



FREMONT COUNTY MINOR SUBDIVISION APPLICATION

1. Project Name: Sinclair Minor Subdivision
2. Name: Janis Keeling as Representative
 Mailing Address: 3850 Clover Ln, Chino Valley, AZ 86323
 Telephone Number: 928-713-1294 Facsimile Number: _____
 Email Address: janisk1223@gmail.com
3. Name: Laura Ostrom - Consultant
 Mailing Address: PO Box 749, Salida, CO
 Telephone Number: 719-539-6682 Facsimile Number: _____
 Email Address: Laura@firstcolorado.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 the circumstances. RECORDED BLA IN 1987. HERBER PARCEL - REC 539889

6. The total number of properties involved in the subject property prior to this application for minor subdivision are ONE

7. The total number of lots as a result of this minor subdivision are TWO

8. What is the existing size of the subject property prior to this application?
Acreage 54.52 Square Footage 2,374,891

9. What is the proposed size of each lot after platting?
a. Acreage 19.42 Square Footage 845,935
b. Acreage 35.10 Square Footage 1,528,956
c. Acreage _____ Square Footage _____

10. What is the current Zone District for the subject property?
The subject property is currently located in the AG LIVING 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? AG LIVING
This proposed land use of the subject property will be conforming non-conforming with the current or proposed zone district requirements. Please explain: _____
THE PROPOSED LOTS CONFORM WITH SIZE REQUIREMENTS. HOWEVER, THE SHAPE OF THE LOTS ARE SURVEYED TO CAPTURE THE HIGHEST USE OF EXISTING AG GROUND.

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: AN UNAFFIXED MOBILE HOME LOCATED ON THE PROPERTY THAT WILL NOT REMAIN IN THE CURRENT LOCATION. BUILDING IS NOT INDICATED ON SURVEY.

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? SANGRE DE CRISTO DRIVE

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 913611

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 24-22984 INV 3814 Effective Date of Document _____

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.

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. REC 431185 - 60' ROAD RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS. AFFECTS TRACT 1 & 2 WITHOUT INCONVENIENCE. EASEMENT WILL REMAIN IN PLACE.

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 _____

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 BAKER POTTER DITCH Effect NONE
- b. Natural water courses _____ Effect _____
- c. Dry gulches or drainage ways _____ Effect _____
- d. Bluffs or cliffs _____ Effect _____
- e. Fault lines or other geologic hazards _____ Effect _____
- f. FEMA flood hazard area _____ Effect _____

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: ID. LAND.MAPS

29. As per the FCSR Section XIII., D., 8. a Drainage Plan Map and Report for the subject property after subdivision, prepared, signed and sealed by a Colorado Registered Professional Engineer shall be attached to this application, marked as Exhibit 29.1. An exhibit has been attached.

30. What is the potable water source for each proposed lot? --- Public Water Supply;
Name of supplier _____

If the potable water source is a water company or district, then documentation evidencing that the supplier has committed to supply water for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 30.1. --- Private Well or Spring? If the potable water source is a private well or spring then documentation from the Colorado Division of Water Resources evidencing that the proposed subdivision will comply with the rules and regulations of the Division shall be attached to this application, marked as Exhibit 30.1. An exhibit has been attached. Fremont County's Division of Water Resources Information Form for Subdivision Exemption has been completed and attached to this application. An exhibit has been attached.

31. What is the sewage disposal source for each proposed lot? --- Public Sanitary Sewer System; Name of provider _____

If the proposed source is a public sanitary sewer system, then documentation evidencing that the provider has committed to provide service for the appropriate number of lots and uses shall be attached to this application, marked as Exhibit 31.1. --- Onsite Wastewater Treatment Systems; If the proposed sources are onsite wastewater treatment systems for each lot then an Individual Wastewater Treatment System Report, as required by The FCSR Section XIII., D., 5b., shall be attached to this application, marked as Exhibit 31.1. An exhibit has been attached.

32. Does the subject property currently have irrigation rights? Yes --- No If yes, Name of Irrigation Company BAKER POTTER DITCH

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 _____

As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1. An exhibit has been attached.

34. Does the subject property lie within a recreation district? Yes --- No If yes, Name of District _____

Does the subject property lie within one (1) mile of a recreation district? Yes --- No If yes, Name of District _____

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

35. Based on the real estate records of the county, which include the records of the County assessor, and "requests for notification" filed by a mineral estate owner in the records of the County Clerk and Recorder, have the mineral interests of the subject property been severed?

Yes --- No If yes, name of mineral interest owner _____

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

36. Do any persons or entities have any right of easement on or across the subject property? Yes --- No If yes, Name of Person(s) or Entity _____

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 _____ Mail date _____ Received date _____

Sanitation source _____ Mail date _____ Received date _____

Electrical source SANGRE DE CRISTO ELECTRIC Mail date _____ Received date _____

Natural Gas source _____ Mail date _____ Received date _____

Telephone source _____ Mail date _____ Received date _____

Cable Television source _____ Mail date _____ 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,

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 shall be marked "Not included in this subdivision" or "Not included in this plat" as appropriate.
- dd. All existing easements shall be shown on the plat, labeled or noted as to use, size and location. In addition, all survey information and any recording information shall be provided. Any existing easement or right-of-way to be vacated, which is within the County's authority or ownership may be vacated by a note on the plat. Any existing easement not within the county's authority or ownership, shall be vacated or released by the appropriate authority or owner(s), and documentation shall be provided noting such.
- ee. The 100 year floodplain line shall be shown as per the FEMA FIRM map.

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

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

hh. Has all required Subdivision Plat Language (FCSR Section XIII., B., 34.) been provided?

Yes --- No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

JANIS KEELING	<i>JANIS KEELING</i>	01/15/2025
Applicant Printed Name	Signature	Date
Owner Printed Name	Signature	Date

Sinclair Minor Subdivision

Owners request a waiver for Topographic, Geologic, & Soils, as well as the Drainage Report.

The current use of the land will not change as a result of the Minor Subdivision.

The irrigated land will continue to be utilized as it has been historically without plans to build a residence, drill a new well, or add a septic tank.

The residential land will not increase in density.

Thank you

EXHIBIT 10.1

#12 *What is the current land use of the subject property? This current land use of the subject property is **conforming X** or non-conforming __ with the current zone district requirements. Please explain:*

The current property is conforming to the Agricultural Living zone district in which it lies. A large portion of it is irrigable grass hay land that has been very productive in the past when it was worked. It has been worked on a contract basis several times since Ed Herber died but not recently. It has a very senior water right that had been put on a vacate list for non-use.

#13 *What is the proposed land use of the subject property?*

The parcel of land in the northwest corner is wooded and not suitable for agriculture use. It will continue to be a residence for the sellers. It also contains a monument to a family member whose ashes are spread.

The parcel on the east and south is irrigable and mostly planted in smooth brome grass. The water rights will be conferred at sale. The purpose of this land is to be farmed. It needs to be at least 35 acres to qualify as a farm. That is the primary reason for the L-shape and conversely the squareness of the other parcel.

Keeping water in Fremont County is one of the buyer's top motivations.

The ditch requires a costly repair to fix leaking. This past summer it was able to convey less than half of the owned water. The buyer irrigated to the best of his ability and available water and equipment. He brought in one cutting of hay from about a third of the irrigable field. Weak yield, but available water was taken and not wasted to show beneficial use. The buyer intends to invest in upgrades and repairs to ditch and on-property distribution. He has met with R+R Construction to evaluate the ditch repair. R+R will be installing 100 feet of pipe when ownership has been conveyed.

He will maximize the use of the irrigation water that comes from the Baker-Potter Ditch. He has plans to improve the efficiency of the delivery ditch, and vastly modernize the on-field distribution of water. He toured the property with Rob Fontaine from the NRCS. Rob has many tips and suggestions and can help find subsidies for improvements. Buyer has consulted with Dan Heinrichs the State Water Commissioner. The water rights allow year around flow in ditch which the buyer intends to utilize for irrigation and animals.

The buyer has a small herd of dairy goats, 5 nannies and 1 wether. All the nannies are due to be bred. By May 2025 it will 12-18. They are alpine goats which make good pack goats. He intends to develop all the bucks that will be born in 2025 into packers. Five nannies will be milking.

He hopes to return to raising beef cattle, an option his current property cannot support.

*This proposed land use of the subject property will be **conforming X** non-conforming __ with the current or proposed zone district requirements. Please explain:*

The northwest parcel which has a house on well/septic with electric service and will continue to serve as residence, and therefore will continue to be conforming.

The buyer of the east/south parcel intends to farm which will be conforming.

EXHIBIT 43.1

EXHIBIT 3.1



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 Sinclair Miner Subdivision

2. Project Description _____

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:

350 Sango De Cristo Drive, Coal Dale, CO 81227

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? Proposed continuance of agricultural irrigation will greatly aid in reducing fire danger and preventing replacement of hay crop by fire-prone noxious weeds. Keeping tract 2 driveway outside of woodland fuels rated at high intensity will maintain safer evacuation route for residence

5. The source of water for fire protection is:

--- Water District - Name of District: N/A

--- Well - Colorado Division of Water Resources Well Permit Number: _____

Is the well approved for fire protection? Yes --- No Please explain: _____

--- Cistern - What is the cistern capacity? _____ Gallons - What is the water source for filling the cistern? _____

6. What is the distance from the subject property to the nearest fire hydrant? N/A

7. What public roadways provide access to the subject property? Sangre De Cristo Drive

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

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

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

11. Is the subject property located within a fire protection district? Yes --- No
If yes, please provide the district name: Western Fremont Fire Protection District
If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.

a. What is the name of the fire protection district closest to the subject property? _____

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: _____

EXHIBIT 221

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.

Applicant Printed Name

Janis Keeling

Owner Printed Name

Signature

JANIS KEELING

Signature

Date

11-8-2024

Date

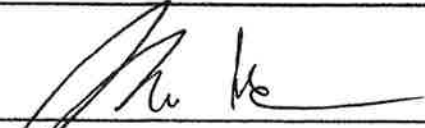
EXHIBIT 65-1

FIRE PROTECTION AUTHORITY INFORMATION

1. The name of the fire protection authority is Western Fremont Fire Protection District
2. Name of contact person: John Walker
 Title: Fire Chief Telephone: 719-942-3687
3. The name and address of the responding fire station is: Western Fremont Fire Protection District
287 County Road 6; P. O. Box 121 Coaldale, CO 81222-0121
4. The distance from the subject property, by public roadway, to the responding fire station is: 2.2 miles
5. The estimated response time to the subject property is: 16 minutes
6. The location of the closest fire hydrant to the subject property is: None
7. Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes --- No Please explain: NA
8. Are the existing public roadways accessing the subject property adequate for fire vehicle access? Yes --- No Please explain: _____
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain: Where the private road enters the Sinclair Minor Subdivision property, erosion of the road surface has exposed a corrugated steel culvert which could damage low clearance vehicles. Recommend additional road base to correct.
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: None proposed.
11. What are the wildfire hazard classifications for the subject property, as prepared by the Colorado State Forest Service? Tract 1 35.5 Acres Low Intensity / Tract 2 19.3 Acres High 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.

Proposed continuance of agricultural irrigation will greatly aid in reducing fire danger and preventing replacement of hay crop by fire-prone noxious weeds. Keeping tract 2 driveway outside of woodland fuels rated at high intensity will maintain safer evacuation route for residence. Only recommendation would be correcting roadway problem cited in # 9.


Signature and title of Authorized Fire Protection Representative

10-5-24
Date

SUBDIVISION - MINERAL INTEREST OWNER NOTIFICATION FORM

To: COY W. + DPAL L. GREGORY c/o DORETTA GREGORY
Mineral Interest Owner

From: GAIL H. SINCLAIR, RITA B. GOODSON, & JANIS KEELING
Subject Property Owner

Date: AUGUST 21, 2024

Reference: SINCLAIR MINOR 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 350 SANGRE DE CRISTO DR. COALDALE, CO 81222
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 1 units per TRACT acre.

The proposed land use for the proposed lots is AG 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 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: _____
Street Address City State Zip Code

Telephone # _____ 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

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

NOV 16 1981

WATER RESOURCES
STATE ENGINEER
COLO.

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HEREIN.
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 122041

WELL OWNER Edward A Herber SE 1/4 of the SE 1/4 of Sec. 4

ADDRESS 10550 W. 73rd Pl. T. 47 N., R. 11 E., NM P.M.

DATE COMPLETED Oct 16, 1981 HOLE DIAMETER

7 in. from 1 to 263 ft.

_____ in. from _____ to _____ ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD Cable Tool

CASING RECORD: Plain Casing

Size 5" & kind Plastic from 1 to 30 ft.

Size 4" & kind Plastic from 30 to 143 ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4" & kind Plastic from 143 to 260 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement 2" to 13"

Intervals _____

Placement Method Poured

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested Oct 13, 1981

Static Water Level Prior to Test 50' ft.

Type of Test Pump Bailed

Length of Test 1 hr.

Sustained Yield (Metered) 4 gpm

Final Pumping Water Level 260'

WELL LOG

From	To	Type and Color of Material	Water Loc.
1	3	Dirt + rock	120
3	250	Sandstone	and
250	263	Granite	225

915003

TOTAL DEPTH 263'

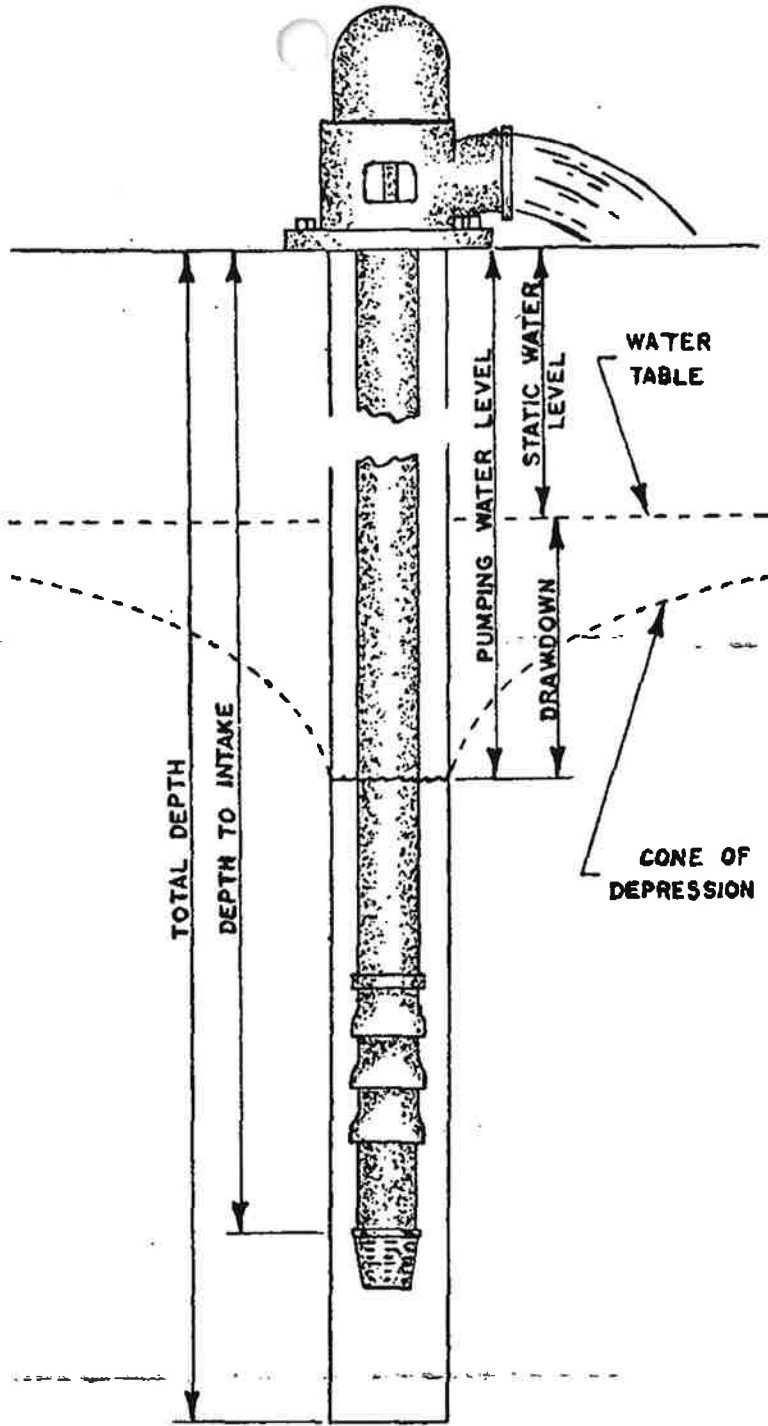
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Cal Hansen License No. 500

State of Colorado, County of Pueblo SS

Subscribed and sworn to before me this 12th day of November, 1981.

