



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

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

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

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

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

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

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

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

Please mark which application you are applying for:

☐ Lot Line Adjustment
                 
 ☐ Boundary Line Adjustment
                 
 ☒ Vacation of Interior Lot Line and/or Easements

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

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

a. Name: School District RE-1 ATTN: Scott Morton

Mailing Address: 101 14th St, Cañon City, CO 81212

Telephone Number: 719.276.5812 Facsimile Number: \_\_\_\_\_

Email Address: scott.morton@canoncityschools.org

b. Name: \_\_\_\_\_

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

Telephone Number: \_\_\_\_\_ Facsimile Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

c. Consulting Firm Name: 3 Rocks Engineering

Mailing Address: 430 Main St, Cañon City, CO 81212

Telephone Number: 719.430.5333 Facsimile Number: \_\_\_\_\_

Email Address: stewartm@3rocksengineering.com

2. The proposed plat title is McKinley Interior Lot Line Vacation

3. The total number of properties involved prior to this application are 8

4. The total number of lots as a result of this application are 1

5. Ratification:

As per the Fremont County Subdivision Regulations (XIV., F., 4.) an executed Ratification, Consent and Release Form (*forms are provided by the Department for execution*) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a LLA/BLA/VILL application prior to final approval by the Department. Will any property involved in this application require a form to be executed and submitted? Yes ☐ No ☒

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

a. This property is located in the R1 Zone District.

b. This property is located in the R1 Zone District.

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

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

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

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

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

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

a. Property "a" Owner Signature  Date 7/17/25

b. Property "b" Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

**Required Attachments:**

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

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VILL RA 1 - McKinley Elementary School Vacation of Recorded Public Right-of-Way

Dan Victoria,

We request a waiver from the requirement to submit an application fee for the McKinley Elementary School Vacation of Interior Lot Lines Application due to the public nature of this project.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rockengineering.com](mailto:stewartm@3rockengineering.com)  
3 Rocks Engineering & Surveying

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VILL RA 2 - McKinley Elementary School Vacation of Interior Lot Lines

Dan Victoria,

We request a waiver from the requirement to submit a title commitment and all exceptions for the McKinley Elementary School Vacation of Interior Lot Lines Application due to the public nature of this project.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksengineering.com](mailto:stewartm@3rocksengineering.com)  
3 Rocks Engineering & Surveying

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VILL RA 3 - McKinley Elementary School Vacation of Interior Lot Lines

Dan Victoria,

We request a waiver from the requirement to notify utility companies and entities with rights of record easements for the proposed vacation of the interior lot lines of the McKinley Elementary School lot as the utility usage of the lot(s) will not change, nor will any adjacent properties be affected by the vacation of the interior lot lines.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksengineering.com](mailto:stewartm@3rocksengineering.com)  
3 Rocks Engineering & Surveying



## FREMONT COUNTY VACATION OF RECORDED PUBLIC RIGHT-OF-WAY (ROW) APPLICATION

1. Project Name: McKinley Elementary School Vacation of Public Right-of-Way
2. Applicant: School District RE-1 Address: 101 14th St  
ATTN: Scott Morton  
City: Cañon City State: CO Zip Code: 81212  
Telephone #: 719.276.5812 Facsimile #: \_\_\_\_\_
3. Consultant: 3 Rocks Engineering & Survey Address: 430 Main St  
City: Cañon City State: CO Zip Code: 81212  
Telephone #: 719.430.5333 Facsimile #: \_\_\_\_\_

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

No Vacation of Recorded Public ROW (VPR) Application which has been denied by the Fremont County Board of County Commissioners (Board) within the past two (2) years can be resubmitted unless there is valid new evidence or a substantial change in circumstances of the original application.

As with all land use applications, payment of associated fees does not insure approval of the application.

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, five (5) copies, and an electronic copy (either CD or flash/thumb drive)** of the application and all of its attachments (*copies of deeds, contracts, leases etcetera are acceptable*) at the time of application submittal along with the application fee, set as per Resolution of the Board. Submittals shall be made to the Department no later than 3:00 pm on the submittal deadline date.

After an adequate submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies which must be addressed by the applicant, Department comments and / or questions about the application and 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 12 would be marked - Exhibit VPR-12.1, the fifth attached document supporting the narrative provided for application item 12 would be marked - Exhibit VPR-12.5*). Exhibit numbers should be placed in the lower right hand area of the exhibit.

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, the contingencies shall be provided to the Department within six (6) months of the approval date. If not, the approval shall be deemed rescinded and the

application expired. Re-submittal of the entire application, including fees, and procedural requirements, including public meetings and notices would be required.

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.

**Note: If the application for vacation is approved, current regulations require a boundary or lot line adjustment, and the deed(s) of record for the lot(s) or parcel(s) shall include the vacated ROW.**

For specific regulatory requirements the applicant should refer to the appropriate sections of the Fremont County Zoning Resolution (FCZR) and the Fremont County Subdivision Regulations. In addition, consideration shall be given to the Fremont County Master Plan, in the review of VPR applications.

