



FREMONT COUNTY  
MINOR SUBDIVISION APPLICATION

Fremont County

JUL 09 2025

Planning & Zoning

1. Project Name: Glory to God Minor Subdivision
2. Name: Richard + Pamela Hall  
Mailing Address: 415 Pierce Gulch Rd, Cotopaxi, Colorado 81223  
Telephone Number: 214 315-6402 Facsimile Number: 214 279-1747  
Email Address: rickhall1001@aol.com
3. Name: Shawn Ransom  
Mailing Address: 415 Pierce Gulch Rd, Cotopaxi, Colorado 81223  
Telephone Number: 719 371-7067 Facsimile Number: n/a  
Email Address: shawnapril14@gmail.com
4. Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ 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, four (4) copies, 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  
\_\_\_\_\_
6. The total number of properties involved in the subject property prior to this application for minor subdivision are one (1)
7. The total number of lots as a result of this minor subdivision are two (2)
8. What is the existing size of the subject property prior to this application?  
Acreage 31.26 Square Footage 1,623,196.03
9. What is the proposed size of each lot after platting?  
a. Acreage 4.5 Square Footage 196,021.61  
b. Acreage 32.76 Square Footage 1,427,174.42  
c. Acreage \_\_\_\_\_ Square Footage \_\_\_\_\_
10. What is the current Zone District for the subject property?  
The subject property is currently located in the Ag Rural 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.  
\_\_\_\_\_  
\_\_\_\_\_
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:  
\_\_\_\_\_  
\_\_\_\_\_  
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? Residential + Cattle Grazing  
This proposed land use of the subject property will be ☒ conforming ☐ non-conforming with the current or proposed zone district requirements. Please explain:  
\_\_\_\_\_  
\_\_\_\_\_
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: Exhibit 14-1 Lot 1  
Exhibit 14-2 Lot 2

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? Lot 1 - Black Gulch Road, Lot 2 Pierce Gulch Road

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 \_\_\_\_\_ at Page \_\_\_\_\_ and under Reception Number \_\_\_\_\_

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 330-F07130-25 Effective Date of Document June 20, 2025



22. As per the FCSR Section XIII., 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.  
Outstanding Mortgage - Longbridge Financial

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. "Easement of ingress and egress of no more than 30 feet in width across the road now existing on the above described property." Exhibit 23a-1  
Exhibit 23a-2

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.

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.

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.

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.

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

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 June 12, 2025

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>none</u>	Effect <u>none</u>
b. Natural water courses <u>none</u>	Effect <u>none</u>
c. Dry gulches or drainage ways <u>1</u>	Effect <u>none</u>
d. Bluffs or cliffs <u>none</u>	Effect <u>none</u>
e. Fault lines or other geologic hazards <u>none</u>	Effect <u>none</u>
f. FEMA flood hazard area <u>none</u>	Effect <u>none</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: \_\_\_\_\_

USDA-NRCS Soil Resource Report

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. *Working w/ Atencio Engr - request completion of building permit*
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 Deer Mountain 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 Bureau of Land Mgmt / Bureau of Land Office  
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 \_\_\_\_\_  
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 n/a private well Mail date \_\_\_\_\_ Received date \_\_\_\_\_  
Sanitation source n/a private septic Mail date \_\_\_\_\_ Received date \_\_\_\_\_  
Electrical source Black Hills Energy Mail date 7/8/25 Received date \_\_\_\_\_  
~~Natural Gas~~ <sup>As above</sup> source Mid-High As above Mail date 7/8/25 Received date \_\_\_\_\_  
Telephone source AT&T Mail date 7/8/25 Received date \_\_\_\_\_  
Cable Television source DirectTV Mail date 7/8/25 Received date \_\_\_\_\_  
Other required notice \_\_\_\_\_ Mail date \_\_\_\_\_ Received date \_\_\_\_\_

38. Have at a minimum, six (6) copies of a plat drawing (24 x 36 inches) and six (6) 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 \$ 1625.00 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>Richard Hall</u>	<u>Richard Hall</u>	<u>7/2/25</u>
Applicant Printed Name	Signature	Date
<u>Richard Hall</u>	<u>Richard Hall</u>	<u>7/2/25</u>
Owner Printed Name	Signature	Date

## Parcel Map Report



# Parcel Map Check Report

## GLORY TO GOD

Parcel Name: NEW – LOT 1

Segment# 1: Line	
Course: N0° 26' 25"W	Length: 591.19'
Segment# 2: Line	
Course: S85° 52' 25"E	Length: 354.76'
Segment# 3: Line	
Course: S3° 33' 07"W	Length: 583.51'
Segment# 4: Line	
Course: N86° 56' 25"W	Length: 313.59'
Perimeter: 1,843.06'	Area: 196,021.61Sq.Ft.
Error Closure: 0.0069	Course: S36° 52' 03"E
Error North : -0.00552	East: 0.00414
Precision 1: 267,108.70	

Parcel Name: NEW - LOT 2

Segment# 1: Line	
Course: N0° 26' 25"W	Length: 793.25'
Segment# 2: Line	
Course: S86° 56' 25"E	Length: 313.59'
Segment# 3: Line	
Course: N3° 33' 07"E	Length: 583.51'
Segment# 4: Line	
Course: S83° 53' 25"E	Length: 253.65'
Segment# 5: Line	
Course: S63° 37' 25"E	Length: 331.69'
Segment# 6: Line	
Course: S6° 13' 25"E	Length: 664.95'
Segment# 7: Line	
Course: S15° 54' 33"W	Length: 555.67'
Segment# 8: Line	
Course: S3° 03' 25"E	Length: 811.00'

Segment# 9: Line	
Course: S79° 59' 35"W	Length: 499.20'
Segment# 10: Line	
Course: N0° 26' 25"W	Length: 910.26'
Segment# 11: Line	
Course: S89° 33' 35"W	Length: 357.00'
Perimeter: 6,073.77'	Area: 1,427,174.42Sq.Ft.
Error Closure: 0.0051	Course: N44° 32' 29"W
Precision 1: 1,190,935.29	

Parcel Name: ORIGINAL - Property :

Segment# 1: Line	
Course: N0° 26' 25"W	Length: 1,384.44'
Segment# 2: Line	
Course: S85° 52' 25"E	Length: 354.76'
Segment# 3: Line	
Course: S83° 53' 25"E	Length: 253.65'
Segment# 4: Line	
Course: S63° 37' 25"E	Length: 331.69'
Segment# 5: Line	
Course: S6° 13' 25"E	Length: 664.95'
Segment# 6: Line	
Course: S15° 54' 33"W	Length: 555.67'
Segment# 7: Line	
Course: S3° 03' 25"E	Length: 811.00'
Segment# 8: Line	
Course: S79° 59' 35"W	Length: 499.20'
Segment# 9: Line	
Course: N0° 26' 25"W	Length: 910.26'
Segment# 10: Line	
Course: S89° 33' 35"W	Length: 357.00'
Perimeter: 6,122.62'	Area: 1,623,196.03Sq.Ft.
Error Closure: 0.0020	Course: S16° 39' 49"E
Precision 1: 3,061,310.00	

## Exhibit 14-1

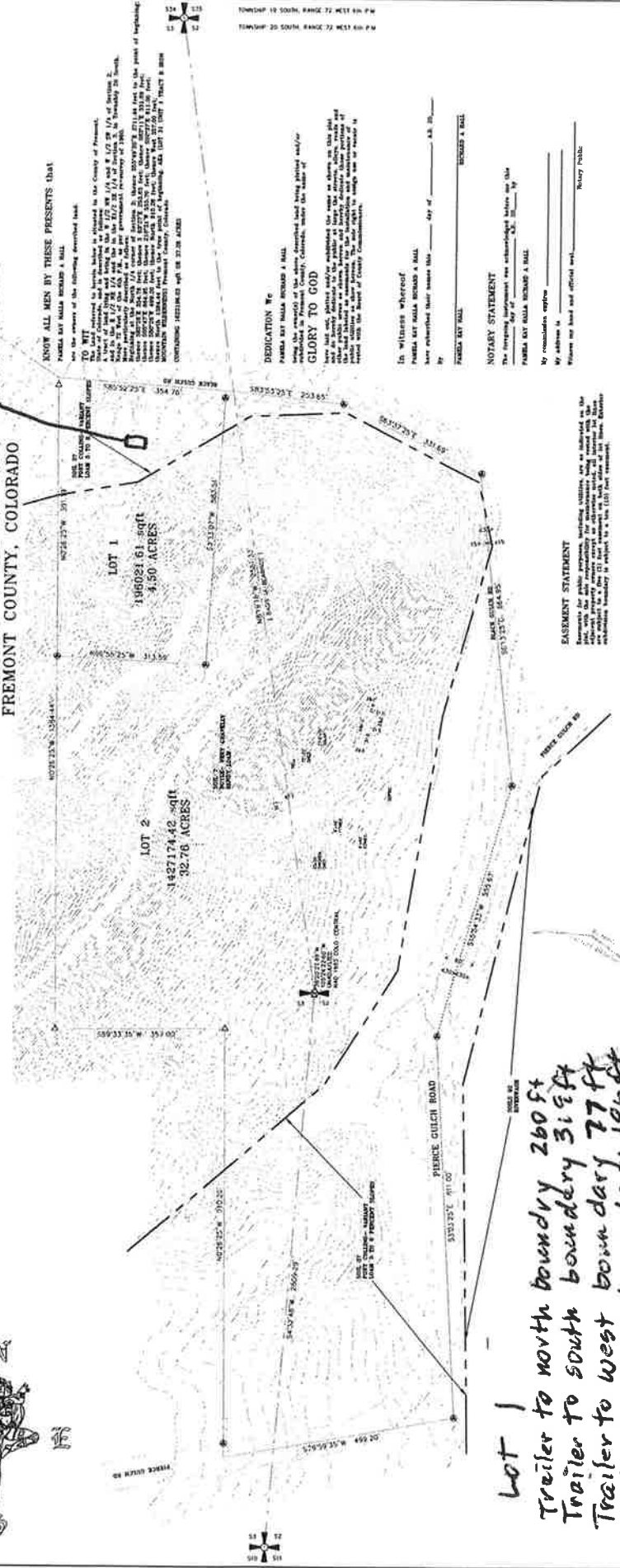




# GLORY TO GOD MINOR SUBDIVISION

OF LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS  
IN THE W1/2 SECTION 2, E1/2 SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

mobile home



Lot 1  
Trailer to north boundary 260ft  
Trailer to south boundary 318ft  
Trailer to west boundary 77ft  
Trailer to east boundary 186ft  
0.47% lot coverage

## COUNTY CLERK AND RECORDS STATEMENT

COUNTY OF FREMONT  
I, the undersigned, County Clerk and Recorder of Fremont County, do hereby certify that the foregoing is a true and correct copy of the original as filed for record in the office of the County Clerk and Recorder of Fremont County, on the 11th day of May, 2017.

Fremont County Clerk & Recorder

NAME: JILL S. HARRIS  
ADDRESS: 1000 N. 10TH ST.  
CITY: DENVER, CO 80202

NAME: JILL S. HARRIS  
ADDRESS: 1000 N. 10TH ST.  
CITY: DENVER, CO 80202

Crown Point Land Services  
1000 N. 10TH ST.  
DENVER, CO 80202

NOTES  
Surveyor has not performed a field check of the monument. The monument is shown on the map as being in place. The monument is shown on the map as being in place.

NOTES  
Surveyor has not performed a field check of the monument. The monument is shown on the map as being in place. The monument is shown on the map as being in place.

## ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

The undersigned, County Clerk and Recorder of Fremont County, do hereby certify that the foregoing is a true and correct copy of the original as filed for record in the office of the County Clerk and Recorder of Fremont County, on the 11th day of May, 2017.

## STATEMENT

The undersigned, County Clerk and Recorder of Fremont County, do hereby certify that the foregoing is a true and correct copy of the original as filed for record in the office of the County Clerk and Recorder of Fremont County, on the 11th day of May, 2017.

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Exhibit 14-2

Martin Hassen 415 Pierce Gulch Road  
5-4-2021 Building location

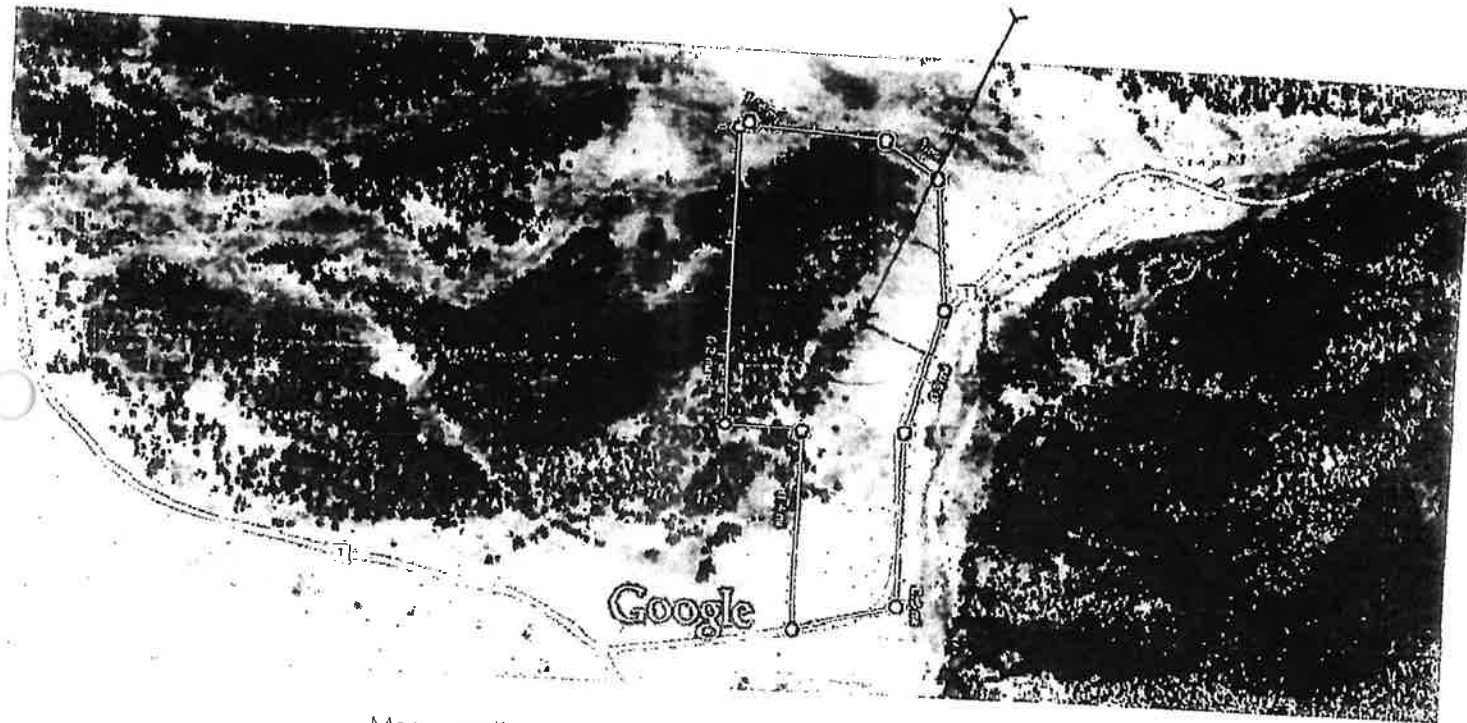
Ruby Hall  
214 315-6402

RECEIVED

APR 07 2021

PLANNING DEPARTMENT

Google Maps



Setbacks →

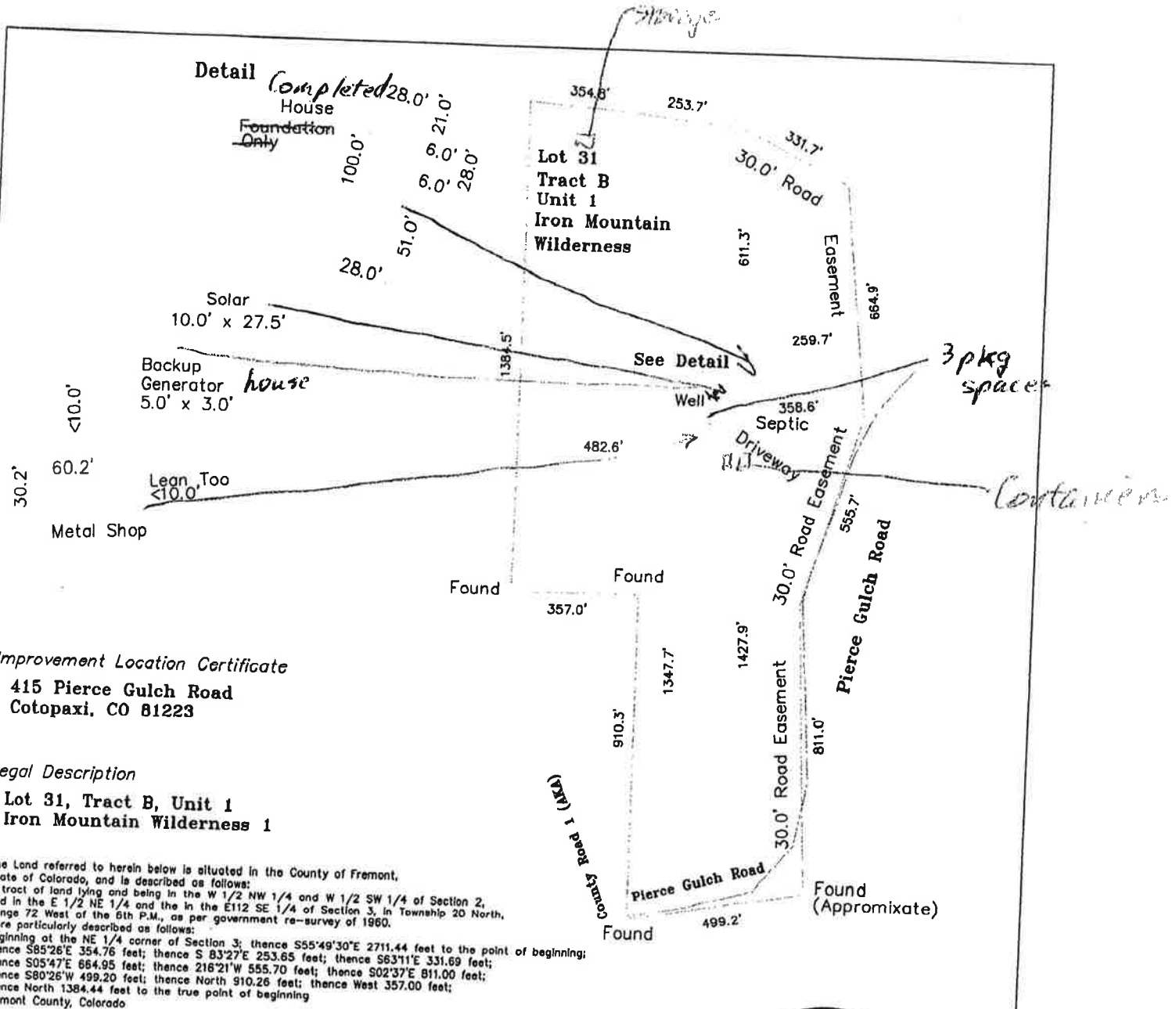
Lot 2 - house set backs

420' from east boundary  
approx 675' from west boundary  
approx 2000' from south end  
approx 1100' from north end

Shop set backs

470' from east  
625' from west  
1240' from south  
1160' from north  
0.28 % lot coverage





Improvement Location Certificate  
415 Pierce Gulch Road  
Cotopaxi, CO 81223

Legal Description  
Lot 31, Tract B, Unit 1  
Iron Mountain Wilderness 1

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 lying and being in the W 1/2 NW 1/4 and W 1/2 SW 1/4 of Section 2, and in the E 1/2 NE 1/4 and the in the E112 SE 1/4 of Section 3, in Township 20 North, Range 72 West of the 6th P.M., as per government re-survey of 1960.  
More particularly described as follows:  
Beginning at the NE 1/4 corner of Section 3; thence S55°49'30"E 2711.44 feet to the point of beginning; thence S85°26'E 354.76 feet; thence S 83°27'E 253.65 feet; thence S63°11'E 331.69 feet; thence S05°47'E 664.95 feet; thence 216°21'W 555.70 feet; thence S02°37'E 811.00 feet; thence S80°26'W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning  
Fremont County, Colorado

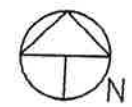
I, George R. Hall, CPLS hereby certify that this Improvement location certificate was prepared for  
**Pamela Kay Hall**  
Central Colorado Title

that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.  
I further certify that the improvements on the above described parcel on this

2nd day of August in the year 2021, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Richard & Pamela Hall  
Client:  
20-12244T0  
Title Commitment No.:  
2021240PierceGulch415\_Cotopaxi  
File name:  
Ordered by: Suzanne E. Crider



Scale 1" = 600'

Crown Point  
Land Services  
719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816



## Exhibit 19.1



## Exhibit 20.1

File No: ARS-102579

After Recording, Send to:  
Allegiant Reverse Services  
905 Highland Point Drive, Suite 150  
Roseville, CA 95678

Exempt: Section 39-13-104(1)(f): This deed is a corrective or confirmatory deed and is exempt from transfer tax pursuant to Colorado Statute 39-13-104(1)(f)

Parcel Number: 77018524

**CORRECTIVE WARRANTY DEED**

CORRECTIVE DEED TO CORRECT THE LEGAL DESCRIPTION IN THE WARRANTY DEED RECORDED ON 11/17/2020 AS INSTRUMENT NO. 993244.