My Commission expires 6-20, 1983.

Notary Public [Signature]
 3330 North Elizabeth

FORM TO BE MADE OUT IN QUADRUPPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

RECEIVED

776

AUG 4 '81

WATER RESOURCES
STATE ENGINEER
COLO.

PERMIT APPLICATION FORM

Application must be complete where applicable. Type or print in **BLACK INK**. No overstrikes or erasures unless initialed.

A PERMIT TO USE GROUND WATER
 A PERMIT TO CONSTRUCT A WELL
FOR: A PERMIT TO INSTALL A PUMP

REPLACEMENT FOR NO. _____
 OTHER _____
WATER COURT CASE NO. _____

(1) APPLICANT - mailing address

NAME Edward A. Herber
STREET 10550 W. 73rd. Pl.
CITY Arvada, Colo. 80005
(State) (Zip)
TELEPHONE NO. 4212358

FOR OFFICE USE ONLY: DO NOT WRITE IN THIS COLUMN

Receipt No. 19218 / 06936
Basin _____ Dist. _____

CONDITIONS OF APPROVAL

This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

(2) LOCATION OF PROPOSED WELL

County Fremont
SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4
Twp. 47 N, Rng. 11 E, _____ NM P.M.
(N.S) (E.W)

APPROVED PURSUANT TO CRS 1973, 37-92-602
(3)(b)(II) AS THE ONLY WELL ON A TRACT
OF 35 ACRES OR MORE DESIGNATED AS 52-15
ACRES IN A PORTION OF THE SE 1/4
SEC. 4, T. 47N, R. 11E, N.M.P.M.

APPROVED FOR DOMESTIC USE, INCLUDING THE
IRRIGATION OF NOT OVER ONE ACRE OF HOME
GARDENS AND LAWNS.

THE MUNICIPAL OR COUNTY GOVERNMENT
SHALL BE CONSULTED WHEN LOCATING
THIS WELL, AND THEIR REGULATIONS
SHALL BE COMPLIED WITH.

(3) WATER USE AND WELL DATA

Proposed maximum pumping rate (gpm) 15
Average annual amount of ground water
to be appropriated (acre-feet): 1.5
Number of acres to be irrigated: 1
Proposed total depth (feet): 200
Aquifer ground water is to be obtained from:
Sandstone
Owner's well designation none

GROUND WATER TO BE USED FOR:

HOUSEHOLD USE ONLY - no irrigation (0)
 DOMESTIC (1) INDUSTRIAL (5)
 LIVESTOCK (2) IRRIGATION (6)
 COMMERCIAL (4) MUNICIPAL (8)
 OTHER (9) _____

DETAIL THE USE ON BACK IN (11)

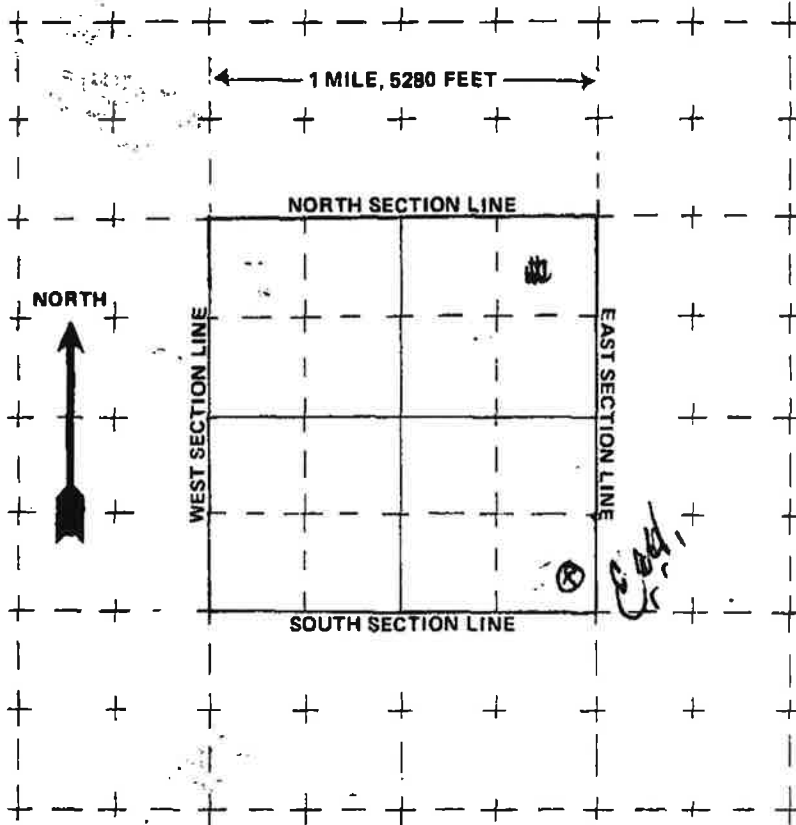
APPLICATION APPROVED

PERMIT NUMBER 122041
DATE ISSUED SEP 09 1981
EXPIRATION DATE SEP 09 1983
Robert G. Langenbaugh
(STATE ENGINEER)
BY Raymond R. Schroeder
I.D. 2-12 COUNTY 22

(4) DRILLER

Name Calvin Hansen
Street 2720 Cheyenne Ave.
City Pueblo, Colo. 81003
(State) (Zip)
Telephone No. 543-7486 Lic. No. 500

(5) THE LOCATION OF THE PROPOSED WELL and the area on which the water will be used must be indicated on the diagram below. Use the CENTER SECTION (1 section, 640 acres) for the well location.



The scale of the diagram is 2 inches = 1 mile
Each small square represents 40 acres.

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep
1 cubic foot per second (cfs) . . . 449 gallons per minute (gpm)
A family of 5 will require approximately 1 acre-foot of water per year.
1 acre-foot . . . 43,560 cubic feet . . . 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.

(6) THE WELL MUST BE LOCATED BELOW by distances from section lines.

500 ft. from South sec. line
(north or south)
600 ft. from East sec. line
(east or west)
LOT _____ BLOCK _____ FILING # _____
SUBDIVISION NA

(7) TRACT ON WHICH WELL WILL BE LOCATED Owner: E. A. Herber
No. of acres 52.15 . Will this be the only well on this tract? yes

(8) PROPOSED CASING PROGRAM
Plain Casing
5 in. from 1 ft. to 180 ft.
_____ in. from _____ ft. to _____ ft.
Perforated casing
5 in. from 180 ft. to 200 ft.
_____ in. from _____ ft. to _____ ft.

(9) FOR REPLACEMENT WELLS give distance and direction from old well and plans for plugging it:

(10) LAND ON WHICH GROUND WATER WILL BE USED:

Owner(s): Edward A. Herber and Faye S. Herber No. of acres: 52.15
Legal description: See Attachment

(11) DETAILED DESCRIPTION of the use of ground water: Household use and domestic wells must indicate type of disposal system to be used.
Normal Household use, lawn and Garden. Disposal system is Septic System with leaching field.

(12) OTHER WATER RIGHTS used on this land, including wells. Give Registration and Water Court Case Numbers.

Type or right	Used for (purpose)	Description of land on which used
2 cu/sec Irr. Ditch Rights Baker-Potter Ditch # 381-1 Priority # 282-A	Irrigation	35 acres Alfalfa

(13) THE APPLICANT(S) STATE(S) THAT THE INFORMATION SET FORTH HEREON IS TRUE TO THE BEST OF HIS KNOWLEDGE.

Edward A. Herber Faye S. Herber
SIGNATURE OF APPLICANT(S)

**LEROUX
SURVEYING, INC.**

Terry J. Leroux, Registered Land Surveyor

621 Rudd Avenue
Canon City, Colorado 81212
(303)275-7186

RECEIVED

AUG 4 0 '81

WATER RESOURCES
STATE ENGINEER
C.O.B.

December 4, 1980

LEGAL DESCRIPTION FOR TRACT 4 (revised):

A tract of land in the S1/2 SE1/4 of Section 4 and the N1/2 NE1/4 of Section 9, Township 47 North, Range 11 East of the N.M.P.M., Fremont County, Colorado, being bound and described as follows:

Beginning at the Northeast corner of said S1/2 SE1/4; thence South 89°15'17" West 1296.95 feet; thence North 03°53'38" East 12.16 feet; thence South 87°48'27" West 268.14 feet; thence South 02°47'38" West 1504.79 feet; thence North 88°02'29" East 386.44 feet; thence South 63°23'41" East 314.44 feet; thence North 83°00'19" East 247.96 feet; thence North 41°00'00" East 380.30 feet; thence North 87°24'39" East 354.54 feet to the East line of said S1/2 SE1/4; thence North 05°13'52" East 1317.87 feet to the point of beginning. Containing 52.15 acres more or less.

Subject to a 60 foot access road easement for ingress and egress purposes, being 30 feet on either side of and parallel and perpendicular to the following described centerline; Beginning at a point on the North line of said S1/2 SE1/4 and in the center line of the access road from Fox Creek Canyon Subdivision that is South 89°15'17" West 889.69 feet from the Northeast corner of said S1/2 SE1/4; thence South 03°17'10" West 59.09 feet; thence South 71°26'10" West 180.23 feet; thence South 73°55'10" West 56.79 feet; thence North 54°24'50" West 149.17 feet; thence North 84°54'50" West 103.72 feet; thence South 52°45'10" West 184.87 feet; thence South 22°45'10" West 148.57 feet; thence South 02°47'38" West 1221.85 feet to a point on the South line of said Tract that is North 88°02'29" East 30.10 feet from the Southwest corner of said Tract.

Terry J. Leroux, L.S.
Terry J. Leroux, L.S.
LEROUX SURVEYING, INC.





COLORADO

Division of Water Resources

Department of Natural Resources

Policy 2011-1 (AMENDED)

CONCERNING THE EVALUATION OF NEW DIVISIONS OF LAND BY SUBDIVISION, SUBDIVISION EXEMPTION, AND CLUSTER DEVELOPMENT WHEN CONSIDERING PROPOSALS FOR WATER SUPPLY FROM PROPOSED WELLS OR EXISTING WELLS

Objective

The objective of this policy is to give guidance for the evaluation of wells used as a water supply in a new subdivision, as defined in Section 30-28-101(10)(a), C.R.S. ("Subdivision") This policy also revokes the following policies:

- The January 3, 1985 policy whose subject was the "Combination of smaller parcels to qualify for "Domestic" use under CRS 37-92-602(3)(b)(II)",
- POLICY MEMORANDUM 93-5, dated February 14, 1994, that addresses the situation "In Over-Appropriated Basins - Expanding the use of a Pre-May 8, 1972 well on an intact Pre-June 1, 1972¹ Lot of Less Than 35 acres - to Add a Water Supply for one Single Family Dwelling",
- Policy 95-7, dated December 28, 1995, whose subject was "Subdivision Water Supply Plan Review", along with that policy's Descriptive Clarification A dated April 18, 2000, and
- Continued revocation of the March 1, 1988 MEMORANDUM that had been previously revoked by Policy 95-7

In addition, this policy will clarify the State Engineer's position on the validity of an existing well located on a parcel of land when providing comments to county planning departments for subdivision exemptions or cluster developments that involve that parcel.

¹ When a lot is described as being "pre" or "post-June 1, 1972", that date is a reference to the effective date of SB72-35, that is, the date on which certain county requirements regarding subdivision water supplies became effective (30-28-133). Note that 30-28-133(1) allowed counties until September 1, 1972 to adopt and enforce such regulations. Therefore, in many counties, a parcel created after June 1, 1972 but before September 1, 1972 may qualify as a "pre-June 1, 1972 parcel" if the county adopted and enforced the regulations after the parcel's creation date but on or prior to September 1, 1972. If a county did not adopt and enforce regulations until after September 1, 1972, all parcels created after June 1, 1972 are "post-June 1, 1972" parcels.



Policy

1. Divisions of land by subdivision and the effect of 37-92-602(3)(b)(III)

Any well, existing or proposed, that will be located in a Subdivision that results in the creation of one or more new parcels will be subject to an evaluation of whether the well will cause material injury. This evaluation for material injury does not extend to Subdivisions that the county requires of a landowner for the sole purpose of “legalizing” a parcel that has been in existence since June 1, 1972 nor does it apply to subdivisions for which the State Engineer has already provided comment to the county and the county has not requested new comments.

If the well is in an over-appropriated basin and in a tributary source, or a not nontributary source in the Denver Basin, it shall be presumed to cause injury unless the well meets the requirements of subsection 37-92-602(3)(b)(IV).² In such a case, an assessment that the subdivision’s proposed water supply will not cause material injury can only be allowed if the proposed well is part of a court-approved augmentation plan and can be issued a well permit under such a plan. Note that, as stated in Policy 2003-2, the State Engineer will not approve substitute water supply plans for wells in new Subdivisions.

2. Existing well on divisions of land by subdivision exemption or creation of cluster development

Through a separate memo, dated March 11, 2011, the State Engineer has encouraged county planners to forward land use actions to the State Engineer’s Office for comment in any case where the county is presented with a proposal to split a parcel of land when the parcel has an existing well or a permit issued for the construction of a well. In the event that the land division results in the well being located on a parcel that is smaller than the parcel that was considered when issuing the original well permit, unless the well qualifies for the exemption in 37-92-602(3)(b)(IV)², the SEO will request that the county not complete the land use action until the applicant has obtained a receipt for submission of an application to re-permit the well consistent with the law as it applies to the size of the parcel that it will be located on. Further, any requirement to re-permit a well should be plainly visible on the plat such that the current owner and any prospective buyer will be aware of the requirement.

When the water supply relies on the existing well exception in 37-92-602(3)(b)(IV), the SEO will request that the county make plainly visible on the plat that no additional exempt well permits would be allowed to be constructed on the land area encumbered by the acreage description of the existing well, along with a description of which proposed lots are affected by that encumbrance.

² SB20-155 modified section 37-92-602, adding subsection (3)(b)(IV) which describes that for an existing well “permitted under the presumption set forth in subsection (3)(b)(II)(A) of this section, the presumption is not lost if” several conditions are met. Importantly, the well may only be used on a single parcel of the divided land.

