcel?
  - a. Are there any established uses that require water? ☒ Yes --- ☐ No
  - b. Number of existing homes: 1

If one or more, date this use was established: 1987

- c. Home lawn / garden irrigation: ☒ Yes --- ☐ No

If yes, amount: 1500 ☐ Acres --- ☒ Square feet

Date this use was established: 1987

- d. Livestock watering: ☐ Yes --- ☒ No

If yes, commercial or non-commercial livestock? *(Circle one)*

If yes, date this use was established: \_\_\_\_\_

- e. Other uses: \_\_\_\_\_

Dates established: \_\_\_\_\_

7. What will be the proposed uses of water for this parcel?

- a. Number of proposed homes (including the home above if it will remain): 2

- b. Lawn / garden watering, amount: 1500 ☐ Acres --- ☒ Square feet

- c. Livestock watering: ☒ Yes --- ☐ No

If yes, ~~commercial~~ or non-commercial livestock? *(Circle one)*

- d. Number of Employees per day: n/a Number of days open per year: n/a

- e. Number of Customers per day: n/a Number of days open per year: n/a

- f. Bed / Breakfast Customers per day: n/a Number of days open per year: n/a

- g. Describe other water needs: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Source of water for the uses described above: *(If more than one source is utilized for parcel, describe which sources will supply which proposed uses)* \_\_\_\_\_

Domestic well for existing residence. An additional augmented well permit to include livestock watering (horses)  
will be applied for when the subdivision is in effect.

- a. Is Municipal water available to parcel: ☐ Yes --- ☒ No

- b. Is water available to parcel from an independent water district? ☒ Yes --- ☐ No

- c. Are the uses described above proposed to be provided water by a municipality?

☐ Yes -- ☒ No

Name of provider: \_\_\_\_\_

d. Is water hauled: ☐ Yes --- ☒ No

e. Is there an existing permitted well?: ☒ Yes --- ☐ No

If yes, permit number: 145937

f. Is there a Substitute Water Supply Plan? *(Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.)*  
☐ Yes --- ☒ No

If yes, name of plan: \_\_\_\_\_

g. Is there an unregistered well? ☐ Yes --- ☒ No

h. Is there a Surface Spring? ☐ Yes --- ☒ No

If yes, Court Adjudication Number and Spring Name: \_\_\_\_\_

9. What is the Waste Water Method?

☐ Municipal

☒ Septic with Leach Field


☐ Closed Vault, Waste Water hauled to: \_\_\_\_\_

By signing this form, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the form and any attachments to the form, is true and correct to the best of Applicant's knowledge and belief.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Department regarding the Application to be null and void.

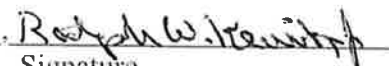
Signing this form is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this form, provided that the same is in conformance with the Fremont County Zoning Resolution.

Allan Doran  
Applicant Printed Name

  
Signature

3-21-25  
Date

Ralph & Joann Kewish  
Property Owner Printed Name  
(If different from applicant)

  
Signature  
Joann C. Kewish

3/21/25  
Date  
3/21/25



**LEGAL DESCRIPTION - KEWISH PROPERTY**

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 17, and in the North Half of the Northwest Quarter (N ½ NW ¼) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the ¼ corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'33" West 1472.94 feet to section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.



DRIVEWAY ACCESS and ADDRESS PERMIT  
FREMONT COUNTY BUILDING DEPARTMENT  
615 MACON AVE, ROOM 212  
Phone: 719-276-7460 Fax: 719-276-7461

Colorado 811 must be notified prior to excavation

PERMIT # \_\_\_\_\_

- (1.) APPLICANT SHALL SCHEDULE AN ON-SITE MEETING WITH DEPARTMENT OF TRANSPORTATION DESIGNEE TO DETERMINE ADEQUATE LOCATION REQUIREMENTS OF THE DRIVEWAY ACCESS, AND FOR FINAL ACCEPTANCE INSPECTION.  
IF APPLICANT FAILS TO APPEAR, THERE WILL BE A RESCHEDULE FEE OF \$45.00
- (2.) PLOT MAP OR SKETCH IS REQUIRED. DEPARTMENT OF TRANSPORTATION DESIGNEE WILL INDICATE DRIVEWAY LOCATION & INITIAL.

Department of Transportation Designee: \_\_\_\_\_ Phone: 719-276-7430

Name of Applicant: Ralph Kewish Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

Current address, City, State, Zip Code of Applicant: 360 Granit Hills Rd

Name of Driveway Contractor installing: \_\_\_\_\_

Address of proposed or existing driveway, please include address:  
Lot subdivided from 360 Granit Hills Rd Access from CR45

For County use: The following is to be completed by Department of Transportation Designee:

Name of street being accessed: \_\_\_\_\_ Site distance both directions: \_\_\_\_\_ ft. \_\_\_\_\_ ft.

- Driveway access shall not interfere with location or functioning of any traffic regulation device.
- More than one driveway access shall not be allowed on any parcel less than 100' in width.
- Driveway access shall be constructed so as not to interfere with the street drainage system.
- No driveway access shall enter or exit on to street at less than 45 degrees.

The following information will be required prior to the final acceptance:

Will drainage study be required: Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, specify below:

Will improvements be required: Yes \_\_\_\_\_ No \_\_\_\_\_

Culvert size: \_\_\_\_\_ Type of Culvert (Material) \_\_\_\_\_ Cover over top of Culvert \_\_\_\_\_

Curb Cut \_\_\_\_\_ Drop Inlets \_\_\_\_\_ Downspouts \_\_\_\_\_ Energy Dissipaters \_\_\_\_\_

Flared Ends \_\_\_\_\_ Headwalls \_\_\_\_\_ Rip Rap \_\_\_\_\_ Paving & Beveled Ends \_\_\_\_\_ Deflectors \_\_\_\_\_

Racks \_\_\_\_\_ Cribs \_\_\_\_\_ Raisers \_\_\_\_\_ Basins \_\_\_\_\_ Spillways \_\_\_\_\_ Others \_\_\_\_\_

- A minimum of 12 inch diameter culvert, unless larger required due to historical drainage.
- Minimum cover over top of the culvert shall be ½ the diameter of the culvert. Minimum length of culvert 24'.
- Driveway shall not allow drainage onto County Right-of-Way.
- Culverts shall be set on a grade which will allow for proper drainage.
- Culverts shall be corrugated metal or material of equivalent strength & construction.

