FREMONT COUNTY
BOUNDARY LINE ADJUSTMENT / LOT LINE ADJUSTMENT / VACATION OF INTERIOR LOT LINE APPLICATION

A Lot Line Adjustment (LLA) is normally an administrative process which allows for the adjustment of lot lines and adjoining easements between two or more adjacent properties, at least one of which has been legally platted as a lot of record.

A Boundary Line Adjustment (BLA) is normally an administrative process which allows for the adjustment of property lines and adjoining easements between two or more adjacent properties. All properties shall be a metes and bounds legal description.

A Vacation of Interior Lot Line (VILL) is normally an administrative process which allows for the vacation of interior lot lines and adjoining easements between two or more adjacent platted lots of record. A Vacation of Interior Lot Line application may be approved based on review of the Planning Director, where the proposed vacation does not substantially modify the originally platted subdivision

Under certain circumstances, approval of any application may require review by the Fremont County Planning Commission and approval by the Fremont County Board of County Commissioners. In such a circumstance an additional review fee is required.

The applicant shall provide **one (1) original document, one (1) copy, and an electronic copy (either CD or flash/thumb drive)** and all of its attachments at the time of application submittal. Also, an electronic copy (PDF) of all documents and drawings shall be supplied at time of submittal. **Only complete applications will be accepted.** After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies that must be addressed by the applicant, Department comments and or questions about the application.

An application fee set by the Board of County Commissioners (Board) shall accompany this application. Contact Planning and Zoning Department for fee amount.

The Department of Planning and Zoning, Planning Commission, and or Board of County Commissioners may require additional information, documentation or evidence as deemed necessary by the same regarding this application.

Please mark which application you are applying for:

_____ Lot Line Adjustment _____ Boundary Line Adjustment __X__ Vacation of Interior Lot Line and/or Easements

Once the property is established as "a" and "b", be sure to use the same reference throughout the application. This form was designed to accommodate two properties, if additional properties are involved please provide information on additional pages as attachments.

1. Please provide the name, mailing address, telephone number and e-mail address for each property owner of each property involved in the LLA/BLA/VILL application:

   a. Name: Shirley A. Campbell
   Mailing Address: 7401 Tudor Rd. Co. Springs, CO 80919
   Telephone Number: 719-598-2103 Facsimile Number: _____
   Email Address: no email

   b. Name: C/O Elizabeth Smith
   Mailing Address: _____
   Telephone Number: 530-559-9724 Facsimile Number: _____
   Email Address: Liza.Jane.Smith99@gmail.com

   c. Consulting Firm Name: Colorado Land Surveyors Inc.
   Mailing Address: 184 S. Tiffany Dr., Unit 106, Pueblo, CO 81007
   Telephone Number: 719-542-9169 Facsimile Number: _____
   Email Address: Socoland Survey@gmail.com

2. The proposed plat title is S A Campbell VILL
3. The total number of properties involved prior to this application are 2
4. The total number of lots as a result of this application are 1
5. Ratification:
   As per the Fremont County Subdivision Regulations (XIV., F., 4.) an executed Ratification, Consent and Release Form (*forms are provided by the Department for execution*) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a LLA/BLA/VILL application prior to final approval by the Department. Will any property involved in this application require a form to be executed and submitted? Yes ☐ No ☒

6. What is the current Zone District for each involved property? Zone verification may be completed through the Planning and Zoning Office prior to application submittal.

   a. This property is located in the AR Zone District.
   b. This property is located in the _____ Zone District.

7. In accordance with the Fremont County Zoning Resolution (2.4.3), properties involved in a LLA/BLA/VILL that are not located in the same Zone District must process a Zone Change Application if the property receiving land is proposed to be enlarged by more than twenty-five

percent of the existing land area. Will this application require a zone change process? ☐ Yes ☐ No. If yes, then the zone change must be completed prior to approval of this application.

8. A submittal fee of $ 600.00 is attached to this application (Check # 2504 ☐ cash)

By signing this application you are certifying that the above information is true and correct to the best of your knowledge and belief. It also serves as your acknowledgment that you understand that if any information provided in or attached to this application is untrue or inaccurate this application may be rendered null and void.