Background

1. Divisions of land by subdivision and the effect of 37-92-602(3)(b)(III)

The State Engineer's Office receives Subdivision water supply plans from county planning departments for review to provide "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 Subdivision and adequacy of proposed water supply to meet requirements of the proposed Subdivision" as required under Section 30-28-136(h)(I), C.R.S. Often that review includes consideration of existing wells on the property and wells proposed to be permitted after the Subdivision is complete. Section 37-92-602(3)(b)(II)(A) allows the permitting of wells for residential uses with a presumption of no material injury. Therefore, it would appear that a Subdivision's water supply could be provided by exempt wells issued pursuant to 37-92-602(3)(b)(II)(A) based on a presumption that none of the wells would cause material injury.

To prevent such an outcome, as a result of the General assembly enacting SB7 in 1975, 37-92-602(3)(b)(III) states the following:

"(III) If the (permit) application is for a well, as defined in subparagraph (II) of this paragraph (b), which will be located in a subdivision, as defined in section 30-28-101(10), C.R.S., and approved on or after June 1, 1972, pursuant to article 28 of title 30, C.R.S., for which the water supply plan has not been recommended for approval by the state engineer, the cumulative effect of all such wells in the subdivision shall be considered in determining material injury."

The plain language of this provision in the statutes applies only to consideration of an "application" for a well, not consideration of an existing well. The plain language also requires consideration of the "cumulative effect of all such wells" when determining injury. These statements have led to questions of whether an existing well, for which no permit application is required, should also be subject to the cumulative effect consideration, regardless of when and how it was permitted. Also, use of the term "cumulative effect" raises the question of whether there is a certain number of wells, or a certain volume of depletion that results from the cumulative pumping of all wells that will cross a threshold and be considered injurious. The result of these questions has been difficult and often inconsistent analysis of water supply plans that propose the use of a limited number of new or existing wells.

The Division of Water Resources' documentation on exempt well permitting suggests a straightforward implementation of 37-92-602(3)(b)(III). In 1972 HB-1042 created the statutory "presumption that there will not be material injury from exempt wells that would be used "solely for ordinary household purposes inside a single-family dwelling" and for wells on "a tract of land of 35 acres or more;" This allowance gave landowners the ability to use a well for a water supply for their residence without an analysis of injury that would otherwise

have been required pursuant to 37-92-602(3)(b)(I) [at the time, this statute was 148-21-45(3)(b)(I)].

During the same year, SB-35 was enacted. This legislation required the State Engineer to give an opinion to county planning departments regarding water supplies for new Subdivisions, including Subdivisions that would use wells. Then, during 1975, SB-7 enacted the new provision found in 37-92-602(3)(b)(III). Given this sequence of new legislation, it is reasonable to conclude that the objective of 37-92-602(3)(b)(III) was to prevent continued, large-scale subdivision of land into numerous parcels, each of which would qualify for an exempt household use only well under the presumption of no injury. Since Colorado water law did not - and does not now - recognize a de minimis amount for the purposes of determining injury, it is reasonable to conclude that 37-92-602(3)(b)(III) would apply to the cumulative effect that occurred from one well as much as from 100 wells. From this, the intent of 37-92-602(3)(b)(III) is that post-SB-35 parcels, that is, those created after June 1, 1972 according to the provisions of 30-28-133, can obtain a water supply only from wells that do not cause injury; no presumption of no injury would apply. This disallows the use of a well that could otherwise have been permitted according to the presumption of no injury and it also requires that any new or existing well (including pre-May 8, 1972 wells) that would be used in the subdivision, be evaluated according to 37-92-602(3)(b)(I) to determine whether that well will cause injury.

Therefore, all wells, except existing wells meeting the requirements of 37-92-602(3)(b)(IV), proposed as the water supply in a Subdivision must be evaluated to determine whether they cause injury, without the allowance of the presumption of non-injury found in 37-92-602(3)(b)(II)(A).

2. Existing well on divisions of land by subdivision exemption or creation of cluster development

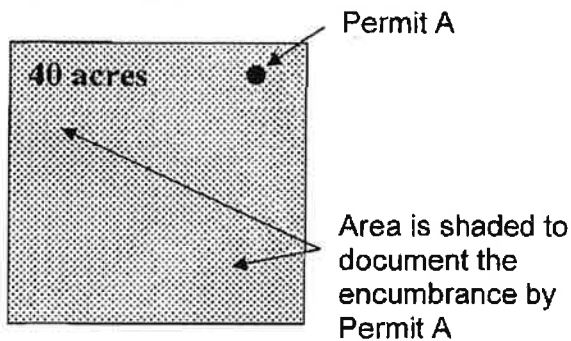
Many counties routinely allow parcels of land to be divided under limited conditions with an exemption from the statutory subdivision process identified in 30-28-133 ("Subdivision Exemption"). A division of land by Subdivision Exemption that involves a parcel that is 35 acres or larger, when that parcel has an existing well permit whose issuance is premised on the parcel being 35 acres or larger, has potential to create a conflict between the continued legal operation of the existing well on one of the newly-created parcels and the evaluation of a new well permit for another of the newly-created parcels.

A simple example is the scenario where a landowner owns a square 40-acre parcel. According to 37-92-602(3)(b)(II)(A), because the parcel is larger than 35 acres, the landowner may acquire a well permit ("Permit A") for use in up to three single-family dwellings, irrigation of one acre of lawn and garden, domestic animal watering, and pasture livestock watering. One requirement is that it be the only exempt well permit on the parcel. In granting such a permit, the State Engineer's Office (SEO) will document that the 40-acre

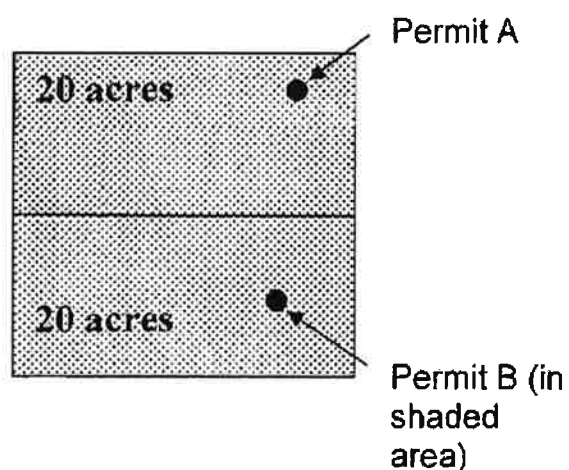
parcel has been considered in issuing a well permit and that no other exempt well permit may be issued on that land, nor may that land be considered as the basis for the issuance of another exempt permit.

If that same landowner splits that parcel through a Subdivision Exemption and the well is located on a newly-created parcel of smaller than 35 acres, it would appear that the original basis for the issuance of Permit A is no longer valid due to the fact that the well is no longer located on a "parcel" of 35 acres. If that situation is not corrected, an application for an exempt well permit on another of the newly-created parcels ("Permit B"), would appear to invalidate one of the conditions for the issuance of Permit A, that is, the original well would no longer be the only well on the original 40 acres.

Before the split



After the split



If the land split takes place without reconciling the issue at that time, the unavoidable outcome in this scenario is that at a later date, the SEO must do one of the following:

1. Allow Permit A to stay in effect and deny Permit B,
2. Allow Permit A to stay in effect and issue Permit B, resulting in a violation of Permit A's conditions of approval,
3. Revoke Permit A and issue Permit B, resulting in a requirement that Permit A be reissued with its allowed uses being reduced to household purposes inside a single family dwelling with no outside uses allowed.

None of the alternatives is desirable from a legal or administrative perspective. This same scenario may also occur when the original parcel is smaller than 35 acres. Therefore, for a division of land that results in a well being located on a parcel that is smaller than the parcel that was considered when issuing the original well permit, the State Engineer's Office will recommend that the county require that, as a condition of approving the land division,

the existing well owner re-permit the well consistent with current law as it applies to the newly created parcel on which the well is located. This eliminates the possibility of sharing a tributary well between newly-created parcels using an existing well's ability to serve more than one single family dwelling, since a new well permit on a parcel of less than 35 acres will be limited to inside uses only in just one single-family dwelling.

The exception to this approach is when Permit A and the water supply for the other parcel encumbered by Permit A meet the requirements of 37-92-602(3)(b)(IV). In this situation Permit A is the only well on a tract of land of thirty-five acres or more and the other parcel has a water supply that is not an exempt well, such as a municipal water tap or a non-exempt well.

Approval

This policy may only be modified or revoked in writing by the State Engineer. This policy was originally approved on March 11, 2011. It was modified to reflect the statutory changes in SB20-155.

Approved this 24th day of March 2021.



Kevin G. Rein, P.E.
State Engineer/Director



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

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

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

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

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

1. Name of proposed project: Sinclair Minor Subdivision
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: See exhibit A

4. What is the size of the existing parcel? 54.52 Acres --- Square feet
5. What are the proposed uses of the subject property?
 Residential Only
 Commercial
 Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? Yes --- No
 - b. Number of existing homes: One

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

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

If yes, amount: _____ Acres --- Square feet

Date this use was established: _____

d. Livestock watering: Yes --- No

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

If yes, date this use was established: _____

e. Other uses: Crop irrigation

Dates established: _____

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

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

b. Lawn / garden watering, amount: N/A Acres --- Square feet

c. Livestock watering: Yes --- No

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

d. Number of Employees per day: 0 Number of days open per year: 0

e. Number of Customers per day: 0 Number of days open per year: 0

f. Bed / Breakfast Customers per day: 0 Number of days open per year: 0

g. Describe other water needs: Irrigation of 36 acres from pertinent water rights

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

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

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

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

Yes -- No

Name of provider: _____

d. Is water hauled: Yes --- No

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

If yes, permit number: 122041

f. Is there a Substitute Water Supply Plan? (*Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.*)

Yes --- No

If yes, name of plan: _____

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

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

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

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

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

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

Applicant Printed Name Signature Date

Janis Keeling JANIS KEELING _____
Property Owner Printed Name Signature Date
(If different from applicant)

4.00

EXHIBIT 18.1

This Deed, Made this 30th day of July in the year of our Lord

one thousand nine hundred and Seventy-Seven between Glenn F. Leverett and Virginia M. Leverett, husband and wife whose street address is Box 396, City or Town of Coaldale, and of the County of Fremont and State of Colorado, of the first part, and Edward A. Herber and Faye S. Herber whose street address is 10550 W. 73rd Place, City or Town of Arvada, and of the County of Jefferson and State of Colorado, of the second part;

Witnesseth, That the said part of the first part, for and in consideration of the sum of EIGHTY FIVE THOUSAND and No/100- - - - - DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lots or parcels of land situate, lying and being in the County of Fremont and State of Colorado, to-wit: The N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 47 North, Range 11 East, N.M.P.M.; and the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 4, less all that part of Lots 19, 20, 21, and 22 of Fox Creek Canyon Subdivision, Fremont County, Colorado which lies within the South 1/2 of the Southeast 1/4 of Section 4, Township 47 North, Range 11 East of the New Mexico Principal Meridian described as follows: Beginning at the point of intersection of the South Boundary of said Lot No. 22 with the East Line of Section 4 from whence the Southeast Corner (marked stone with brass capped pipe alongside) bears South 5°13'52" 1395.0 feet; Thence South 88°11'45" West along the Southerly Boundary of Fox Creek Canyon Subdivision according to on-the-ground Lot Corner Monuments, 1310.86 Feet to the Southwest Corner of Lot No. 19 (plastic-capped 1/2 inch rebar stamped with No. 2372); Thence North 2°12'18" East along the West Boundary of said Lot No. 19 a distance of 19.02 Feet to the North Boundary of said South 1/2 of the Southeast 1/4; Thence North 87°48'27" East along the above said North Boundary 1313.0 feet to the Northeast Corner of the said South 1/2 of the Southeast 1/4; Thence South 5°13'52" West along the East line of Section 4 a Distance of 28.10 feet to the Point of Beginning, containing 0.705 acres. Together with one-half of all mineral and mineral rights; all timber and timber rights; all water and water rights and all ditches and ditch rights that the Grantors have Right and Title to, if any. Specifically including, but not limited to an undivided 1/3 interest in the Baker-Potter Ditch No. 381-1, together with two (2) cubic feet of water per second of time under Priority No. 282-A,

STATE DOCUMENTARY FEE
 Date July 27 1977
 Amount \$ 8.50

(continued on back of page)
 Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the sealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except Real Property taxes for 1977, due, and payable in 1978, which the Grantees assume and agree to pay, and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of
 }
 X *Glenn F. Leverett* (SEAL)
 Glenn F. Leverett, husband
 X *Virginia M. Leverett* (SEAL)
 Virginia M. Leverett, wife
 (SEAL)



STATE OF COLORADO,
 County of Chaffee } ss. The foregoing instrument was acknowledged
 before me this 30th day of July, 1977,
 by Glenn F. Leverett and Virginia M. Leverett,
 husband and wife

Witness my hand and official seal
 My commission expires April 6, 1981
Barbara C. Harris
 Notary Public.

EXH 1517 18.1

dated March 15, 1883. And together with a Road Right-Of-Way Easement 60 Feet in width from the existing cul-de-sac at the end of Sangro de Cristo Drive along the Westerly Boundary of Lot 20, Fox Creek Canyon Subdivision, to the North Boundary of the above described property located in the S½SE¼ of Section 4. Said easement is for the purposes of ingress and egress for the Grantees, their successors, heirs, and assigns; Subject to the exceptions and reservations contained in the Patents for the United States of America, and subject to existing rights-of-way for roads, highways, ditches, utilities, reservoirs, canals, pipelines and railroads.

No.
 Warranty Deed
 TO JOINT TENANTS

TO

STATE OF COLORADO, } ss.
 County of.....

I hereby certify that this instrument was filed for record in my office this day of A. D. 19..... at o'clock M., and duly recorded in Book..... Page.....
 Recorder.
 Deputy.

Fees, \$.....
 WHEN RECORDED RETURN TO
 Edward H. Morrison
 105530 W. 7th Place
 Aurora, Colo. 80015
 THE E. F. WICKEL CO. DENVER

This Deed, Made this 30th day of July in the year of our Lord

one thousand nine hundred and Seventy-Seven between Glenn F. Leverett and Virginia M. Leverett, husband and wife, whose street address is Box 396, City or Town of Coaldale, and

of the County of Fremont and State of Colorado, of the first part, and Edward A. Herber and Faye S. Herber whose street address is 10550 W. 73rd Place, City or Town of Arvada, and of the County of Jefferson and State of Colorado, of the second part;

Witnesseth, That the said part of the first part, for and in consideration of the sum of EIGHTY FIVE THOUSAND and No/100- - - - - DOLLARS, to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lots or parcels of land situate, lying and being in the County of Fremont and State of Colorado, to-wit: The N½NE¼ of Section 9, Township 47 North, Range 11 East, N.M.P.M.; and the S½SE¼ of Section 4, less all that part of Lots 19, 20, 21, and 22 of Fox Creek Canyon Subdivision, Fremont County, Colorado which lies within the South 1/2 of the Southeast 1/4 of Section 4, Township 47 North, Range 11 East of the New Mexico Principal Meridian described as follows: Beginning at the point of intersection of the South Boundary of said Lot No. 22 with the East Line of Section 4 from whence the Southeast Corner (marked stone with brass capped pipe alongside) bears South 5°13'52" 1395.0 feet; Thence South 88°11'45" West along the Southerly Boundary of Fox Creek Canyon Subdivision according to on-the-ground Lot Corner Monuments, 1310.86 Feet to the Southwest Corner of Lot No. 19 (plastic-capped 1/2 inch rebar stamped with No. 2372); Thence North 2°12'18" East along the West Boundary of said Lot No. 19 a distance of 19.02 Feet to the North Boundary of said South 1/2 of the Southeast 1/4; Thence North 87°48'27" East along the above said North Boundary 1313.0 feet to the Northeast Corner of the said South 1/2 of the Southeast 1/4; Thence South 5°13'52" West along the East line of Section 4 a Distance of 28.10 feet to the Point of Beginning, containing 0.705 acres. Together with one-half of all mineral and mineral rights; all timber and timber rights; all water and water rights and all ditches and ditch rights that the Grantors have Right and Title to, if any. Specifically including, but not limited to an undivided 1/3 interest in the Baker-Potter Ditch No. 381-1, together with two (2) cubic feet of water per second of time under Priority No. 282-A,

(continued on back of page)
 Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to Hold the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever. And the said parties of the first part, for them selves their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except Real Property taxes for 1977, due, and payable in 1978, which the Grantees assume and agree to pay,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

X Glenn F. Leverett (SEAL)
 Glenn F. Leverett, husband
 X Virginia M. Leverett (SEAL)
 Virginia M. Leverett, wife
 (SEAL)



STATE OF COLORADO,
 County of Chaffee } ss. The foregoing instrument was acknowledged before me this 30th day of July, 1977, by Glenn F. Leverett and Virginia M. Leverett, husband and wife

Witness my hand and official seal, April 6, 1981
 My commission expires
Barbara C. Harris
 Notary Public.