For further reference the Fremont County Zoning Resolution (FCZR) 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>

and the Fremont County Master Plan may be viewed on the Internet at

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

4. Provide a detailed statement describing the reasons for the proposed vacation of recorded public ROW. Discuss why the public will not be adversely affected by the proposed vacation. The more information provided, the easier it will be for the Department, Commission, Board and Public to understand and review the request.

The proposed vacation of the 16-foot unused alleyway at McKinley Elementary

School consolidates the school lot for efficient use, as it serves no

transportation or utility function and was developed as if nonexistent. The

public will not be adversely affected, as the ROW does not provide access or

utilities.

5. What is the description of the ROW to be vacated? Provide ROW name, width, length from one known point to a second known point. See exhibit.

If the description is long, an attachment can be made marked as Exhibit VPR-5.1. ☒ An exhibit has been attached.

6. What is the general location of the ROW to be vacated? \_\_\_\_\_

The general location of the ROW is located south of lots 19-22 and north of lots 25-28 of Macon's Subdivision.

7. Does the ROW provide access to Federal or State land (BLM, DOW, etc.)? ☐ Yes --- ☒ No If yes, please explain. \_\_\_\_\_



8. Will the vacation of this ROW land-lock any parcel? ☐ Yes --- ☒ No If yes, please explain. \_\_\_\_\_

9. Is the ROW improved? ☐ Yes --- ☒ No If yes, please explain. \_\_\_\_\_

10. Is the ROW maintained by the County? ☐ Yes --- ☒ No

11. Does the ROW contain utility improvements? ☐ Yes --- ☒ No If yes, please list the improvements. \_\_\_\_\_

12. Does the ROW provide access to a State or Federal ROW? ☐ Yes --- ☒ No If yes, please list the State or Federal ROW(s). \_\_\_\_\_

13. A copy of the recorded document which dedicates the ROW to the public or to Fremont County shall accompany this application marked as Exhibit VPR-13.1. ☒ An exhibit has been attached.

14. What is the total acreage of the ROW to be vacated? 0.193 acres

15. What is the current zoning of the lots adjoining the ROW to be vacated? R1

16. Is the ROW located within the Urban Growth Boundaries or other areas of influence of any municipality? ☒ Yes --- ☐ No If yes, please identify the municipality and area(s) of influence.  
Urban Growth Planning District

If yes, does the proposed vacation meet the requirements of the municipality influence area, Urban Growth Boundary policies and Master Plan document? ☒ Yes --- ☐ No Please explain  
It supports efficient urban land use by consolidating the lot, and has no impact on utilities or transportation networks, aligning with the district's goals for compatibility and public safety.

17. Does the ROW lie within three (3) miles of any municipal boundary line and / or a county boundary line? ☒ Yes --- ☐ No If yes, please identify the entity(s). \_\_\_\_\_  
Cañon City, Brookside and Williamsburg Municipal Boundaries

If yes, does the proposed vacation meet the requirements of the Three Mile Transportation Plan of the municipality? ☒ Yes --- ☐ No Please explain \_\_\_\_\_  
The proposed vacation complies with Cañon City's Three Mile Transportation Plan as it serves no transportation or utility function.

18. The **purpose** of the Fremont County Zoning Resolution is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Fremont County, including lessening the congestion of the streets or roads, or reducing the waste of excessive amounts of roads; and protecting both urban and non-urban development. Please provide a statement explaining how the proposed vacation complies with this purpose. \_\_\_\_\_

The proposed vacation consolidates the school lot for efficient use. It eliminates an unnecessary right-of-way, aligning with the goal of reducing unneeded infrastructure. This supports orderly urban development, consistent with the Fremont County Zoning Resolution's purpose.

19. **Fremont County Master Plan Approval Criteria:** The proposed vacation should comply with the "Goals, Objectives and Implementation Strategies", in general, of the Transportation Category in Chapter Four of the Fremont County Master Plan. The applicant is familiar with said document and feels that the proposed vacation is in compliance with the document. ☒ Yes --- ☐ No Please explain. Specifically address Objective A6 which states "The County will not encourage vacating of existing roadways, especially if this action would inhibit public access." \_\_\_\_\_

The proposed vacation complies as it eliminates unneeded infrastructure without impacting public access or transportation functions. The vacation does not inhibit public access since the alleyway is unused, unconnected to any transportation network, and serves no public purpose.

20. **MASTER PLAN - PLANNING DISTRICTS** - The Fremont County Master Plan divides the County into six distinctive planning districts, with objectives and strategies for each planning district that will be used in review of VPR applications as a portion of the justification that the proposed project would meet the intent of the Master Plan. An attachment, marked as Exhibit VPR-20.1, that addresses how the proposed VPR will meet the objectives and strategies of the Planning District in which the subject property is located shall be provided. Specifically address the requirement that the proposed vacation will not place a burden on the existing transportation system or impact future development.