**Pamela Kay Hall**, ("Grantor"), of **415 Pierce Gulch Road, Cotopaxi, CO 81223**, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Pamela Kay Hall and Richard A. Hall**, not in tenancy in common but in Joint Tenancy, ("Grantee"), whose tax mailing address is **415 Pierce Gulch Road, Cotopaxi, CO 81223**, the following described real estate:

**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 lying and being in the W ¼ NW ¼ and W ¼ SW ¼ of Section 2, and in the E ½ NE ¼ and the in the E ½ SE ¼ of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE ¼ corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°28' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado**

**Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223**

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

The actual consideration for this conveyance is \$0.00.



Executed by the undersigned on <sup>PKH 7th</sup> August 8th, 20 24.  
Pamela Kay Hall  
Pamela Kay Hall

STATE OF Colorado  
COUNTY OF El Paso

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO  
HEREBY CERTIFY THAT **Pamela Kay Hall**, personally known to me, or has produced  
Driver's license, as identification, to be the same person(s) whose names are  
subscribed to the foregoing instrument, as having executed the same, appeared before  
me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered  
the said instrument as (his/her/their) free and voluntary act for the uses and purposes  
therein set forth.

Given under my hand and Notarial Seal this <sup>7th</sup> day of August, 20 24.

[Signature]  
Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago,  
IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer  
conducted a title search or an inspection of the real property transferred hereby. No  
representations or warranties as to accuracy of the description, the status of title or  
condition of the real property have been made by the preparer.

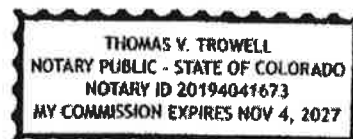


Exhibit 23a-1

Filed for record FREMONT COUNTY, CO 0530603 09/02/1986 08:00  
BK 782 PG 136 NORMA HATFIELD, RECORDER

## Warranty Deed

Know all Men by these Presents, That LDS, INC., A COLORADO  
CORPORATION of the County of EL PASO and State of COLORADO for the  
consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and  
convey to LEROY J. RUEHL AND VIOLA J. RUEHL  
of the County of FREMONT and State of COLORADO "in Joint Tenancy",  
whose mailing address is Box 2500, County Rd. 41, Texas Creek, CO 81250  
the following Real Property situate in the County of FREMONT and State of  
Colorado, (Assessor's Schedule Number \_\_\_\_\_) to-wit:

See attached Exhibit "A"

STATE DOCUMENTARY FEE  
Date SEP 2 1986  
Amount \$ 4.00

with all its appurtenances and warrant(s) the title to the same, subject to taxes for the cur-  
rent year, mineral rights reserved by previous Grantors and  
easements and rights of way.

Signed and delivered this 16th day of August, 1976

LDS, Inc.

Paul Dwyer President

Duane Ahlers Secretary

STATE OF \_\_\_\_\_ ) ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ )  
this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

STATE OF Colorado ) ss. The foregoing instrument was acknowledged before me  
County of EL PASO )  
this 16th day of August, 1976  
by Paul Dwyer as President  
and Duane Ahlers as Acting Secretary of  
LDS, Inc. a corporation.  
Witness my hand and official seal.  
My commission expires 5/1/80

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

FREMONT COUNTY, CO  
BK 752 PG 137 NORMA HATFIELD, RECORDER  
05556683 09/02/1986 BB:da

EXHIBIT "A"

A tract of land lying and being in the NW/2 and the SW/4 of Section 2, and in the SE/4 of Section 3, in T20S, R72W, 6th P.M. as per government re-survey of 1960. More particularly described as follows: Beginning at the SE Corner of said Section 3; Thence: N08°44'40" E 673.93 feet to the true point of beginning; Thence: East 1088.67 feet; Thence: N02°05'E 625.23 feet; Thence: N02°02'E 1373.16 feet; Thence: N04°26'W 1276.43 feet; Thence: N83°27'W 883.69 feet; Thence: S63°11'E 331.69 feet; Thence: S05°47'E 664.95 feet; Thence: S16°21'W 555.70 feet; Thence: S02°37'E 811.00 feet; Thence: S80°26'W 1376.90 feet; Thence: N57°07'W 70.00 feet; Thence: S12°01'E 668.35 feet; Thence: N72°28'E 60.00 feet; Thence: N80°06'E 1036.40 feet; Thence: S29°20'W 328.12 feet; Thence: S13°27'W 289.32 feet to the true point of beginning.

Also, a tract of land lying and being in the W/2 NW/4 and the W/2 SW/4 of Section 2, and in the E/2 NE/4 and the E/2 SE/4 of Section 3, all in T20S, R72W, 6th P.M. as per government re-survey of 1960. More particularly described as follows: Beginning at the N/4 corner of said Section 3; Thence: S55°49'30" E 2711.44 feet; Thence: S85°26'E 354.76 feet; Thence: S83°27'E 253.65 feet; Thence: S63°11'E 331.69 feet; Thence: S05°47'E 664.95 feet; Thence: S16°21'W 555.70 feet; Thence: S02°37'E 811.00 feet; Thence: S80°26'W 499.20 feet; Thence: North 910.26 feet; Thence: West 357.00 feet; Thence: North 1384.44 feet to the true point of beginning.

Excepting and reserving an easement of ingress and egress of no more than 30 feet in width across the road as now existing on the above described property. Excepting and reserving to the Grantor any and all mineral rights owned by him in and under the above described property.

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## Exhibit 21.1





804 Main Street  
Canon City, CO 81212  
Phone: (719)275-3304 / Fax: (719)269-3353

**Date:** June 20, 2025  
**File No.:** 330-F07730-25  
**Buyer(s)/Borrower(s):** Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below  
**Owner(s):** Pamela Kay Hall and Richard A. Hall  
**Property:** 415 Pierce Gulch Rd, Cotopaxi, CO 81223-8917  
**Assessor Parcel No.:** R026403 and 77018524

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

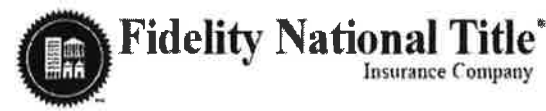
WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Pamela Kay Hall and Richard A. Hall sent via email

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

330-F07730-25

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, Fidelity National Title Insurance Company, a Florida 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Joseph A. Belongia  
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Cindy Pebley Fidelity National Title Company 804 Main Street Canon City, CO 81212 Phone: 7192753304 Fax: 719-269-3353 Main Phone: (719)275-3304 Email: cpebley@fnf.com	

Order Number: 330-F07730-25  
Property Address: 415 Pierce Gulch Rd, Cotopaxi, CO 81223-8917

SCHEDULE A

1. Commitment Date: June 3, 2025 at 08:00 AM
2. Policy to be issued:

(a) ALTA Owner's Policy 2021

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Proposed Amount of Insurance: \$10,000.00
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:

Pamela Kay Hall and Richard A. Hall
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	\$750.00
------------------------	----------

END OF SCHEDULE A

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**EXHIBIT "A"**

**Legal Description**

A TRACT OF LAND LYING AND BEING IN THE W1/2 NW1/4 AND THE W1/2 SW1/4 OF SECTION 2, AND IN THE E1/2 NE1/4 AND IN THE E1/2 SE1/4 OF SECTION 3, IN TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6TH P.M., AS PER GOVERNMENT RE-SURVEY OF 1960. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE 1/4 CORNER OF SECTION 3;  
THENCE S55°49'30"E 2711.44 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S85°26'E 354.76 FEET;  
THENCE S83°27'E 253.65 FEET;  
THENCE S63°11'E 331.69 FEET;  
THENCE S05°47'E 664.95 FEET;  
THENCE S16°21'W 555.70 FEET;  
THENCE S02°37'E 811.00 FEET;  
THENCE S80°26'W 499.20 FEET;  
THENCE NORTH 910.26 FEET;  
THENCE WEST 357.00 FEET;  
THENCE NORTH 1384.44 FEET TO THE TRUE POINT OF BEGINNING  
(AKA LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS)

COUNTY OF FREMONT  
STATE OF COLORADO.

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National 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; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1.

Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2.

Pay the premiums, fees, and charges for the Policy.
3.

Furnish for recordation a deed as set forth below, for the reason stated:

Type of deed:

Grantor(s):

Grantee(s):

Reason:

Note:

Warranty Deed

Pamela Kay Hall

Pamela Kay Hall and Richard A. Hall

The legal description in Deed recorded August 24, 2024 at 1039139 should appear as set forth in item 5 of Schedule A of this Commitment.

W1/4 SW1/4 should be W1/2 SW1/4 of Section 2 and Township 20 North should be Township 20 South
4.

Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
5.

Furnish for recordation a full release/reconveyance of deed of trust:

Amount:

Dated:

Trustor/Grantor:

Trustee:

Beneficiary:

Loan No.

Recording Date:

Recording No.:

\$1,724,737.50

August 7, 2024

Pamela Kay Hall and Richard A Hall

Fremont

Longbridge Financial, LLC

10248284

August 26, 2024

1039140
6.

Furnish for recordation a full release/reconveyance of deed of trust:

Amount:

Dated:

Trustor/Grantor:

Trustee:

Beneficiary:

Loan No.

Recording Date:

Recording No.:

\$1,724,737.50

August 7, 2024

Pamela Kay Hall and Richard A Hall

Fremont

Federal Housing Commissioner

10248284

August 26, 2024

1039141
7.

For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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SCHEDULE B, PART I - Requirements  
(continued)

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

END OF SCHEDULE B, PART I

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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 that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation 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.
- 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. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
- 6. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 7. All taxes and assessments, now or heretofore assessed, due or payable.  
  
NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.
- 8. All coal and other minerals, together with the right to prospect for, mine and remove the same, as reserved in United States Patent recorded February 17, 1984 in Book 700, Page 963.
- 9. Right of way for ditches or canals reserved in United States Patent recorded in February 17, 1984 in Book 700, Page 963.
- 10. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded January 27, 1873 in Book F, Page 96.
- 11. All minerals and mineral rights as reserved in instrument recorded September 2, 1986 in Book 782, Page 136.
- 12. An easement of ingress and egress of no more than 30 feet wide across the road as now existing on the property as reserved in instrument recorded September 2, 1986 in Book 782, Page 136.

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SCHEDULE B, PART II - Exceptions

(continued)

13.
- Right of way for County Road 1 (Iron Mountain Road) and Pierce Gulch Road as shown on Fremont County GIS Map.

END OF SCHEDULE B, PART II

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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.
- 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.

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(continued)

- 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.

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 Two Million And No/100 Dollars (\$2,000,000.00) 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>.

END OF CONDITIONS

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## DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- The Company will deposit and hold Escrow Funds in an escrow account, together with similar funds from other transactions, at a FDIC-insured trust company, bank, savings bank, savings association, or other financial services entity. Unless specified otherwise, any interest earned, or other financial benefits received, on such account(s) shall be retained by the Company. Upon request, deposits made to the Company may be invested on behalf of any party or parties hereto; provided that any direction to the Company for such investment shall be expressed in writing and the Company shall receive at the time of such request the taxpayer's identification number and requisite investment forms. The Company shall charge a fee, not to exceed \$75.00, to invest funds in an interest bearing account.
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

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ALTA Commitment for Title Insurance (07/01/2021)

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Printed: 06.20.25 @ 10:51 AM  
CO-FT-FSTG-01620.111330-SPS-1-25-330-F07730-25



**DISCLOSURE STATEMENT**  
(continued)

- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
  - o The subject property may be located in a special taxing district.
  - o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
  - o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**

<http://www.fbi.gov>

**Internet Crime Complaint Center:**

<http://www.ic3.gov>



**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

Effective January 1, 2025

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

**Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g., Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g., loan or bank account information);
- biometric data (e.g., fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics; and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

**Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

**Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

### **Use of Personal Information**

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

### **State-Specific Consumer Privacy Information:**

For additional information about your state-specific consumer privacy rights, to make a consumer privacy request, or to appeal a previous privacy request, please follow the link [Privacy Request](#), or email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

Certain state privacy laws require that FNF disclose the categories of third parties to which FNF may disclose the Personal Information and Browsing Information listed above. Those categories are:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

**For California Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website ([fnf.com/california-privacy](http://fnf.com/california-privacy)) or call (888) 413-1748.

**For Nevada Residents:** We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquiries@ag.state.nv.us](mailto:aginquiries@ag.state.nv.us).

**For Oregon Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710

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**Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Request](#) website or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

**AFFIDAVIT AND INDEMNITY AGREEMENT  
TO FIDELITY NATIONAL TITLE COMPANY**

**Order No.:** 330-F07730-25  
**Property:** 415 Pierce Gulch Rd, Cotopaxi, CO 81223-8917

The undersigned Owner(s) ("Owner") of the above described property, makes the following statements and representations to Fidelity National Title Company:

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property located at:  
  
415 Pierce Gulch Rd, Cotopaxi, CO 81223-8917  
  
and legally described as:  
  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Fidelity National Title Company as settlement agent by the Owner's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.
8. NEW CONSTRUCTION: There has been no new construction on the property in the past six (6) months, nor are there any plans for the commencement of any new construction unless indicated below:  
  
NONE
9. EXCEPTIONS: The only exceptions to the above statements are:  
  
NONE
10. The undersigned affiant(s) know the matters herein stated are true and indemnifies Fidelity National Title Company and Fidelity National Title Insurance Company, a Florida Corporation, against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

**AFFIDAVIT AND INDEMNITY AGREEMENT  
TO FIDELITY NATIONAL TITLE COMPANY**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**OWNER(S):**

\_\_\_\_\_  
Pamela Kay Hall

\_\_\_\_\_  
Richard A. Hall

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_,  
by Pamela Kay Hall and Richard A. Hall.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

**EXHIBIT "A"**

Legal Description

A TRACT OF LAND LYING AND BEING IN THE W1/2 NW1/4 AND THE W1/2 SW1/4 OF SECTION 2, AND IN THE E1/2 NE1/4 AND IN THE E1/2 SE1/4 OF SECTION 3, IN TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6TH P.M., AS PER GOVERNMENT RE-SURVEY OF 1960. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE 1/4 CORNER OF SECTION 3;  
THENCE S55°49'30"E 2711.44 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S85°26'E 354.76 FEET;  
THENCE S83°27'E 253.65 FEET;  
THENCE S63°11'E 331.69 FEET;  
THENCE S05°47'E 664.95 FEET;  
THENCE S16°21'W 555.70 FEET;  
THENCE S02°37'E 811.00 FEET;  
THENCE S80°26'W 499.20 FEET;  
THENCE NORTH 910.26 FEET;  
THENCE WEST 357.00 FEET;  
THENCE NORTH 1384.44 FEET TO THE TRUE POINT OF BEGINNING  
(AKA LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS)

COUNTY OF FREMONT  
STATE OF COLORADO.

Exhibit 23a-2

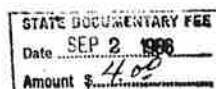


Filed for record FREMONT COUNTY, CO 0530603 09/02/1986 08:00  
BK 782 PG 136 NORMA HATFIELD, RECORDER

## Warranty Deed

Know all Men by these Presents, That LDS, INC., A COLORADO CORPORATION  
of the County of EL PASO and State of COLORADO for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to LEROY J. KUEHL AND VIOLA J. KUEHL  
of the County of FREMONT and State of COLORADO "in Joint Tenancy", whose mailing address is Box 2500, County Rd. 81, Texas Creek, CO 81250  
the following Real Property situate in the County of FREMONT and State of Colorado, (Assessor's Schedule Number \_\_\_\_\_) to-wit:

See attached Exhibit "A"



with all its appurtenances and warrant(s) the title to the same, subject to taxes for the current year, mineral rights reserved by previous Grantors and easements and rights of way.

Signed and delivered this 16th day of August, 1976

LDS, Inc.

Paul Dwyer President  
Duane Ahlers Secretary

STATE OF \_\_\_\_\_ } ss. The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ } this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

STATE OF Colorado } ss. The foregoing instrument was acknowledged before me  
County of EL PASO } this 16th day of August, 1976  
by Paul Dwyer as President  
and Duane Ahlers as Acting Secretary of  
LDS, Inc. a corporation.

Witness my hand and official seal.  
My commission expires 5/1/80

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

FREMONT COUNTY, CO  
BK 752 PG 137 NORMA HATFIELD, RECORDER  
0536403 09/02/1986 08:100

EXHIBIT "A"

A tract of land lying and being in the NW/2 and the SW/4 of Section 2, and in the SE/4 of Section 3, in T20S, R72W, 6th P.M. as per government re-survey of 1960. More particularly described as follows: Beginning at the SE Corner of said Section 3; Thence: N08°44'40" E 673.93 feet to the true point of beginning; Thence: East 1088.67 feet; Thence: N02°05'E 625.23 feet; Thence: N02°02'E 1373.16 feet; Thence: N04°26'W 1276.43 feet; Thence: N83°27'W 883.69 feet; Thence: S63°11'E 331.69 feet; Thence: S05°47'E 664.95 feet; Thence: S16°21'W 555.70 feet; Thence: S02°37'E 811.00 feet; Thence: S80°26'W 1376.90 feet; Thence: N57°07'W 70.00 feet; Thence: S12°01'E 666.35 feet; Thence: N72°28'E 60.00 feet; Thence: N80°06'E 1036.40 feet; Thence: S29°20'W 328.12 feet; Thence: S13°27'W 289.32 feet to the true point of beginning.

Also, a tract of land lying and being in the W/2 NW/4 and the W/2 SW/4 of Section 2, and in the E/2 NE/4 and the E/2 SW/4 of Section 3, all in T20S, R72W, 6th P.M. as per government re-survey of 1960. More particularly described as follows: Beginning at the N/4 corner of said Section 3; Thence: S55°49'30" E 2711.44 feet; Thence: S85°26'E 354.76 feet; Thence: S83°27'E 253.65 feet; Thence: S63°11'E 331.69 feet; Thence: S05°47'E 664.95 feet; Thence: S16°21'W 555.70 feet; Thence: S02°37'E 811.00 feet; Thence: S80°26'W 499.20 feet; Thence: North 910.26 feet; Thence: West 357.00 feet; Thence: North 1384.44 feet to the true point of beginning.

Excepting and reserving an easement of ingress and egress of no more than 30 feet in width across the road as now existing on the above described property. Excepting and reserving to the Grantor any and all mineral rights owned by him in and under the above described property.