Fremont County Subdivision Regulations contain all descriptions of requirements for each application. Lot Line Adjustment and Boundary Line Adjustment can be found in section XIV. Vacation of Interior Lot Line & Utility Easement can be found in Section XIII.

The applicant has reviewed all regulations in regards to the necessary requirements and understands the impact of this application.

a. Property "a" Owner Signature _____ Date 11/23/24

b. Property "b" Owner Signature _____ Date _____

Required Attachments:

_____ Application _____ Current Deeds _____ Application Fee _____
_____ Title Commitment (dated within 30 days of submittal)
_____ Copies of all exceptions from Schedule B of title Commitment
_____ Ratifications (will be required prior to recording, form will be provided by county to applicant)
_____ Plat (LLA / VILL) Deeds (BLA)
_____ Plat/Map w/ Improvements or Improvement statement
_____ Utility / Easement Notifications (certified mail receipts)
_____ Closure sheets for each lot
_____ Electronic copies (on CD, Flash Drive or email to county, verify address prior to sending)

902371 Pages: 1 of 1
06/04/2018 12:13 PM R Fee:$13.00 D Fee:$0.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO

After recording return to:
Gould, Whitley & Marshall
1665 Briargate Blvd., Suite 101
Colorado Springs, CO 80920

BENEFICIARY DEED

Shirley A. Campbell as grantor ("Grantor") designates her daughter **Elizabeth J. Smith,** as Grantee-Beneficiary, and Grantor transfers, sells, and conveys on Grantor's death to the Grantee-Beneficiary the following described real property located in the County of Fremont, State of Colorado:

Lots 8 and 9, Block 3, Glen Vista Filing No. 4

Known and numbered as: 745 Harmon Drive, Cotopaxi, Colorado 81223

together with all its appurtenances.

The address of Grantee-Beneficiary is 745 Harmon Drive, Cotopaxi, Colorado 81223. **All notices and tax statements should continue to be sent to Grantor at 7401 Tudor Road, Colorado Springs, CO 80919.**

This beneficiary deed is revocable. It does not transfer any ownership until the death of the Grantor. It revokes all prior beneficiary deeds by the Grantor for this real property even if this beneficiary deed fails to convey all of the Grantor's interest in this real property.

WARNING: Execution and recording of this beneficiary deed may disqualify the Grantor from being determined eligible for, or from receiving, Medicaid under Title 26, Colorado Revised Statutes. Execution of this beneficiary deed may not avoid probate.

Executed this 31st day of May, 2018.

Shirley A Campbell
Shirley A. Campbell, Grantor

STATE OF COLORADO)
)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 31st of May, 2018, by Shirley A. Campbell.

Witness my hand and official seal.
My commission expires: 5/23/2020

Linda Flewellen Gould
Notary Public

LINDA FLEWELLEN GOULD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19874074759
My Commission Expires May 23, 2020

742442
Page: 1 of 1
01/08/2002 11:03
NORMA HATFIELD FREMONT CTY CLK&REC CO R 5.00 D 1.30

5.00
11:03
43

WARRANTY DEED

STATE DOCUMENTARY FEE
Date JAN 08 2002
Amount $ 1.30

THIS DEED, dated JAN 2, 2002
between Tommy J. and Martha F. Hodges

of the Texas * County of Comal, grantor(s) and and State of TX

DECLARATION ATTACHED

whose legal address is Shirley A. Campbell
3610 Mesa Grande Dr.
Colorado Spgs., CO 80918

of the County of El Paso and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of $13,000.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee(s), her heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Fremont, State of Colorado, described as follows:

Lot 8, Block 3, Filing No. 4 (Glen-Vista)
according to the recorded plat thereof

DF
1.30

also known by street and number as: Harmon Drive
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, 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(s), 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 grantee(s), her heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives, do covenant, grant, bargain and agree to and with the grantee(s), her heirs and assigns, that at the time of the ensealing and delivery of these presents, are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as 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

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

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

Tommy J. Hodges
Martha F. Hodges

STATE OF ~~COLORADO~~ TEXAS
County of COMAL } ss.