In which Planning District is the proposed project site located?

- ☒ District One - The Urban Growth District ☐ District Two - The Penrose/Beaver Park District  
☐ District Three - The Mountain District ☐ District Four - The Royal Gorge Impact District  
☐ District Five - The Arkansas Valley District ☐ District Six - The Plains District

☒ An exhibit has been attached.

21. Six (6) full size and six (6) reduced (8½"x11" or 11"x17") copies of a site plan drawing, drawn to professional standards, to include, at a minimum, the following (*the Department, Commission or Board can require additional information*) (*More than one sheet may be used if it is easier to express the required information, provided they are adequately labeled for identification*):

- Drawing size: twenty-four (24) inches by thirty-six (36) inches or eighteen (18) inches by twenty-four (24) inches;
- Drawing scale, unless a different scale is approved by the Department prior to submittal: minimum scale of 1"=100';

- c. In the case of multiple sheets, a key map showing the relationship of the individual sheets shall be provided on each sheet;
  - d. Appropriate title (A VACATION OF *[name of right-of-way and / or description]*);
  - e. The drawing subtitle shall include specific references to the original plat, location of the vacation and the extent of the vacation.
  - f. A note table with each note being individually labeled.
  - g. A legend table with each symbol and line pattern being identified.
  - h. Complete legal description and acreage of ROW to be vacated;
  - i. Written and graphic scale;
  - j. North Point;
  - k. Public ROW to be vacated shall be illustrated by cross hatching or other method approved by the Department. In addition, the ROW to be vacated should be noted on the drawing.
  - l. The ROW to be vacated shall include all dimensions, etcetera;
  - m. All lots, parcels, or tracts adjoining the ROW to be vacated, along with the zoning classification for each;
  - n. A vicinity map to locate the proposed vacation in relation to surrounding areas, streets, etc.;
  - o. The drawing shall indicate by statement or note how title to the vacated right-of-way will be vested upon vacation.
  - p. Date of preparation and dates of revision, if necessary.
22. At least fourteen (14) days prior to the Commission meeting, the Applicant or his representative shall be responsible for mailing notice of the meeting dates of the Commission and Board (*see FCSR XV.G.1*) to all adjoining property owners, by certified mail, postage prepaid, return receipt requested to the Department, on a form provided by the Department. The notice shall state that the property owner(s) may appear in person or by a designated representative, or if unable to attend, may submit a written statement expressing their comments on the submission. In addition, a vicinity map locating the ROW to be vacated shall be enclosed with the letter to adjoining property owners. A list of names, mailing addresses, and Assessor's Parcel Numbers for all adjoining property owners shall be attached to this application and marked as Exhibit VPR-22.1. ☒ An exhibit has been attached.
23. At least fourteen (14) days prior to the Commission meeting, the proposed vacation shall be posted. The sign shall be not less than three (3) feet by three (3) feet in size with letter size being no smaller than two (2) inches in height. The notice shall be legible and on durable material and shall be waterproof. The sign shall state the following: The date and place of the Commission meeting and the Board meeting, the type of hearing to be held, the public authority (Planning Commission and Board of County Commissioners) considering the vacation and the location and telephone number of the Department where additional information can be obtained. The notice shall be posted continuously for at least fourteen (14) days prior to the Commission meeting. If sign is destroyed, non-readable etc., re-posting will be required. The sign shall be posted in plain sight, no further than fifteen (15) feet from the public right-of-way providing access to the property, and on the subject property. The sign shall be readable from the public right-of-way. The Department shall be notified when the posting is completed.
24. In accordance with the Fremont County Subdivision Regulations (*XVI.H.2.*) proof shall be provided (*certified mail with return receipt*) that all individuals and entities having any rights of record easements and all applicable utility companies were notified of this application. The notification

shall include a form letter provided by the Department and a copy of the proposed plat provided by the applicant. The person(s) and / or entity(s) receiving such notice shall have ten days from the date of receipt to respond in writing to the Department with any comments regarding the proposed vacation. Please provide a copy of the certified mail receipts and letter mailed to each entity and mark as Exhibit VPR 24.1. ☒ An exhibit has been attached.

Water source _____	Mail date _____	Received date _____
Sanitation source _____	Mail date _____	Received date _____
Electric source _____	Mail date _____	Received date _____
Natural gas source _____	Mail date _____	Received date _____
Telephone source _____	Mail date _____	Received date _____
Cable Television source _____	Mail date _____	Received date _____
Irrigation source _____	Mail date _____	Received date _____
Right of easement _____	Mail date _____	Received date _____
Other required notice _____	Mail date _____	Received date _____

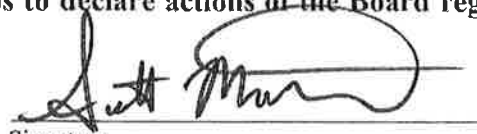
25. A submittal fee of \$ \_\_\_\_\_ is attached to this application (Check # \_\_\_\_\_ ☐ cash)

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

Fremont County hereby advises Applicant that if the application for vacation is approved, current regulations require a boundary or lot line adjustment, and the deed(s) of record for the lot(s) or parcel(s) shall include the vacated ROW.