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Exhibit 24-1



FREMONT COUNTY TREASURER  
RECEIPT OF TAX PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R026403	77018524	Jun 12, 2025	2025-06-12-KE-15414

HALL PAMELA KAY & RICHARD A  
415 PIERCE GULCH RD  
COTOPAXI, CO 81223-8917

Situs Address	Payor
415 PIERCE GULCH RD	HALL PAMELA KAY & RICHARD A 415 PIERCE GULCH RD COTOPAXI, CO 81223-8917

Legal Description

LOT 31 UNIT 1 TRACT B IRON MOUNTAIN WILDERNESS

Property Code	Actual	Assessed	Year	Area	Tax Rate
GRAZING-40 AU - 4147	1,129	298	2024	39E	0.04896
FARM RCH/RESIDENCE - 4277	595,848	39,922	2024	39E	0.04896

Payments Received

Check	\$984.58
Check # 0113	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Abatement	(\$371.68)	(\$1,356.26)	\$984.58	\$0.00
2024	Tax	\$0.00	\$0.00	\$0.00	\$0.00
				\$984.58	\$0.00
Balance Due as of Jun 12, 2025					\$0.00

All Payments Subject To Final Bank Clearance

Exhibit 27-1

Scale 1" = 50'



2005.10.10

**PAPERBACKS ARE AVAILABLE SEPARATELY AT \$14.95**

Are the owners of the building the same?

**THE UNIVERSITY OF CHICAGO**

### EDUCATION We

LOVE TO GOD

...and the Board of Directors of the Company.

Witness whereof

100

— **THE CAT WALKS TOWARDS A WALL**

\_\_\_\_\_

THEY WILL GO TO  
CONFERENCES THAT

---

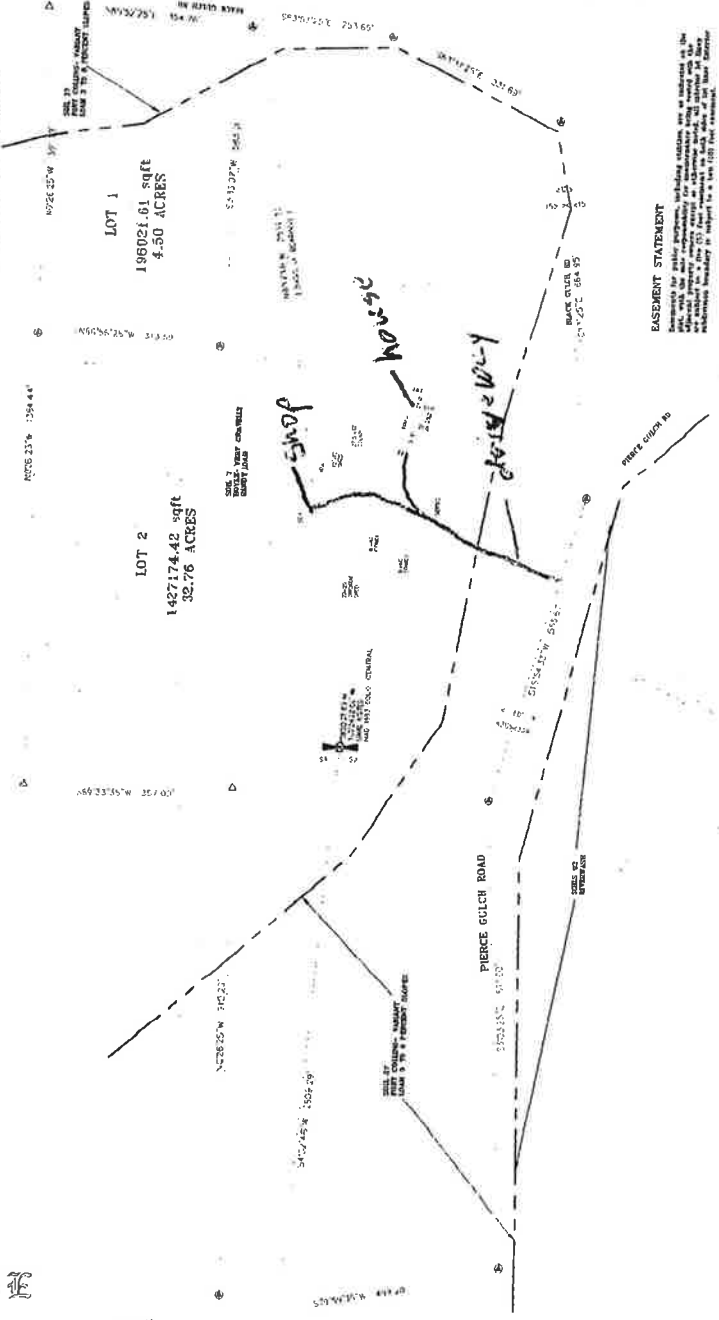


Scale 1" = 50'



# GLORY TO GOD MINOR SUBDIVISION

OF LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS  
IN THE W1/2 SECTION 2, E1/2 SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS that  
PAUL & KATHA REYNOLDS & HILL  
are the owners of the following described land

The land is situated in the County of Fremont,  
State of Colorado, and is more particularly described as follows:  
A certain lot of land, to-wit: Lot 1, of the Iron Mountain Wilderness  
Tract, being a portion of the Section 2, Township 20 South, Range 72 West,  
of the 6th P.M., containing 4.50 acres, more or less, and being the same  
as shown on the map of the Iron Mountain Wilderness Tract, as the same  
may appear on the records of the County of Fremont, State of Colorado.

CONTAINING 196051.61 sqft, 4.50 acres

DEDICATION We  
PAUL & KATHA REYNOLDS & HILL  
do hereby dedicate the above described land to the County of Fremont,  
State of Colorado, for the purpose of being a public road.

GLORY TO GOD

In witness whereof  
PAUL & KATHA REYNOLDS & HILL  
have executed their names this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by  
PAUL & KATHA REYNOLDS & HILL

My commission expires \_\_\_\_\_

Notary Public

BASEMENT STATEMENT

The undersigned, the undersigned, including others, are as indicated on the map, with the proper parties, and have executed the same as shown on the map, and the same is a true and correct copy of the original as the same appears on the records of the County of Fremont, State of Colorado.

COUNTY CLERK AND RECORDS STATEMENT

County of Fremont  
This day was filed for record in the office of the County Clerk and Recorder  
of the County of Fremont, State of Colorado, the foregoing instrument.

Fremont County Clerk & Recorder

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

The undersigned, the undersigned, including others, are as indicated on the map, with the proper parties, and have executed the same as shown on the map, and the same is a true and correct copy of the original as the same appears on the records of the County of Fremont, State of Colorado.

Quinn, Fremont County Board of Commissioners

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, George H. Hill, a licensed land surveyor in the State of Colorado, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears on the records of the County of Fremont, State of Colorado.

George H. Hill, Registered Land Surveyor

NAME OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
TOWNSHIP: \_\_\_\_\_  
RANGE: \_\_\_\_\_

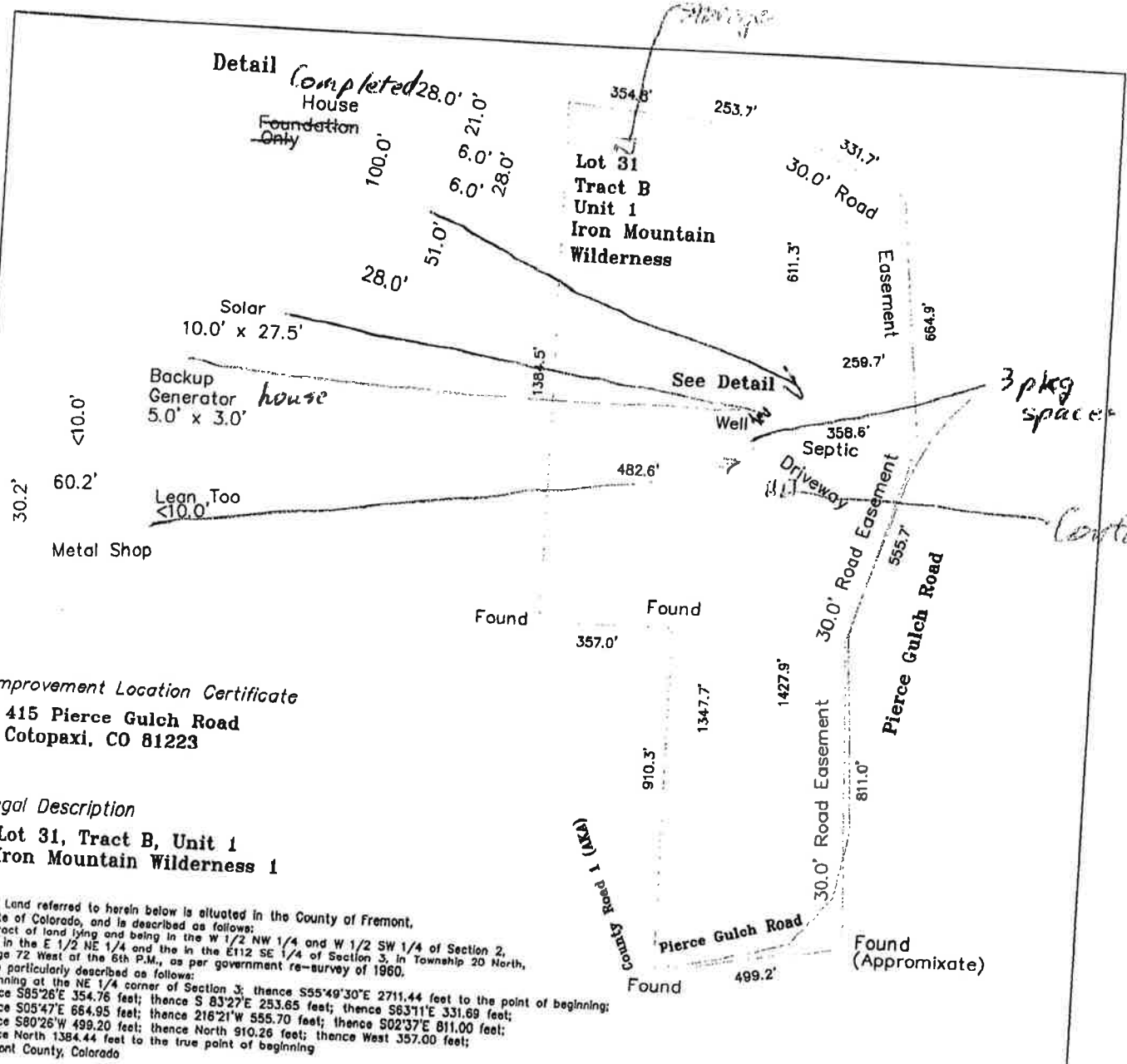
NAME OF: \_\_\_\_\_  
COUNTY OF: \_\_\_\_\_  
TOWNSHIP: \_\_\_\_\_  
RANGE: \_\_\_\_\_

Crown Point Land Services  
1000 S. 10th St.  
Fremont, CO 80001

NOTE: \_\_\_\_\_

BLUES OF HAILING: \_\_\_\_\_

Survey # 101 14.1 1000



Improvement Location Certificate  
415 Pierce Gulch Road  
Cotopaxi, CO 81223

Legal Description

Lot 31, Tract B, Unit 1  
Iron Mountain Wilderness 1

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 lying and being in the W 1/2 NW 1/4 and W 1/2 SW 1/4 of Section 2, and in the E 1/2 NE 1/4 and the in the E112 SE 1/4 of Section 3, in Township 20 North, Range 72 West of the 6th P.M., as per government re-survey of 1960.  
More particularly described as follows:  
Beginning at the NE 1/4 corner of Section 3; thence S55°49'30"E 2711.44 feet to the point of beginning; thence S85°26'E 354.76 feet; thence S 83°27'E 253.65 feet; thence S63°11'E 331.69 feet; thence S05°47'E 664.95 feet; thence 216°21'W 555.70 feet; thence S02°37'E 811.00 feet; thence S80°26'W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning  
Fremont County, Colorado

I, George R. Hall, CPLS hereby certify that this Improvement location certificate was prepared for  
**Pamela Kay Hall**  
Central Colorado Title

that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.  
I further certify that the improvements on the above described parcel on this

2nd day of August in the year 2021, except utility connections are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Scale 1" = 600'

"Land Survey Plat" as defined in the Colorado Revised Statutes  
"means a plat which shows the information developed by a monumented land survey, including any conflicting boundary evidence, which plat is suitable for recording pursuant to Section 38-51-102".



George R. Hall  
C.P.L.S. 38118

**Crown Point  
Land Services**

719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816

Richard & Pamela Hall  
Client:  
20-12244TO  
Title Commitment No.:  
2021240PierceGulch415\_Cotopaxi  
File name:  
red by: Suzanne E. Crider



Martin Hanson 415 Pierce Gulch Road  
3-4-2021 Building location

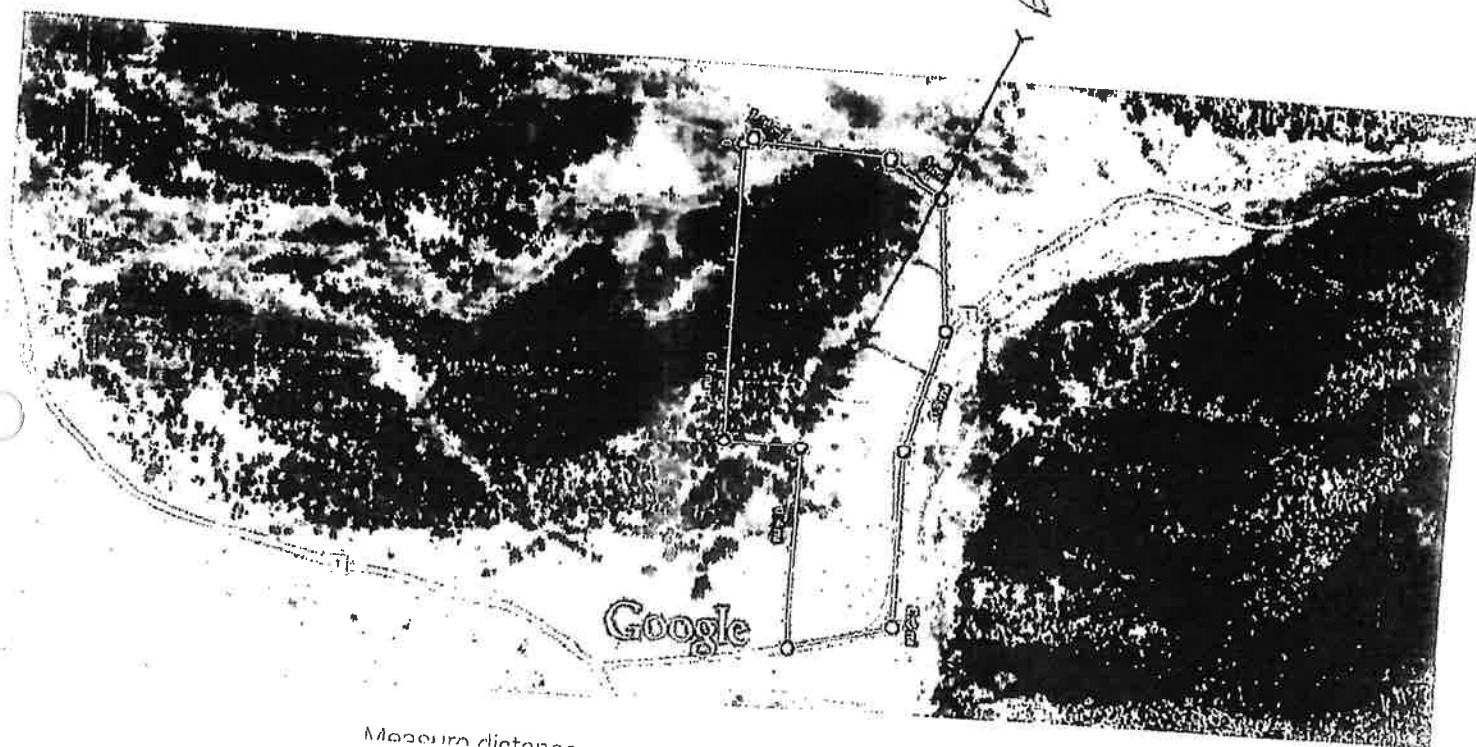
Ruby Hall  
214 315-6402

RECEIVED

APR 5 2021

CONTRACT

Google Maps



Measure distance

Lot 2 - house set backs

420' from east boundary  
approx 675' from west boundary  
approx 2000' from south end  
approx 1100' from north end

Setbacks →

Shop set backs

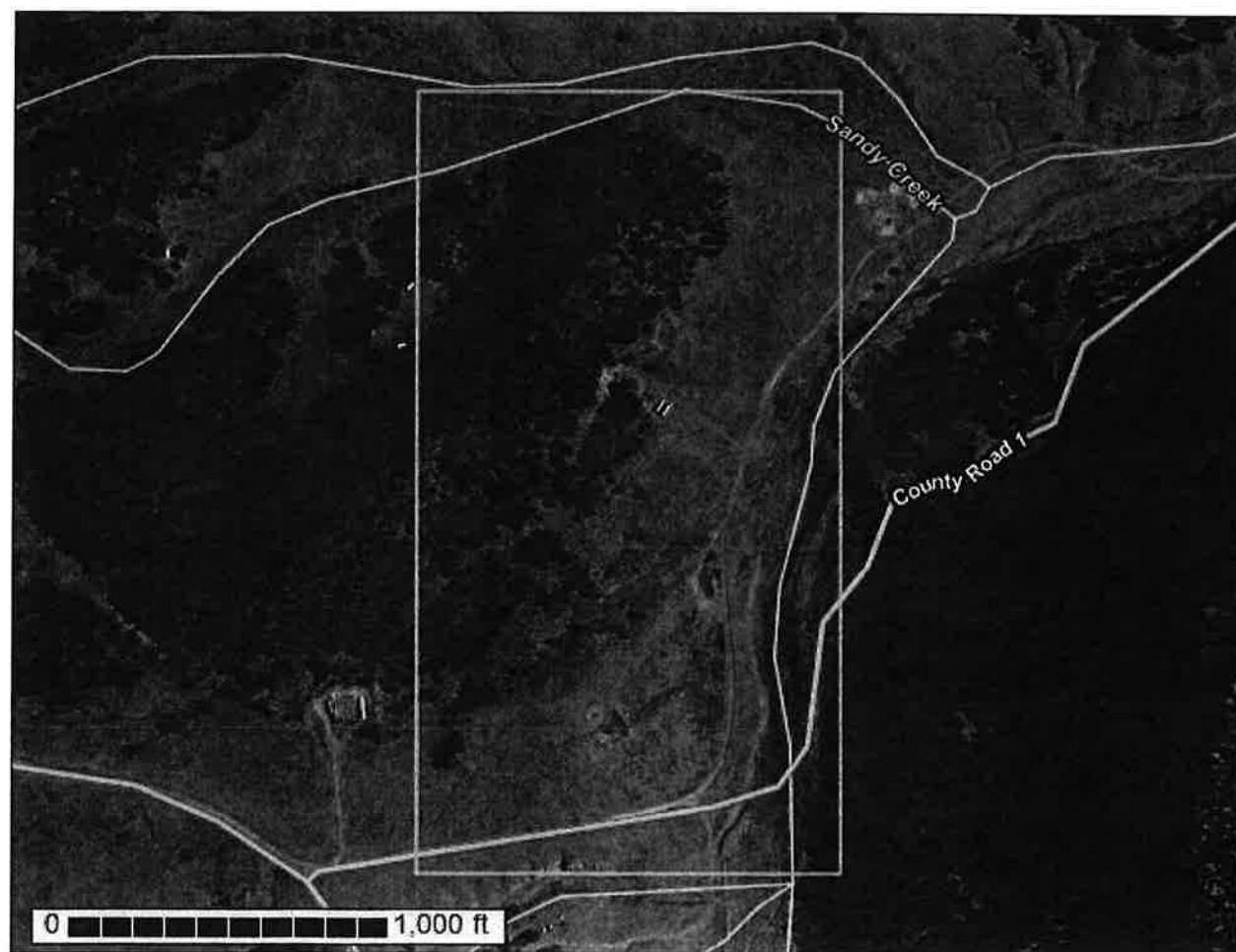
470' from east  
625' from west  
1240' from south  
1160' from north

Exhibit 28-1



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Fremont County Area, Colorado



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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## How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