The foregoing instrument was acknowledged before me this 2nd day of January, 2002,
by ~~Shirley A. Campbell~~ Tommy J. Hodges and MARTHA F Hodges

Witness my hand and official seal.
My commission expires: 2-16-02

KAY DELANO
MY COMMISSION EXPIRES
February 16, 2002

Kay Delano
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

674340 02/13/1998 09:50A B1311 P256 432
1 of 1 R 6.00 D 0.50 N 0.00 FREMONT COUNTY, CO

_____, at _____ o'clock ___M.

_____ RECORDER

600
432

98-12632

Warranty Deed

Know all Men by these Presents, That JOHN R. LOONEY

of the County of _____ and State of MARYLAND, for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to SHIRLEY A. CAMPBELL

(a joint tenant),

of the County of EL PASO and State of COLORADO, whose mailing address is 7401 TUDOR ROAD, COLORADO SPRINGS, CO 80919, the following Real Property situate in the County of FREMONT and State of Colorado, (Assessor's Schedule Number _____) to-wit:

GLEN-VISTA FILING NO. 4
BLOCK 3: LOT 9

DC .50

STATE DOCUMENTARY FEE
Date FEB 13 1998
Amount $ .50

577

DECLARATION ATTACHED

with all its appurtenances and warrant(s) the title to the same, subject to TAXES AND ASSESSMENTS FOR THE YEAR 1998 AND SUBSEQUENT YEARS; EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD.

Signed and delivered this 5th day of FEBRUARY, 19 98.

JOHN R. LOONEY

STATE OF ~~MARYLAND~~ DISTRICT OF COLUMBIA
County of _____ } ss. The foregoing instrument was acknowledged before me this 5th day of FEBRUARY, 19 98, by JOHN R. LOONEY

Witness my hand and official seal.
My commission expires ~~Commission Expires September 14, 1999~~

GWENDOLYN M. PENN
Notary Public, District of Columbia

NOTARY PUBLIC

STATE OF _____
County of _____ } ss. The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____ as _____ President and _____ as _____ Secretary of _____ a corporation.

Witness my hand and official seal.
My commission expires _____

NOTARY PUBLIC

* If joint tenancy is not desired, strike the phrase between the asterisks.

North American Title
502 Royal Gorge Blvd.
Cañon City, Colorado 81212
(719) 276-3304

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
ATTORNEYS TITLE GUARANTY FUND, INC.

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, Attorneys Title Guaranty Fund, Inc., a(n) Colorado 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 Attorneys Title Guaranty Fund, Inc.. 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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ATTORNEYS TITLE GUARANTY FUND, INC.
7600 E. Eastman Ave. Suite 130, Denver, CO
80231

By:_____
Eric R. Morgan, President

By:_____
Jean Ward, 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: Warranty Title, Inc.
Issuing Office: 1011 Royal Gorge Boulevard
Cañon City, CO 81212
Issuing Office's ALTA® Registry ID: 1108577
Loan ID Number:
Commitment Number: WT-24-196
Issuing Office File Number: WT-24-196
Property Address: 745 Harmon Drive and Parcel #99922177, Cotopaxi, CO 81223
Revision Number:

SCHEDULE A

1. Commitment Date: January 6, 2025
2. Policy to be issued:
   (a) 2021 ALTA Loan Policy
   Proposed Insured: **TBD Title Commitment**
   Proposed Amount of Insurance: **N/A**
   Issue Fee: **$575.00**

   Total: **$575.00**
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:
   Shirley A. Campbell
5. The land is described as follows:
   The land is described as set forth in Exhibit A attached hereto and made a part hereof.

WARRANTY TITLE, INC.
1011 Royal Gorge Boulevard, Cañon City, CO 81212
Telephone: (719) 275-7500

Countersigned by:

_____
Diana Armstrong
Warranty Title, Inc., License #179594

ATTORNEYS TITLE GUARANTY FUND, INC.
7600 E. Eastman Ave. Suite 130, Denver, CO 80231

By:_____
Eric R. Morgan, President

By:_____
Jean Ward, Secretary

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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. A Certification of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS 10-11-122).

6. 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.