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.

Scott Morton  
Property Owner Printed Name

  
Signature

7/17/25  
Date

**EXHIBIT A**

Page 1 of 1

July 1, 2025

**PROPERTY DESCRIPTION**

A PORTION OF THE ALLEY BETWEEN LOTS 19, 20, 21, 22, & 25, 26, 27, 28, MACONS SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 020927, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, WITH ALL THE BEARINGS CONTAINED HEREIN BASED UP ON A BEARING OF N89°50'34"E, AS MEASURED BETWEEN THE NORTHWEST CORNER OF SAID SECTION 3, BEING MARKED ON THE GROUND BY A FOUND NO. 6 REBAR, WITH A 3-1/4"; ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, IN A MONUMENT WELL, FOUND IN PLACE, AND AT THE NORTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED ON THE GROUND BY A 3-1/4"; ALUMINUM CAP, STAMPED "2024 PLS 38534, MARKED ACCORDINGLY, IN A MONUMENT WELL, FOUND IN PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S72°50'17"E, A DISTANCE OF 1078.93 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 22, BEING THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTH LINES OF SAID LOTS 22, 21, 20, & 19, N89°50'34"E, A DISTANCE OF 520.59 FEET;

THENCE LEAVING SAID SOUTH LINE, S39°40'13"E, A DISTANCE OF 20.74 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 28;

THENCE ALONG THE NORTH LINES OF SAID LOTS 28, 27, 26, & 25, S89°50'34"W, A DISTANCE OF 533.79 FEET, TO THE NORTHWEST CORNER OF SAID LOT 25;

THENCE LEAVING SAID NORTHWEST CORNER, N00°07'54"W, A DISTANCE OF 16.00 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING 8,433 SQUARE FEET OR 0.193 ACRES, MORE OR LESS.

---

Stewart L. Mapes, Jr.

P.L.S. No. 38245



July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VPR 20.1 - McKinley Elementary School Vacation of Recorded Public Right-of-Way

Dan Victoria,

The vacation supports efficient land use by consolidating the school lot and aligns with community facility goals without affecting utilities or access. It places no burden on the transportation system, as the alleyway is unconnected and unused. It facilitates future school improvements, supporting urban development without impacting adjacent properties.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksenengineering.com](mailto:stewartm@3rocksenengineering.com)  
3 Rocks Engineering & Surveying

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VPR 22.1 - McKinley Elementary School Vacation of Recorded Public Right-of-Way

Dan Victoria,

See next page for adjoining property owner information.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksengineering.com](mailto:stewartm@3rocksengineering.com)  
3 Rocks Engineering & Surveying



Owner Name(s)	Mailing Address	Assessor's Parcel Number
ANDERSON KENNETH & VELDA LIVING TRUST	1509 COLORADO AVE CANON CITY, CO 81212-4510	3941032001016
MOORE BREANNE	1508 SHERMAN AVE CANON CITY, CO 81212-4381	3941032001012
HOLSAN JOHN E JR	P O BOX 920 CANON CITY, CO 81215-0920	3941032001013
PORTER DONITA RAE	1500 SHERMAN AVE CANON CITY, CO 81212-4381	3941032001014
TIPTON PHILIP R & MOLDALEEN M LIVING TRUST	1010 GARFIELD ST CANON CITY, CO 81212-4363	3821343000024
MILES DUANE JR & TANNA	1438 SHERMAN AVE CANON CITY, CO 81212	3941032000001
TOPONCE H CULLEN & MARY A	1221 MC KINLEY ST CANON CITY, CO 81212-4449	3941032000005
CUPP HARRY ROBERT	1261 MC KINLEY ST CANON CITY, CO 81212-4449	3941032002004
VALADEZ MARTIN	1301 MCKINLEY ST CANON CITY, CO 81212-4451	3941032002005
LEWIS CHRISTOPHER	1305 MCKINLEY ST CANON CITY, CO 81212-4451	3941032004011
JONES TAMMY LYNNE	1304 MC KINLEY ST CANON CITY, CO 81212-4452	3941032005007
ROYER ANTHONY J & SHELENE FAY	1502 COLORADO AVE CANON CITY, CO 81212-4511	3941032005006
PHILLIPS STEPHEN JOHNS	1506 COLORADO AVE CANON CITY, CO 81212-4511	3941032005027
MC GAHAN JERRY L & PAMALA K	1510 COLORADO AVE CANON CITY, CO 81212-4511	3941032005025
HENDRICKSON DANIEL L	1512 COLORADO AVE CANON CITY, CO 81212-4511	3941032005023

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VPR 24.1 - McKinley Elementary School Vacation of Recorded Public Right-of-Way