EXHIBIT 19.1

STATE DOCUMENTARY FEE
 Date July 5 1977
 Amount \$ 8.50

EXHIBIT 19.1

dated March 15, 1883. And together with a Road Right-Of-Way Easement 60 Feet in width from the existing cul-de-sac at the end of Sangro de Cristo Drive along the Westerly Boundary of Lot 20, Fox Creek Canyon Subdivision, to the North Boundary of the above described property located in the S½SE¼ of Section 4. Said easement is for the purposes of ingress and egress for the Grantees, their successors, heirs, and assigns: Subject to the exceptions and reservations contained in the Patents for the United States of America, and subject to existing rights-of-way for roads, highways, ditches, utilities, reservoirs, canals, pipelines and railroads.

No. _____
Warranty Deed
TO JOINT TENANTS

TO

STATE OF COLORADO,
County of _____, ss.

I hereby certify that this instrument was filed for record in my office this _____ day of _____, A. D. 19____ at _____ o'clock _____ M., and duly recorded in Book _____ Page _____ Recorder.

By _____ Deputy.

Fees, \$ _____
WHEN RECORDED RETURN TO
Edward H. Hargrave
12550 W. 7th Place
Arvada, Colo. 80005

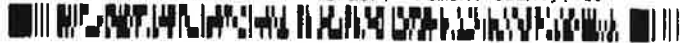


EXHIBIT 2013

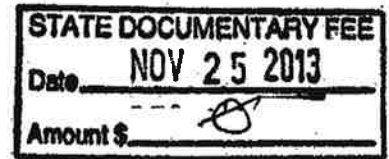
Personal Representative's
Deed of Distribution

THIS DEED is dated November 13, 2013, and is made between Janis L. Keeling the "Grantor," as Personal Representative of the estate of EDWARD ARTHUR HERBER, deceased, and Gail H. Sinclair, "Grantee," whose legal address is 5000 N Avenida de la Colina, Tucson, County of Pima and State of AZ 85947, and Rita B. Goodson, "Grantee," whose legal address is 274 Cosgrove Lane, Dillon, County of Beaverhead and State of MT 59725, and Janis L. Keeling, "Grantee," whose legal address is 3850 Clover Lane, Chino Valley, County of Yavapai and State of AZ 86323.

WHEREAS, the decedent died on the date of December 23, 2012 and Grantor was duly appointed Personal Representative of said estate by the District Court in and for the County of Jefferson, State of Colorado, Probate No. 12PR1514, on the date of January 2, 2013, and is now qualified and acting in said capacity;

NOW THEREFORE, pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby convey, assign, transfer and release unto Grantees as Tenants in Common and as the persons entitled to distribution, the following described real property situate, lying and being in Fremont County of the State of Colorado:

M & B OR UNKNOWN (T-2) 4/9-47-11
BEG AT THE SE COR 4-47-11; TH N05-13-52E ALG
THE ELY LN OF THE SE4 OF SD SEC 4, APPROX 1377.87 FT
TO THE NE COR OF THE S2SE4 OF SD SEC 4; TH S89-15-17W,
1296.95 FT; TH N03-53-38E, 12.16 FT; TH S87-48-27W,
268.14 FT; TH S02-47-38W, 1504.79 FT; TH N88-02-29E
351.46 FT; TH S66-10-08E, 345.57 FT; TH N83-00-19E,
APPROX 842.68 FT TO A PT ON THE ELY LN OF THE NE4 OF
SEC 9-47-11; TH N02-33-51E, ALG SD ELY LN, APPROX
171.00 FT TO THE NE COR OF SD SEC 9, SD PT BEING THE
POB. (BOUNDARY LN ADJ B825 P115)
MOBILE #93000-02-317



Also known by street address as 350 Sangre De Cristo Drive, Coaldale, CO 81222
And assessor's parcel number: 0000982050005

Together with: one-half of all mineral and mineral rights; all timber and timber rights; all water and water rights and all ditches and ditch rights and reservoir and reservoir rights that the Grantor has Right and Title to, if any. Specifically including but not limited to an undivided 1/3 interest in the Baker-Potter Ditch No. 381-1, together with two (2) cubic feet of water per second of time under Priority No. 282-A, dated March 15, 1883. And together with a Road Right-Of-Way Easement 60 Feet in width from the existing cul-de-sac at the end of Sangre de Cristo Drive along the Westerly Boundary of Lot 20, Fox

EXHIBIT 20.1

Creek Canyon Subdivision, to the North Boundary of the above described property located in the S1/4SE1/4 of Section 4. Said easement is for the purposes of ingress and egress for the Grantees, their successors, heirs, and assignees. Subject to the exceptions and reservations contained in the Patents for the United States of America, and subject to existing rights-of-way for roads, highways, ditches, utilities, reservoirs, canals, pipelines and railroads.

With all appurtenances.

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

Janis L. Keeling

Janis L. Keeling
Personal Representative of the Estate of
Edward Arthur Herber, Deceased

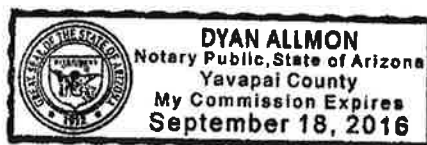
STATE OF ARIZONA

COUNTY OF YAVAPAI

The foregoing instrument was acknowledged before me this 13th day of November, 2013,

By Janis L. Keeling as Personal Representative of the Estate of Edward Arthur Herber, Deceased.

Witness my hand and official seal.



My commission expires: 9/18/2016

Dyan Allmon
Notary Public

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

TO: Sangre De Cristo Electric Association

FROM: JANIS KEELING
Name of Subject Property Owner / Applicant

DATE: _____

Reference: Sinclair Mine 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 350 Sangre De Cristo Drive, Coal Dale, CO
General Location or Address (Vicinity Map Exhibit A) 81222

The subject property is legally described as: See exhibit B

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

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 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>

24-22984-1

Central Colorado Title and Escrow
129 East Rainbow Boulevard
Salida, CO 81201

Telephone: (719) 539-1001
Fax: (719) 539-1661

TITLE INVOICE

Invoice #: 3814
Invoice Date: October 22, 2024
Due Date: February 22, 2024
Closing Date: _____, 20__

File No: 24-22984

Purchaser(s): George Thomas Purvis
Seller(s): Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling
Premises: 350 Sangre De Cristo Drive, Coaldale, CO 81222
County: Fremont

Owner's Policy Amount: \$336,090.00
Loan Policy Amount: \$0.00

ITEM	BORROWER	SELLER	LENDER
ALTA Owner's Policy (7-1-21) Premium		1,135.00	
Title - Tax Certificate		10.00	
TOTALS	\$0.00	\$1,145.00	\$0.00

Please remit payment to:
Central Colorado Title and Escrow
129 East Rainbow Boulevard
Salida, CO 81201



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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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- 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:
- 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.
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**
- 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:
 - comply with the Schedule B, Part I – Requirements;
 - eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - acquire the Title or create the Mortgage covered by this Commitment.
 - 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.
 - 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.
 - 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.
 - The Company is not liable for the content of the Transaction Identification Data, if any.
 - 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.
 - 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**
- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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

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

Kenneth D. DeGiorgio

By: _____
Kenneth D. DeGiorgio, President

Lisa W. Cornehl

By: _____
Lisa W. Cornehl, Secretary

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

Issuing Agent: Central Colorado Title and Escrow
Issuing Office: 129 East Rainbow Boulevard
Salida, CO 81201
Issuing Office's ALTA® Registry ID: 1076574
Loan ID Number:
Commitment Number: 24-22984
Issuing Office File Number: 24-22984
Property Address: 350 Sangre De Cristo Drive, Coaldale, CO 81222
Revision Number:

SCHEDULE A

1. Commitment Date: October 21, 2024 7:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	George Thomas Purvis
Proposed Amount of Insurance:	\$336,090.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

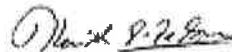
CENTRAL COLORADO TITLE AND ESCROW
129 East Rainbow Boulevard, Salida, CO 81201
Telephone: (719) 539-1001

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

Countersigned by:



Andrew "Andy" Pi, License #649888
Central Colorado Title and Escrow, License
#742227



By: _____
Kenneth D. DeGiorgio, President



By: _____
Lisa W. Cornehl, Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling, to George Thomas Purvis, to be executed and recorded at closing.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Evidence satisfactory to the Company that subject property has subdivided in compliance with State of Colorado and Fremont County subdivision laws and regulations.
9. New legal description of subject property based on a survey in form, content and certification acceptable to the Company.
10. A survey, in form, content and certification acceptable to the Company recorded at closing.
11. Please be advised that our search did not disclose any open Deeds of Trust of Record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.

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SCHEDULE B, PART II – Exceptions

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

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

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

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

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
8. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
9. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States Patent recorded April 17, 1899 as Reception No. 50223 . (Section 9)
10. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States Patent recorded February 18, 1902 as Reception No. 61385 . (Section 4)

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11. Reservation of one-half of all oil and mineral rights in instrument recorded July 20, 1956 as Reception No. 308282.
12. 60-foot road right of way easement for ingress and egress along Sangre de Cristo Drive granted in instrument recorded August 3, 1977 as Reception No. 431185 .
13. Notes, easements, rights of way and all other matters set forth on Boundary Line Adjustment, recorded June 12, 1987 as Reception No. 539889 .
14. Right of way for and rights of others to use Sangre de Cristo Drive.
15. The final Title Insurance Policy (Policies) shall not and does not insure the title to those fixtures, structures and like appurtenances which are not assessed and taxed as real property by the county. No examination of the title to the referenced fixtures, structures and like appurtenances has been made.

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EXHIBIT "A"

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

A portion of the following:

Beginning at the Southeast corner of Section 4, Township 47 North, Range 11 East, NMPM;
thence N 5°13'52" E, along the easterly line of the SE 1/4 of said Section 4,
approximately 1377.87 feet to the Northeast corner of the S 1/2 of the SE 1/4 of said Section 4;
thence S 89°15'17" W, 1296.95 feet;
thence N 3°53'38" E, 12.16 feet;
thence S 87°48'27" W, 268.14 feet;
thence S 2°47'38" W, 1504.79 feet;
thence N 88°02'29" E, 351.46 feet;
thence S 66°10'08" E, 345.57 feet;
thence N 83°00'19" E, approximately 842.68 feet to a point on the easterly line
of the NE 1/4 of Section 9, Township 47 North, Range 11 East, NMPM;
thence N 2°33'51" E, along said easterly line, approximately 171.00 feet to the Northeast
corner of said Section 9, said point being the Point of Beginning.

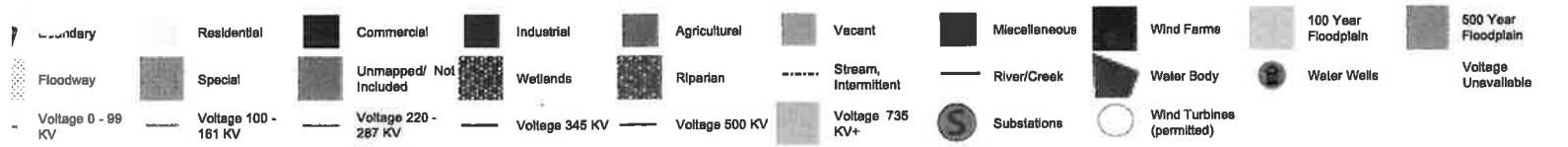
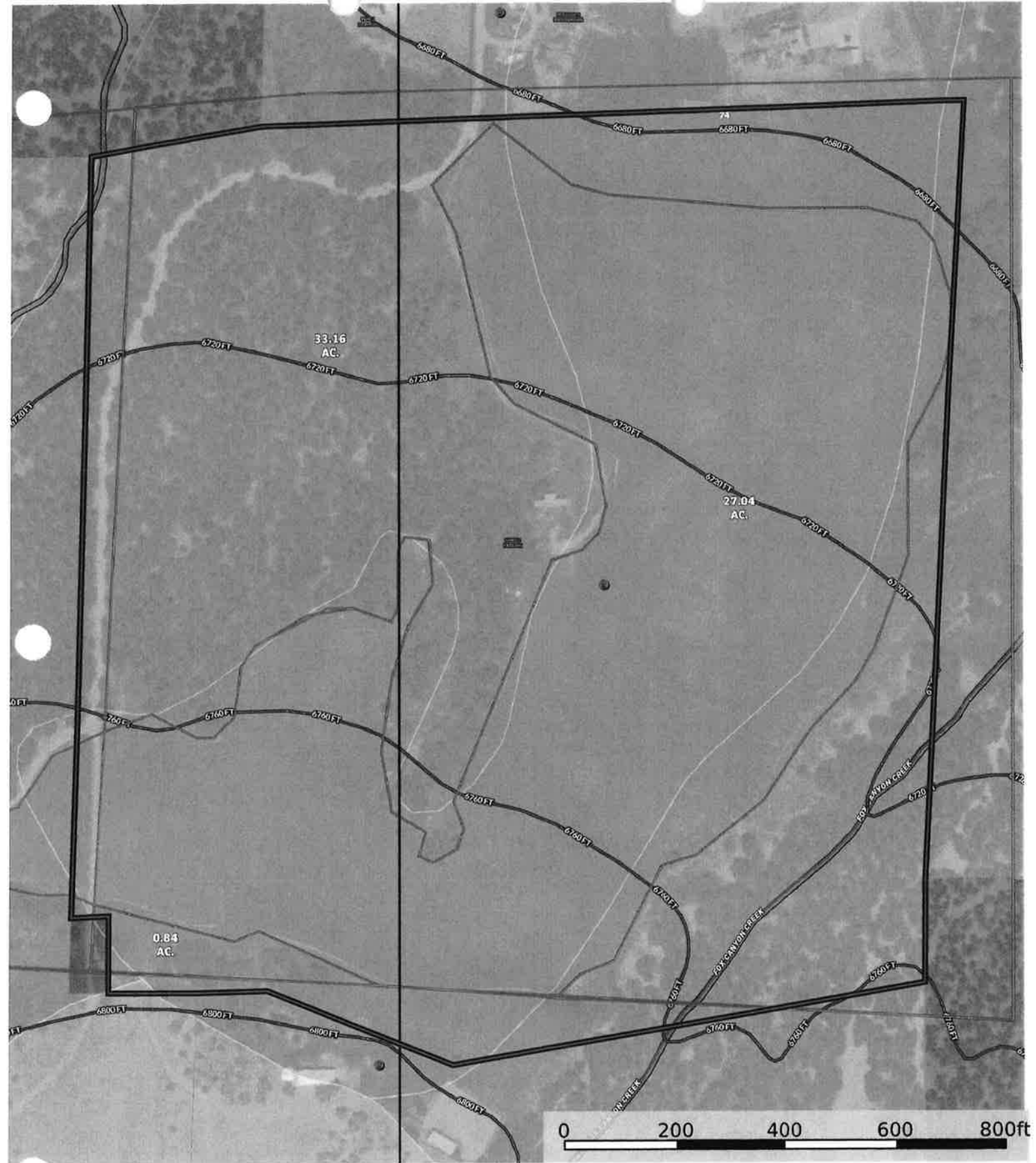
Fremont County, Colorado