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. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by 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.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Real estate taxes or special assessments for the year(s) 2024, that are not yet due or payable.
8. Any and all notes, easements and recitals as disclosed on the plat of Glen-Vista Filing No. 4 recorded September 13, 1971 at Reception No. 388292.
9. Subject to the Covenant, Condition, or Restriction for Glen Vista Filing No. 4 recorded on September 16, 1971 at Reception No. 388319.
10. Unrecorded leases or tenancies.
11. Beneficiary Deed recorded on June 4, 2018 at Reception No. 962371 naming Elizabeth J. Smith as the Grantee-Beneficiary.

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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:

Lot 8 and 9, Block 3, Glen-Vista Filing No. 4, County of Fremont, State of Colorado

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Attorneys Title Guaranty Fund, Inc.. 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.

9589 0710 5270 2390 2736 58

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee $	4.85
Extra Services & Fees *(check box, add fee as appropriate)*	
☐ Return Receipt (hardcopy) $	
☐ Return Receipt (electronic) $	
☐ Certified Mail Restricted Delivery $	
☐ Adult Signature Required $	
☐ Adult Signature Restricted Delivery $	
Postage $	1.77
Total Postage and Fees $	6.62

Pueblo West CO 81007
JAN 07 2025
Postmark Here
USPS

Sent To Deluca Gas
Street and Apt. No., or PO Box No. 10013 Wtnut 50
City, State, ZIP+4® Poncha Springs, CO 81242

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2390 2736 34

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Sent To: Century Link

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City, State, ZIP+4®: Pueblo, CO 81007

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To: Sangre De Cristo Electric

Street and Apt. No., or PO Box No.: PO Box 2013

City, State, ZIP+4®: Buena Vista, CO 81211

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Parcel Map Check Report

Client:	**Prepared by:**
Shirley Campbell	Kalysta Djuric-Upton
745 Harmon Dr.	Colorado Land Surveyors Inc.
Cotopaxi, CO 81223	184 S. Tiffany Dr., Unit 106, Pueblo, CO 81007

Date: 8/21/2024 10:15:43 AM

Parcel Name: Parcel "A"
Description:

North:1,198,119.03' East:3,008,936.01'

Segment# 1: Line
Course: N76°07'45"E Length: 560.00'
North: 1,198,253.28' East: 3,009,479.68'

Segment# 2: Line
Course: N81°50'33"E Length: 180.00'
North: 1,198,278.82' East: 3,009,657.86'

Segment# 3: Line
Course: S9°14'00"E Length: 599.56'
North: 1,197,687.03' East: 3,009,754.06'

Segment# 4: Line
Course: S48°42'38"W Length: 146.85'
North: 1,197,590.13' East: 3,009,643.72'

Segment# 5: Curve
Length: 178.12' Radius: 324.36'
Delta: 31°27'48" Tangent: 91.37'
Chord: 175.89' Course: S64°25'56"W
Course In: N41°17'58"W Course Out: S9°50'10"E
RP North: 1,197,833.81' East: 3,009,429.64'
End North: 1,197,514.22' East: 3,009,485.05'

Segment# 6: Line

Course: S80°15'35"W
Length: 107.29'
North: 1,197,496.07'
East: 3,009,379.31'

Segment# 7: Curve
Length: 213.08'
Radius: 220.36'
Delta: 55°24'06"
Tangent: 115.70'
Chord: 204.87'
Course: S52°21'46"W
Course In: S9°56'11"E
Course Out: N65°20'17"W
RP North: 1,197,279.01'
East: 3,009,417.33'
End North: 1,197,370.96'
East: 3,009,217.07'

Segment# 8: Line
Course: N20°35'33"W
Length: 799.13'
North: 1,198,119.03'
East: 3,008,936.00'

Perimeter: 2,784.02'
Area: 471,747Sq.Ft.
Error Closure: 0.00
Course: N64°59'31"W
Error North : 0.002
East: -0.004

Precision 1: 2,784,030,000.00

EXPIRATION DATE:	PERMIT FEE:	PERMIT NO.:
3/27/03	$30.00 Pd. Rec # 5295	02-158 (01-125)

APPROVED SYSTEM

FREMONT COUNTY INDIVIDUAL SEWAGE DISPOSAL PERMIT

OWNER:	LEIGH CAMPBELL		APPLICANT:	VONI CARESTIA	
ADDRESS:	3610 MASA GRANDE DR.		ADDRESS:	624 COBALT	
CITY, STATE:	COLORADO SPRINGS, CO		CITY, STATE:	CAÑON CITY, CO	
PHONE #		ZIP: 80918	PHONE #	719-275-9637	ZIP: 81212