Dan Victoria,

We request a waiver from the requirement to notify utility companies and entities with rights of record easements for the proposed vacation of the 16-foot unused alleyway running east-west through the McKinley Elementary School lot as the utility usage of the lot(s) will not change, nor will any adjacent properties be affected by the vacation of the ROW.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksenineering.com](mailto:stewartm@3rocksenineering.com)  
3 Rocks Engineering & Surveying

July 1<sup>st</sup>, 2025

Dan Victoria  
Director  
Fremont County  
Room 210  
615 Macon Avenue  
Cañon City, CO 81212

Re: Exhibit VPR 25.1 - McKinley Elementary School Vacation of Recorded Public Right-of-Way

Dan Victoria,

We request a waiver from the requirement to submit an application fee for the McKinley Elementary School Vacation of Public Right-of-Way Application due to the public nature of this project.

Please let me know if you have any further questions, comments, or concerns.

Thank you,

**Stewart L. Mapes, Jr., PLS**  
*Survey Team Leader*  
719-430-5333  
[stewartm@3rocksengineering.com](mailto:stewartm@3rocksengineering.com)  
3 Rocks Engineering & Surveying

KNOWN ALL MEN BY THESE PRESENTS

THAT FREMONT COUNTY SCHOOL DISTRICT RE-1 ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT:  
(PER DEED, RECORDED AUGUST 16TH, 2016 AT RECEPTION NO. 943054)

PARCEL 1  
A PORTION OF LOT 19, MACON'S SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHERE THE SOUTH RIGHT-OF-WAY LINE OF THE LINCOLN PARK CROOKED DITCH COMPANY'S DITCH AS NOW LOCATED INTERSECTS THE NORTH LINE OF LOT 28, MACON'S SUBDIVISION, A PART OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 28, 103 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE NORTH 130.84 FEET TO A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY LINE OF THE LINCOLN PARK CROOKED DITCH COMPANY'S DITCH AS NOW LOCATED; THENCE SOUTHEASTERLY 175 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF THE RIGHT-OF-WAY LINE OF THE LINCOLN PARK CROOKED DITCH COMPANY'S DITCH AS NOW LOCATED, TO THE POINT OF BEGINNING.

PARCEL 2  
THAT PART OF LOT 20 AS LIES SOUTH OF THE CENTERLINE OF THE LINCOLN PARK CROOKED DITCH COMPANY'S DITCH, AS NOW LOCATED ACROSS SAID LOT 20, SUCH BEING ONE-HALF OF SAID LOT 20, MORE OR LESS, AND ALL OF LOTS 26 AND 27, IN MACON'S SUBDIVISION OF PART OF THE NORTH 1/2 NORTHWEST 1/4, AND THE NORTHWEST 1/4 NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M.

PARCEL 3  
A STRIP OF LAND OF THE UNIFORM WIDTH OF 111.75 FEET OFF THE SOUTH SIDE OF LOTS 21 AND 22, MACON'S SUBDIVISION, A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M., EXCEPT THAT PORTION LYING WITHIN MCKINLEY AVENUE,

PARCEL 4  
THE NORTH 185.5 FEET OF LOT 22, MACON'S SUBDIVISION, EXCEPT THE WEST 15 FEET FOR A ROAD AS SHOWN IN INSTRUMENT RECORDED AUGUST 11, 1894 IN BOOK 80, PAGE 122. AND EXCEPT THAT PORTION LYING WITHIN MCKINLEY AVENUE,

PARCEL 5  
LOT 25, MACON'S SUBDIVISION, EXCEPT THAT PORTION LYING WITHIN MCKINLEY AVENUE,

PARCEL 6  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 28, MACON'S SUBDIVISION, A PART OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH P.M.; THENCE EAST ALONG THE SOUTH LINE OF LOTS 28 AND 29 IN SAID SUBDIVISION, A DISTANCE OF 142 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOT 28, TO A POINT WHICH INTERSECTS THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE LINCOLN PARK CROOKED DITCH COMPANY'S DITCH AS NOW LOCATED; THENCE NORTHWESTERLY, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, TO A POINT WHERE THE SAID SOUTH RIGHT-OF-WAY LINE INTERSECTS THE NORTH LINE OF SAID LOT 28; THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 28, 103 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 28, 297.25 FEET, TO THE POINT OF BEGINNING.

ALLEY VACATED BY PLAT UNDER RECEPTION NUMBER \_\_\_\_\_

COUNTY OF FREMONT  
STATE OF COLORADO

DEDICATION

I, FREMONT COUNTY SCHOOL DISTRICT RE1, BEING THE OWNER OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF MCKINLEY INTERIOR LOT LINE VACATION, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF FREMONT COUNTY SCHOOL DISTRICT RE-1 HAS SUBSCRIBED THEIR NAME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY FREMONT COUNTY SCHOOL DISTRICT RE1.