As modified by Boundary Line Adjustment,
recorded June 12, 1987 as Reception No. 539889

NOTE: Exact and final legal description to be provided by a licensed surveyor

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Boundary 27.05 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
74	Mussel-Bronell complex, 2 to 15 percent slopes	23.07	85.32	0	13	6e
10	Bronell gravelly sandy loam, 2 to 15 percent slopes	3.98	14.72	0	10	6e
TOTALS		27.05(*)	100%	-	12.56	6.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



FREMONT COUNTY TREASURER

Certificate of Taxes Due

Account Number R028050
Parcel 98205005
Assessed To
KEELING JANIS L
274 COSGROVE LN
DILLON, MT 59725-8870

Certificate Number 29492
Order Number
Vendor ID 17
Central Colorado Title & Escrow
1055 E Highway 50
Salida, CO 81201

Legal Description

Situs Address

350 SANGRE DE CRISTO DR

(T-2) 4/9-47-11
BEG AT THE SE COR 4-47-11; TH N05-13-52E ALG
THE ELY LN OF THE SE4 OF SD SEC 4, APPROX 1377.87 FT
TO THE NE COR OF THE S2S4 OF SD SEC 4; TH S89-15-17W,
1296.95 FT; TH N03-53-38E, 12.16 FT; TH S87-48-27W,
268.14 FT; TH S02-47-38W, 1504.79 FT; TH N88-02-29E
351.46 FT; TH S66-10-08E, 345.57 FT; TH N83-00-19E,
APPROX 842.68 FT TO A PT ON THE ELY LN OF THE NE4 OF
SEC 9-47-11; TH N02-33-51E, ALG SD ELY LN, APPROX
171.00 FT TO THE NE COR OF SD SEC 9, SD PT BEING THE
POB. (BOUNDARY LN ADJ B825 P115)
MOBILE #93000-02-317

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$392.20	\$23.53	\$24.00	\$0.00	\$439.73
Total Tax Charge					\$439.73
Grand Total Due as of 10/25/2024					\$439.73

Tax Billed at 2023 Rates for Tax Area 39V - 39V

Authority	Tax Rate	Amount	Values	Actual	Assessed
S.E. COLO WATER CONS DISTRI	0.0008880000*	\$6.57	LAND W/MANUF HM	\$109,876	\$7,362
UPPER ARKANSAS WATER CONS D	0.0003810000*	\$2.82	SINGLE FAMILY	\$534	\$36
FREMONT COUNTY	0.0118130000*	\$87.39	RESID		
SCHOOL DISTRICT RE-3	0.0290220000	\$214.70	Total	\$110,410	\$7,398
WESTERN FREMONT FIRE DISTRI	0.0039220000*	\$29.01			
ARKANSAS VALLEY AMBULANCE	0.0069900000	\$51.71			
Taxes Billed 2023	0.0530160000	\$392.20			

* Credit Levy

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance. Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

FREMONT COUNTY TREASURER

SINCLAIR MINOR SUBDIVISION
LOCATED IN
SECTIONS 4 & 8, TOWNSHIP 47 NORTH, RANGE 11 EAST, N.M.P.M.
FREMONT COUNTY, COLORADO

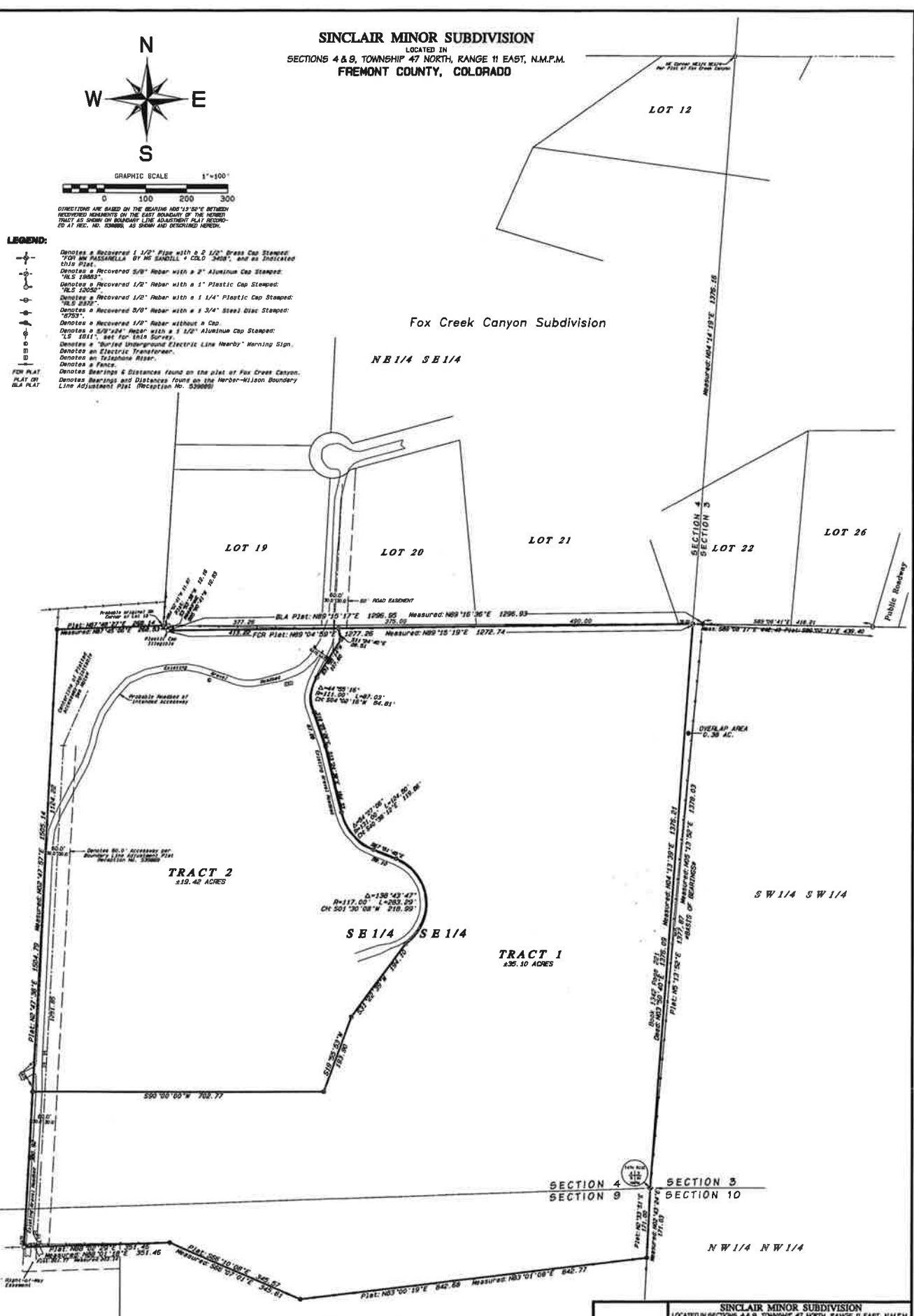


DIRECTIONS ARE BASED ON THE BEARING AND DISTANCE BETWEEN
RECOVERED MONUMENTS ON THE WEST BOUNDARY OF THE HOMER
TRACT AS SHOWN ON BOUNDARY LINE ADJUSTMENT PLAN RECORDED
AT REC. NO. 308868, AS SHOWN AND DESCRIBED HEREIN.

LEGEND:

- Denotes a Recovered 1/2" Rebar with a 2" Aluminum Cap Stamped: "TOP AN PASARELLA BY MC SANDILL & CO. COLO. 3488", and as Indicated on this Plan.
- Denotes a Recovered 3/8" Rebar with a 2" Aluminum Cap Stamped: "B.S. 15883".
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "B.S. 15883".
- Denotes a Recovered 1/2" Rebar with a 1/4" Plastic Cap Stamped: "B.S. 15883".
- Denotes a Recovered 3/8" Rebar with a 3/4" Steel Disc Stamped: "B.S. 15883".
- Denotes a Recovered 1/2" Rebar without a Cap.
- Denotes a 5/8" x 24" Rebar with a 1 1/2" Aluminum Cap Stamped: "L.S. 10511", set for 1916 Survey.
- Denotes a "Buried Underground Electric Line Nearby" Warning Sign.
- Denotes an Electric Transformer.
- Denotes an Telephone Pole.
- Denotes a Fence.
- Denotes Bearings & Distances found on the plat of Fox Creek Canyon.
- Denotes Bearings and Distances found on the Horner-Wilson Boundary Line Adjustment Plat (Reception No. 539099).

FOR PLAT
PLAT OF
BLA PLAT



SINCLAIR MINOR SUBDIVISION	
LOCATED IN SECTIONS 4 & 8, TOWNSHIP 47 NORTH, RANGE 11 EAST, N.M.P.M., FREMONT COUNTY, COLORADO	
DESIGNED BY: J.S. HENDERSON	ENGINEER: J.S. HENDERSON
DRAWN BY: J.S. HENDERSON	CHECKED BY: J.S. HENDERSON
SHEET NO. 1	TOTAL SHEETS 1
DATE: 11/11/11	DRAWING NO. 11111

NOTED: ACCORDING TO THE RECORD AND THE RECORD COMPACT AND THE ACTING MAPS



719-539-6078

EXHIBIT 31.1

Fremont County

FEB 20 2025

Planning & Zoning

February 19, 2025

RE: 350 Sangre De Cristo, Cotopaxi, CO 81223

Mr. Purvis and Ms. Ostrom,

Thank you for calling Poncha Pumping, LLC to perform a septic tank service and an inspection of the onsite wastewater treatment system (OWTS), located at 350 Sangre De Cristo, Cotopaxi, CO 81223. I began by gathering public information on the property. The Fremont County Assessor's Office only shows that a framed shed was constructed in 1983.

Tank observations: The tank is located on the south side of the home; the east end of the tank is in line with the east end of the home. The influent, upstream, access lid is 17'-8" south of the house and the effluent, downstream, access lid is 15'-6" south of the house. The contents of the tank were at operating level. The top scum layer was of normal consistency and approximately 8" thick. The bottom sludge layer was dense and approximately 14" thick. The influent concrete baffle was in place and appeared to be in good condition. The concrete center-tank baffle showed a little corrosion above waterline. It appears to be performing as designed and to be structurally sound. The effluent, concrete baffle showed typical signs of corrosion, above waterline. I pressure washed and lightly chipped away the corroded layer. The remaining structure of the concrete baffle is still at an elevation to perform as designed. I pumped 858 gallons from the tank, confirming it to be a 1,000-gallon tank. The concrete septic tank is a mid-seam tank. Once pumped, I inspected the tank and observed no cracks and no groundwater or root infiltration.

Sewer line observations: As part of this septic system service and inspection, I added a 4" schedule 40 PVC cleanout on the west end of the home. The new cleanout is 19" from the west wall of the home and 5'-6" north of the south-west corner of the house. The line camera inspection of the sewer line from the cleanout to the septic tank, showed the line to be intact with no observable cracks or root infiltration.

Drain field observations: The drain field is east and north of the home and is at a considerably lower elevation than the home and the septic tank. There was no evidence past failures or saturated soils. The drain field did not show signs of excessive vegetation and is located in a non-traveled area.

Summary: The septic tank, the sewer line and the drain field appear to be in good condition. The system appears to be operating as intended and passed my NAWT certified inspection for function.

This is a report of the observations of the system at the time of service and does not imply or warrant any components or performance in the future.

Respectfully,

A handwritten signature in blue ink, appearing to read "T.M. Senter", is written in a cursive style.

Ted M. Senter

Poncha Pumping, LLC

P: 719-539-6078

C: 719-207-1251

ponchapumping@gmail.com

NAWT Lic #173121TC

Septic System Inspection Checklist Report

Date: February 18, 2025

Contact Information: 719-539-6078

Technician Name: Ted Senter for Poncha Pumping, LLC

~~Service Order No:~~ ponchapumping@gmail.com

Customer Name: Tom Purvis

Address: 350 Sangre De Cristo, Cotopaxi, CO 81223

PRE-INSPECTION PROTOCOL

- Verify customer information and reason for inspection
- Check if any prior septic system records are available
- Interview customer for history of septic issues, if any
- Explain the process and safety measures to the customer
- Set up safety barriers, if necessary

SITE EVALUATION

- Check for easy access to the septic tank and drain field
- Observe ground condition around the septic system
 - Note any visible signs of system failure (e.g., standing water, odor) **None observed**
- Measure and record the distance from the house to septic tank and drain field
- Verify local building codes and regulations for compliance

INITIAL SYSTEM ASSESSMENT

- Inspect condition of cover (e.g., cracks, damage)
- Check liquid levels
 - Above inlet pipe: Yes / **No**
 - Above outlet pipe: Yes / **No**
- Inspect baffles or tees
- Measure scum and sludge layers
 - Scum layer: 8" inches
 - Sludge layer: 14" inches
- Examine tank walls and bottom for cracks or leaks **None observed**
- Inspect effluent filter (if applicable) **N/A**
- Clean / Replace as necessary **N/A**
- Check for unusual objects or substances (e.g., grease, foreign objects) **None observed**

DRAIN FIELD INSPECTION

- Conduct a visual inspection of the drain field area
- Probe soil for signs of saturation or failure
- Check condition of inspection ports, if present **None observed**
- Verify effluent flow in the distribution box (if applicable) **N/A**

SAMPLING (IF REQUIRED)

- Take liquid samples for laboratory analysis **N/A**
- Document sample details and time of collection **N/A**

ADDITIONAL SYSTEMS

- Inspect any pumps, siphons, or other mechanical components **N/A**
- Evaluate alarms and control panels **N/A**
- Check float switches and electrical connections **N/A**
- Examine any aerobic treatment units, if applicable **N/A**





Influent baffle



Center-tank baffle



Effluent baffle



View of septic tank location on the south side of the home.



Newly installed 4" PVC clean-out of the west side of the home.



Looking north/north/west at the drain field area.



View from drain field back toward the house.

SAUNDERS
www.saunders-pump.com

DISPOSAL TICKET No. 20773

DATE: 2-18-25 COMPANY: PONCHA PUMPING

INVOICE# _____ QUANTITY: 574610-575468

AGE OF WASTE: 12 YRS TYPE: SEPTIC

FROM: NAME TOM PURVIS PHONE: _____

ADDRESS: 350 SANGRE DE TOWN: COALDALE
COUNTY: FREMONT CRISTO

DUMPED - DIG#1 _____ VAULT: _____ MANHOLE _____ STATION: _____

COMMENTS: _____

TS _____ VS _____ 858 GAL

REPRESENTATIVE _____

PLANT OFFICIAL _____

CITY OF SALIDA - WASTEWATER TREATMENT PLANT TMM

Discharge ticket from Salida Wastewater Treatment Facility.