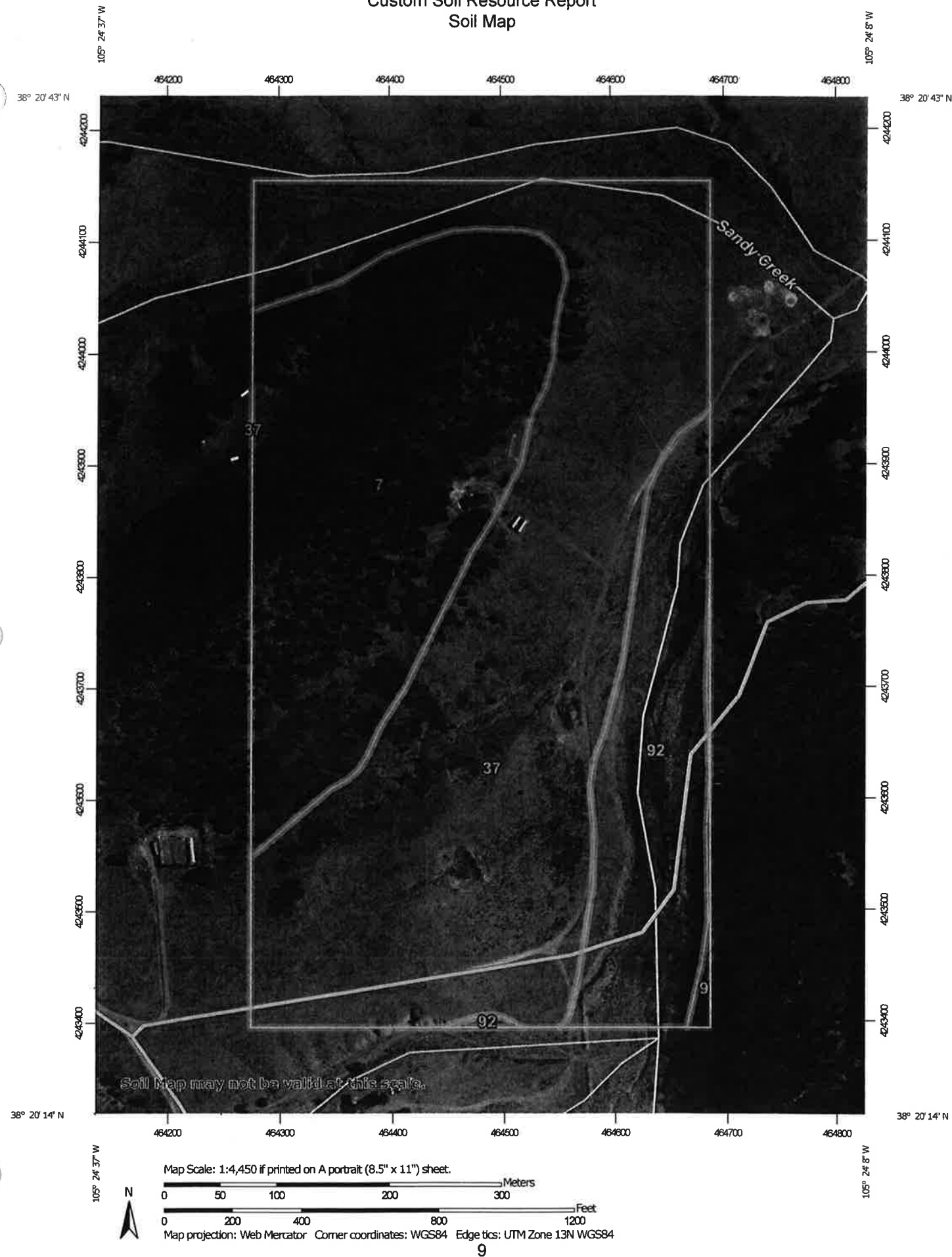
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

## Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report  
Soil Map





MAP LEGEND


- Area of Interest (AOI)

Area of Interest (AOI)


Soils


Soil Map Unit Polygons


Soil Map Unit Lines


Soil Map Unit Points


Special Point Features


Blowout


Borrow Pit


Clay Spot


Closed Depression


Gravel Pit


Gravelly Spot


Landfill


Lava Flow


Marsh or swamp


Mine or Quarry


Miscellaneous Water


Perennial Water


Rock Outcrop


Saline Spot

Sandy Spot


Severely Eroded Spot

Sinkhole


Slide or Slip


Sodic Spot


Water Features


Streams and Canals


Transportation

Railroads


Interstate Highways

US Routes


Major Roads


Local Roads


Background


Aerial Photography

Soil Area


Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado  
Survey Area Data: Version 21, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

10

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	24.6	31.8%
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	0.4	0.5%
37	Fort Collins variant loam, 3 to 8 percent slopes	41.1	53.0%
92	Riverwash	11.3	14.6%
Totals for Area of Interest		77.4	100.0%

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Fremont County Area, Colorado

7—Boyle very gravelly sandy loam, 10 to 40 percent slopes

Map Unit Setting

National map unit symbol: jqkf  
Elevation: 7,200 to 8,500 feet  
Mean annual precipitation: 14 to 18 inches  
Mean annual air temperature: 43 to 46 degrees F  
Frost-free period: 85 to 110 days  
Farmland classification: Not prime farmland

Map Unit Composition

Boyle and similar soils: 85 percent  
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Boyle

Setting

Landform: Hills, mountainsides  
Landform position (three-dimensional): Mountainflank, side slope  
Down-slope shape: Linear  
Across-slope shape: Linear  
Parent material: Residuum weathered from granite and/or residuum weathered from gneiss

Typical profile

A - 0 to 3 inches: very gravelly sandy loam  
Bt - 3 to 17 inches: extremely gravelly sandy clay loam  
Cr - 17 to 21 inches: weathered bedrock

Properties and qualities

Slope: 10 to 40 percent  
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock  
Drainage class: Well drained  
Runoff class: High  
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)  
Depth to water table: More than 80 inches  
Frequency of flooding: None  
Frequency of ponding: None  
Available water supply, 0 to 60 inches: Very low (about 0.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified  
Land capability classification (nonirrigated): 7e  
Hydrologic Soil Group: D  
Ecological site: R048AY218CO - Dry Shallow Pine  
Hydric soil rating: No

Minor Components

Bronell

Percent of map unit:  
Hydric soil rating: No

**Rock outcrop**

*Percent of map unit:*  
*Hydric soil rating:* No

**Jodero**

*Percent of map unit:*  
*Hydric soil rating:* No

**9—Boyle-Rock outcrop complex, 40 to 60 percent slopes**

**Map Unit Setting**

*National map unit symbol:* jql4  
*Elevation:* 7,500 to 8,500 feet  
*Mean annual precipitation:* 14 to 18 inches  
*Mean annual air temperature:* 43 to 46 degrees F  
*Frost-free period:* 85 to 110 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Boyle, warm, and similar soils:* 60 percent  
*Rock outcrop:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Boyle, Warm**

**Setting**

*Landform:* Mountainsides  
*Landform position (three-dimensional):* Mountainflank  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Residuum weathered from gneiss and/or residuum weathered from granite

**Typical profile**

*A - 0 to 3 inches:* very gravelly sandy loam  
*Bt - 3 to 17 inches:* extremely gravelly sandy clay loam  
*Cr - 17 to 21 inches:* weathered bedrock

**Properties and qualities**

*Slope:* 40 to 55 percent  
*Depth to restrictive feature:* 10 to 20 inches to paralithic bedrock  
*Drainage class:* Well drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 2.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very low (about 0.9 inches)



**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* D  
*Ecological site:* R048AY218CO - Dry Shallow Pine  
*Hydric soil rating:* No

**Description of Rock Outcrop**

**Typical profile**

*R - 0 to 60 inches:* unweathered bedrock

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

**Minor Components**

**Bronell**

*Percent of map unit:*  
*Hydric soil rating:* No

**Jodero**

*Percent of map unit:*  
*Hydric soil rating:* No

**37—Fort Collins variant loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* jqj8  
*Elevation:* 7,000 to 7,400 feet  
*Mean annual precipitation:* 12 to 14 inches  
*Mean annual air temperature:* 44 to 47 degrees F  
*Frost-free period:* 100 to 120 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Fort collins variant and similar soils:* 99 percent  
*Minor components:* 1 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Fort Collins Variant**

**Setting**

*Landform:* Fan terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium

**Typical profile**

*A - 0 to 4 inches:* loam  
*Bt - 4 to 13 inches:* clay loam  
*Bk - 13 to 60 inches:* loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Medium  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Available water supply, 0 to 60 inches:* High (about 9.1 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4c  
*Hydrologic Soil Group:* C  
*Ecological site:* R049XD202CO - Loamy Foothill 11-14 PZ  
*Hydric soil rating:* No

**Minor Components**

**Jodero**

*Percent of map unit:* 1 percent  
*Hydric soil rating:* No

**92—Riverwash**

**Map Unit Setting**

*National map unit symbol:* jql7  
*Elevation:* 5,000 to 7,200 feet  
*Mean annual precipitation:* 11 to 15 inches  
*Mean annual air temperature:* 42 to 52 degrees F  
*Frost-free period:* 80 to 150 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Riverwash:* 90 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Riverwash**

**Setting**

*Landform:* Flood plains  
*Down-slope shape:* Linear

Custom Soil Resource Report

*Across-slope shape:* Linear  
*Parent material:* Sand & gravel alluvium

**Typical profile**

*A - 0 to 6 inches:* very gravelly sand  
*C - 6 to 60 inches:* stratified extremely gravelly coarse sand to gravelly sand

**Properties and qualities**

*Slope:* 0 to 4 percent  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (6.00 to 20.00 in/hr)  
*Depth to water table:* About 0 to 24 inches  
*Frequency of flooding:* Frequent  
*Available water supply, 0 to 60 inches:* Very low (about 1.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8w  
*Hydric soil rating:* Yes

**Minor Components**

**Bronell**

*Percent of map unit:*  
*Hydric soil rating:* No

**Somewhat poorly drained soils**

*Percent of map unit:*  
*Hydric soil rating:* No

# Soil Information for All Uses

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## Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

## Local Roads and Streets (415 PIERCE GULCH)

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use.

"Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Local Roads and Streets (415 PIERCE GULCH)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado  
Survey Area Data: Version 21, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Local Roads and Streets (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Very limited	Boyle (85%)	Depth to soft bedrock (1.00)	24.6	31.8%
				Slope (1.00)		
				Large stones (0.01)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Very limited	Boyle, warm (60%)	Slope (1.00)	0.4	0.5%
				Depth to soft bedrock (1.00)		
				Large stones (0.01)		
			Rock outcrop (25%)	Slope (1.00)		
				Low strength (1.00)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Somewhat limited	Fort Collins variant (99%)	Frost action (0.50)	41.1	53.0%
92	Riverwash	Very limited	Riverwash (90%)	Flooding (1.00)	11.3	14.6%
				Depth to saturated zone (1.00)		
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	41.1	53.0%
Very limited	36.4	47.0%
Totals for Area of Interest	77.4	100.0%

Rating Options—Local Roads and Streets (415 PIERCE GULCH)

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified  
Tie-break Rule: Higher

Unpaved Local Roads and Streets (415 PIERCE GULCH)

ENG - Engineering



Unpaved local roads and streets are those roads and streets that carry traffic year round but have a graded surface of local soil material or aggregate.

Description:

Unpaved local roads and streets are those roads and streets that carry traffic year round but have a graded surface of local soil material or aggregate.

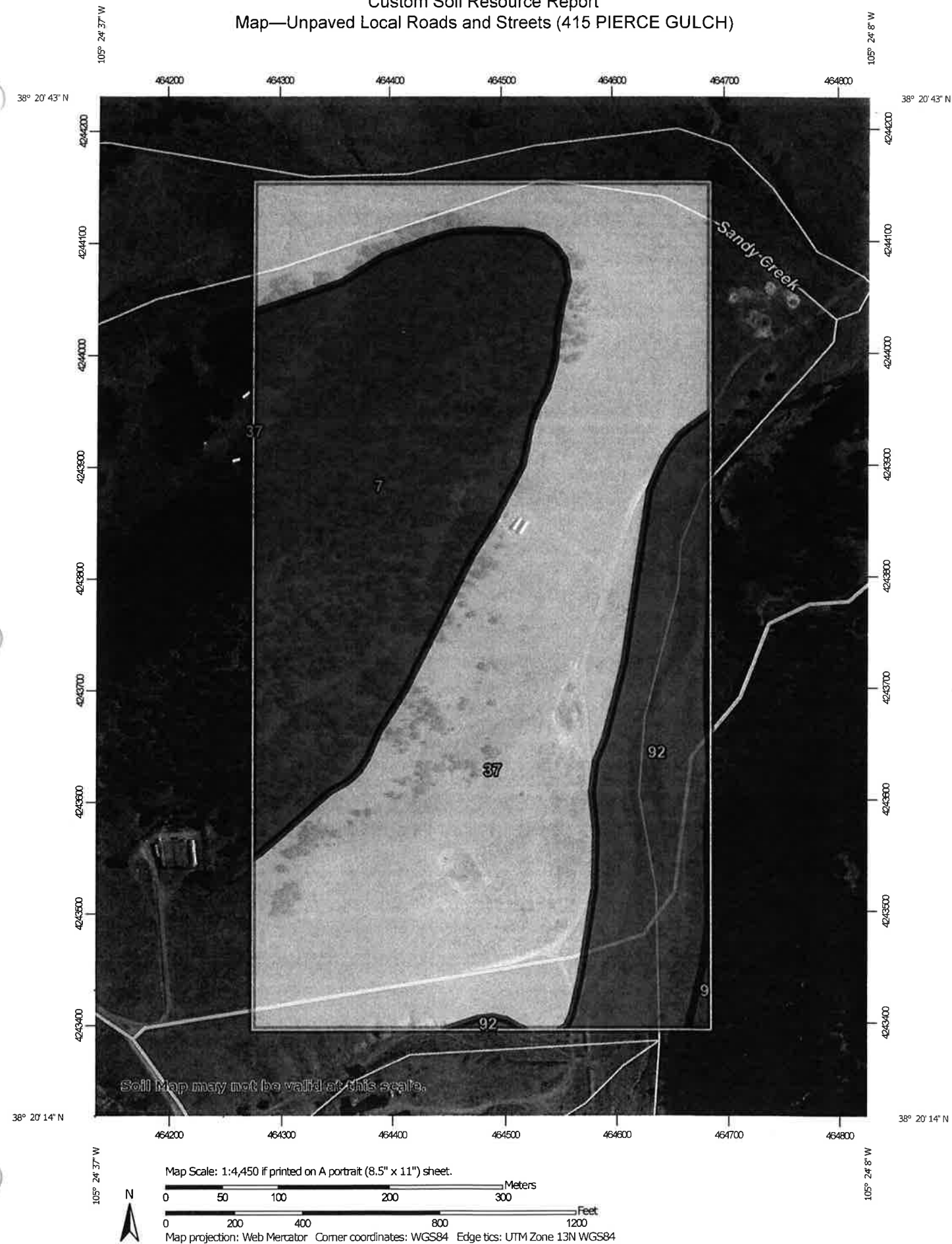
The roads and streets consist of

(1) the underlying local soil material, either cut or fill, which is called "the sub-grade";

(2) the surface, which may be the same as the subgrade or may have aggregate such as crushed limestone added.

They are graded to shed water, and conventional drainage measures are provided. These roads and streets are built mainly from the soil at the site. Soil interpretations for local roads and streets are used as a tool in evaluating soil suitability and identifying soil limitations for the practice. The rating is for soils in their present condition and does not consider present land use. Soil properties and qualities that affect local roads and streets are those that influence the ease of excavation and grading and the traffic-supporting capacity. The properties and qualities that affect the ease of excavation and grading are hardness of bedrock or a cemented pan, depth to bedrock or a cemented pan, depth to a water table, flooding, the amount of large stones, and slope. The properties that affect traffic-supporting capacity are soil strength as inferred from the AASHTO group index and the Unified classification, subsidence, shrink-swell behavior, potential frost action, and depth to the seasonal high water table. The dust generating tendency of the soil is also considered.

Custom Soil Resource Report  
 Map—Unpaved Local Roads and Streets (415 PIERCE GULCH)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Fremont County Area, Colorado  
Survey Area Data: Version 21, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Unpaved Local Roads and Streets (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Very limited	Boyle (85%)	Depth to soft bedrock (1.00)	24.6	31.8%
				Slope (1.00)		
				Dusty (0.05)		
				Large stones (0.01)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Very limited	Boyle, warm (60%)	Slope (1.00)	0.4	0.5%
				Depth to soft bedrock (1.00)		
				Dusty (0.05)		
				Large stones (0.01)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Somewhat limited	Fort Collins variant (99%)	Frost action (0.50)	41.1	53.0%
				Dusty (0.27)		
92	Riverwash	Very limited	Riverwash (90%)	Flooding (1.00)	11.3	14.6%
				Depth to saturated zone (1.00)		
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	41.1	53.0%
Very limited	36.4	47.0%
Totals for Area of Interest	77.4	100.0%

Rating Options—Unpaved Local Roads and Streets (415 PIERCE GULCH)

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified  
Tie-break Rule: Higher

Land Management

Land management interpretations are tools designed to guide the user in evaluating existing conditions in planning and predicting the soil response to various land

management practices, for a variety of land uses, including cropland, forestland, hayland, pastureland, horticulture, and rangeland. Example interpretations include suitability for a variety of irrigation practices, log landings, haul roads and major skid trails, equipment operability, site preparation, suitability for hand and mechanical planting, potential erosion hazard associated with various practices, and ratings for fencing and waterline installation.

## **Suitability for Roads (Natural Surface) (415 PIERCE GULCH)**

FOR - Forestry

The ratings in this interpretation indicate the suitability for using the natural surface of the soil for roads. The ratings are based on slope, rock fragments on the surface, plasticity index, content of sand, the Unified classification of the soil, depth to a water table, ponding, flooding, and the hazard of soil slippage.