(3.) LOCATION AND SITE REQUIREMENTS APPROVED BY DEPARTMENT OF TRANSPORTATION:

DESIGNEE: \_\_\_\_\_ DATE: \_\_\_\_\_

(4.) A. APPLY FOR ADDRESS AT THE BUILDING DEPARTMENT, 615 MACON, ROOM 212

B. PLOT MAP OR SKETCH AS APPROVED IN (2.) ABOVE, WILL BE REQUIRED WHEN APPLYING FOR AN ADDRESS.

C. SUBMIT COPY OF ISSUANCE OF AN ADDRESS TO THE BUILDING DEPARTMENT WHEN APPLYING FOR A PERMIT

**\*\*Permit will expire one year from date of purchase.**

I certify that I understand and agree to the above requirements and conditions.

Signature of Applicant: Ralph W. Kewish Date: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY DEPARTMENT OF TRANSPORTATION:

DESIGNEE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*Must submit proof of ownership & Plot Plan indicating location of driveway**

Copies required: 1.Road Supervisor 2.DOT Office Manager 3.Planning & Zoning 4.Building Department 5.Owner

Revised: 1/24/2024

# WARRANTY DEED

THIS DEED, Made this 8th day of August 19 86, between

DANIEL R. OGDEN and EVELYN J. OGDEN

of the said \*County of Fremont and State of Colorado, grantor, and

RALPH W. KEWISH, JR. and JOANN C. KEWISH

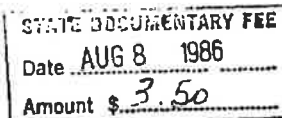
whose legal address is 2379 Camino Pintores, Santa Fe, NM 87505

of the said County of Santa Fe and State of New Mexico, grantees:

WITNESS, that the grantor, for and in consideration of the sum of \$35,000.00 THIRTY FIVE THOUSAND AND NO/100----- DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, 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:

SEE EXHIBIT "A"

Buyer is responsible for the fencing out of other people's livestock.



also known by street and number as Co. Rd. 45, Howard, CO 81233

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for 1986 and subsequent years, and except easements, rights-of-way, restrictive covenants, and reservations of record, if any

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

*Daniel R. Ogden*  
DANIEL R. OGDEN  
*Evelyn J. Ogden*  
EVELYN J. OGDEN

STATE OF COLORADO

County of CHAFFEE

ss.

The foregoing instrument was acknowledged before me this 8th day of August, 1986, by Daniel R. Ogden and Evelyn J. Ogden.



Witness my hand and official seal.  
My Commission expires April 8, 1988

*Cheryl E. Guffy*  
435 Pitkin, Santa Fe, CO 87501

\*If in Denver, insert "City and."

EXHIBIT "A"

OGDEN TO KEWISH

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 17, and in the North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the 1/4 corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'33" West 1472.94 feet to section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

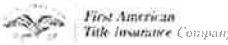
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Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.



**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**NOTICE**

**IMPORTANT – READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, First American Title Insurance Company, a(n) Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*



- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I – Requirements;
  - f. Schedule B, Part II – Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I – Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.
  - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
  - e. The Company is not liable for the content of the Transaction Identification Data, if any.
  - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
  - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
  - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT  
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. PRO-FORMA POLICY  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. CLAIMS PROCEDURES  
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. CLASS ACTION  
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. ARBITRATION  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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FIRST AMERICAN TITLE INSURANCE COMPANY  
1 First American Way, Santa Ana, CA 92707



By: \_\_\_\_\_  
Kenneth D. DeGiorgio, President



By: \_\_\_\_\_  
Lisa W. Cornehl, Secretary

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Central Colorado Title and Escrow  
Issuing Office: 129 East Rainbow Boulevard  
Salida, CO 81201  
Issuing Office's ALTA® Registry ID: 1076574  
Loan ID Number:  
Commitment Number: 24-23470  
Issuing Office File Number: 24-23470  
Property Address: 360 Granite Hills Road, Cotopaxi, CO 81223  
Revision Number:

SCHEDULE A

1. Commitment Date: May 2, 2024 7:00 AM
2. Policy to be issued:
- (a) 2021 ALTA Owner's Policy  
Proposed Insured: tbd  
Proposed Amount of Insurance: \$  
The estate or interest to be insured: fee simple
- (b) 2021 ALTA Loan Policy  
Proposed Insured:  
Proposed Amount of Insurance: \$  
The estate or interest to be insured: fee simple
3. The estate or interest in the Land at the Commitment Date is:  
fee simple
4. The Title is, at the Commitment Date, vested in:  
Ralph W. Kewish Jr. and Joann C. Kewish
5. The land is described as follows:  
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

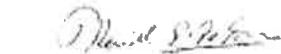
CENTRAL COLORADO TITLE AND ESCROW  
129 East Rainbow Boulevard, Salida, CO 81201  
Telephone: (719) 539-1001

FIRST AMERICAN TITLE INSURANCE COMPANY  
1 First American Way, Santa Ana, CA 92707

Countersigned by:



Brett Eakins, License #107902  
Central Colorado Title and Escrow, License  
#742227



By: \_\_\_\_\_  
Kenneth D. DeGiorgio, President



By: \_\_\_\_\_  
Lisa W. Cornehl, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Upon receipt of fully executed purchase contract, fill title commitment order, and/or closing instructions concerning subject property, the company reserves the right to set forth additional requirements and/or exceptions as may be necessary based on the specific terms of the contemplated transaction.
9. Please be advised that our search did not disclose any open Deeds of Trust of Record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.

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**SCHEDULE B, PART II – Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy
3. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
8. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
9. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States Patent issued September 8, 1891 and recorded January 27, 1930 as Reception No. 173428 .
10. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and subject to the right of way of the Denver and Rio Grande Railway Company as set forth in United States Patent issued April 2, 1891 and recorded March 11, 1969 in Book 510 at Page 276 as Reception No. 376784.