719-539-6078

February 19, 2025

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C: 719-207-1251

ponchapumping@gmail.com

NAWT Lic #173121TC

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~~Service Order No:~~ ponchapumping@gmail.com

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Address: 350 Sangre De Cristo, Cotopaxi, CO 81223

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- Observe ground condition around the septic system
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- Measure and record the distance from the house to septic tank and drain field
- Verify local building codes and regulations for compliance

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- Inspect condition of cover (e.g., cracks, damage)
- Check liquid levels
 - Above inlet pipe: Yes / **No**
 - Above outlet pipe: Yes / **No**
- Inspect baffles or tees
- Measure scum and sludge layers
 - Scum layer: 8" inches
 - Sludge layer: 14" inches
- Examine tank walls and bottom for cracks or leaks **None observed**
- Inspect effluent filter (if applicable) **N/A**
- Clean / Replace as necessary **N/A**
- Check for unusual objects or substances (e.g., grease, foreign objects) **None observed**

DRAIN FIELD INSPECTION

- Conduct a visual inspection of the drain field area
- Probe soil for signs of saturation or failure
- Check condition of inspection ports, if present **None observed**
- Verify effluent flow in the distribution box (if applicable) **N/A**

SAMPLING (IF REQUIRED)

- Take liquid samples for laboratory analysis **N/A**
- Document sample details and time of collection **N/A**

ADDITIONAL SYSTEMS

- Inspect any pumps, siphons, or other mechanical components **N/A**
- Evaluate alarms and control panels **N/A**
- Check float switches and electrical connections **N/A**
- Examine any aerobic treatment units, if applicable **N/A**





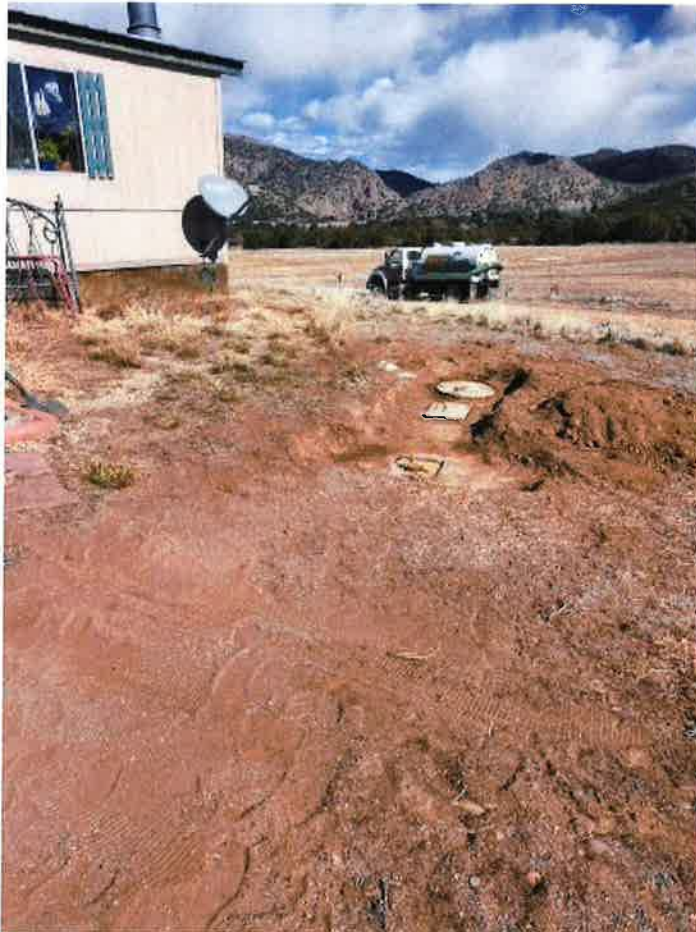
Influent baffle



Center-tank baffle



Effluent baffle



View of septic tank location on the south side of the home.



Newly installed 4" PVC clean-out of the west side of the home.



Looking north/north/west at the drain field area.

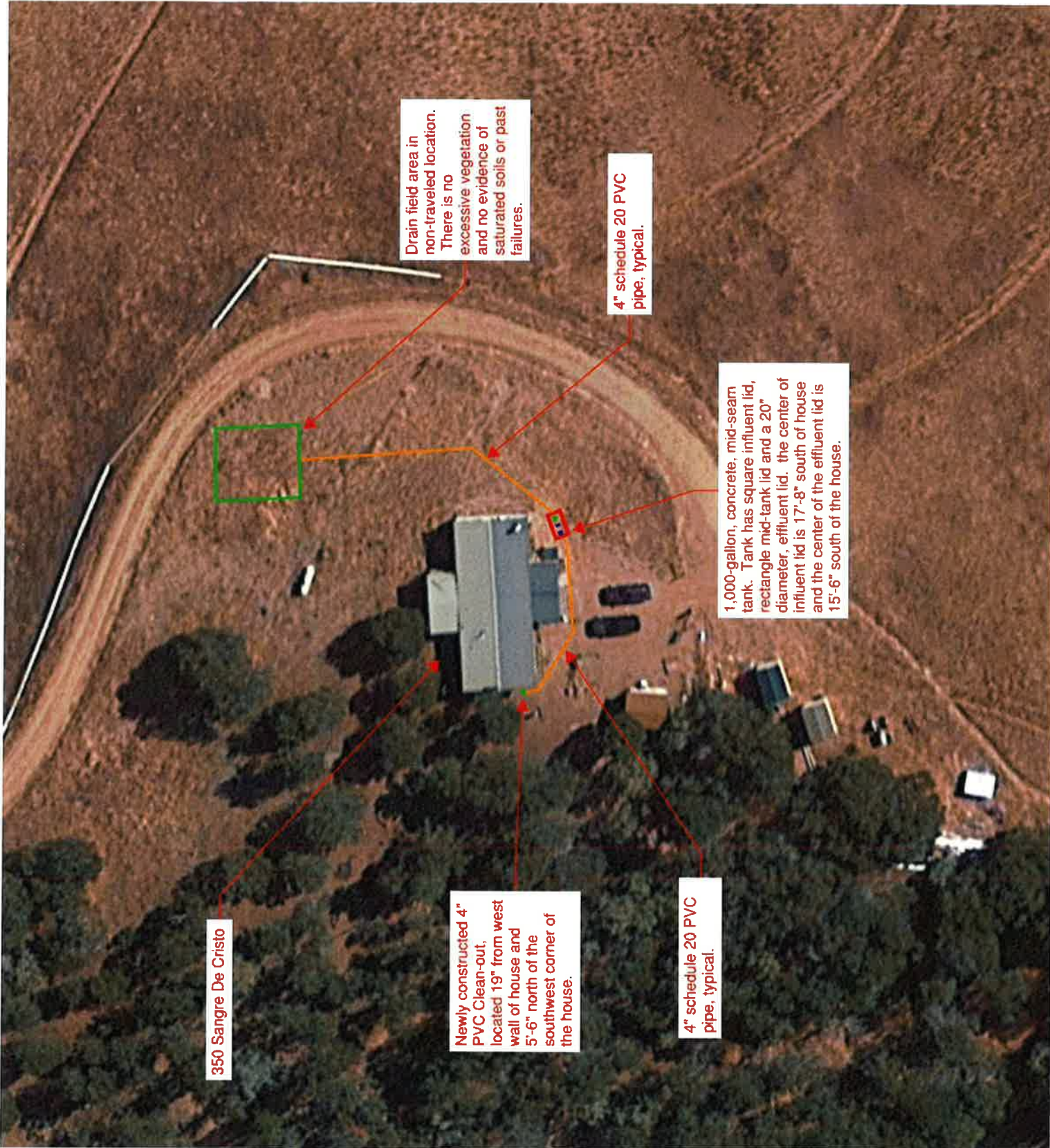


View from drain field back toward the house.

SAUNDERS
WATER SERVICE

DISPOSAL TICKET		No: 20773	
DATE: 2-18-25	COMPANY: PONCHA PUMPING		
INVOICE#	QUANTITY: 574610-575468		
AGE OF WASTE: 12 YRS	TYPE: SEPTIC		
FROM: NAME TOM PURVIS	PHONE:		
ADDRESS: 350 SANGRE DE	TOWN: COALDALE		
COUNTY: FREMONT	CRISTO		
DUMPED - DIG#1	VAULT:	MANHOLE:	STATION:
COMMENTS:			
TS	VS	858 GAL	
REPRESENTATIVE			
PLANT OFFICIAL			
CITY OF SALIDA - WASTEWATER TREATMENT PLANT			

Discharge ticket from Salida Wastewater Treatment Facility.



350 Sangre De Cristo

Drain field area in non-traveled location. There is no excessive vegetation and no evidence of saturated soils or past failures.

4" schedule 20 PVC pipe, typical.

1,000-gallon, concrete, mid-seam tank. Tank has square influent lid, rectangle mid-tank lid and a 20" diameter, effluent lid. the center of influent lid is 17'-8" south of house and the center of the effluent lid is 15'-6" south of the house.

Newly constructed 4" PVC Clean-out, located 19" from west wall of house and 5'-6" north of the southwest corner of the house.

4" schedule 20 PVC pipe, typical.



350 Sangre De Cristo

Newly constructed 4" PVC Clean-out, located 19" from west wall of house and 5'-6" north of the southwest corner of the house.

4" schedule 20 PVC pipe, typical.

1,000-gallon, concrete, mid-seam tank. Tank has square influent lid, rectangle mid-tank lid and a 20" diameter, effluent lid. the center of influent lid is 17'-8" south of house and the center of the effluent lid is 15'-6" south of the house.

4" schedule 20 PVC pipe, typical.

Drain field area in non-traveled location. There is no excessive vegetation and no evidence of saturated soils or past failures.

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

TO: Baker Potter Ditch Company - Austin Eugene Bonduant

FROM: Gail Sinclair, Rita B Goodson, & Janis Keeling

Name of Subject Property Owner / Applicant

DATE: 2/20/2025

Reference: Sinclair Minor 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 350 Sangre De Cristo Ave

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

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 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"

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

A portion of the following:

Beginning at the Southeast corner of Section 4, Township 47 North, Range 11 East, NMPM;
thence N 5°13'52" E, along the easterly line of the SE 1/4 of said Section 4,
approximately 1377.87 feet to the Northeast corner of the S 1/2 of the SE 1/4 of said Section 4;
thence S 89°15'17" W, 1296.95 feet;
thence N 3°53'38" E, 12.16 feet;
thence S 87°48'27" W, 268.14 feet;
thence S 2°47'38" W, 1504.79 feet;
thence N 88°02'29" E, 351.46 feet;
thence S 66°10'08" E, 345.57 feet;
thence N 83°00'19" E, approximately 842.68 feet to a point on the easterly line
of the NE 1/4 of Section 9, Township 47 North, Range 11 East, NMPM;
thence N 2°33'51" E, along said easterly line, approximately 171.00 feet to the Northeast
corner of said Section 9, said point being the Point of Beginning.

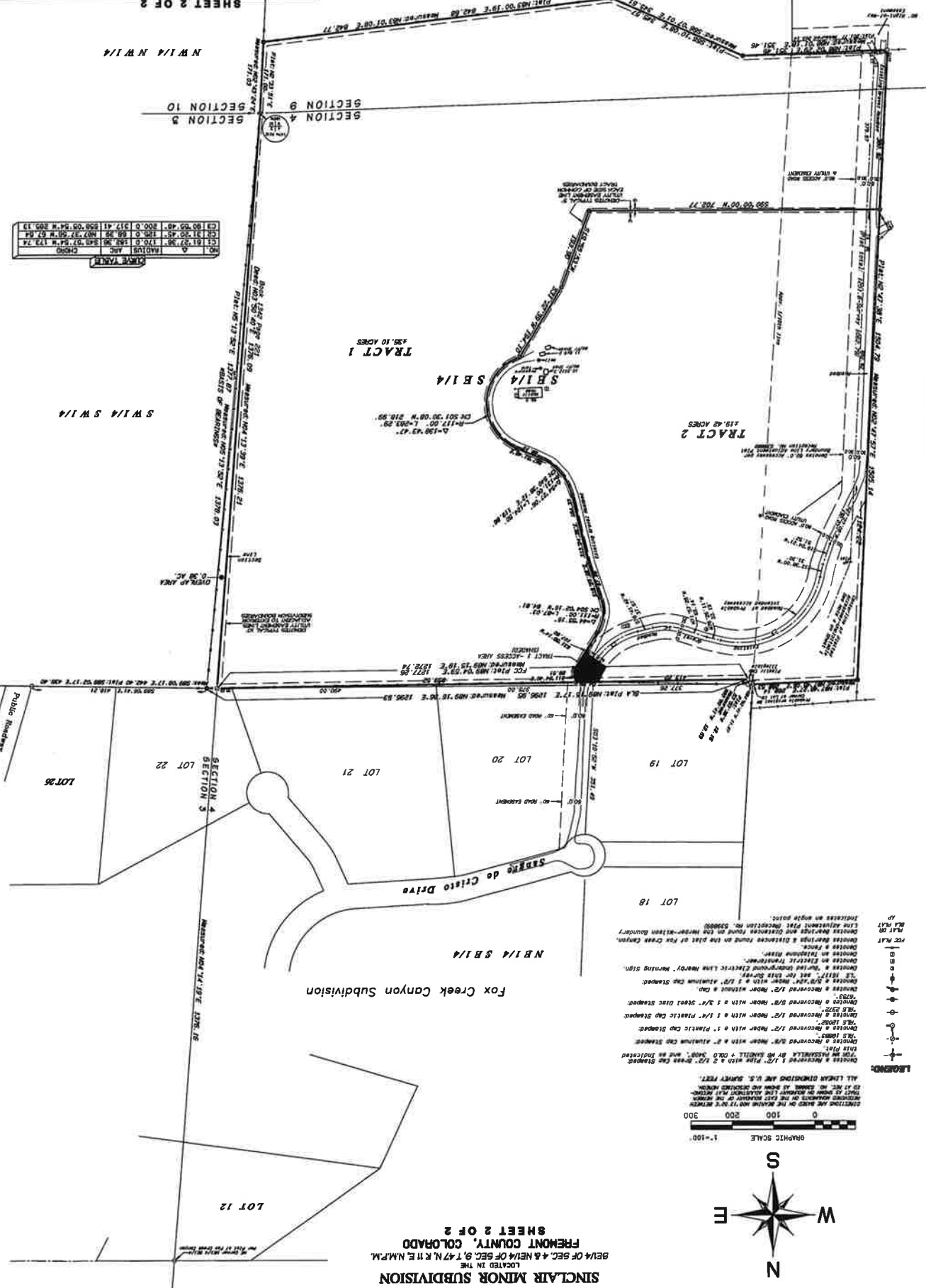
Fremont County, Colorado

As modified by Boundary Line Adjustment,
recorded June 12, 1987 as Reception No. 539889

NOTE: Exact and final legal description to be provided by a licensed surveyor

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





LEGEND

- AP LINE ADJUSTMENT FROM THE PLAT OF FOX CREEK CANYON
- DC DOUBLE END BRASS DISC
- DL DOUBLE END BRASS DISC
- EL ELECTRIC TRANSMISSION
- ES EARTH SHIELDING CABLE
- FS FURNACE
- GR GRASS
- HW HARDWOOD
- IR IRON
- LS LUMBER
- PL PLASTIC PIPE
- PS PLASTIC PIPE
- SP STEEL PIPE
- SS STEEL SHEET
- SW SWELLING
- WB WOOD BRASS

SYMBOLS:
 (Circle with cross) AP LINE ADJUSTMENT FROM THE PLAT OF FOX CREEK CANYON
 (Circle with 'D') DOUBLE END BRASS DISC
 (Circle with 'DL') DOUBLE END BRASS DISC
 (Circle with 'E') ELECTRIC TRANSMISSION
 (Circle with 'ES') EARTH SHIELDING CABLE
 (Circle with 'F') FURNACE
 (Circle with 'G') GRASS
 (Circle with 'H') HARDWOOD
 (Circle with 'I') IRON
 (Circle with 'L') LUMBER
 (Circle with 'P') PLASTIC PIPE
 (Circle with 'PS') PLASTIC PIPE
 (Circle with 'S') STEEL PIPE
 (Circle with 'SS') STEEL SHEET
 (Circle with 'SW') SWELLING
 (Circle with 'WB') WOOD BRASS

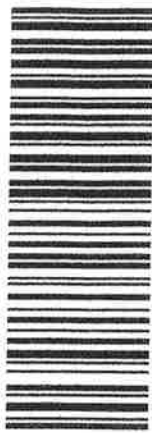
GRAPHIC SCALE
 1" = 100'
 0 100 200 300

COMPASS
 N S
 E W

7015 0640 0007 4552 2549

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®



7015 0640 0007 4552 2549

7015 0640 0007 4552 2549

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Gene Bondurant

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

PO Box 150

City, State, ZIP+4®

Coaldale, Co 81222

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Gene Bondurant
PO Box 150
Coaldale, Co 81222*



9590 9403 0299 5155 7282 28

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

TO: Baker Potter Ditch Company - Don J + Barbara Embry
FROM: Gail Sinclair, Rita B Goodson, Janis Keeling
Name of Subject Property Owner / Applicant
DATE: 2-20-25
Reference: Sinclair Minor 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
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General Location or Address (Vicinity Map Exhibit A)

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Check here if legal description is attached as Exhibit B.