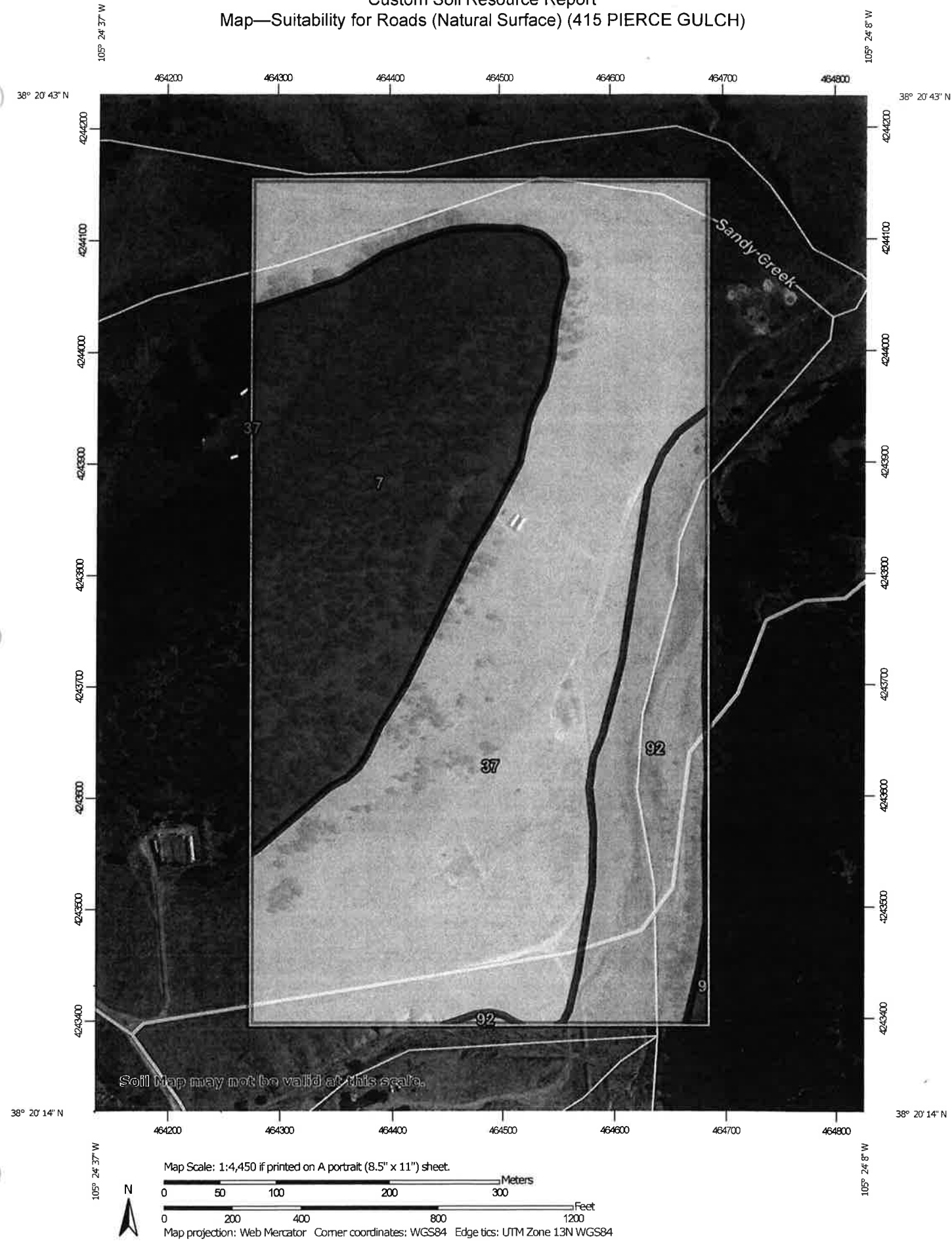
The ratings are both verbal and numerical. The soils are described as "well suited," "moderately suited," or "poorly suited" to this use. "Well suited" indicates that the soil has features that are favorable for the specified kind of roads and has no limitations. Good performance can be expected, and little or no maintenance is needed. "Moderately suited" indicates that the soil has features that are moderately favorable for the specified kind of roads. One or more soil properties are less than desirable, and fair performance can be expected. Some maintenance is needed. "Poorly suited" indicates that the soil has one or more properties that are unfavorable for the specified kind of roads. Overcoming the unfavorable properties requires special design, extra maintenance, and costly alteration.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the specified aspect of forestland management (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Suitability for Roads (Natural Surface) (415 PIERCE GULCH)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Poorly suited

Moderately suited

Well suited

Not rated or not available

Soil Rating Lines

Poorly suited

Moderately suited

Well suited

Not rated or not available

Soil Rating Points

Poorly suited

Moderately suited

Well suited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

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Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Aug 24, 2023

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Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Suitability for Roads (Natural Surface) (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Poorly suited	Boyle (85%)	Slope (1.00)	24.6	31.8%
				Dusty (0.05)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Poorly suited	Boyle, warm (60%)	Slope (1.00)	0.4	0.5%
				Dusty (0.05)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Moderately suited	Fort Collins variant (99%)	Low strength (0.50)	41.1	53.0%
				Slope (0.50)		
				Dusty (0.27)		
92	Riverwash	Not rated	Riverwash (90%)		11.3	14.6%
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Moderately suited	41.1	53.0%
Poorly suited	25.0	32.3%
Null or Not Rated	11.3	14.6%
Totals for Area of Interest	77.4	100.0%

Rating Options—Suitability for Roads (Natural Surface) (415 PIERCE GULCH)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.



## Septic Tank Absorption Fields (415 PIERCE GULCH)

ENG - Engineering

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

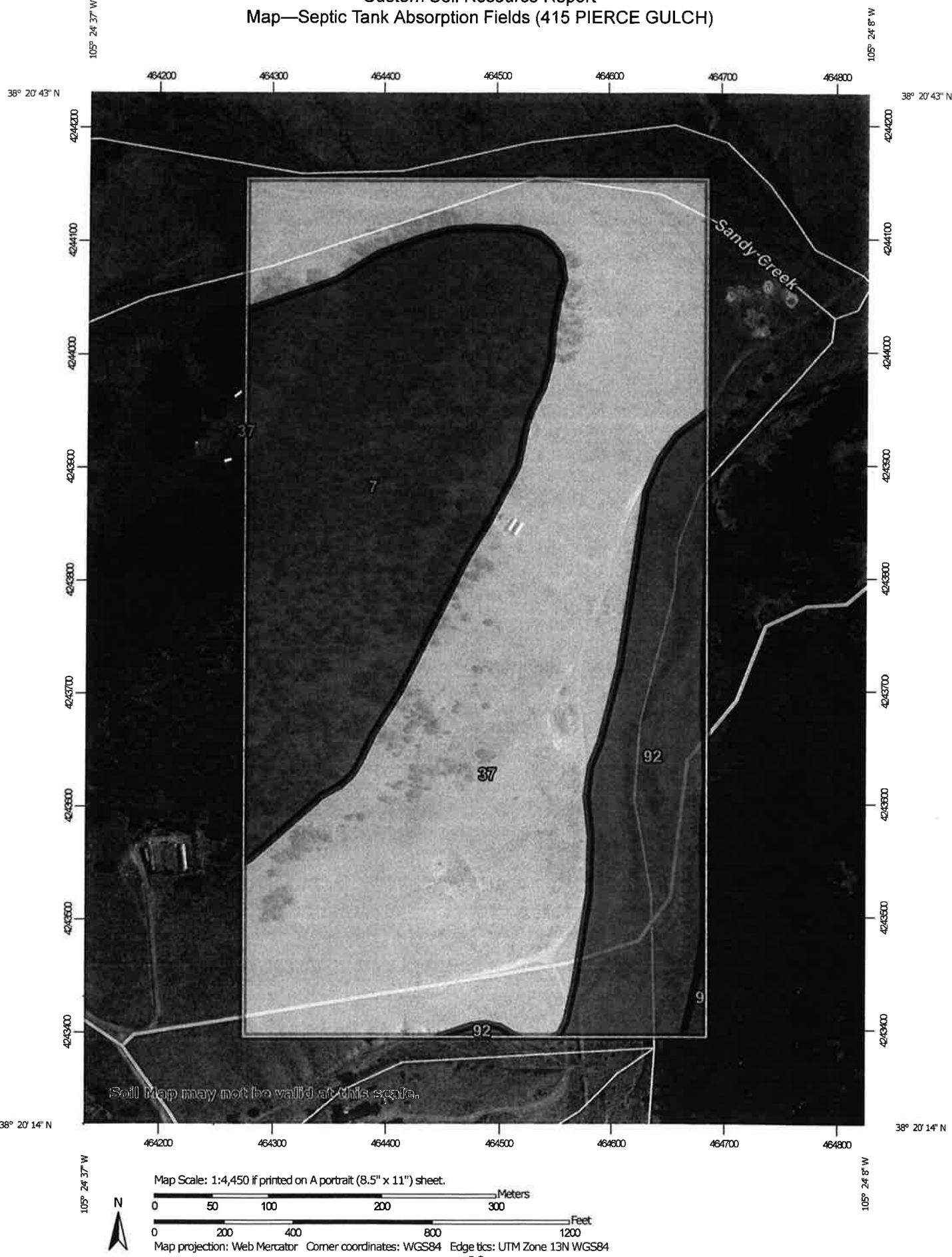
Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil

Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Septic Tank Absorption Fields (415 PIERCE GULCH)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Aug 24, 2023

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Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

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Tables—Septic Tank Absorption Fields (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Very limited	Boyle (85%)	Depth to bedrock (1.00)	24.6	31.8%
				Slope (1.00)		
				Large stones (0.01)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Very limited	Boyle, warm (60%)	Depth to bedrock (1.00)	0.4	0.5%
				Slope (1.00)		
				Large stones (0.01)		
			Rock outcrop (25%)	Slow water movement (1.00)		
				Slope (1.00)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Somewhat limited	Fort Collins variant (99%)	Slow water movement (0.47)	41.1	53.0%
92	Riverwash	Very limited	Riverwash (90%)	Flooding (1.00)	11.3	14.6%
				Depth to saturated zone (1.00)		
				Filtering capacity (1.00)		
				Seepage, bottom layer (1.00)		
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	41.1	53.0%
Very limited	36.4	47.0%
Totals for Area of Interest	77.4	100.0%

Rating Options—Septic Tank Absorption Fields (415 PIERCE GULCH)

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified  
Tie-break Rule: Higher

## Water Management

Water Management interpretations are tools for evaluating the potential of the soil in the application of various water management practices. Example interpretations include pond reservoir area, embankments, dikes, levees, and excavated ponds.

### Irrigation, General (415 PIERCE GULCH)

This interpretation evaluates a soil's limitation(s) for installation and use of irrigation systems. This interpretation is for non-specific irrigation methods and is intended to provide initial planning information. If the type of irrigation system has been determined, additional interpretations provide more specific information. This interpretation does not apply if the crop planned for irrigation is rice or other crops (such as cranberries) with unique plant physiological characteristics. The ratings are for soils in their natural condition and do not consider present land use.

Irrigation systems are used to provide supplemental water to crops, orchards, vineyards, and vegetables in areas where natural precipitation will not support desired production of crops being grown.

The soil properties and qualities important in design and management of irrigation systems are sodium adsorption ratio, depth to high water table, available water holding capacity, saturated hydraulic conductivity (Ksat), slope, calcium carbonate content, ponding, and flooding. Soil properties and qualities that influence installation are stones, depth to bedrock or cemented pan, and depth to a high water table. The properties and qualities that affect performance of the irrigation system are depth to bedrock or to a cemented pan, the sodium adsorption ratio, salinity, and soil reaction.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the interpretation. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

Rating class terms indicate the extent to which the soils are limited by the soil features that affect the soil interpretation. Verbal soil rating classes are based on the

highest numerical rating for the most limiting soil feature(s) considered in the rating process. "Not limited" (numerical value for the most restrictive feature = 0.00) indicates that the soil has no limiting features for the specified use. "Somewhat limited" (numerical value for the most restrictive feature = .01 to .99) indicates that the soil has limiting features for the specified use that can be overcome with proper planning, design, installation, and management. The effort required to overcome a soil limitation increases as the numerical rating increases. "Very limited" (numerical value for the most restrictive feature = 1.00) indicates that the soil has one or more very limiting features that can only be overcome with special planning, major soil modification, special design, or significant management practices.

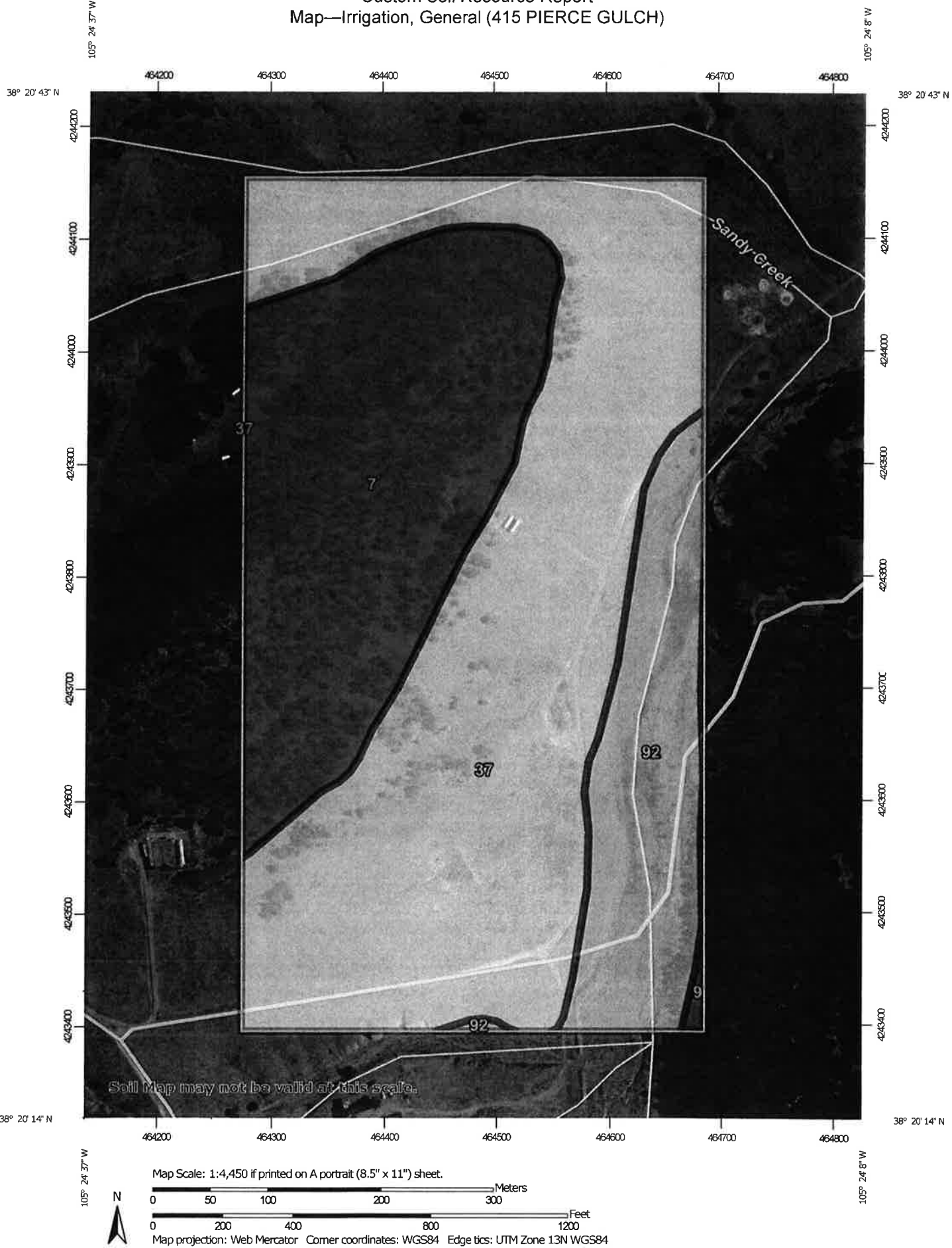
Lesser soil restrictive features have a lower numerical value than the maximum used to rate the soil, and they are identified to provide the user with additional information about soil limitations for the specific use. Lesser soil restrictive features also need to be considered in planning, design, installation, and management.

The results of this interpretation are not designed or intended to be used in a regulatory manner.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Irrigation, General (415 PIERCE GULCH)





MAP LEGEND

- Area of Interest (AOI)  
Area of Interest (AOI)
- Background  
Aerial Photography

Soils

- Soil Rating Polygons
- Very limited
  - Somewhat limited
  - Not limited
  - Not rated or not available

Soil Rating Lines

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points

- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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Tables—Irrigation, General (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Very limited	Boyle (85%)	Low water holding capacity (1.00)	24.6	31.8%
				Depth to soft bedrock (1.00)		
				Slope (1.00)		
				Seepage (0.45)		
				Rapid water movement (0.43)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Very limited	Boyle, warm (60%)	Low water holding capacity (1.00)	0.4	0.5%
				Slope (1.00)		
				Depth to soft bedrock (1.00)		
				Seepage (0.45)		
				Rapid water movement (0.43)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Somewhat limited	Fort Collins variant (99%)	Slope (0.26)	41.1	53.0%
				Rapid water movement (0.03)		
92	Riverwash	Not rated	Riverwash (90%)		11.3	14.6%
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	41.1	53.0%
Very limited	25.0	32.3%
Null or Not Rated	11.3	14.6%
Totals for Area of Interest	77.4	100.0%

Rating Options—Irrigation, General (415 PIERCE GULCH)

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified  
Tie-break Rule: Higher

**Surface Water Management, System (415 PIERCE GULCH)**

The ratings for Surface Water Management, System are based on the soil properties that affect the capacity of the soil to convey surface water across the landscape. Factors affecting the system installation and performance are considered. Water conveyances include graded ditches, grassed waterways, terraces, and diversions. The ratings are for soils in their natural condition and do not consider present land use. The properties that affect the surface system performance include depth to bedrock, saturated hydraulic conductivity, depth to cemented pan, slope, flooding, ponding, large stone content, sodicity, surface water erosion, and gypsum content.

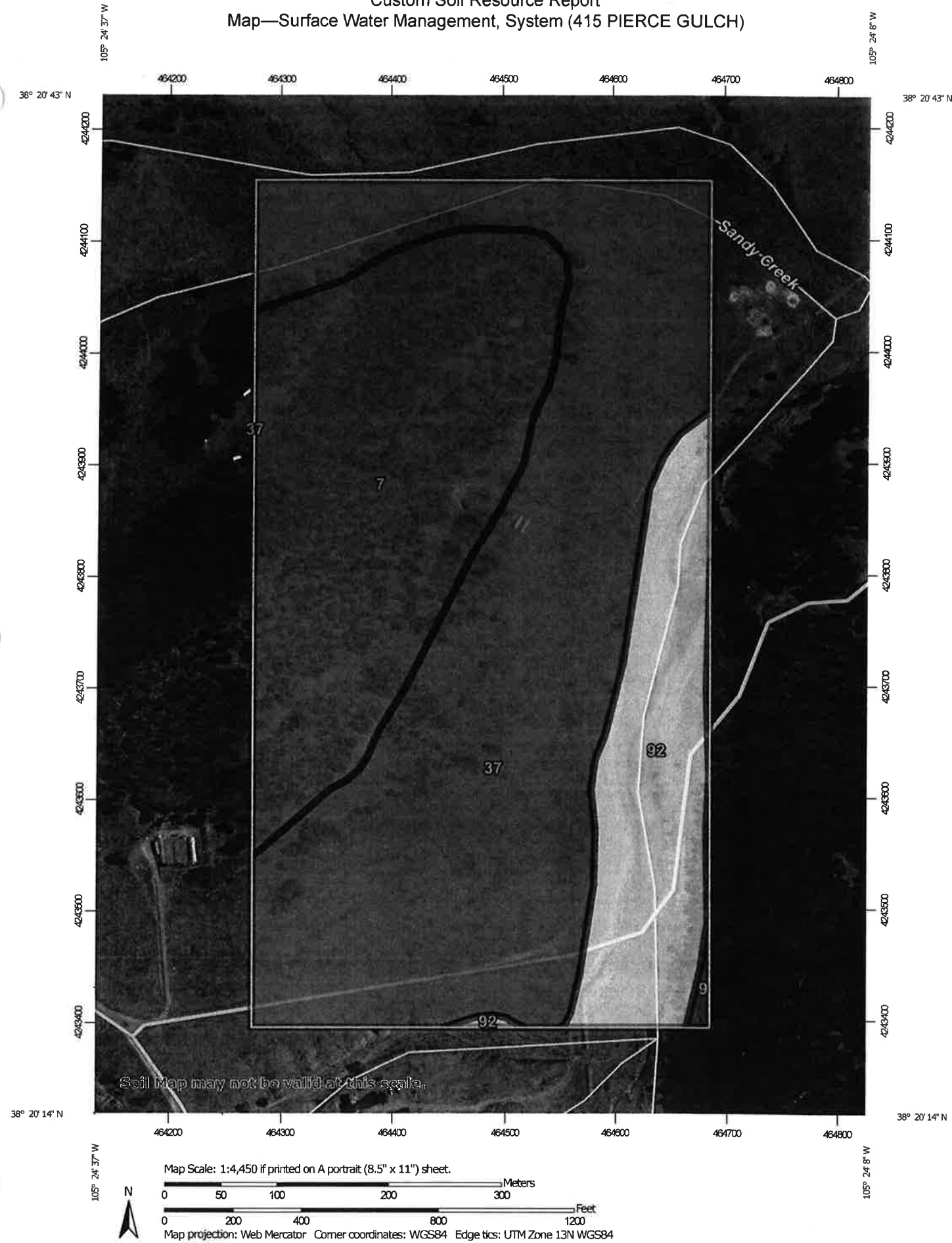
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as that listed for the map unit. The percent composition of each component in a particular map unit is given so that the user will realize the percentage of each map unit that has the specified rating.

A map unit may have other components with different ratings. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report  
Map—Surface Water Management, System (415 PIERCE GULCH)



MAP LEGEND

- Area of Interest (AOI)  
Area of Interest (AOI)
- Background  
Aerial Photography

- Soils
- Soil Rating Polygons
- Very limited
  - Somewhat limited
  - Not limited
  - Not rated or not available

- Soil Rating Lines
- Very limited
  - Somewhat limited
  - Not limited
  - Not rated or not available

- Soil Rating Points
- Very limited
  - Somewhat limited
  - Not limited
  - Not rated or not available

- Water Features
- Streams and Canals
- Transportation
- Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads

MAP INFORMATION

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Please rely on the bar scale on each map sheet for map measurements.