CONTRACTOR:	CARESTIA EXCAVATING	PHONE #	275-9637	LICENSE: #	186
ADDRESS OF PROPERTY:	0745 Harmon Dr., Cotopaxi, CO 81223				
LEGAL DESCRIPTION OF PROPERTY:	Lot 9, Block 3, Glen Vista, Filing #4				
LOT SIZE:	5.6 *Acres*	SOURCE, TYPE OF WATER SUPPLY:	Existing Well		
TYPE OF STRUCTURE:	Site Built Home	USE OF STRUCTURE:	Residential		
MAX. POTENTIAL # OF BEDROOMS	2	BASEMENT: NO	WASHER: YES	GARBAGE DISPOSAL:	YES
ENGINEERING FIRM:	Carroll J. Moench	PROJECT #	01-03-15		
TYPE OF SYSTEM:	*Absorption*	TANK SIZE:	1000	GALLONS	
ABSORPTION AREA:	456 SQ. FT.:	PERC RATE:	10 *MIN/INCH*	LTAR:	
NOTES:	*Keep leachfield excavation shallow and construct in designated location. Maintain all minimum separations,*				
IS SITE WITHIN 400 FT OF SEWER MAIN?	NO	OR WITHIN A SEWER DISTRICT?	NO		
IF YES, IS A LETTER OF REFUSAL TO CONNECT ATTACHED?	N/A				
IS SITE IN A DESIGNATED FLOOD PLAIN?	NO	IF YES, ENGINEER'S REQUIREMENTS LISTED?	N/A		

ON-SITE INSPECTION INFORMATION

TANK INFORMATION:

Size	1000 gallons;	Number of compartments:	2	Is entrance and exit sealed?	YES
Is tank level?	YES	Pipe inlet-outlet?	3034	Dist. From bldg.	42 ft.; Dist. From well 108 ft.

ABSORPTION BED INFORMATION:

Type of system installed: EG36 Infiltrator	Absorption bed	☐	Absorption trench	☒	
Width	2 ft.;	Length	68 ft.;	Number trenches: 2	Total square feet: 478.95
Depth Gravel	— inches	Is pipe level?	YES	If bed, has the pipe been connected?	YES
Dist. From well	192 ft.;	Dist. From bldg	139 ft.;	Is system located in the recommended area?	YES