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11. Terms and conditions set forth in Contract and Grant of Permanent Easement recorded June 30, 1986 in Book 773 at Page 27 as Reception No. 528626 .
12. Deed restriction regarding fencing out livestock as set forth in Deed recorded August 8, 1986 in Book 778 at Page 217 as Reception No. 529813 .
13. Right of Way Easements to Sangre de Cristo Electric Association by instruments recorded October 19, 2001 as Reception No. 738585 , May 9, 2008 as Reception No. 851085 , and May 30, 2008 as Reception No. 851788 .
14. Right of way for D&RGW Railroad and Fremont County Road No. 45.
15. Any increase or decrease in the area of the land and any adverse claim to any portion of the land which has been created by or caused by accretion or reliction, whether natural or artificial; and the effect of the gain or loss of area by accretion or reliction upon the marketability of the title to the land.
16. Any rights, interests or easements in favor of the United States, the State of Colorado or the public, which exist or claimed to exist in and over the present and past bed, banks or waters of the Arkansas river.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Fremont, State of Colorado, and is described as follows:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 17, and in the North Half of the Northwest Quarter (N1/2 NW1/4) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the 1/4 corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'33" West 1472.94 feet to the section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

Excepting therefrom the right of way for the D & RGW Railroad running through the above described tract.

Also excepting therefrom the right of way for Fremont County Road No. 45 running through the above described tract that is not located within the right of way of the D & RGW Railroad.

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FREMONT COUNTY TREASURER  
RECEIPT OF TAX PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R029568	98604530	Feb 3, 2025	2025-02-03-LM-3457

KEWISH RALPH W JR & JOANN C  
P O BOX 183  
HOWARD, CO 81233-0183

Situs Address	Payor
360 GRANITE HILLS RD	KEWISH RALPH W JR & JOANN C P O BOX 183 HOWARD, CO 81233-0183

Legal Description

SEC 17/20-48-11 TR-117 A TR OF LAND LOC IN THE SE4SW4 OF SEC 17, AND IN N2NW4 OF SEC 20-48-11, BEING MORE PARTICULARLY DESC AS FOLL: BEG AT THE 4 COR (B.L.M. BRASS CAP MONUMENT) COMMON TO SECS 17 & 20; TH N00-59-00W ALG THE E BNDRY OF SE4SW4 OF SEC 17, A DIST OF 1121.31 FT; TH S39-51-33W 1472.94 FT TO SEC LN COMMON TO SECS 17 AND 20; TH S30-18-26W 612 FT M/L TO CTR THREAD OF THE ARKANSAS RIVER; TH SELY ALG THE CTR THREAD OF SD RIVER TO THE S BNDRY OF THE NE4NW4 OF SD SEC 20; TH N89-32-34E ALG SD S BNDRY 659 FT M/L TO THE SE COR OF THE SD N2NW4; TH N00-14-06 E 1296.88 FT TO THE POB. CONT A GROSS AREA OF 41 AC M/L. EXC THEREFROM THE R/W FOR THE D&RGW RR RUNNING THRU THE ABOVE DESC TRACT, SD R/W CONT 5.27 A M/L. ALSO EXC THEREFROM THE R/W FOR FREMONT COUNTY RD NO. 45 RUNNING THRU THE ABOVE DESC TR THAT IS NOT LOC WITHIN THE R/W OF THE D&RGW RR, CONT 0.25 A M/L. RESULTING IN A NET TRACT AREA EXC THEREFROM ANY OTHER R/W OR EASEMENT OF REC EXISTING REF FROM 780-02-810

Property Code	Actual	Assessed	Year	Area	Tax Rate
SINGLE FAMILY RESID - 1112	175,680	11,771	2024	39S	0.052717
SINGLE FAMILY RESID - 1212	727,779	48,761	2024	39S	0.052717

Payments Received

Check	\$2,837.88
Check # 7396	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax	\$2,837.88	\$0.00	\$2,837.88	\$0.00
				\$2,837.88	\$0.00
				Balance Due as of Feb 3, 2025	\$0.00





Fremont County Treasurer  
Statement of Taxes Due

Account Number R029568  
Assessed To

Parcel 98604530  
KEWISH RALPH W JR & JOANN C  
P O BOX 183  
HOWARD, CO 81233-0183

Legal Description  
SEC 17/20-48-11 TR-117 A TR OF LAND LOC IN THE  
SE4SW4 OF SEC 17, AND 1N N2NW4 OF SEC 20-48-11,  
BEING MORE PARTICULARLY DESC AS FOLL: BEG AT THE 4  
COR (B.L.M. BRASS CAP MONUMENT) COMMON TO SECS  
17 & 20; TH N00-59-00W ALG THE E BNDRY OF SE4SW4 OF  
SEC 17, A DIST OF 1121.31 FT; TH S39-51-33W 1472.94  
FT ... Additional Legal on File

Situs Address  
360 GRANITE HILLS RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$2,837.88	\$0.00	\$0.00	(\$2,837.88)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 03/18/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 39S - 39S

Authority	Tax Rate	Amount	Values	Actual	Assessed
S.E. COLO WATER CONS DISTRI	0.0007470000*	\$45.22	SINGLE FAMILY	\$175,680	\$11,771
UPPER ARKANSAS WATER CONS D	0.0003900000*	\$23.61	RESID		
FREMONT COUNTY 001 GENERAL	0.0084530000	\$511.68	SINGLE FAMILY	\$727,779	\$48,761
FREMONT COUNTY 001 ROAD & B	0.0008500000	\$51.45	RESID		
FREMONT COUNTY 001 HUMAN SE	0.0027010000	\$163.50	Total	\$903,459	\$60,532
FREMONT COUNTY 001 COUNTY A	0.0003210000	\$19.43			
FREMONT CONSERVATION DISTRI	0.0005000000	\$30.27			
SCHOOL DISTRICT RE-3 GENERA	0.0277470000	\$1,679.59			
WESTERN FREMONT FIRE DISTRI	0.0039920000	\$241.64			
ARKANSAS VALLEY AMBULANCE	0.0070160000	\$424.69			
Taxes Billed 2024	0.0527170000	\$3,191.08			
Senior		(\$353.20)			
Net Taxes Billed for 2024		\$2,837.88			
* Credit Levy					