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

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

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

NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY FREMONT COUNTY SCHOOL DISTRICT RE1.

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

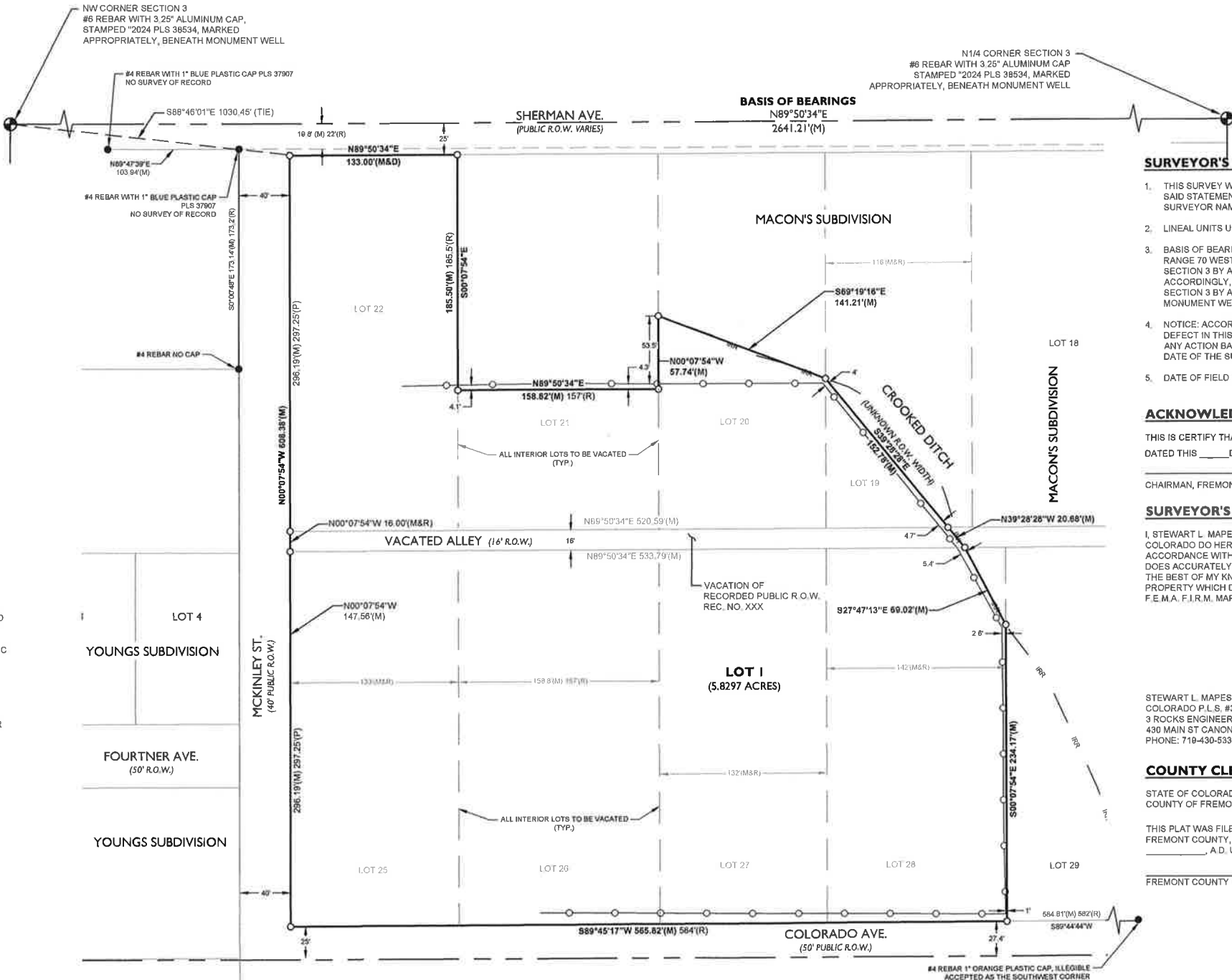
MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ (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 UTILITY EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY NOT FRONTING PUBLIC WAY IS SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT.

MCKINLEY INTERIOR LOT LINE VACATION  
MCKINLEY ELEMENTARY SCHOOL  
A VACATION OF INTERIOR LINES OF PARCELS 1-6,  
A PORTION OF LOTS 19,20,21,22,25,26,27, & 28, MACONS SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN



SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
2. LINEAL UNITS USED ARE U.S. SURVEY FEET.
3. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE THE NORTHWEST CORNER OF SECTION 3 BY A FOUND NO. 6 REBAR, WITH A 3-1/4", ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, BENEATH MONUMENT WELL, AND MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 3 BY A 3-1/4", ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, BENEATH MONUMENT WELL, MEASURED TO BEAR N89°50'34"E, A DISTANCE OF 2641.21 FEET.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
5. DATE OF FIELD WORK: FEBRUARY 28, 2025.