DEPARTMENT USE ONLY

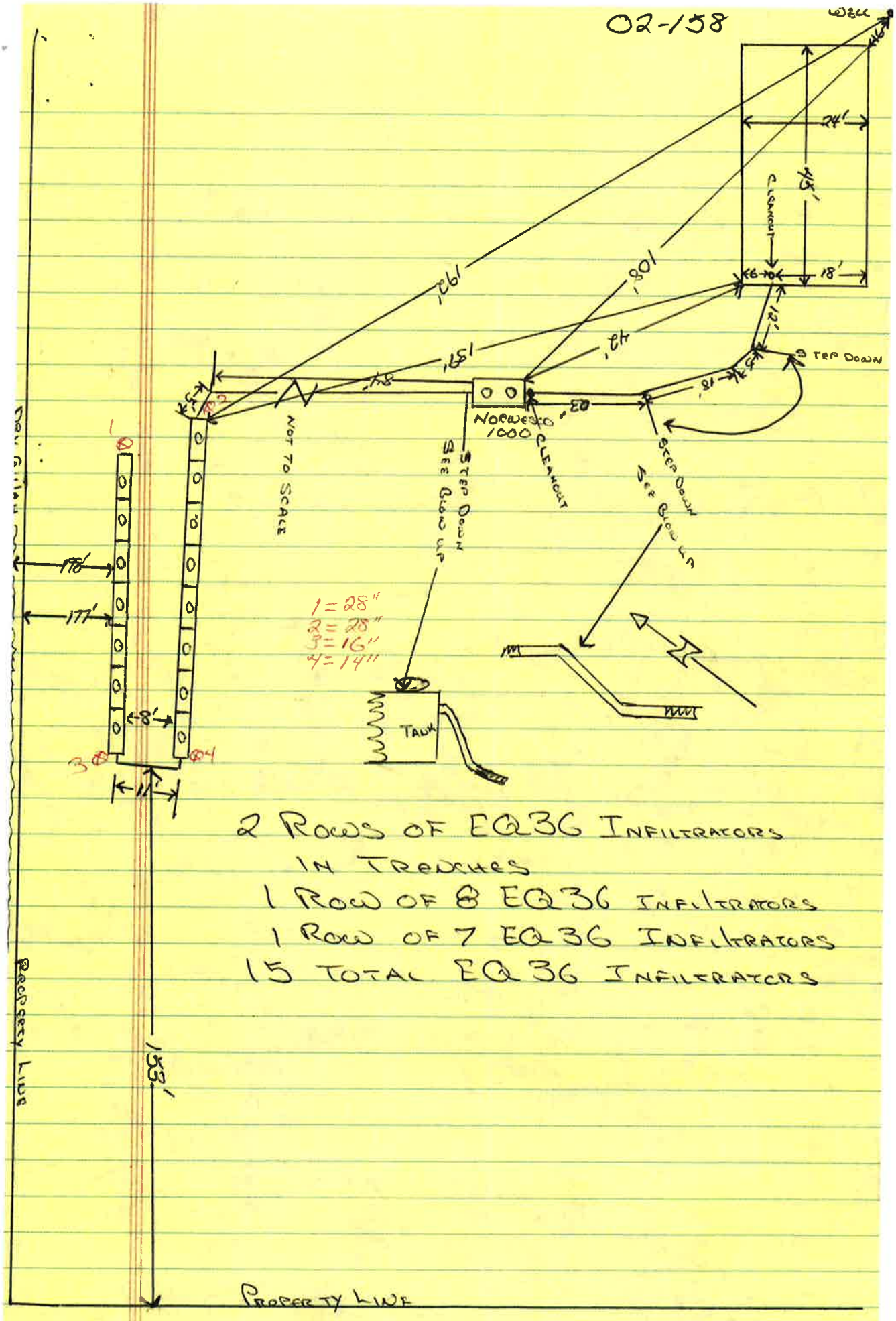
PERMIT HAS BEEN: APPROVED ☒ DISAPPROVED ☐ DATE: 1-27-03

NOTES:

INSPECTOR'S SIGNATURE: DATE: 1-27-03

WHITE COPY - Owner's Copy • YELLOW COPY - Installer's Copy • PINK & GREEN COPIES- Office Copies

02-158



2 ROWS OF EQ36 INFILTRATORS
IN TRENCHES
1 ROW OF 8 EQ36 INFILTRATORS
1 ROW OF 7 EQ36 INFILTRATORS
15 TOTAL EQ36 INFILTRATORS

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: S A Campbell VILL
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: Lot 8 and 9, Block 3, Glen-Vista, Filing No. 4, County of Fremont, State of CO.
4. What is the size of the existing parcel? 10.83 [X] Acres --- [ ] Square feet
5. What are the proposed uses of the subject property?
   - [X] 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? [X] Yes --- [ ] No
   b. Number of existing homes: 1

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

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

If yes, amount: _____ ☐ Acres --- ☐ Square feet
Date this use was established: _____

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): 1

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

c. Livestock watering: ☐ Yes --- ☒ No

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

d. Number of Employees per day: _____ Number of days open per year: _____

e. Number of Customers per day: _____ Number of days open per year: _____

f. Bed / Breakfast Customers per day: _____ Number of days open per year: _____

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)* _____

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: 224 699

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.

Liza Smith, _____ 1.7.25
Applicant Printed Name Signature Date

Shirley Campbell _____ _____
Property Owner Printed Name Signature Date
(If different from applicant)

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1210

WELL PERMIT NUMBER 224699 - ___ - ___

DIV. 2 WD 12 DES. BASIN MD

Lot: 9 Block: 3 Filing: 4 Subdiv: GLEN VISTA

APPLICANT

SHIRLEY ANN CAMPBELL
3610 MESA GRANDE DR
COLORADO SPRINGS, CO 80919-

(719) 594-9505

APPROVED WELL LOCATION
FREMONT COUNTY
NW 1/4 SE 1/4 Section 31
Township 19 S Range 72 W Sixth P.M.