## Owner

RALPH KEWISH  
320 GRANITE HILLS RD.  
HOWARD, CO. 81233

## Legal Description

SEC 17/20-48-11  
PARCEL # 98604530  
ACCT# R 029568

- \* Property Size
- \* Number of Bedrooms
- \* Soil Type
- \* Long Term Acceptance Rate
- \* Treatment Level
- \* Depth to Bedrock
- \* Groundwater Depth
- \* Rock Percentage
- \* Slope at Soil Treatment Area
- \* Water Source
- \* System Use

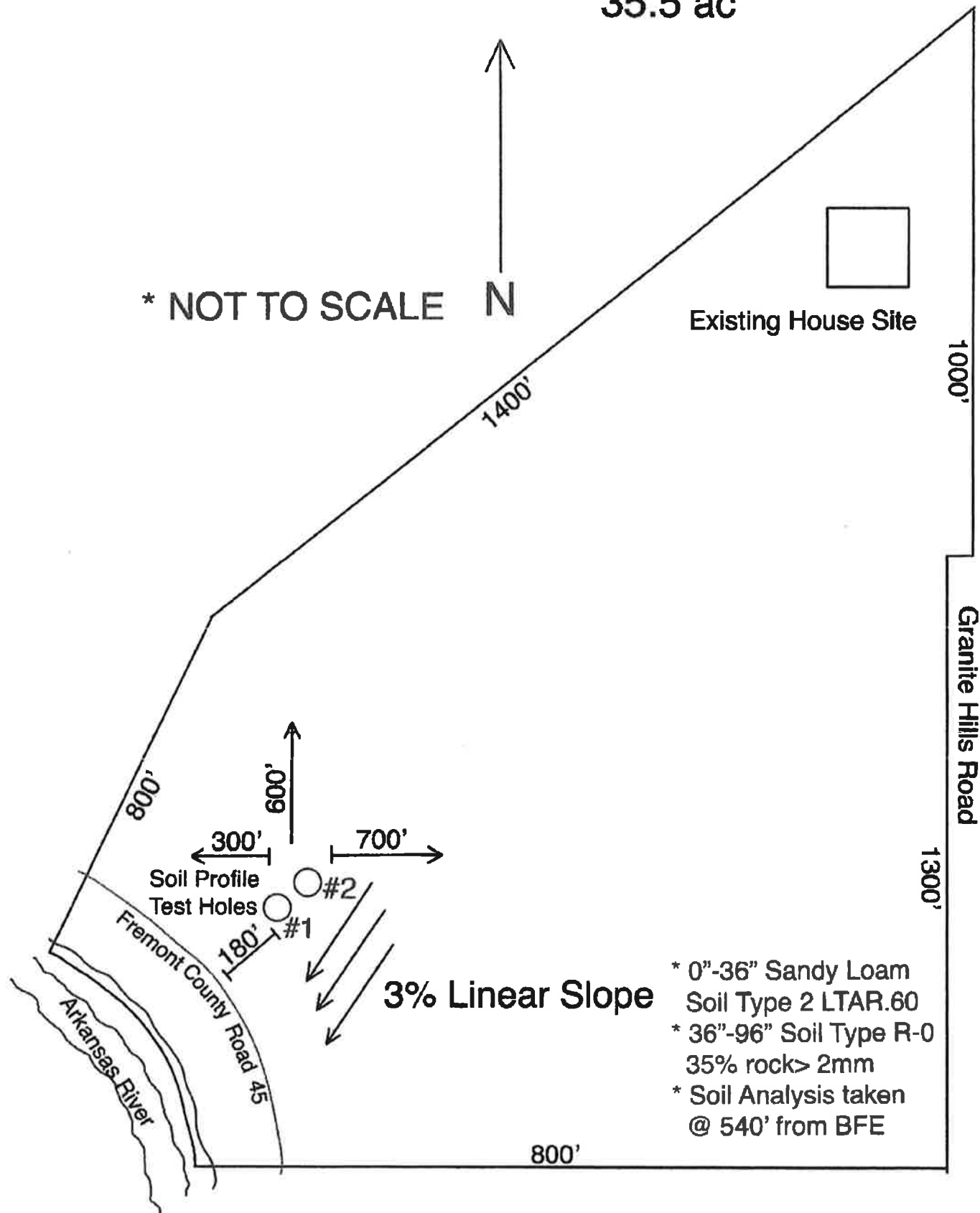
35.5 AC  
NA  
SANDY LOAM <sup>TYPE 2</sup> R-0  
.60  
NA  
8' +  
8' +  
<5% / >35%  
3%  
PLANNED WELL  
RESIDENTIAL

## All Tests Were Performed By:

Justin Kaiser  
 CPOW Certified Technician  
 P.O. BOX 413  
 Cotopaxi, Co. 81223  
 (719)-942-4374

Ralph Kewish  
360 Granite Hills Road  
Howard, CO. 81233

Sec 17/20-48-11  
Parcel # 98604530  
Acct # R029568  
35.5 ac



Soil Observation Log # 1



Client/ Address: RALPH HEWISH  
360 GRUITE HILLS RD. HUNTERD FIREMOUNT CO. NEAR # 98604530

Legal Description/GPS: ACCT # R 029568  
Date: 6/6/24

Soil Parent Material(s): Till  
(circle all that apply)

Outwash  
Lacustrine  
Alluvium  
Loess  
Organic Matter  
Bedrock

Landscape Position: Summit

Shoulder

Back/Side Slope

Foot Slope

Toe Slope

Slope Shape: LINEAR

Vegetation: LIGHT GRASS  
(circle one)

Soil Survey Map Unit(s):

Slope (%): 3%

Weather conditions/Time of Day: DRY

Observation #/Location/Method: EXC

Elevation:

Depth (in)	Texture	Rock Frag %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Structure Shape	Structure Grade	Consistence
0" 36"	SANDY LOAM SOIL TYPE 2 LTR. 60	LS	MED BROWN	NO MOTTLING	Concentrations Depletions Gleyed	Granular Play Blocky Prismatic Single grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely firm Rigid
36" 96"	SOIL TYPE R-0 35% ROCK > 2 mm	35+	GREY	NO MOTTLING	Concentrations Depletions Gleyed	Granular Play Blocky Prismatic Single grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely firm Rigid
					Concentrations Depletions Gleyed	Granular Play Blocky Prismatic Single grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely firm Rigid
					Concentrations Depletions Gleyed	Granular Play Blocky Prismatic Single grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely firm Rigid
					Concentrations Depletions Gleyed	Granular Play Blocky Prismatic Single grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely firm Rigid