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Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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Tables—Surface Water Management, System (415 PIERCE GULCH)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
7	Boyle very gravelly sandy loam, 10 to 40 percent slopes	Very limited	Boyle (85%)	Depth to bedrock (1.00)	24.6	31.8%
				Slope (1.00)		
				Large rock fragments (1.00)		
				Water Erosion (0.03)		
9	Boyle-Rock outcrop complex, 40 to 60 percent slopes	Very limited	Boyle, warm (60%)	Depth to bedrock (1.00)	0.4	0.5%
				Slope (1.00)		
				Large rock fragments (1.00)		
				Water Erosion (0.82)		
			Rock outcrop (25%)	Slope (1.00)		
				Slow water movement (0.99)		
37	Fort Collins variant loam, 3 to 8 percent slopes	Very limited	Fort Collins variant (99%)	Slope (1.00)	41.1	53.0%
				Water Erosion (0.42)		
92	Riverwash	Somewhat limited	Riverwash (90%)	Large rock fragments (0.79)	11.3	14.6%
				Flooding (0.40)		
Totals for Area of Interest					77.4	100.0%

Rating	Acres in AOI	Percent of AOI
Very limited	66.1	85.4%
Somewhat limited	11.3	14.6%
Totals for Area of Interest	77.4	100.0%

Rating Options—Surface Water Management, System (415 PIERCE GULCH)

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified

*Tie-break Rule:* Higher

## References

---

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
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- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
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- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053577](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577)
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- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelpdb1043084>



## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

Exhibit 30-1

Form No. GWS-31 02/2017	<b>WELL CONSTRUCTION AND YIELD ESTIMATE REPORT</b> State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 <a href="http://dwr.colorado.gov">dwr.colorado.gov</a> and <a href="mailto:dwrpermitsonline@state.co.us">dwrpermitsonline@state.co.us</a>	For Office Use Only				
1. Well Permit Number: 299300      Receipt Number: 3671968						
2. Owner's Well Designation:						
3. Well Owner Name: PAMELA HALL						
4. Well Location Street Address:						
5. As Built GPS Well Location (required): <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 465122      Northing: 4243629						
6. Legal Well Location: _____ 1/4, _____ 1/4, Sec., 2 Twp. 20, <input type="checkbox"/> N or S <input checked="" type="checkbox"/> , Range 72, <input type="checkbox"/> E or W <input checked="" type="checkbox"/> , 6TH P.M. County: FREMONT Subdivision: IRON MOUNTAIN WILDERNESS, Lot 31, Block 1, Filing (Unit) _____						
7. Ground Surface Elevation: _____ feet      Date Completed: 4/15/16      Drilling Method: AIR PERCUSSION						
8. Completed Aquifer Name : _____      Total Depth: 220 feet      Depth Completed: 220 feet						
9. Advance Notification: Was Notification Required Prior to Construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No,      Date Notification Given: _____						
10. Aquifer Type: <input type="checkbox"/> Type I (One Confining Layer) <input type="checkbox"/> Type I (Multiple Confining Layers) <input type="checkbox"/> Laramie-Fox Hills (Check one) <input checked="" type="checkbox"/> Type II (Not overlain by Type III) <input type="checkbox"/> Type II (Overlain by Type III) <input type="checkbox"/> Type III (alluvial/colluvial)						
11. Geologic Log:						
Depth	Type	Grain Size	Color	Water Loc.	12. Hole Diameter (in.)      From (ft)      To (ft)	
0-6	TOP SOIL		BROWN		9	0      40
6-220	GRANITE		BLACK	180	6 1/8	40      220
					13. Plain Casing	
					OD (in)	Kind      Wall Size (in)      From (ft)      To (ft)
					6	IRON      .188      +1      39
					4.5	PVC      SCH 40      20      140
					Perforated Casing      Screen Slot Size (in): _____	
					OD (in)	Kind      Wall Size (in)      From (ft)      To (ft)
					4.5	PVC      SCH 40      140      220
					14. Filter Pack:	
					Material	15. Packer Placement:
					Size	Type
					Interval	Depth
					16. Grouting Record	
					Material	Amount      Density      Interval      Method
					CEMENT	6 BAGS      6:1      0-40      POURED
						VIBRATED
Remarks:						
17. Disinfection: Type LIQUID CLOROX      Amt. Used 3 cups						
18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form Number GWS-39, Well Yield Test Report						
Well Yield Estimate Method: AIR						
Static Level: 160				Estimated Yield (gpm) 12		
Date/Time measured: 4/15/16				Estimate Length (hrs)		
Remarks:						
19. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.						
Company Name:			Email:		Phone w/area code:	
FINNEY DRILLING & EXCAVATING, INC			larryfinneydrilling@gmail.com		719-275-9525	
Mailing Address: 867 EVELYN DRIVE, CANON CITY, CO 81212			License Number:		1358	
Sign (or enter name if filing online)			Print Name and Title		Date:	
LARRY FINNEY			LARRY FINNEY/OWNER		5/05/21	



**FREMONT COUNTY'S  
COLORADO DIVISION OF WATER RESOURCES  
INFORMATION FORM FOR SUBDIVISION EXEMPTION**

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: Glory to God Subdivision
2. Provide a plat map of the proposed parcels with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS), marked as Exhibit CDWR-2.1.  
☒ An exhibit has been attached.
3. Total number of parcels to be created: 2
4. Are any of the proposed parcels intended to be used for drinking and sanitary facilities inside an individual commercial business? ☐ Yes --- ☒ No
5. Proposed Parcel One:
  - a. Lot name / number: Glory to God Subdivision Lot 1
  - b. Size of parcel: 4.5 acres
  - c. Proposed uses:  
☒ Residential Only  
☐ Commercial

☐ Commercial and Residential

d. Proposed number of residences: 1 or number of existing residences to remain on created parcel: \_\_\_\_\_

e. Proposed size of home lawn / garden: 924 square feet

f. Proposed non-commercial livestock watering: ☐ Yes --- ☒ No

g. Source of water uses listed above:

☐ Municipality: Name of Entity: \_\_\_\_\_

☐ Existing permitted well, Permit Number: \_\_\_\_\_

☐ Unregistered Well: ☐ Yes --- ☐ No

☐ Proposed well to be constructed: ☐ Yes --- ☐ No

☐ Surface Spring, Court Adjudication Number and Spring Name: \_\_\_\_\_

☒ Other: Cistern until well is drilled.

h. Waste Water Method:

☐ Municipal: Name of Entity: \_\_\_\_\_

☒ Septic with Leach Field

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

6. Proposed Parcel Two:

a. Lot name / number: Glory to God Subdivision Lot 2

b. Size of parcel: 32.76 acres

c. Proposed uses:

☒ Residential Only

☐ Commercial

☐ Commercial and Residential

d. Proposed number of residences: \_\_\_\_\_ or number of existing residences to remain on created parcel: 2

e. Proposed size of home lawn / garden: 2100 <sup>house</sup> square feet 900 sq ft in apartment under ADU

f. Proposed non-commercial livestock watering: ☐ Yes --- ☒ No

g. Source of water uses listed above:

☐ Municipality: Name of Entity: \_\_\_\_\_

☒ Existing permitted well, Permit Number: 299300

☐ Unregistered Well: ☐ Yes --- ☐ No

☐ Proposed well to be constructed: ☐ Yes --- ☐ No

☐ Surface Spring, Court Adjudication Number and Spring Name: \_\_\_\_\_

☐ Other: \_\_\_\_\_

h. Waste Water Method:

☐ Municipal: Name of Entity: \_\_\_\_\_

☒ Septic with Leach Field

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

7. Proposed Parcel Three: *n/a*

a. Lot name / number: \_\_\_\_\_

b. Size of parcel: \_\_\_\_\_

c. Proposed uses:

☐ Residential Only

☐ Commercial

☐ Commercial and Residential

d. Proposed number of residences: \_\_\_\_\_ or number of existing residences to remain on created parcel: \_\_\_\_\_

e. Proposed size of home lawn / garden: \_\_\_\_\_ square feet

f. Proposed non-commercial livestock watering: ☐ Yes --- ☐ No

g. Source of water uses listed above:

☐ Municipality: Name of Entity: \_\_\_\_\_

☐ Existing permitted well, Permit Number: \_\_\_\_\_

☐ Unregistered Well: ☐ Yes --- ☐ No

☐ Proposed well to be constructed: ☐ Yes --- ☐ No

☐ Surface Spring, Court Adjudication Number and Spring Name: \_\_\_\_\_

☐ Other: \_\_\_\_\_

h. Waste Water Method:

☐ Municipal: Name of Entity: \_\_\_\_\_

☐ Septic with Leach Field

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

8. If commercial use is requested for any of the parcels utilizing wells, the appropriate Commercial Drinking and Sanitary Well Worksheet, as selected, must also be completed and submitted with this form. For parcels outside of the Designated Basins of Colorado, use Form Number GWS-57 Commercial Drinking and Sanitary Well Worksheet. For Parcels

located in the Designated Basins of Colorado, use Form Number GWS-61 Commercial Small Capacity Well Water Use Breakdown Worksheet.

**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.**

Richard Hall, Richard Hall, 7/3/25  
Applicant Printed Name Signature Date

Property Owner Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
 (If different from applicant)

Exhibit 31-1 Lot 2





Date Applied: 9/06/2016  
Permit Fee: \$ 283.00  
Use Tax: \$ 34.68  
Colorado State Surcharge: \$ 23.00  
Total: \$ 340.68  
Building Permit # (if applicable):

Septic Permit #: S16-090  
Expiration Date: 9/19/2017  
Paid By: eGov's  
Receipt #: 2016-VBYKQS  
Inspection Request Line (719) 276-7373

## FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Pamela Hall  
Mailing Address: 208 Indigo Way  
City, State, Zip Code: Waxahackie, TX  
Phone Number: 254-652-5125  
OWTS Contractor: Kenny Houston  
Construction Address: 415 Pierce Gulch Road, Cotopaxi, CO. 81223  
Gate/Combination Lock #: ☐ Directions From Major Thoroughfare: (Include Legible Map & Directions)  
Legal Description: Sch# 77018524  
Type/Use of Structure: Single Family Residence  
Lot Size: 37 Acres  
Maximum Potential # of Bedrooms: 3  
Engineering Firm: Richard W. Owens  
Type of System: OWTS - New System  
Absorption: 525 Square Feet  
Perc Rate: 15 Min./Inch  
Absorption: 525 Square Feet  
Perc Rate: 15 Min./Inch  
Source, Type of Water: Well  
Basement: No  
Washer: Yes  
Garbage Disposal: Yes  
Project Number: 1605230  
Tank Size: 1000 Gallons  
LTAR: .60  
NOTES: Keep excavation shallow - Locate in designated area - Maintain all separations "Insure that system is not located in nearby Flood plain."

Is Site Within 400 Feet of Sewer Main?: ☐ Yes ☒ No  
If YES, Is A Letter of Refusal To Connect Attached?: N/A  
Or Within a Sewer District?: ☐ Yes ☒ No

Is Site In A Designated Flood Plain?: ☐ Yes ☒ No  
If YES, Engineer's Requirements Listed?:  
I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached percolation test report and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance, and performance of the OWTS. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and grave. Prior to installation of hay, straw, or similar pervious material unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You have the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File

Date Applied: 9/06/2016

### FINAL OWTS INSPECTION:

Tank Information: Size: 1000 Gallons  
Is Entrance and Exit Sealed: ☒ Yes ☐ No  
Pipe Inlet-Outlet?: Sch 40  
Absorption Bed Information: Distance From Building: Feet  
Type of System Installed: Chambers in Trenches  
Pipe & Rock: ☐ Chamber: ☒ Absorption Bed: ☐ Absorption Trench: ☒  
Number Of Trenches: 3  
Is Pipe Level?: ☐ Yes ☐ No  
Distance From Building: feet  
Total Square Feet: 540  
Gravel Depth: 25' Length: 62'  
Inches  
If Bed, Is Pipe Been Connected?: ☐ Yes ☐ No  
Distance From Well: 400' feet  
Is System Located In Recommended Area?: ☒ Yes ☐ No

### DEPARTMENT USE ONLY:

Installation Has Been: Approved ☒ Disapproved ☐  
NOTES: 45 Chambers in 3 Trenches

Approved By: Wyatt Sanchez  
Prepared By: Danielle Adams

Date Approved: 11-3-2016  
Date Prepared: 9/19/2016

# SOIL PERCOLATION AND TEST REPORT

OWNER:  
RICK HALL

CONTRACTOR:  
FINNEY EXCAVATING

PROJECT:  
415 PIERCE GULCH RD

PROJECT NO. 1605230

DATE:  
05/30/16

PERC TEST PREPARED BY:

RICHARD W. OWENS  
2520 STATE HIGHWAY 9  
CANON CITY, CO 81212  
(719) 269-2472  
EMAIL: richwowens@gmail.com  
RECOGNIZED BY CPOW AS A  
CERTIFIED COMPETENT TECHNICIAN

*Kim Hutton*

**SITE DESCRIPTION:**  
LOT 31, UNIT 1, TRACT B, IRON MTN. WILDERNESS  
FREMONT COUNTY, COLORADO

**SITE DIMENSIONS:**  
SEE ATTACHED SITE PLAN

**RESIDENCE INFORMATION:**  
3 BEDROOM

**MAXIMUM SEWAGE FLOW:**  
NUMBER OF PERSONS IS 6 BASED ON A 2 PERSON PER BEDROOM. THIS YIELDS A  
6 X 75 GPD=450 GPD FLOW.

**FIELD TEST DATA**

HOLE #	HOLE DEPTH	PERC RATE MIN/INCH
1	24	12
2	24	15
3	24	18

**AVERAGE PERCOLATION RATE**  
15

GROUND WATER TABLE:	NONE ENCOUNTERED
BEDROCK:	NONE ENCOUNTERED
SLOPE OF GROUND AT SITE:	TO EAST
SUITABILITY OF SOIL:	GOOD
TYPE OF USE:	RESIDENTIAL
SOURCE OF WATER:	WELL

**REQUIRED ABSORPTION AREA:**

THE INDIVIDUAL SEWAGE DISPOSAL REGULATIONS FOR FREMONT COUNTY WERE ADHERED TO IN THE PREPARATION OF THIS TEST REPORT.

SOIL TREATMENT AREA IN SQUARE FEET =  $\frac{\text{DESIGN FLOW (IN GALLONS/DAY)}}{\text{LTAR (IN GPD PER SQ. FOOT)}}$

LTAR = .60

$450 / .60 = 750 \text{ SQ. FT.}$

Adjusted Soil Treatment Area = Required Soil Treatment Area x Size Adjustment Factors:

DESIGN:

$750 \times 1.0(\text{table 10.2 for gravity trenches}) \times 0.7(\text{chambers table 10.3}) = 525 \text{ sq. ft.}$


$525 \text{ sq. ft.} / 12 = 44 \text{ chambers} = 3 \text{ ROWS OF } 15$

**RECOMMENDATIONS**

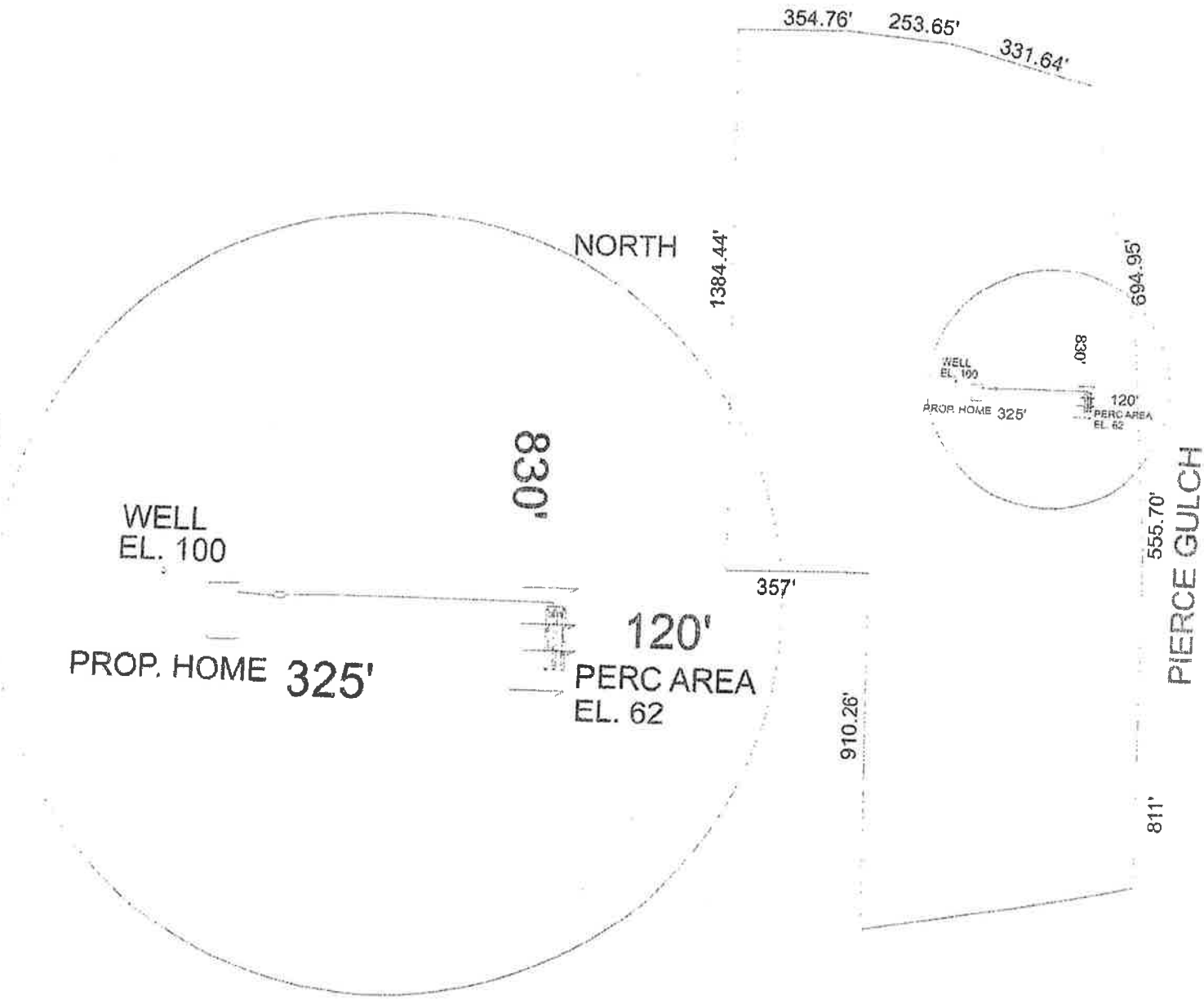
SEPTIC TANK SIZE  
LEACH FIELD

1000 GALLONS  
45 chambers in trenches

I CERTIFY THAT THE INFORMATION ON THIS FORM IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND THAT I PERFORMED ALL TESTS IN ACCORDANCE WITH THE PROVISIONS OF THE FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS. I FURTHER CERTIFY THAT I AM RECOGNIZED BY CPOW AS A CERTIFIED COMPETENT TECHNICIAN.

  
\_\_\_\_\_  
RICHARD W. OWENS

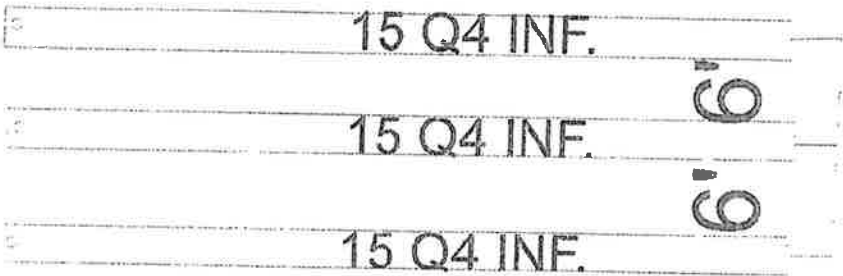
# HALL SITE PLAN



# SYSTEM DETAILS

TO HOUSE

Install inspection risers to grade for each lid.  
1000 GALL. TANK'



Infiltrators to be 2' deep on low side of hill,  
not to exceed 4' in depth. Provide inspection  
ports at end of each row.