DISTANCES FROM SECTION LINES
1900 Ft. from South Section Line
2000 Ft. from East Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a residential site of 5.6 acre(s) described as lot 9, block 3, filing 4, Glen Vista Subdivision, Fremont County.
4) The use of ground water from this well is limited to ordinary household purposes inside one single family dwelling. The ground water shall not be used for irrigation or other purposes.
5) The maximum pumping rate of this well shall not exceed 15 GPM.
6) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
7) This well shall be constructed not more than 200 feet from the location specified on this permit.

MPS
03/30/2000

APPROVED
MPS

Hal D. Simpson
State Engineer

Michael P. Schenk
By

Receipt No. 0458550

DATE ISSUED APR 03 2000

EXPIRATION DATE APR 03 2002

RECEIVED

MAR 2 9 2000

WATER RESOURCES
STATE ENGINEER
COLO.

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

NEW HOUSEHOLD USE ONLY

Review instructions prior to completing form

Water Well Permit Application

Must be completed in black ink or typed

1. APPLICANT INFORMATION

Name of applicant: SHIRLEY ANN CAMPBELL

Mailing Address: 3610 MESA GRANDE DR

City / State / Zip code: CO. SPRINGS, CO. 80919

Telephone Number (include area code): 71-594-9505

2. TYPE OF APPLICATION

CONSTRUCT A NEW HOUSEHOLD USE ONLY WELL ON LESS THAN 35 ACRES

3. REFER TO (if applicable):

Monitoring hole acknowledgment #: MH-

4. LOCATION OF WELL

County	Quarter/quarter	Quarter
FREMONT	NW 1/4	SE 1/4

Section	Township N or S	Range E or W	Principal Meridian
31	19 ☐ ☒	72 ☐ ☒	6 PM

Distance of well from section lines: 1900 ft. from ☐ N ☒ S; 2000 ft. from ☒ E ☐ W

Well location address, if different from applicant address (if applicable):

5. TRACT ON WHICH WELL WILL BE LOCATED

A. You must check one of the following - see instructions

☒ Subdivision: Name GLEN VISTA

Lot # 9 Block # 3 Filing/Unit# 4

☐ County Exemption (copy of county approval & survey must be attached)

Exempt. name/# _____ Tract # _____

☐ Mining claim (attach copy of deed or survey)

Claim name/# _____

☐ Other (attach legal description to application)

B. STATE PARCEL ID# (optional):

C. # of acres in tract: 5.6

D. THIS WILL BE THE ONLY WELL ON THIS TRACT

6. USE OF WELL

ORDINARY HOUSEHOLD PURPOSES INSIDE ONE SINGLE FAMILY DWELLING (NO OUTSIDE USE)

7. WELL DATA

MAXIMUM PRODUCTION RATE OF THE WELL WILL NOT EXCEED 15 GPM

8. TYPE OF RESIDENTIAL SEWAGE SYSTEM

☒ Septic tank / absorption leach field

☐ Central system

District name: _____

☐ Vault

Location sewage to be hauled to: _____

☐ Other (attach copy of engineering design)

9. PROPOSED WELL DRILLER (optional)

Name	License number
ALPINE DRILLING SERVICE	1210

10. SIGNATURE of applicant(s) or authorized agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Must be original signature: x Shirley Ann Campbell

Title: OWNER

Date: x 3/27/00

Office Use Only

DWR Map No.