Soil Observation Log # 2



Client Address: RUBY KEWISH  
360 GRAVITE HILLS RD. HOWARD FIREMOUNT CO. Parcel # 98604530 Date: 6/6/24

Soil Parent Material(s): Till (circle all that apply) Outwash Lacustrine Alluvium Loess Organic Matter Bedrock

Landscape Position: Summit Shoulder Back/Side Slope Foot Slope (Toe Slope)

Vegetation: Little Grass Soil Survey Map Unit(s):

Weather conditions/Time of Day: Dry Observation #/Location/Method: EXC Elevation:

Depth (in)	Texture	Rock Frag %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Structure Shape	Structure Grade	Consistence
0" / 36"	SANDY LOAM	5%	MED BROWN	NO MOTTLING	Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
36" / 96"	SOIL TYPE R-O 35% ROCK > 2mm	35+	GREY	NO MOTTLING	Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid
					Concentrations Depletions Gleyed	Granular Blocky Prismatic Single Grain Massive	Weak Moderate Strong Loose	Loose Friable Firm Extremely Firm Rigid

## Exhibit 29.1

Fremont County Department of Planning and Zoning  
615 Macon Avenue, Room 210  
Canon City, CO 81212

RE: Drainage Plan Exemption for Kewish Minor Subdivision

Hello,

We would like to ask the Board for an exemption for the requirement of a Drainage Plan. As the process is just in the beginning stages, we do not know if the Board will approve the subdivision in the area as we are submitting with this application. We understand the need for this requirement, but would like to submit this with a building permit once the subdivision is approved and the location of any buildings will be planned.

Please consider this exemption as you are reviewing the application.

Thank you,

Allan Doran  
Ralph Kewish  
Joann Kewish

## Exhibit 31.1

Fremont County Department of Planning and Zoning  
615 Macon Avenue, Room 210  
Canon City, CO 81212

RE: Septic Plan Exemption for Kewish Minor Subdivision

Hello,

We would like to ask the Board for an exemption for the requirement of a Septic System Plan for any new buildings. The current residence has an approved septic system in place and will not be changing.

As the process is just in the beginning stages, we do not know if the Board will approve the subdivision in the area as we are submitting with this application. We understand the need for this requirement, but would like to submit this with a building permit once the subdivision is approved and the location of any buildings will be planned.

Please consider this exemption as you are reviewing the application.

Thank you,

Allan Doran  
Ralph Kewish  
Joann Kewish



**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: Sangre de Cristo Electric Association  
FROM: Ralph Kewish  
Name of Subject Property Owner / Applicant  
DATE: 3-18-2025  
Reference: Kewish Sub division  
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- ☒ -- Minor Subdivision    ☐ -- Preliminary Plan    ☐ -- Vacation of a Public R-O-W  
☐ -- Vacation of Interior Lot Line & Utility / Drainage Easement  
☐ -- Lot Line Adjustment    ☐ -- Boundary Line Adjustment

The subject property, as referenced above is located at 360 Grant Hills Rd 81233  
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: \_\_\_\_\_

\_\_\_\_\_  
☒ Check here if legal description is attached as Exhibit B.

☐ A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

If you would like to attend either the Commission or Board meeting, please contact the Department of Planning and Zoning for the date and time of meetings:

Telephone 719-276-7360    Email: [planning@fremontco.com](mailto:planning@fremontco.com)

These meetings are held in room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your oral comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at [planning@fremontco.com](mailto:planning@fremontco.com) to schedule an appointment to review the application. For further reference regarding the governing regulations:

the Fremont County Zoning Resolution may be viewed on the Internet at  
<http://www.fremontco.com/planningandzoning/zoningresolution.shtml>  
and the Fremont County Subdivision Regulations may be viewed on the Internet at  
<http://www.fremontco.com/planningandzoning/subdivisionregulations.shtml>

The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board’s review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the “sign in” sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: \_\_\_\_\_ Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street Address City State Zip

Does your entity currently service the subject property? ☐ Yes --- ☐ No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

☐ Yes --- ☐ No Please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Authorized Entity Representative \_\_\_\_\_

Date \_\_\_\_\_

## LEGAL DESCRIPTION - KEWISH PROPERTY

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 17, and in the North Half of the Northwest Quarter (N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North  $00^{\circ}59'$  West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South  $39^{\circ}51'33''$  West 1472.94 feet to section line common to said Sections 17 and 20; thence South  $30^{\circ}18'26''$  West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of said Section 20; thence North  $89^{\circ}32'34''$  East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North  $00^{\circ}14'06''$  East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.

Exh. B

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT  
OF RECORD NOTIFICATION LETTER**

TO: Union Pacific Railroad Company  
 FROM: Ralph Kewish  
Name of Subject Property Owner / Applicant  
 DATE: 3-18-25  
 Reference: Kewish Subdivision  
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- ☒ -- Minor Subdivision    ☐ -- Preliminary Plan    ☐ -- Vacation of a Public R-O-W  
☐ -- Vacation of Interior Lot Line & Utility / Drainage Easement  
☐ -- Lot Line Adjustment    ☐ -- Boundary Line Adjustment

The subject property, as referenced above is located at 360 Granite Hills Rd 81233  
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: \_\_\_\_\_

☒ Check here if legal description is attached as Exhibit B.

☐ A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

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Telephone 719-276-7360    Email: [planning@fremontco.com](mailto:planning@fremontco.com)

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and the Fremont County Subdivision Regulations may be viewed on the Internet at

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The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: \_\_\_\_\_ Name of contact person: \_\_\_\_\_

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street AddressCityStateZip

Does your entity currently service the subject property? ☐ Yes --- ☐ No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

☐ Yes --- ☐ No Please explain \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Our entity has the following comments and or recommendations regarding the proposed action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Authorized Entity Representative \_\_\_\_\_

Date \_\_\_\_\_

## LEGAL DESCRIPTION - KEWISH PROPERTY

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 17, and in the North Half of the Northwest Quarter (N  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the  $\frac{1}{4}$  corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North  $00^{\circ}59'$  West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South  $39^{\circ}51'33''$  West 1472.94 feet to section line common to said Sections 17 and 20; thence South  $30^{\circ}18'26''$  West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE  $\frac{1}{4}$  NW  $\frac{1}{4}$ ) of said Section 20; thence North  $89^{\circ}32'34''$  East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North  $00^{\circ}14'06''$  East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.