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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?

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Beginning at the Southeast corner of Section 4, Township 47 North, Range 11 East, NMPM;
thence N 5°13'52" E, along the easterly line of the SE 1/4 of said Section 4,
approximately 1377.87 feet to the Northeast corner of the S 1/2 of the SE 1/4 of said Section 4;
thence S 89°15'17" W, 1296.95 feet;
thence N 3°53'38" E, 12.16 feet;
thence S 87°48'27" W, 268.14 feet;
thence S 2°47'38" W, 1504.79 feet;
thence N 88°02'29" E, 351.46 feet;
thence S 66°10'08" E, 345.57 feet;
thence N 83°00'19" E, approximately 842.68 feet to a point on the easterly line
of the NE 1/4 of Section 9, Township 47 North, Range 11 East, NMPM;
thence N 2°33'51" E, along said easterly line, approximately 171.00 feet to the Northeast
corner of said Section 9, said point being the Point of Beginning.

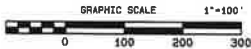
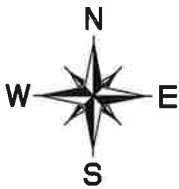
Fremont County, Colorado

As modified by Boundary Line Adjustment,
recorded June 12, 1987 as Reception No. 539889

NOTE: Exact and final legal description to be provided by a licensed surveyor

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

SINCLAIR MINOR SUBDIVISION
 LOCATED IN THE
 SE1/4 OF SEC. 4 & NE1/4 OF SEC. 9, T.47 N., R.11 E., N.M.P.M.
 FREMONT COUNTY, COLORADO
 SHEET 2 OF 2

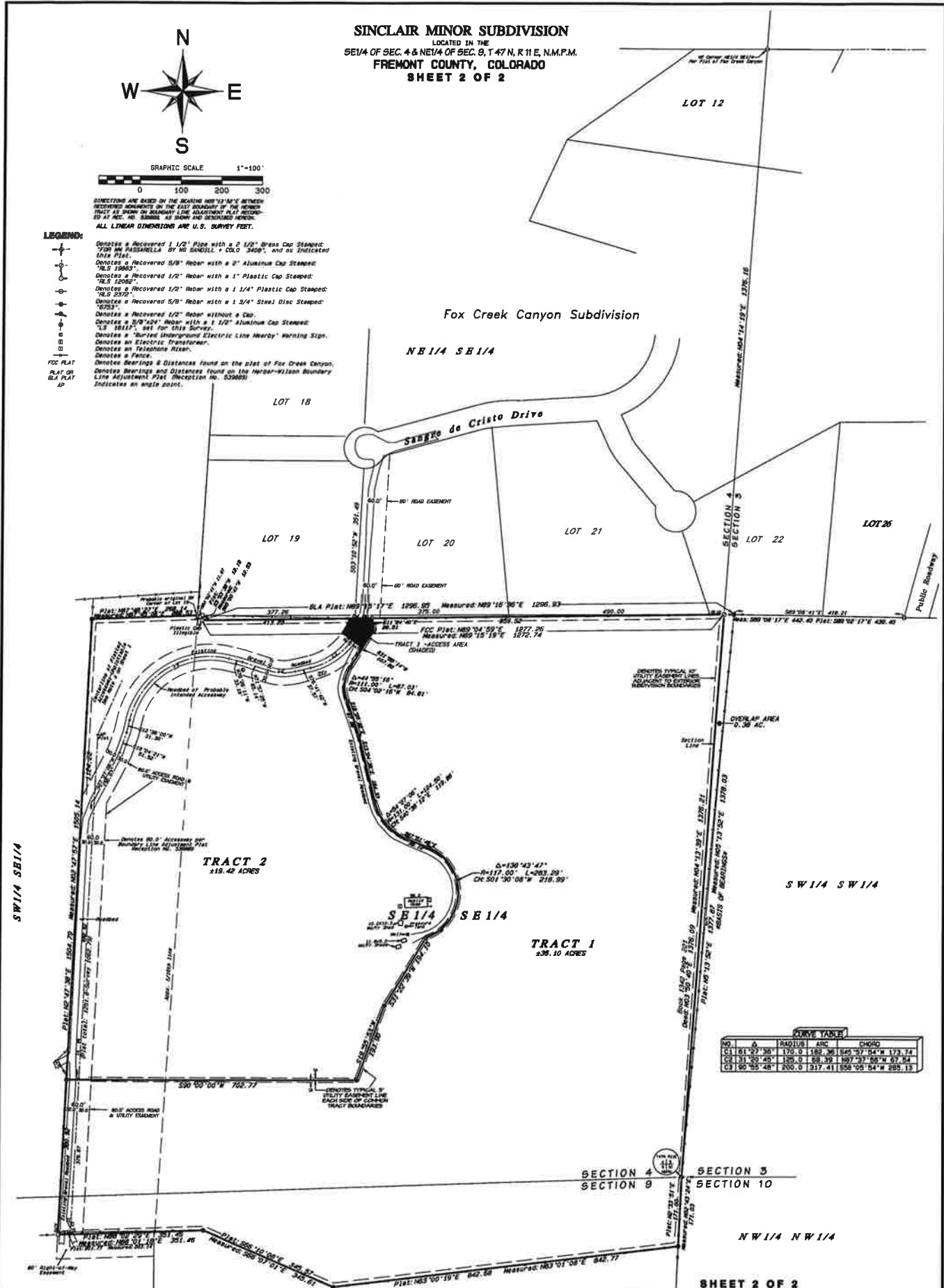


DIRECTIONS ARE BASED ON THE BEARING AND DISTANCE BETWEEN
 RECOVERED MONUMENTS ON THE EAST BOUNDARY OF THE HEREIN
 TRACT AS SHOWN ON BOUNDARY LINE ADJUSTMENT PLAT RECORDED
 IN AT REC. NO. 530888 AS SHOWN AND DESCRIBED HEREON.
 ALL LINEAR DIMENSIONS ARE U.S. SURVEY FEET.

LEGEND:

- Denotes a Recovered 1/2" Rebar with a 2 1/2" Brass Cap Stamped: "704 MM PASARELLA BY NG SANDILL & CO. COLO 3409", and as indicated on this Plat.
- Denotes a Recovered 5/8" Rebar with a 2" Aluminum Cap Stamped: "R.S. 12062".
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped: "R.S. 12062".
- Denotes a Recovered 1/2" Rebar with a 1 1/4" Plastic Cap Stamped: "R.S. 2372".
- Denotes a Recovered 5/8" Rebar with a 1 3/4" Steel Disc Stamped: "0753".
- Denotes a Recovered 1/2" Rebar without a Cap.
- Denotes a 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "L.S. 18127", set for this Survey.
- Denotes a Buried Underground Electric Line Marked with Warning Sign.
- Denotes an Electric Transformer.
- Denotes a Telephone Riser.
- Denotes a Fence.
- Denotes Bearings & Distances found on the plat of Fox Creek Canyon.
- Denotes Bearings and Distances found on the Herber-Wilson Boundary Line Adjustment Plat (Inception No. 530888).
- Indicates an angle point.

FCC PLAT
 PLAT OR
 B.L. PLAT
 AP



CURVE TABLE				
NO.	Δ	RADIUS	ARC	CHORD
C1	61°27'36"	170.0	118.2	84.5
C2	111°51'45"	125.0	118.7	73.5
C3	90°45'48"	200.0	217.4	128.5

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Don J + Barbara E Embry
 PO Box 37
 Coaldele, Co 81222



9590 9403 0299 5155 7282 35

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

7019 2970 0001 5588 0015

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



7019 2970 0001 5588 0015

7019 2970 0001 5588 0015

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postage

\$

Total Postage and Fees

\$

Sent To

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

City, State, ZIP+4®

City, State, ZIP+4®

Don J + Barbara E Embry
 PO Box 37
 Coaldele, Co 81222

Postmark
 Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SUBDIVISION - MINERAL INTEREST OWNER NOTIFICATION FORM

To: COY W. + DPAL L. GREGORY c/o DORETTA GREGORY

Mineral Interest Owner

From: GAIL H. SINCLAIR, RITA B. GOODSON, & JANIS KEELING

Subject Property Owner

Date: AUGUST 21, 2024

Reference: SINCLAIR MINOR 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: [X] 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 350 SANGRE DE CRISTO DR. COALDALE, CO 81222

General Location or Address (see Vicinity Map Exhibit A)

The subject property is legally described as:

[X] 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 1 units per tract acre.

The proposed land use for the proposed lots is AG 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 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: _____
Street Address City State Zip Code

Telephone # _____ 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] _____

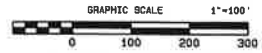
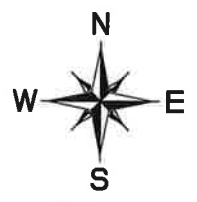
Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard will result in the Department, Commission and Board assuming that you, as a mineral interest owner of the subject property, have no comments with regard to the proposed subdivision.

Mineral Interest Owner Printed Name

Signature

Date

SINCLAIR MINOR SUBDIVISION
 LOCATED IN THE
 SE1/4 OF SEC. 4 & NE1/4 OF SEC. 9, T.47 N, R.11 E, N.M.P.M.
 FREMONT COUNTY, COLORADO
 SHEET 2 OF 2



DEPARTURES ARE BASED ON THE BEARINGS AND DISTANCES BETWEEN
 RECOVERED MONUMENTS ON THE EAST BOUNDARY OF THE ABOVE
 TRACT AS SHOWN ON BOUNDARY LINE ADJUSTMENT PLAT RECORDED
 AS REC. NO. 539888 AS SHOWN AND DESCRIBED HEREON.
 ALL LINEAR DIMENSIONS ARE U.S. SURVEY FEET.

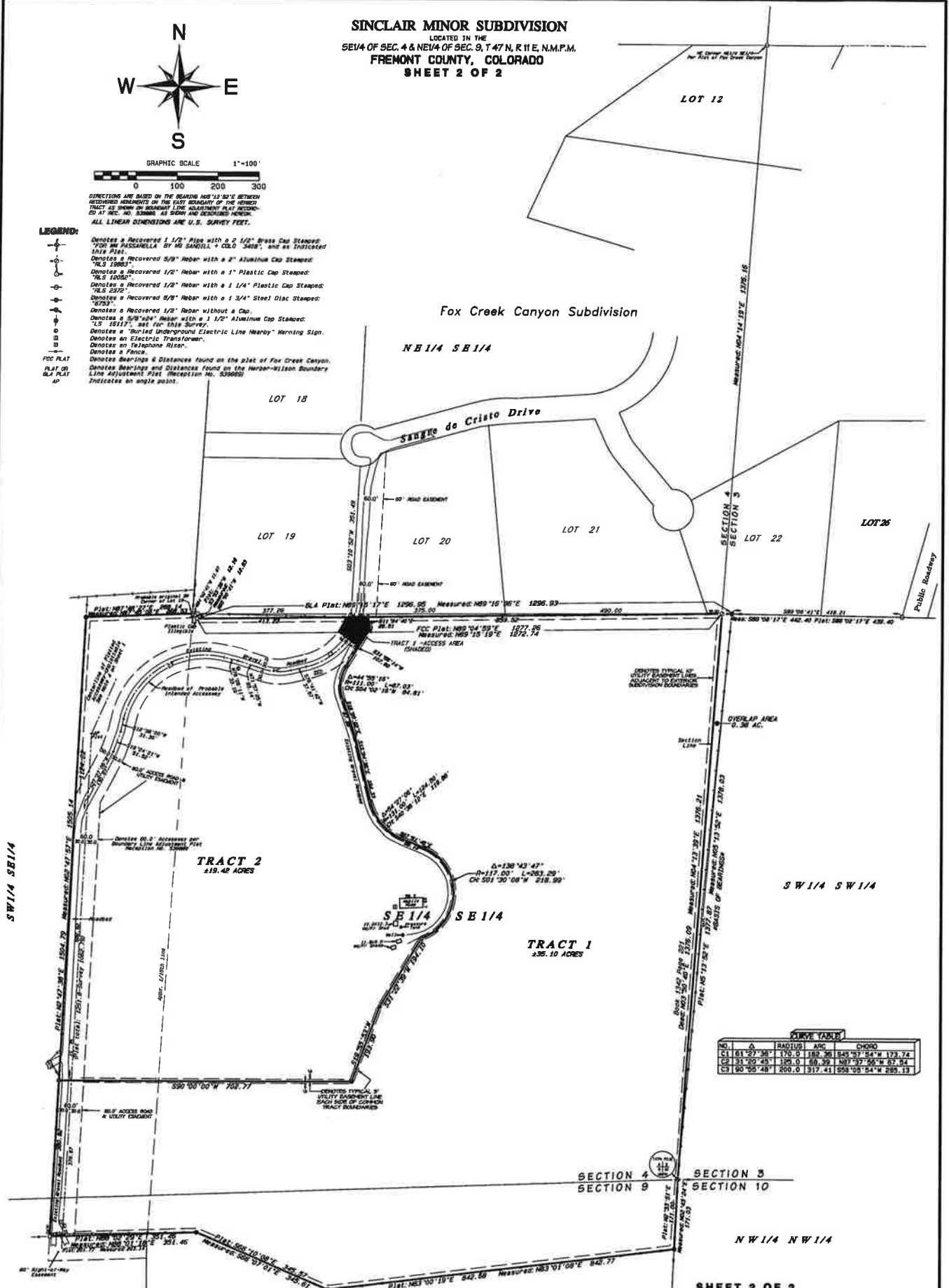
LEGEND:

- Denotes a Recovered 1 1/2" Pipe with a 2 1/2" Brass Cap Stamped:
"TOP OF PACHONILLA BY MR. DANIELA, C. COLO. 3484" and as indicated
therein.
- Denotes a Recovered 5/8" Rebar with a 2" Aluminum Cap Stamped:
"R.S. 19883"
- Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped:
"R.S. 15052"
- Denotes a Recovered 1/2" Rebar with a 1 1/4" Plastic Cap Stamped:
"R.S. 23272"
- Denotes a Recovered 5/8" Rebar with a 1 3/4" Steel Disc Stamped:
"R.S. 19793"
- Denotes a Recovered 1/2" Rebar without a Cap.
- Denotes a 3/8" x 24" Rebar with a 1 1/2" Aluminum Cap Stamped:
"L.S. 10112", see for Iron Survey.
- Denotes an Electric Transformer.
- Denotes an Electric Transformer.
- Denotes an Telephone Riser.
- Denotes a Fence.
- Denotes Bearings & Distances found on the plat of Fox Creek Canyon.
- Denotes Bearings and Distances found on the Hoober-Wilson Boundary
Line adjustment Plat (Reception No. 539888)
- Indicates an angle point.