HALL PROFILE INFO	
DEPTH	0'-1' TOPSOIL
	1'-3' MED BROWN SANDY LOAMY SOIL
	3'-8' LIGHT BROWN SOIL W/INTERMINGLED ROCK

Exhibit 31-1 Lot 1

# Soil Percolation and Test Report

Owner: Rich Hall

Address: 415 pierce gulch

Perc Test Prepared by:

Bennie Koch

Date: September 7<sup>th</sup> 2024



Site Description and Dimension

See attached map

Residence information

3 Bedrooms

Maximum Sewage Flow

Number of persons is 6 based on a 2 person per bedroom and yields  
a 6 X 75 GPD = 450 GPD flow

Field Test information

Two test pits were dug and the soil was classified as a Soil type 2A  
with LTAR of .5.

Required Absorption Area

LTAR = .5

450 / .5 = 900 SQ FT

Soil treatment Area = Required Soil Treatment Area x Size adjustment  
factors: is design 900 x 1.0 (table 10.2 for gravity trench) 0.7  
(chambers table 10.3) = 630 SQ FT

Chambers in trench = 630 / 12 = 52.5 = (54) Q4 Chambers

3 Rows of 18 is recommended

If Bed is installed instead of trench than design 900 x 1.2 (for gravity  
bed table 10.2) x 0.7 (table 10.3 chambers table) = 756 SQ FT

Chambers in bed = 756 / 12 = 63 <sup>(64)</sup> Q4 chambers

4 rows of 16 Recommended

Size of Septic tank recommended is 1100 Gallon based on table 9.1  
fremont County on Site Wastewater treatment system regulations

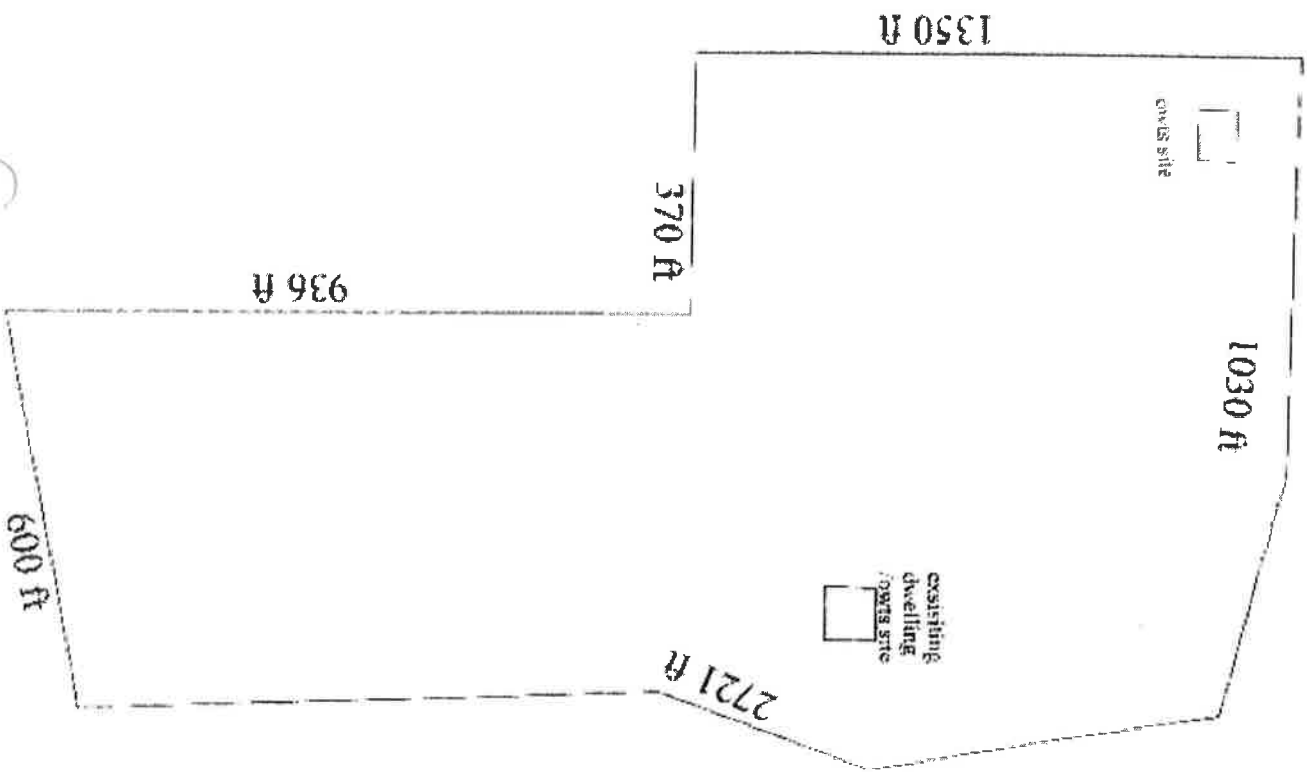
## Rock System

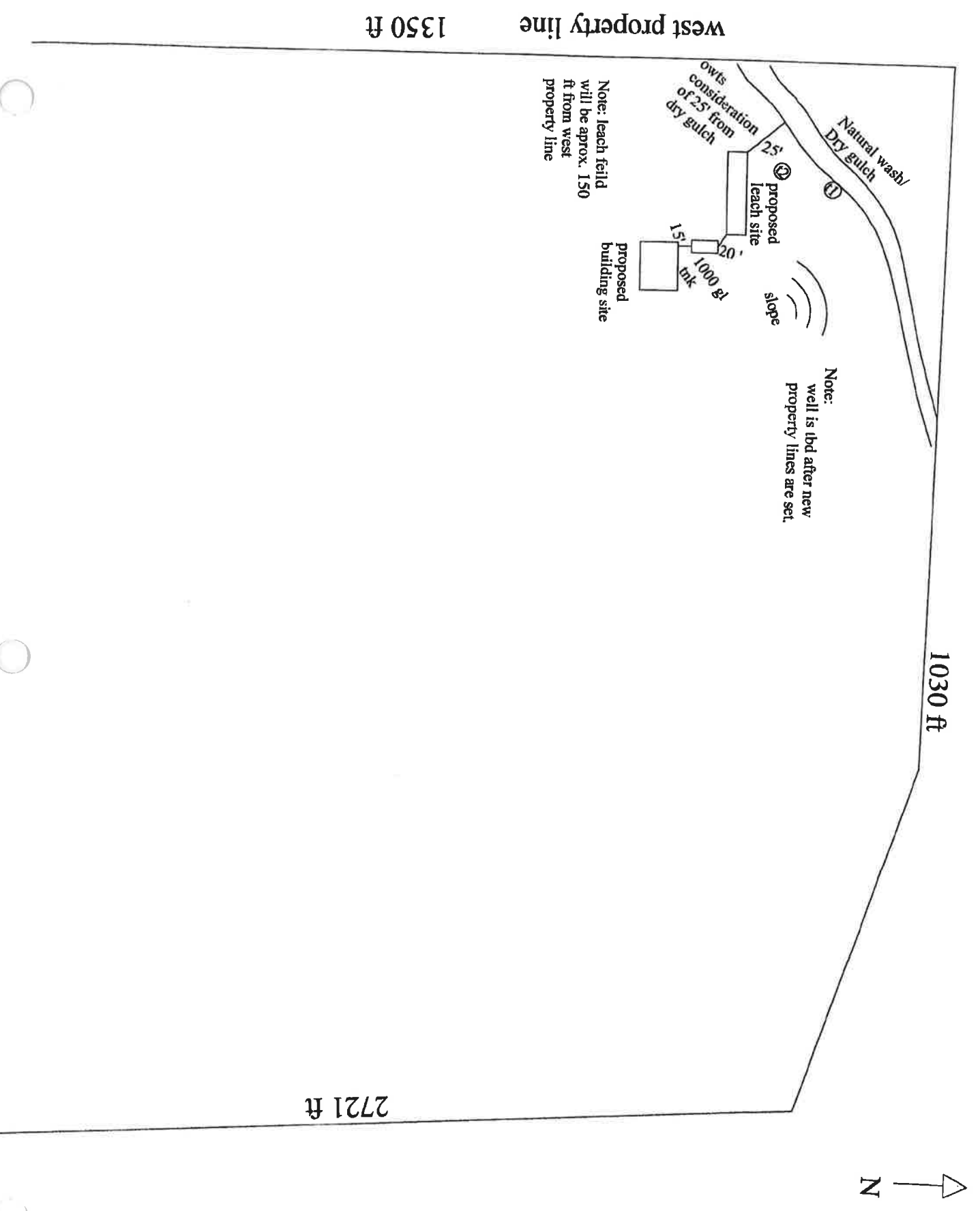
If Rock system is installed 900 x 1.2 (table 10.2) = 1080

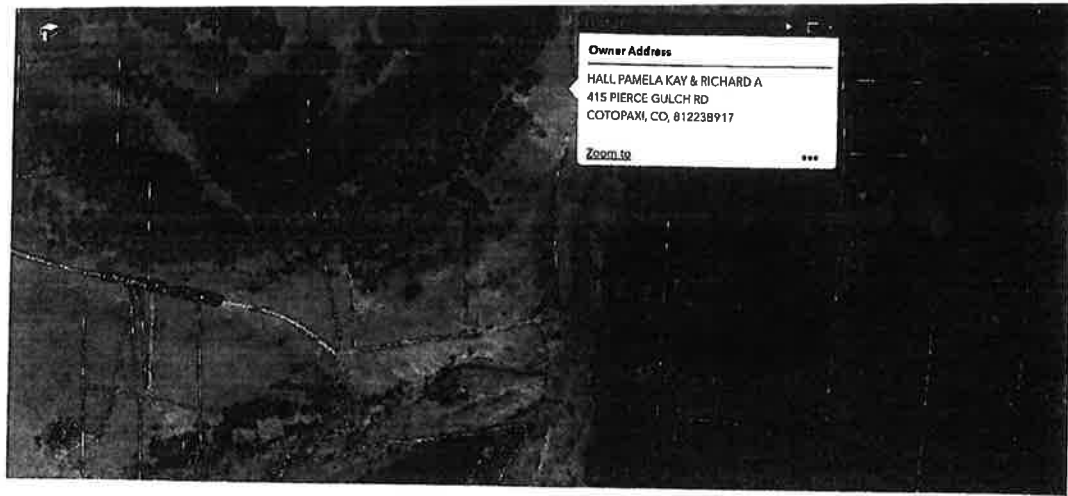
Square footage 1080

Square footage 1080 / 12 = 90 ft

Bed should be 12 ft x 90 ft







Owner Address  
HALL, PAMELA KAY & RICHARD A  
415 PIERCE GULCH RD  
COTOPAXI, CO, 812238917  
Zoom to

- FC ZONING DISTRICTS LAYERS
- FC HYDROGRAPHY LAYERS
- FC NATURAL HAZARDS LAYERS
- FC ADMIN BOUNDARIES LAYERS
- FC Mile Markers
- FC TRANSPORTATION LAYERS
- FC LAND RECORDS LAYERS
- Fremont County Imagery (2022)
- USA Topo Maps
- World Contours



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 Glory to God
2. Project Description Minor subdivision to create two lots (32.76 acres and 4.5 acres) from original property 37.26 acres
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:  
415 Pierce Gulch Road, Cotopaxi, Colorado 81223  
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?  
Deer Mountain Fire Protection District

5. The source of water for fire protection is:  
☐ --- Water District – Name of 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? 36,000 Gallons – What is the water source for filling the cistern? River
6. What is the distance from the subject property to the nearest fire hydrant? n/a - no hydrants
7. What public roadways provide access to the subject property? Iron Mountain Road and Pierce Gulch Road and Black Gulch Road
8. How many accesses to public roadways will the subject property have? 2 - 1 from Pierce Gulch Road, 1 from Black Gulch Road
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. Pierce Gulch Road - approx 20' wide, dirt/gravel surface  
Black Gulch Road - approx 20' wide, dirt/gravel surface
10. What are the existing and or proposed interior roadway names? Pierce Gulch Road,  
Black Gulch Road
11. Is the subject property located within a fire protection district? ☒ Yes --- ☐ No  
If yes, please provide the district name: Deer Mountain 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? Deer Mountain Fire Protection District
- b. What is the distance from the subject property to the nearest fire protection district boundary?
- 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: \_\_\_\_\_

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

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.

Richard Hall  
Applicant Printed Name

Richard Hall  
Signature

6/25/25  
Date

Richard Hall  
Owner Printed Name

Richard Hall  
Signature

6/25/25  
Date

## FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is: Deer Mtn Fire Protection Dist.
2. Name of contact person: John Dacker  
Title: Fire Chief Telephone: 719 942-9610
3. The name and address of the responding fire station is: Deer Mountain Fire Protection District, 6181 County Road 28, Cotopaxi, Colorado 81223
4. The distance from the subject property, by public roadway, to the responding fire station is: 7.1 miles
5. The estimated response time to the subject property is: 15-20 minutes
6. The location of the closest fire hydrant to the subject property is: n/a  
7.1 miles at fire station
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? ☐ Yes --- ☐ No Please explain: n/a
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: County roads Pierre Gulch Road and Black Gulch Road
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? ☒ Yes --- ☐ No Please explain: 20' wide approx and graded and packed dirt
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: 8000 gallon tank adjacent property and 7000 gallons on fire equipment
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Low/moderate intensity

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.**

Continue fire mitigation. Currently  
mitigation extends 75' from all buildings

Add signing for Black Gulch Road

 AC  
Signature and title of Authorized Fire Protection Representative

7-1-25  
Date

MATHEW BROWN

Exhibit 35-1

# SUBDIVISION - MINERAL INTEREST OWNER NOTIFICATION FORM

To: General Land Office Bureau of Land Management  
Mineral Interest Owner  
From: Richard Hall  
Subject Property Owner  
Date: 7/1/23  
Reference: Glory to God Subdivision  
Proposed Subdivision Name

It has been determined by research of the Fremont County Assessor's Records that you own a severed mineral interest of a property proposed for subdivision. As required by the Fremont County Subdivision Regulations (FCSR) you are entitled to notice of the proposed subdivision.

- Type of application: ☒ **Minor Subdivision** – Said notice to be post marked a minimum of thirty (30) days prior to the Fremont County Planning Commission (Commission) meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Sketch Plan** – Said notice to be post marked a minimum of thirty (30) days prior to the Commission meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Preliminary Plan** – Said notice to be post marked a minimum of thirty (30) days prior to the Commission meeting at which the application is anticipated to be heard, not to include the day of the meeting.
- ☐ **Final Plat** – Said notice to be post marked a minimum of thirty (30) days prior to the Fremont County Board of County Commissioners (Board) meeting at which the application is anticipated to be heard, not to include the day of the meeting.

The subject property, as referenced above is located at 415 Pierce Gulch Road, Cotopaxi, Co 81023  
General Location or Address (see Vicinity Map Exhibit A)

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

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

The proposed subdivision will result in the creation of 2 lots with a density of 2.5 units per acre.  
*lot 1 - 4.5 acres  
lot 2 - 3.6 acres*

The proposed land use for the proposed lots is Ag Rural Cattle Grazing and Residential

This application is anticipated to be heard by the ☐ Commission on \_\_\_\_\_  
The public meeting starts at 3:00 PM.

This application is anticipated to be heard by the ☐ Board on \_\_\_\_\_  
The public meeting starts at 9:30 AM.

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 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 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 hearing body'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.

Mineral Interest Owner's Name(s): \_\_\_\_\_

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

Telephone # \_\_\_\_\_ Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Email: \_\_\_\_\_

Property Address: \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Are you the current owner of the mineral interests of the reference property? ☐ Yes --- ☐ No

Are you currently leasing these mineral interests to another party? ☐ Yes --- ☐ No If yes, please pass this notification in a timely fashion to the lessee. Lessee: \_\_\_\_\_

Are there current or proposed mineral extraction plans for the subject property? ☐ Yes --- ☐ No Please explain. \_\_\_\_\_

As a severed mineral interest owner(s) of the subject property; I or We are ☐ --- FOR this subdivision; I or We are ☐ --- AGAINST this subdivision; for the following reasons: (or I or We are ☐ --- Neutral but have the following comments) [☐ other comments] \_\_\_\_\_

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 will result in the Department, Commission and Board assuming that you, as a mineral interest owner of the subject property, have no comments with regard to the proposed subdivision.

Mineral Interest Owner Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

OF LOT 31, UNIT 1, TRACT H, IRON MOUNTAIN WILDERNESS  
IN THE W1/2 SECTION 2, E1/2 SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

[illegible][illegible][illegible][illegible]

## Exhibit B

A tract of land lying and being in the W  $\frac{1}{4}$  NW  $\frac{1}{4}$  and W  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 2, and in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  and the in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE  $\frac{1}{4}$  corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°28' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado

Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223



### Table 04203

2-25-97, 12

# The United States of America.

As all to whom these presents shall come, bearing

WHEREAS, a Certificate of the Register of the Land Office at Pueblo, Colorado

has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 23, 1902, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of

**Charles V. Griffin**

**Section V. C-1331**

the town established and duly commenced, in conformity to law, for the west half of the southeast quarter and the south half of the northwest quarter of Section two, the north half of the northwest quarter, the northeast quarter of the northwest quarter, and the southwest quarter of Section eleven, the southeast quarter of the southeast quarter of Section ten, the east half of the northeast quarter of Section fifteen and the north half of the northwest quarter of Section fourteen in Township twenty south of Range seventy-two west of the Sixth Principal Meridian, Colorado, containing six hundred forty acres,

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General.

[illegible]

IN TESTIMONY WHEREOF, I, Salvin Collins

President of the United States of America, have caused their letters to be made

Patent, and the seal of the General Land Office in its proper office.

GIVEN under my hand, at the City of Washington, the SECOND

day of OCTOBER To the joy of our Lord one thousand

also hundred and TWENTY-SIX

United States the one hundred and FIFTY-FIRST

By the President:

Calum Collins  
Dale Collins  
M.P. Collins

2450  
760

120

986569

I hereby certify that this document is a copy of the official record on file in this office.

2025

THIS DOCUMENT IS A COPY

WRITING ON DARK COPY DOES  
NOT SHOW UP ON FILM.

PRINTING TOO LIGHT FOR  
GOOD REPRODUCTION

Weymouth 1

H. F. C. Stubbs

20

File for record at 3

Oct 2nd 1881. 27th 1881

James M. Brown, 1871

The United States of America.  
Is an Whorehouse, manure-hill Corn,  
Gardens;

Whereas in consequence of the a.p. of

Comp. res. Victoria, Aug 2<sup>nd</sup> 1842  
Injunctd Ch. Act done

Grants to the several States and

Colleges for the benefit of the

Colleges for the benefit of negro children  
 "About the Mechanics Arts," there has been decision in the  
 General Land Office Sept. 20, 83, for one quarter section  
 of land, in favor of the State of Virginia duly assigned  
 by the proper authority of the said State to Shiloh, the W.  
 Robinson, with evidence that the same has been located  
 within the South West Quarter of the South East Quarter of the  
 North West Quarter of the South West Quarter of the  
 land the South East Quarter of the North East Quarter of the  
 land the South East Quarter of the North East Quarter of the  
 North East Quarter of the South East Quarter of Section 11, 2  
 and 3, Township 36 North of Range 10 East of the  
 District of Columbia, South of Rock Creek, and on the  
 District of Columbia, subject to take up the same, to be  
 considered of the same, and duly assigned accordingly to the  
 State of Virginia, of the said land, returned to the General Land  
 Office by the Surveyor General:

Now I would say, That there is, therefore, granted by the United States to the said Pugett Co. (collaborers as as- signed informants, and to his heirs the benefit of laws above described. So there is to hold the said Pugett Co. with the aforementioned them, and the said Pugett Co. the Coefficients, as assignee as informants, and to his heirs and assigns forever subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and right to ditches and waterways used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a claim or lease to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

On testimony of Mr. J. M. S. Grant, President of the United States of America, have caused these letters to be made public and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington the Twentieth  
fifth day of July, in the Year of our Lord, one thousand Eight  
hundred and Twenty three, and of the Independence of the  
United States the Sixty Eighth  
By the President, A. S. Grant.