Exh. B

Exhibit 37.1



Box 2013  
29780 US 24 N.  
Buena Vista, CO 81211  
  
719-395-2412  
Toll Free: 1-844-395-2412  
  
myelectric.coop

March 20, 2025

Ralph W Jr and Joann C Kewish  
PO Box 183  
Howard, Colorado 81233

Sangre de Cristo Electric Association will provide power to: 360 Granite Hills Road Coaldale, Colorado

All new line extensions will be constructed according to the Sangre de Cristo Electric Association, Inc.'s Board Policy No. C-7.

If you have any questions, please feel free to contact me at 719-395-4581

Sincerely,

Len Gates  
Manager of Engineering  
Sangre de Cristo Electric Association

Exhibit 33.1



FREMONT COUNTY  
FIRE PROTECTION PLAN  
AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (*as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5*). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1. Project Name Kewish Subdivision

2. Project Description Minor Subdivision to divide 35.5 acres into two parcels.

3. Type of application:
- |  |   |
|--|---|
| <input type="checkbox"/> Zone Change #1                                      | <input type="checkbox"/> Special Review Use Permit    |
| <input type="checkbox"/> Zone Change #2 – Use Designation Plan               | <input type="checkbox"/> Conditional Use Permit       |
| <input type="checkbox"/> Zone Change #2 – Final Development Plan             | <input type="checkbox"/> Temporary Use Permit         |
| <input type="checkbox"/> Commercial Development Plan                         | <input type="checkbox"/> Change of Use of Property    |
| <input type="checkbox"/> Commercial Development Modification                 | <input type="checkbox"/> Subdivision Preliminary Plan |
| <input type="checkbox"/> Expansion of an existing Business or Industrial Use | <input checked="" type="checkbox"/> Minor Subdivision |

3. The subject property is located at:  
County Road 45 - See Legal Description  
Address and or General Location (*If general location only is used, it will be required that a legal description of the subject property be attached Marked as Exhibit 3.1*) ☒ An exhibit is attached.

4. Fire protection will be provided in what manner and with what resources? Tanker trucks and ground work



5. The source of water for fire protection is:

☒ --- Water District – Name of District: Western Fremont Fire Protection District

☐ --- Well – Colorado Division of Water Resources Well Permit Number: \_\_\_\_\_

Is the well approved for fire protection? ☐ Yes --- ☐ No Please explain: \_\_\_\_\_

☐ --- Cistern – What is the cistern capacity? \_\_\_\_\_ Gallons – What is the water source for filling the cistern? \_\_\_\_\_

6. What is the distance from the subject property to the nearest fire hydrant? no hydrants

7. What public roadways provide access to the subject property? CR 45 and CR 360

8. How many accesses to public roadways will the subject property have? 2

9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☐ Yes --- ☒ No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. \_\_\_\_\_

10. What are the existing and or proposed interior roadway names? N/A

11. Is the subject property located within a fire protection district? ☒ Yes --- ☐ No

If yes, please provide the district name: Western Fremont Fire Protection District

*If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.*

a. What is the name of the fire protection district closest to the subject property? Western Fremont Fire Prot. District

b. What is the distance from the subject property to the nearest fire protection district boundary? 3.4 miles

c. Is it logical and feasible to annex the subject property to a fire protection district?

☐ Yes ----- ☐ No Please explain: \_\_\_\_\_

d. What types of fire protection improvements are proposed for the subject property and or structures to be housed on the property? Please explain:

Roads and driveways should be wide enough  
for two motor vehicles to pass - two lane width.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Applicant understands that any required private or public improvements imposed as a contingency for approval of the application may be required as a part of the approval process.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Board regarding the Application to be null and void.

Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

Alan Doan  
Applicant Printed Name

Alan Doan  
Signature

3-21-25  
Date

RALPH W. KEWISH, JR.  
Owner Printed Name

Ralph W. Kewish Jr.  
Signature

3-21-25  
Date

JOHAN C. KEWISH  
Signature

Johan Kewish  
Signature

3/21/25  
Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Western Fremont Fire Protection District
2. Name of contact person: John Walker  
Title: Fire Chief Telephone: 719-942-3687
3. The name and address of the responding fire station is: 287 County Road 6, Coaldale, CO  
81222-0121
4. The distance from the subject property, by public roadway, to the responding fire station is: 3.4 miles
5. The estimated response time to the subject property is: 15 minutes
6. The location of the closest fire hydrant to the subject property is: no hydrants
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☐ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☐ Yes --- ☐ No Please explain: Unknown - no plan presented  
\_\_\_\_\_  
\_\_\_\_\_
10. Are the proposed fire protection measures adequate for any existing or proposed structures to be housed on the subject property? ☐ Yes --- ☐ No Please explain: Unknown  
\_\_\_\_\_  
\_\_\_\_\_
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Low to moderate

12. Recommendations concerning fire protection in general, fire protection improvements, suggested road names, for this project are as follows: **NOTE:** Be sure to list type, size and location of improvements recommended (i.e.; hydrants, water lines, cisterns, dry hydrants, roadway improvements, etc.). Please indicate whether recommendations or requirements are the result of codes or regulations, and provide supporting information which will assist the Planning Commission and the Board of County Commissioners to determine whether to adopt any or all of the recommendations as requirements of the permit.

Two lane roads and driveways recommended to allow for simultaneous response and evacuation under low light or poor visibility (smoke) conditions.