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT:

THIS IS CERTIFY THAT THE PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE PLANNING DIRECTOR, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

SURVEYOR'S STATEMENT:

I, STEWART L. MAPES, JR., A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT ANY PORTION(S) OF THIS PROPERTY WHICH DO LIE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. F.I.R.M. MAPS ARE ACCURATELY SHOWN HEREON.

STEWART L. MAPES, JR.  
COLORADO P.L.S. #38534  
3 ROCKS ENGINEERING, LLC  
430 MAIN ST CANON CITY, CO  
PHONE: 719-430-5333

COUNTY CLERK AND RECORDERS STATEMENT

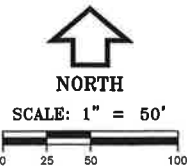
STATE OF COLORADO }  
COUNTY OF FREMONT }

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

FREMONT COUNTY CLERK & RECORDER

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND ALIQUOT CORNER
- FOUND #6 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- CHAIN LINK/IRON FENCE



3 ROCKS  
ENGINEERING  
& SURVEYING  
430 Main Street  
Canon City, CO 81212  
719.430.5333  
www.3rocksengineering.com

SHEET:

1 OF 1

DATE: 08/27/2025

DRAWN BY: AB  
REVIEWED BY: SM/RP

PROJECT: 24.004.2

VACATION OF PUBLIC RIGHT-OF-WAY  
MCKINLEY ELEMENTARY SCHOOL  
A PORTION OF THE ALLEY BETWEEN LOTS 19,20,21,22,25,26,27, & 28, MACONS SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN



**DEDICATION**

I, FREMONT COUNTY SCHOOL DISTRICT RE1, BEING THE OWNER OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF MCKINLEY VACATION OF PUBLIC RIGHT-OF-WAY, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF (FREMONT COUNTY DISTRICT RE-1) HAS SUBSCRIBED THEIR NAME THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

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

**LEGAL DESCRIPTION:**  
(VACATION OF PUBLIC RIGHT OF WAY)

A PORTION OF THE ALLEY BETWEEN LOTS 19, 20, 21, 22, & 25, 26, 27, 28, MACONS SUBDIVISION, RECORDED UNDER RECEPTION NUMBER 020927, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF FREMONT, STATE OF COLORADO, WITH ALL THE BEARINGS CONTAINED HEREIN BASED UPON A BEARING OF N89°50'34"E, AS MEASURED BETWEEN THE NORTHWEST CORNER OF SAID SECTION 3, BEING MARKED ON THE GROUND BY A FOUND NO. 6 REBAR, WITH A 3-1/4" ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, IN A MONUMENT WELL, FOUND IN PLACE, AND AT THE NORTH QUARTER CORNER OF SAID SECTION 3, BEING MARKED ON THE GROUND BY A 3-1/4" ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, IN A MONUMENT WELL, FOUND IN PLACE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S72°50'17"E, A DISTANCE OF 1078.93 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 22, BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINES OF SAID LOTS 22, 21, 20, & 19, N89°50'34"E, A DISTANCE OF 520.59 FEET;

THENCE LEAVING SAID SOUTH LINE, S39°40'13"E, A DISTANCE OF 20.74 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 28;

THENCE ALONG THE NORTH LINES OF SAID LOTS 28, 27, 26, & 25, S89°50'34"W, A DISTANCE OF 533.79 FEET, TO THE NORTHWEST CORNER OF SAID LOT 25;

THENCE LEAVING SAID NORTHWEST CORNER, N00°07'54"W, A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,433 SQUARE FEET OR 0.193 ACRES, MORE OR LESS.

**OWNER ACCEPTANCE:**

IN WITNESS WHEREOF, \_\_\_\_\_ OF \_\_\_\_\_, CANON CITY, COLORADO HAS SUBSCRIBED THEIR NAME:

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

BY \_\_\_\_\_  
(FREMONT COUNTY SCHOOL DISTRICT RE1)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, BY (FREMONT COUNTY SCHOOL DISTRICT RE1)

MY COMMISSION EXPIRES \_\_\_\_\_, MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