Recorded Vol. 135-3  
Page 268

Recorded Vol 135-3 By J. W. Williamson, Secretary  
Page 268 J. A. Fiske, Recorder of the General Land Office

Admission

## Exhibit B

A tract of land lying and being in the W  $\frac{1}{2}$  NW  $\frac{1}{4}$  and W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 2, and in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  and the in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE  $\frac{1}{4}$  corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°26' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado

Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223

[illegible]

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

TO: Mile High Propane  
FROM: Richard Hall  
Name of Subject Property Owner / Applicant  
DATE: 7/1/25  
Reference: Glory to God 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 415 Pierre Gulch Rd, Cotopaxi, Co. 81223  
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 \_\_\_\_\_



Scale 1" = 50'

GLORY TO GOD MINOR SUBDIVISION

OF LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS  
IN THE W1/2 SECTION 2, E1/2 SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO

BEFORE ALL MEN BY THESE PRESENTS, I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

STATEMENT OF WORK

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAN

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

COUNTY CLERK AND RECORD STATEMENT

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

NOTARY PUBLIC

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

DEVELOPER'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

CROWN POINT LAND SERVICES

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Fremont, Colorado.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Denver, Colorado, this 1st day of May, 2011.

Notary Public for the State of Colorado

DATE OF RECORDING

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Notary Public for the State of Colorado

## Exhibit B

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Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223



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

TO: AT+T  
FROM: Richard Hall  
Name of Subject Property Owner / Applicant  
DATE: 7/1/25  
Reference: Glory to God Subdivision  
Project Name

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- ☒ -- 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 415 Pierre Gulch Rd, Cotopaxi, Co 81223  
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  
<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.

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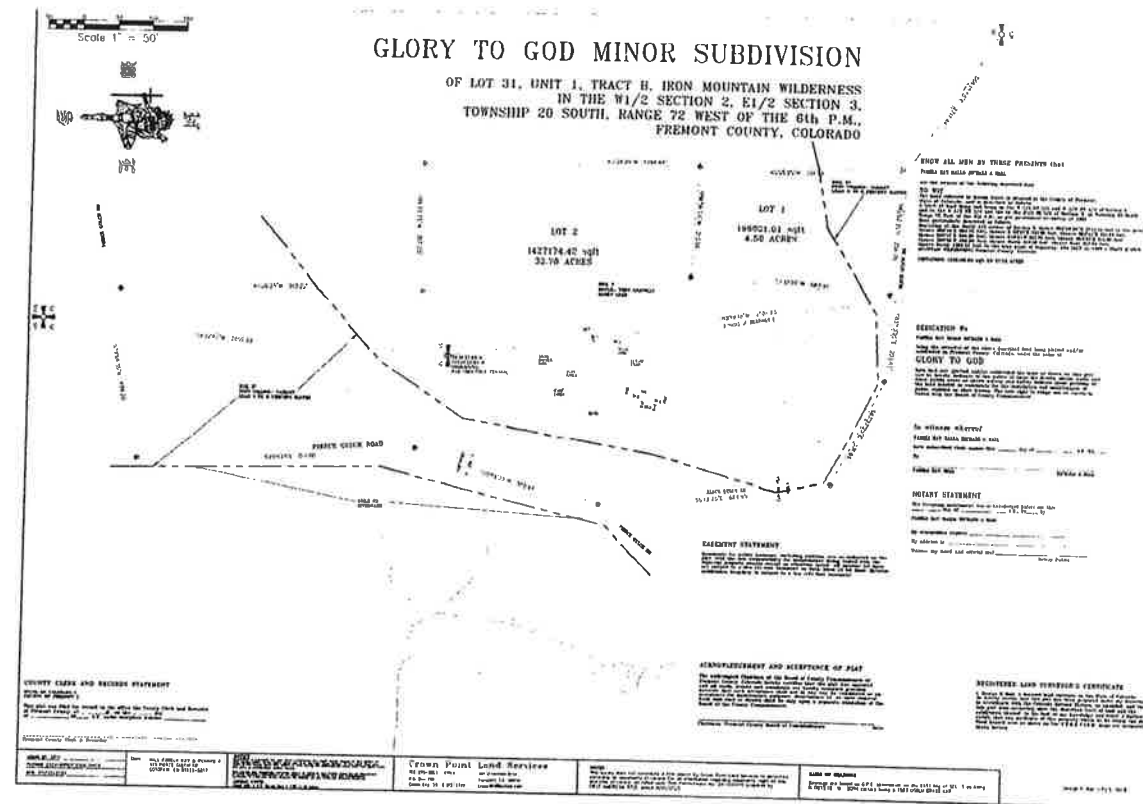
Entity Name: \_\_\_\_\_ Name of contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street Address City State Zip

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 \_\_\_\_\_



## Exhibit B

A tract of land lying and being in the W  $\frac{1}{4}$  NW  $\frac{1}{4}$  and W  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 2, and in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  and the in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE  $\frac{1}{4}$  corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°26' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado

Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223

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

TO: DiracTV  
FROM: Richard Hall  
Name of Subject Property Owner / Applicant  
DATE: 7/1/25  
Reference: Glory to God 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 415 Pierce Gulch Rd, Cotopaxi, CO 81223  
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.

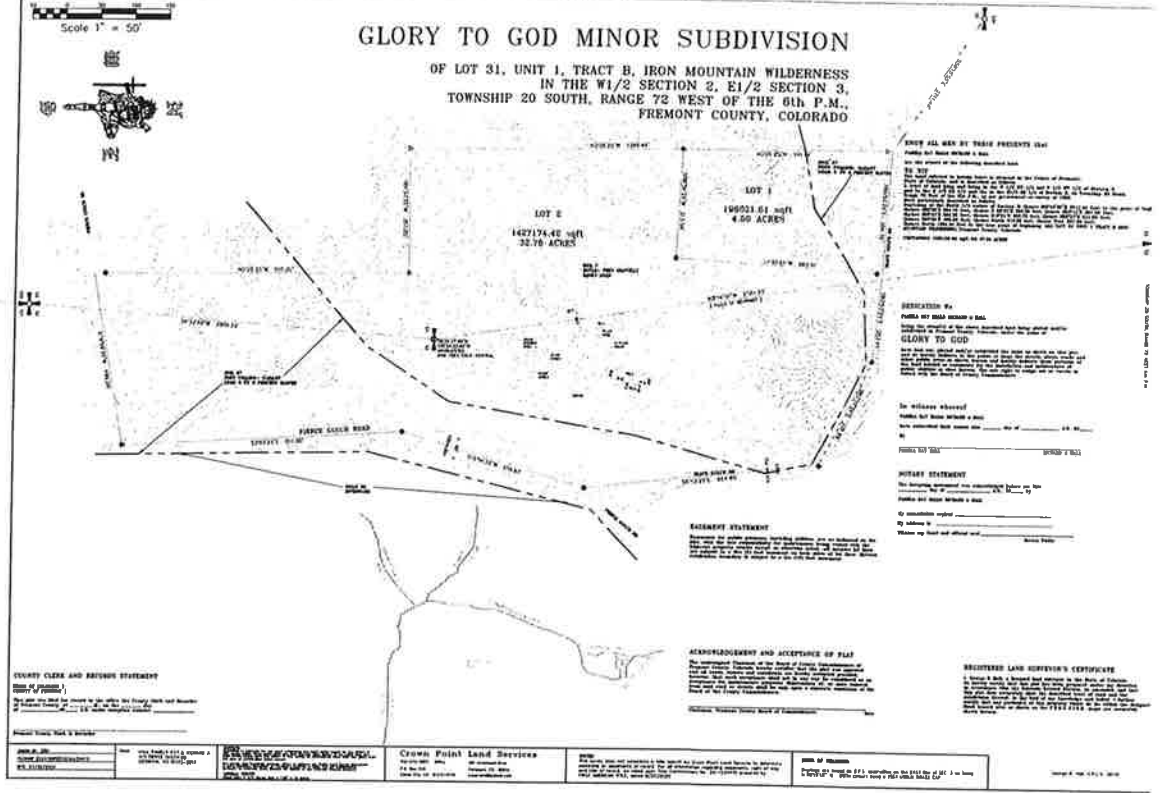
Entity Name: \_\_\_\_\_ Name of contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street Address City State Zip

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 \_\_\_\_\_



## Exhibit B

A tract of land lying and being in the W  $\frac{1}{2}$  NW  $\frac{1}{4}$  and W  $\frac{1}{2}$  SW  $\frac{1}{4}$  of Section 2, and in the E  $\frac{1}{2}$  NE  $\frac{1}{4}$  and the in the E  $\frac{1}{2}$  SE  $\frac{1}{4}$  of Section 3, in Township 20 North, Range 72 West of the 5th P.M., as per government re-survey of 1960. More particularly described as follows: Beginning at the NE  $\frac{1}{4}$  corner of Section 3; thence S 55°49'30" E 2711.44 feet to the point of beginning; thence S 85°26' E 354.76 feet; thence S 83°27' E 253.65 feet; thence S 63°11' E 331.69 feet; thence S 05°47' E 664.95 feet; thence S 16°21' W 555.70 feet; thence S 02°37' E 811.00 feet; thence S 80°26' W 499.20 feet; thence North 910.26 feet; thence West 357.00 feet; thence North 1384.44 feet to the true point of beginning Fremont County, Colorado

Property Address is: 415 Pierce Gulch Road, Cotopaxi, CO 81223



9589 0710 5270 1793 8764 11

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
El Segundo, CA 90245	
Certified Mail Fee \$4.35	0769 10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$1.77	
Total Postage and Fees \$10.72	07/08/2025
Postmark Here	
Sent to <b>Direct TV</b>	
Street and Apt. No., or PO Box No. <b>1230 E Imperial Hwy</b>	
City, State, ZIP+4® <b>El Segundo, CA 90245</b>	

9589 0710 5270 1793 8764 04

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Canon City, CO 81212	
Certified Mail Fee \$4.35	0769 10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$1.77	
Total Postage and Fees \$10.72	07/08/2025
Postmark Here	
Sent to <b>Mr. Hugh Propane</b>	
Street and Apt. No., or PO Box No. <b>3205 E Hwy 50</b>	
City, State, ZIP+4® <b>Canon City, CO 81212</b>	

9589 0710 5270 1793 8763 98

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Dallas, TX 75202	
Certified Mail Fee \$4.35	0769 10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$1.77	
Total Postage and Fees \$10.72	07/08/2025
Postmark Here	
Sent to <b>Agri</b>	
Street and Apt. No., or PO Box No. <b>208 S. Akard St.</b>	
City, State, ZIP+4® <b>Dallas, TX 75202</b>	

9589 0710 5270 1793 8763 81

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>	
Rapid City, SD 57709	
Certified Mail Fee \$4.35	0769 10
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$1.77	
Total Postage and Fees \$10.72	07/08/2025
Postmark Here	
Sent to <b>Black Hills Energy</b>	
Street and Apt. No., or PO Box No. <b>PO Box 6006</b>	
City, State, ZIP+4® <b>Rapid City, S.D. 57709</b>	

First-Class Mail® 1 \$1.77  
Large Envelope  
El Segundo, CA 90245  
Weight: 0 lb 1.50 oz  
Estimated Delivery Date  
Mon 07/14/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1793 8764 11  
Return Receipt \$4.10  
Tracking #: 9590 9402 7976 2305 4391 73  
Total \$10.72

First-Class Mail® 1 \$1.77  
Large Envelope  
Rapid City, SD 57709  
Weight: 0 lb 1.40 oz  
Estimated Delivery Date  
Sat 07/12/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1793 8763 81  
Return Receipt \$4.10  
Tracking #: 9590 9402 7976 2305 4392 27  
Total \$10.72

First-Class Mail® 1 \$1.77  
Large Envelope  
Canon City, CO 81212  
Weight: 0 lb 1.40 oz  
Estimated Delivery Date  
Sat 07/12/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1793 8764 04  
Return Receipt \$4.10  
Tracking #: 9590 9402 7976 2305 4392 10  
Total \$10.72

First-Class Mail® 1 \$1.77  
Large Envelope  
Dallas, TX 75202  
Weight: 0 lb 1.40 oz  
Estimated Delivery Date  
Mon 07/14/2025  
Certified Mail® \$4.85  
Tracking #: 9589 0710 5270 1793 8763 98  
Return Receipt \$4.10  
Tracking #: 9590 9402 7976 2305 4392 03  
Total \$10.72

Exhibit 37.1

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

TO: Black Hills Energy  
FROM: Richard Hall  
Name of Subject Property Owner / Applicant  
DATE: 7/1/25  
Reference: Glory to God 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 415 Pierce Gulch Rd, Cortez, Co 81223  
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.

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Entity Name: \_\_\_\_\_ Name of contact person: \_\_\_\_\_  
Title: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Street Address City State Zip

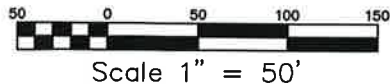
Does your entity currently service the subject property? ☐ Yes --- ☐ No

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

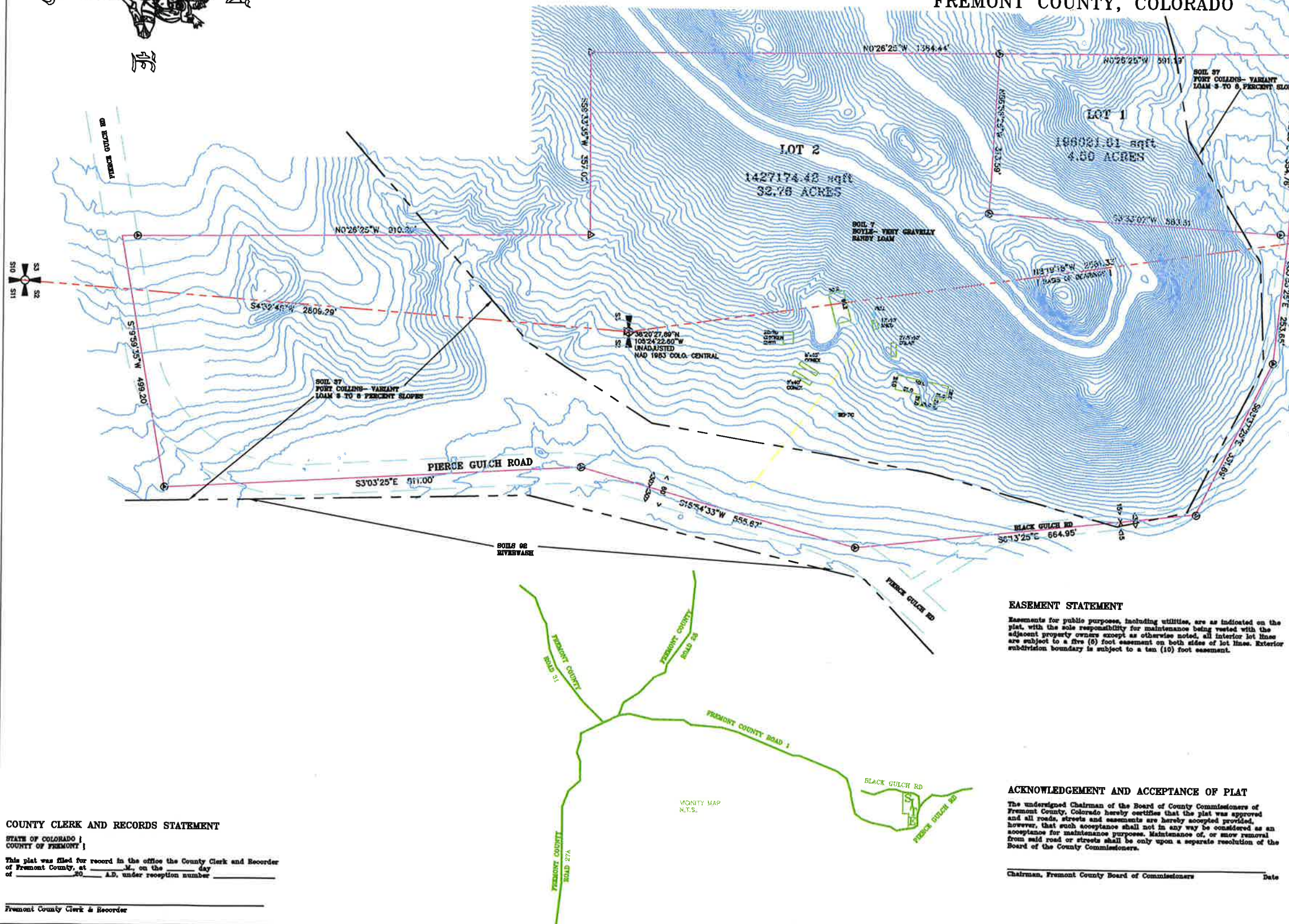
Signature of Authorized Entity Representative \_\_\_\_\_ Date \_\_\_\_\_





# GLORY TO GOD MINOR SUBDIVISION

OF LOT 31, UNIT 1, TRACT B, IRON MOUNTAIN WILDERNESS  
IN THE W1/2 SECTION 2, E1/2 SECTION 3,  
TOWNSHIP 20 SOUTH, RANGE 72 WEST OF THE 6th P.M.,  
FREMONT COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS that

PAMELA KAY HALL & RICHARD A HALL

are the owners 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 lying and being in the W 1/2 NW 1/4 and W 1/2 SW 1/4 of Section 2, and in the E 1/2 NE 1/4 and the E 1/2 SE 1/4 of Section 3, in Township 20 South, Range 72 West of the 6th P.M., as per government re-survey of 1900.  
More particularly described as follows:  
Beginning at the North 1/4 corner of Section 3; thence S65°49'30"E 2711.44 feet to the point of beginning; thence S87°27'E 253.55 feet; thence S83°11'E 331.59 feet; thence S87°20'E 254.78 feet; thence S10°21'W 555.70 feet; thence S80°27'W 511.00 feet; thence S80°28'W 499.20 feet; thence North 910.26 feet; thence West 307.00 feet; thence North 1354.44 feet to the true point of beginning, AKA (LOT 31 UNIT 1 TRACT B IRON MOUNTAIN WILDERNESS) Fremont County, Colorado  
CONTAINING 1623196.03 sqft OR 37.26 ACRES

DEDICATION We

PAMELA KAY HALL & RICHARD A HALL

being the owner(s) of the above described land being platted and/or

subdivided in Fremont County, Colorado, under the name of

GLORY TO GOD

have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of the land labeled as easements for the installation and maintenance of public utilities as show hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof

PAMELA KAY HALL & RICHARD A HALL

Have subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_

By

PAMELA KAY HALL

RICHARD A HALL

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by

PAMELA KAY HALL & RICHARD A HALL

My commission expires \_\_\_\_\_

My address is \_\_\_\_\_

Witness my hand and official seal.

Notary Public

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.

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

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

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

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, George R. Hall, a Licensed land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portion(s) of this property which do lie within the designated flood hazard area as shown on the F.E.M.A. F.I.E.M. maps are accurately shown hereon.

George R. Hall, C.P.L.S. 38118

COUNTY CLERK AND RECORDS STATEMENT

STATE OF COLORADO

COUNTY OF FREMONT

This plat was filed for record in the office the County Clerk and Recorder of Fremont County, at \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. under reception number \_\_\_\_\_

Fremont County Clerk & Recorder

Clerk: HALL PAMELA KAY & RICHARD A  
415 PIERCE GULCH RD  
COTOPAX, CO 81223-8917

NOTICE  
In Colorado law you must complete any land within period on any defect in the survey within 90 days after the date of the survey. If the survey is not completed within 90 days after the date of the survey, the survey is considered void. The date of completion shall be the date of the survey. If the survey is not completed within 90 days after the date of the survey, the survey is considered void. The date of completion shall be the date of the survey. If the survey is not completed within 90 days after the date of the survey, the survey is considered void. The date of completion shall be the date of the survey.

Crown Point Land Services  
718-275-5000 Office  
P.O. Box 749  
Canon City, CO 81215-0749  
301 Arrowhead Drive  
Fountain, CO 80615  
crown.land@outlook.com

NOTES  
This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. 20-1224470 prepared by FIRST AMERICAN TITLE, dated 8/25/2020

BASES OF BEARINGS:

Bearings are based on G.P.S. observation on the EAST line of SEC. 3 as being N 05°18' W. BOTH corners being a 1963 USBLM BRASS CAP.