JOHN WALKER FIRE CHIEF  
Signature and title of Authorized Fire Protection Representative

7-5-24  
Date

**LEGAL DESCRIPTION - KEWISH PROPERTY**

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 17, and in the North Half of the Northwest Quarter (N ½ NW ¼) of Section 20, all in Township 48 North, Range 11 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the ¼ corner (B.L.M. Brass Cap Monument) common to said Sections 17 and 20; thence North 00°59' West along the east boundary of the said Southeast Quarter of the Southwest Quarter of Section 17, a distance of 1121.31 feet; thence South 39°51'33" West 1472.94 feet to section line common to said Sections 17 and 20; thence South 30°18'26" West 612 feet more or less to the center thread of the Arkansas River; thence Southeasterly along the center thread of said river to the south boundary of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of said Section 20; thence North 89°32'34" East along said south boundary 659 feet more or less to the Southeast corner of the said North Half of the Northwest Quarter; thence North 00°14'06" East 1296.88 feet to the point of beginning.

Containing a Gross Area of 41 Acres more or less.

Excepting therefrom the right-of-way for the D & RGW Railroad running through the above described tract, said right-of-way containing 5.27 Acres more or less.

Also excepting therefrom the right-of-way for Fremont County Road No. 45 running through the above described tract that is not located within the right-of-way of the D & RGW Railroad, containing 0.25 Acres more or less.

Resulting in a Net Tract Area of 35.5 Acres more or less.

Excepting therefrom any other rights-of-way or easements of record or existing.

# KEWISH MINOR SUBDIVISION PLAT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO

PRELIMINARY

## KNOW ALL PERSONS BY THESE PRESENTS THAT

IS THE OWNER OF THE FOLLOWING DESCRIBED LAND:

### TO WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FREMONT, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1/4 CORNER (B.L.M. BRASS CAP MONUMENT) COMMON TO SAID SECTIONS 17 AND 20; THENCE NORTH 00°59' WEST ALONG THE EAST BOUNDARY OF THE SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, A DISTANCE OF 1121.31 FEET; THENCE SOUTH 39°51'33" WEST 1472.94 FEET TO SECTION LINE COMMON TO SAID SECTIONS 17 AND 20; THENCE SOUTH 30°18'25" WEST 512 FEET MORE OR LESS TO THE CENTER THREAD OF THE ARKANSAS RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER THREAD OF SAID RIVER TO THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 NW 1/4) OF SAID SECTION 20; THENCE NORTH 89°32'34" EAST ALONG SAID SOUTH BOUNDARY 659 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'06" EAST 1296.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 41 ACRES MORE OR LESS.

EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR THE D & RGW RAILROAD RUNNING THROUGH THE ABOVE DESCRIBED TRACT, SAID RIGHT-OF-WAY CONTAINING 5.27 ACRES MORE OR LESS.

ALSO EXCEPTING THEREFROM THE RIGHT-OF-WAY FOR FREMONT COUNTY ROAD NO. 45 RUNNING THROUGH THE

ABOVE DESCRIBED TRACT THAT IS NOT LOCATED WITHIN THE RIGHT-OF-WAY OF THE D & RGW RAILROAD, CONTAINING 0.25 ACRES MORE OR LESS.

RESULTING IN A NET TRACT AREA OF 35.5 ACRES MORE OR LESS.

EXCEPTING THEREFROM ANY OTHER RIGHTS-OF-WAY OR EASEMENTS OF RECORD OR EXISTING.

HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO 2 LOTS WITH EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF KEWISH MINOR SUBDIVISION PLAT. ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE COUNTY OF FREMONT, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL NON-UTILITY EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN HEREIN.

### DEDICATION:

I, RALPH W. KEWISH JR. & JOANN C. KEWISH, BEING THE OWNER OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF KEWISH 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, \_\_\_\_\_

HAS SUBSCRIBED THEIR NAMES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

BY \_\_\_\_\_ (OWNER)

BY \_\_\_\_\_ (OWNER)

### NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY RALPH W. KEWISH JR. & JOANN C. KEWISH:

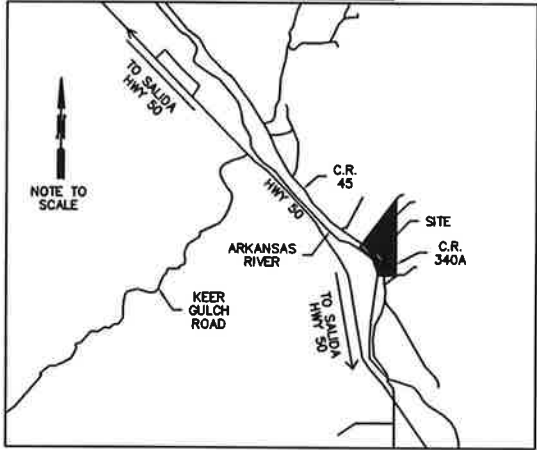
MY COMMISSION EXPIRES \_\_\_\_\_

MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ (SEAL)

NOTARY PUBLIC

## VICINITY MAP



### 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 (EXCEPTING PRIVATE 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 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 EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY IS SUBJECT TO A TEN (10) FOOT EASEMENT.

### SURVEYORS NOTES:

1) SURVEY DATE: DECEMBER 23, 2024 & JANUARY 10, 2025

2) SITE ADDRESS: 360 GRANITE HILL DRIVE, COTOPAXI, COLORADO.

3) MAP UNITS: US SURVEY FEET

4) BASIS OF BEARING: BASIS OF BEARING FOR THIS SURVEY IS BASED UPON THE COLORADO CENTRAL ZONE STATE PLANE COORDINATE SYSTEM BASED ON GPS OBSERVATIONS TAKEN ALONG THE EAST LINE OF THE SUBJECT PROPERTY BETWEEN 2 FOUND MONUMENTS AS SHOWN HEREON. SAID LINE ASSUMED TO BEAR N 00°12'49" E.

5) PARCEL AREAS: OVERALL PARCEL - 1,792,197 SQUARE FEET, 41.143 ACRES±  
TRACT 1 - 1,163,567 SQUARE FEET, 26.712 ACRES±  
TRACT 2 - 388,173 SQUARE FEET, 8.911 ACRES±  
RAILROAD RIGHT OF WAY - 227,648 SQUARE FEET, 5.226 ACRES±  
COUNTY ROAD RIGHT OF WAY - 12,809 SQUARE FEET, 0.294 ACRES±

6) UTILITIES ARE SHOWN APPROXIMATELY AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. UTILITIES SHOWN HEREON WERE LOCATED IN THE FIELD AND ARE SHOWN BASED UPON LOCATION OF UTILITY FLAGS AND PAINTED LOCATES. NO EXCAVATION WAS PERFORMED TO LOCATE THESE UTILITIES.