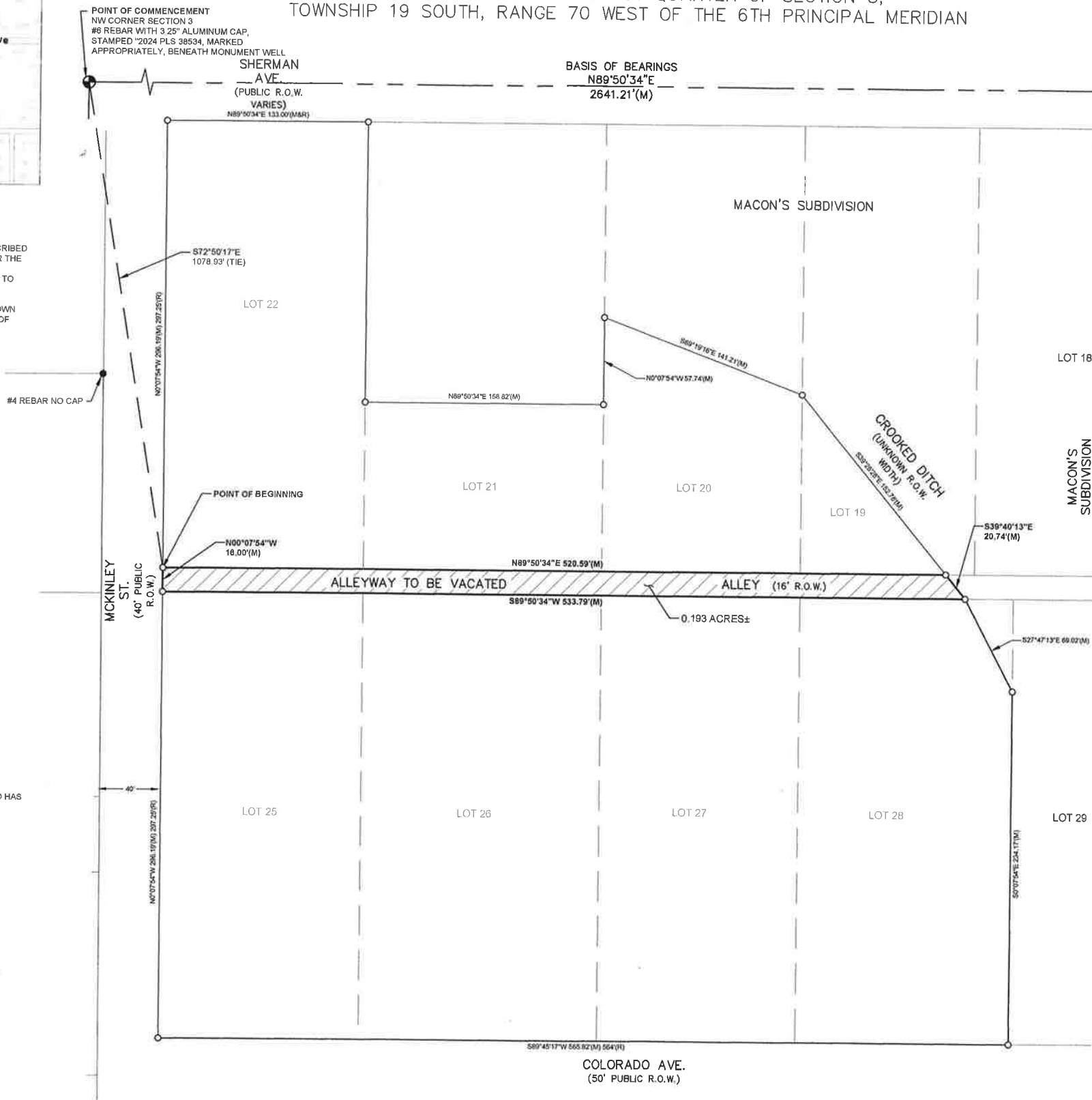
**NOTARY STATEMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, BY SCHOOL DISTRICT RE-1.

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

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

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



**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
2. LINEAL UNITS USED ARE U.S. SURVEY FEET.
3. BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE THE NORTHWEST CORNER OF SECTION 3 BY A FOUND NO. 6 REBAR, WITH A 3-1/4" ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, BENEATH MONUMENT WELL, AND MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 3 BY A 3-1/4" ALUMINUM CAP, STAMPED "2024 PLS 38534", MARKED ACCORDINGLY, BENEATH MONUMENT WELL, MEASURED TO BEAR N89°50'34"E, A DISTANCE OF 2641.21 FEET.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
5. DATE OF FIELD WORK: FEBRUARY 28, 2025

**COUNTY PLANNER:**

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE COUNTY PLANNER OF FREMONT COUNTY, COLORADO.

COUNTY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
FREMONT COUNTY

**SURVEYOR'S STATEMENT:**

I, STEWART L. MAPES, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, AND FREMONT COUNTY.

STEWART L. MAPES, JR.  
COLORADO P.L.S. #58245  
3 ROCKS ENGINEERING, LLC  
430 MAIN ST CANON CITY, CO  
PHONE: 719-430-5333

**CLERK AND RECORDER:**

STATE OF COLORADO )  
COUNTY OF FREMONT )

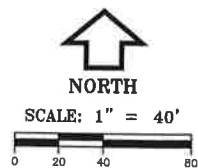
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO.

AT \_\_\_\_\_ M., ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, UNDER RECEPTION NUMBER \_\_\_\_\_

FREMONT COUNTY CLERK AND RECORDER \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT AS NOTED
- ⊙ FOUND ALIQUOT CORNER
- FOUND #6 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- ▨ AREA TO BE VACATED



SHEET: 1 OF 1

DATE: 6/27/2025

DRAWN BY: AB  
REVIEWED BY: RP/SM

PROJECT: 24.004