Pr. 5B3J

WL

Invoice # 458550
3/29/00 -- 3:42:32 PM
Cashier ID: 01
$ 60.00

Check Purchase- #1520

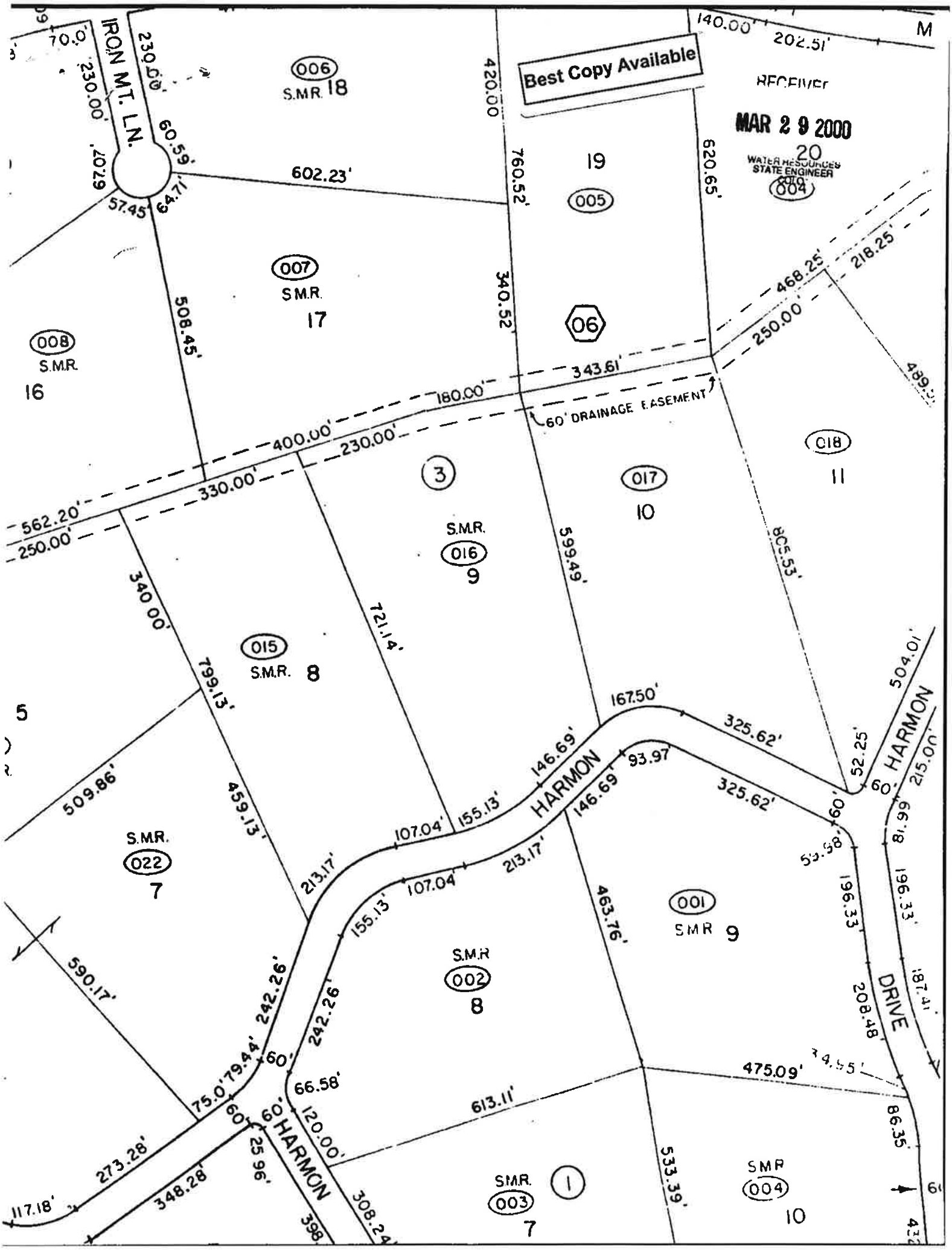
DIV 2

CO

WD 12

BA

USE MD


Best Copy Available
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MAR 2 9 2000
WATER RESOURCES
STATE ENGINEER
IRON MT. LN.
HARMON
HARMON DRIVE
60' DRAINAGE EASEMENT
006
S.M.R. 18
007
S.M.R. 17
008
S.M.R. 16
005
19
004
20
06
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016
S.M.R. 9
017
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018
11
015
S.M.R. 8
022
S.M.R. 7
002
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003
S.M.R. 7
1
004
S.M.R. 10
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140.00'
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602.23'
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760.52'
620.65'
340.52'
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799.13'
509.86'
459.13'
167.50'
325.62'
146.69'
93.97'
155.13'
107.04'
213.17'
463.76'
475.09'
613.11'
242.26'
79.44'
66.58'
120.00'
273.28'
348.28'
117.18'
590.17'
308.24'
533.39'
86.35'
208.48'
196.33'
215.00'
504.01'
52.25'
60'
25.96'
398