7) ZONING - FREMONT COUNTY ZONING DISTRICT R-3

8) FLOOD ZONE: A PORTION OF THIS SITE IS LOCATED IN ZONE A PER CURRENT FEMA MAP NUMBER 08043C0525E WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2007

### 9) LOT ACCESS NOTE:

- TRACT 1 TO BE ACCESSED VIA GRANITE HILLS DRIVE.  
- TRACT 2 CAN BE ACCESSED VIA COUNTY ROAD 45. TRACT 2 ACCESS IS LOCATED ALONG C.R. 45 A DISTANCE OF 735' NORTHWESTERLY OF THE INTERSECTION OF C.R. 45 AND C.R. 340A.

10) DRAINAGE: DRAINAGE PLAN FOR THIS SUBDIVISION HAS BEEN DEFERRED TO THE TIME OF DEVELOPMENT.

### REGISTERED LAND SURVEYOR'S CERTIFICATE

I, KEVIN L. DEAN, 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.

SIGNATURE \_\_\_\_\_ PLS# \_\_\_\_\_

DATE: \_\_\_\_\_

### 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

CENTRAL ROCKIES  
LAND SURVEYING, LLC  
7405 HWY 50 W. SUITE 130  
SALIDA, COLORADO 81201  
719-850-1802

SHEET NO.: 1 OF 2

DRAWN BY: RME

DATE: 03/31/2025

JOB NAME: KEWISH - MINOR PLAT

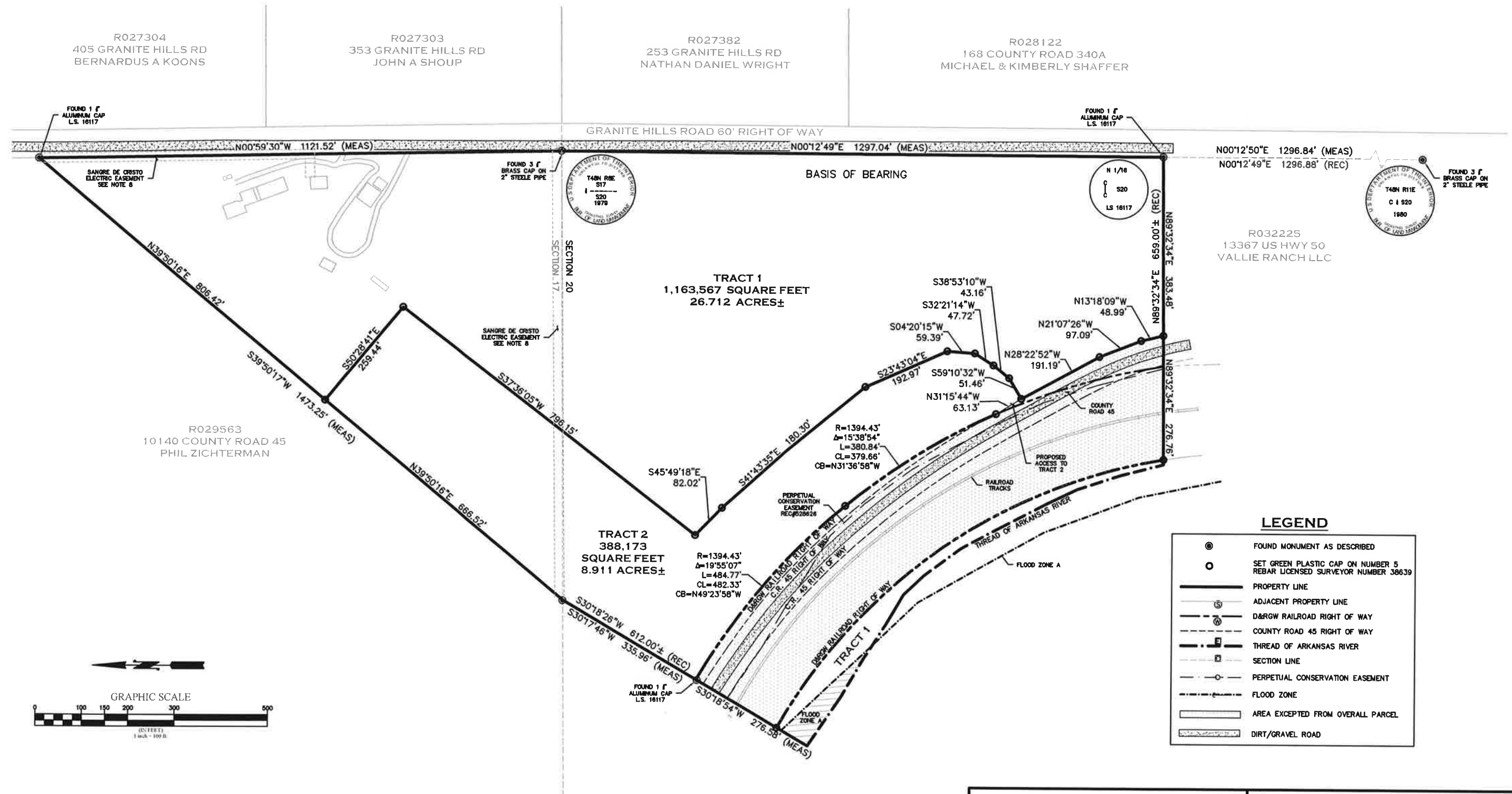
JOB No.: 24-150

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 shown hereon.

# KEWISH MINOR SUBDIVISION PLAT

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4) OF SECTION 17, AND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2 NW 1/4) OF SECTION 20, ALL IN TOWNSHIP 48 NORTH, RANGE 11 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO

PRELIMINARY



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 SHOWN HEREON.

**CENTRAL ROCKIES  
LAND SURVEYING, LLC**  
7405 HWY 50 W. SUITE 130  
SALIDA, COLORADO 81201  
719-850-1802

SHEET NO.: 2 OF 2  
DRAWN BY: RME  
DATE: 03/31/2025  
JOB NAME: KEWISH - MINOR PLAT  
JOB No.: 24-150