FCC PLAT
 PLAT OR
 B.L. PLAT
 etc.

Fox Creek Canyon Subdivision

NE 1/4 SE 1/4



CURVE TABLE

NO.	Δ	RADIUS	ARC	CHORD
CI	61° 29' 36"	175.0	182.36	84.57
CD	31° 20' 48"	325.0	89.39	167.57
CE	19° 05' 48"	200.0	317.41	558.05

NW 1/4 NB 1/4

**WILSON PARCEL
 BOUNDARY LINE ADJUSTMENT**
 Rec. No. 539888

SHEET 2 OF 2

SINCLAIR MINOR SUBDIVISION
 IN THE SE1/4 OF SEC. 4 & NE1/4 OF SEC. 9, T.47 N, R.11 E, N.M.P.M.
 FREMONT COUNTY, COLORADO

DESIGNED BY: HENDERSON LAND SURVEYING CO., INC.
 300 N. STURTEVANT, DENVER, CO. 80202

DRAWN BY: [Name] DATE: [Date] CHECKED BY: [Name]

7015 0640 0007 4552 2556

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®



7015 0640 0007 4552 2556
7015 0640 0007 4552 2556

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

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$12
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To	Doretta Gregory
Street and Apt. No., or PO Box No.	27 Bailey Dr
City, State, ZIP+4®	Rochester, NH 03868

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Doretta Gregory
27 Bailey Dr
Rochester, NH 03868



9590 9403 0299 5155 7282 11

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

TO: Sangre De Cristo Electric Association
FROM: Gail Sinclair, Rita Goodson, Janis Keeling
Name of Subject Property Owner / Applicant
DATE: 2/20/25
Reference: Sinclair Minor 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 350 Sangre De Cristo Drive, Coalvale, CO
General Location or Address (Vicinity Map Exhibit A) 81222

The subject property is legally described as: See exhibit B

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

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 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"

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

A portion of the following:

Beginning at the Southeast corner of Section 4, Township 47 North, Range 11 East, NMPM;
thence N 5°13'52" E, along the easterly line of the SE 1/4 of said Section 4,
approximately 1377.87 feet to the Northeast corner of the S 1/2 of the SE 1/4 of said Section 4;
thence S 89°15'17" W, 1296.95 feet;
thence N 3°53'38" E, 12.16 feet;
thence S 87°48'27" W, 268.14 feet;
thence S 2°47'38" W, 1504.79 feet;
thence N 88°02'29" E, 351.46 feet;
thence S 66°10'08" E, 345.57 feet;
thence N 83°00'19" E, approximately 842.68 feet to a point on the easterly line
of the NE 1/4 of Section 9, Township 47 North, Range 11 East, NMPM;
thence N 2°33'51" E, along said easterly line, approximately 171.00 feet to the Northeast
corner of said Section 9, said point being the Point of Beginning.

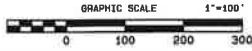
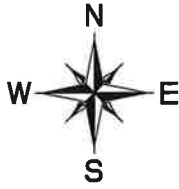
Fremont County, Colorado

As modified by Boundary Line Adjustment,
recorded June 12, 1987 as Reception No. 539889

NOTE: Exact and final legal description to be provided by a licensed surveyor

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

SINCLAIR MINOR SUBDIVISION
 LOCATED IN THE
 SE1/4 OF SEC. 4 & NE1/4 OF SEC. 9, T 47 N, R 11 E, N.M.P.M.
 FRENONT COUNTY, COLORADO
SHEET 2 OF 2



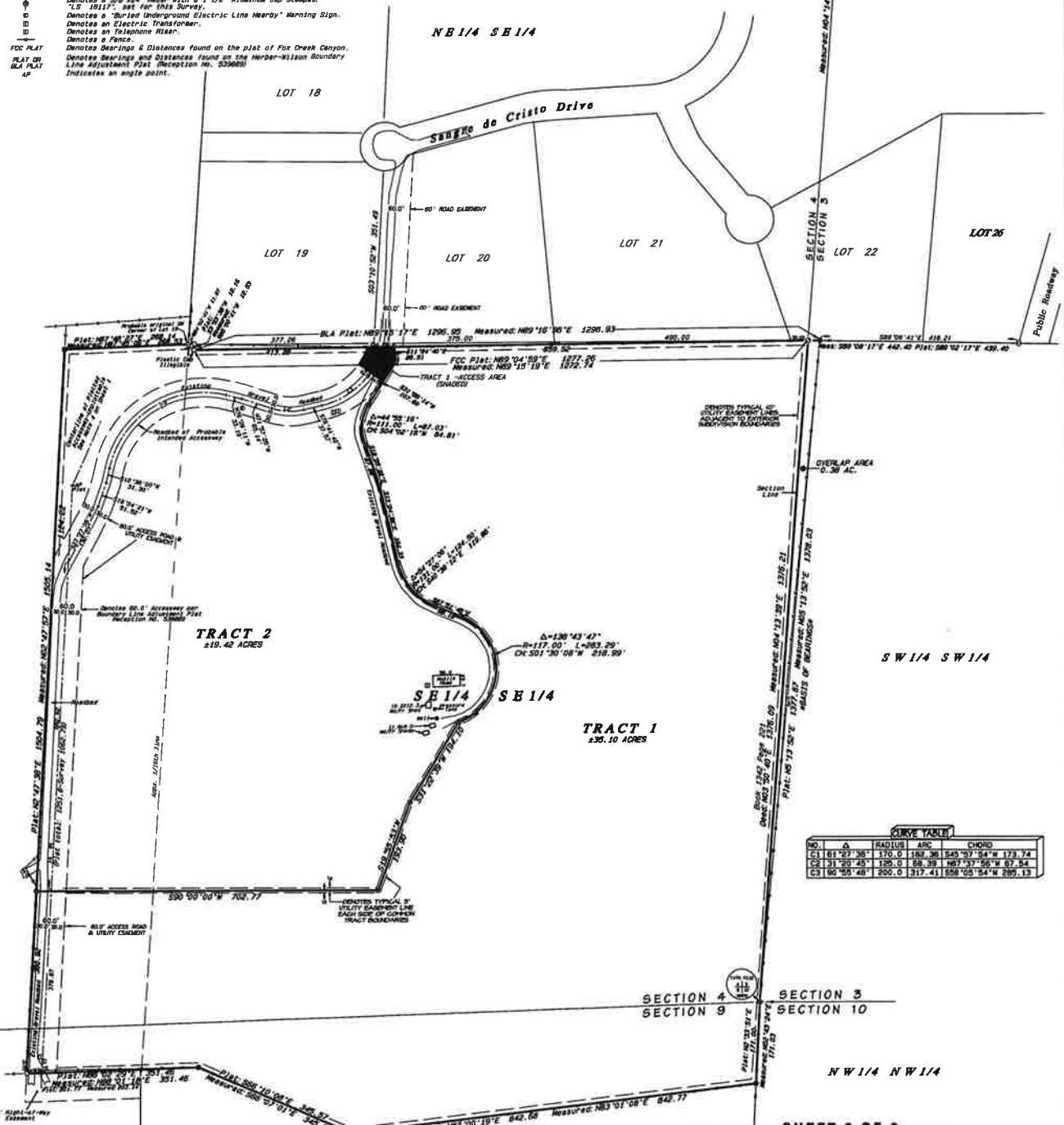
DIRECTIONS ARE BASED ON THE BEARINGS AND DISTANCES BETWEEN RECOVERED MONUMENTS ON THE EAST BOUNDARY OF THE BOUNDARY TRACT AS SHOWN ON BOUNDARY LINE ADJUSTMENT PLAT RECORDED AT REC. NO. 888888 AS SHOWN AND DESCRIBED HEREIN. ALL LINEAR DIMENSIONS ARE U.S. SURVEY FEET.

LEGEND:

- ⊕ Denotes a Recovered 1/2" Pipe with a 2 1/2" Brass Cap Stamped "FPC OR PASSARELLA BY W SANDILL & CO LD 3424" and as Indicated on this Plat.
- ⊖ Denotes a Recovered 5/8" Rebar with a 2" Aluminum Cap Stamped "VLS 18883".
- ⊙ Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped "VLS 18883".
- ⊙ Denotes a Recovered 1/2" Rebar with a 1 1/4" Plastic Cap Stamped "VLS 2372".
- ⊙ Denotes a Recovered 5/8" Rebar with a 1 3/4" Steel Disc Stamped "W783".
- ⊙ Denotes a Recovered 1/2" Rebar without a Cap.
- ⊙ Denotes a 3/8"x24" Rebar with a 1 1/2" Aluminum Cap Stamped "L.S. 18117" set for this Survey.
- ⊙ Denotes a "Buried Underground Electric Line Nearby" Warning Sign.
- ⊙ Denotes an Electric Transformer.
- ⊙ Denotes an Telephone Riser.
- ⊙ Denotes a Fence.
- Denotes Bearings & Distances found on the plat of Fox Creek Canyon.
- PLAT ON B.L.A. PLAT Denotes Bearings and Distances found on the Harter-Wilson Boundary Line Adjustment Plat (Reception No. 833688).
- AP Indicates an angle point.

FPC PLAT
 PLAT ON
 B.L.A. PLAT
 AP

Fox Creek Canyon Subdivision



CURVE TABLE				
NO.	Δ	RADIUS	ARC	CHORD
CS 1	61°27'36"	170.0	160.36	545°07'54"W 173.74
CS 2	1°20'45"	180.0	88.32	167°37'56"W 87.54
CS 3	60°05'48"	200.0	317.41	559°05'54"W 289.13

NW1/4 NE1/4


WILSON PARCEL
 BOUNDARY LINE ADJUSTMENT
 Rec. No. 888888

SHEET 2 OF 2

SINCLAIR MINOR SUBDIVISION
 IN THE SE1/4 OF SEC. 4 & THE NE1/4 OF SEC. 9, T 47 N, R 11 E, N.M.P.M.
 FRENONT COUNTY, COLORADO

PREPARED BY: HENDERSON LAND SURVEYING CO., INC.
 308 S STREET, SALIDA, COLORADO

DATE: _____ DRAWN BY: _____

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: SDC Electric Association PO Box 2013 Buena Vista, CO 81211</p>  <p>5990 9403 0299 5155 7282 04</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p>																
<p>2. Article Number (Transfer from service label)</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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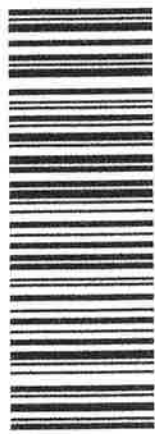
PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

7015 0640 0007 4552 2563

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



7015 0640 0007 4552 2563
7015 0640 0007 4552 2563

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only																			
For delivery information, visit our website at www.usps.com ®.																			
OFFICIAL USE																			
<table border="0"> <tr> <td>Certified Mail Fee</td> <td>\$</td> </tr> <tr> <td>Extra Services & Fees (check box, add fee as appropriate)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (hardcopy)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Return Receipt (electronic)</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Required</td> <td>\$</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td>\$</td> </tr> <tr> <td>Postage</td> <td>\$</td> </tr> <tr> <td>Total Postage and Fees</td> <td>\$</td> </tr> </table>	Certified Mail Fee	\$	Extra Services & Fees (check box, add fee as appropriate)		<input type="checkbox"/> Return Receipt (hardcopy)	\$	<input type="checkbox"/> Return Receipt (electronic)	\$	<input type="checkbox"/> Certified Mail Restricted Delivery	\$	<input type="checkbox"/> Adult Signature Required	\$	<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Postage	\$	Total Postage and Fees	\$	Postmark Here
Certified Mail Fee	\$																		
Extra Services & Fees (check box, add fee as appropriate)																			
<input type="checkbox"/> Return Receipt (hardcopy)	\$																		
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Postage	\$																		
Total Postage and Fees	\$																		
<table border="0"> <tr> <td>Sent To</td> <td>SDC Electric Association</td> </tr> <tr> <td>Street and Apt. No., or PO Box No.</td> <td>PO Box 2013</td> </tr> <tr> <td>City, State, ZIP+4®</td> <td>Buena Vista, CO 81211</td> </tr> </table>		Sent To	SDC Electric Association	Street and Apt. No., or PO Box No.	PO Box 2013	City, State, ZIP+4®	Buena Vista, CO 81211												
Sent To	SDC Electric Association																		
Street and Apt. No., or PO Box No.	PO Box 2013																		
City, State, ZIP+4®	Buena Vista, CO 81211																		
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions																			



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

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

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

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

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

1. Name of proposed project: Sinclair Minor Subdivision
2. Provide a map of proposed improvements with an identified location that includes a quarter-quarter, section, township, range and principle meridian (PLSS).
3. Legal description of subject property: See exhibit A

4. What is the size of the existing parcel? 54.52 Acres --- Square feet
5. What are the proposed uses of the subject property?
 Residential Only
 Commercial
 Commercial and Residential
6. What are the current uses of water on this parcel?
 - a. Are there any established uses that require water? Yes --- No
 - b. Number of existing homes: One

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

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

If yes, amount: _____ Acres --- Square feet

Date this use was established: _____

- d. Livestock watering: Yes --- No

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

If yes, date this use was established: _____

- e. Other uses: Crop irrigation

Dates established: _____

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

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

- b. Lawn / garden watering, amount: N/A Acres --- Square feet

- c. Livestock watering: Yes --- No

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

- d. Number of Employees per day: 0 Number of days open per year: 0

- e. Number of Customers per day: 0 Number of days open per year: 0

- f. Bed / Breakfast Customers per day: 0 Number of days open per year: 0

- g. Describe other water needs: Irrigation of 36 acres from
Pertinent water rights

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

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

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

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

Yes -- No

Name of provider: _____

d. Is water hauled: Yes --- No

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

If yes, permit number: 122041

f. Is there a Substitute Water Supply Plan? (*Substitute water supply plans provide water users a mechanism to replace out-of-priority depletions on an interim basis.*)

Yes --- No

If yes, name of plan: _____

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

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

If yes, Court Adjudication Number and Spring Name: _____

9. What is the Waste Water Method?

Municipal

Septic with Leach Field

Closed Vault, Waste Water hauled to: _____

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

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

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

Applicant Printed Name Signature Date

Janis Keeling JANIS KEELING 02/20/2025

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



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 Siclair Miner Subdivision

2. Project Description _____

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:

350 Sangee De Cristo Drive, Coal Dale, CO 81227
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? Proposed Continuance of agricultural irrigation will greatly aid in reducing fire danger and preventing replacement of hay crop by fire-prone noxious weeds. Keeping tract 2 driveway outside of woodland fuels rated at high intensity will maintain safer evacuation route for residence

5. The source of water for fire protection is:
- Water District – Name of District: N/A
- Well – Colorado Division of Water Resources Well Permit Number: _____
Is the well approved for fire protection? Yes --- No Please explain: _____
- Cistern – What is the cistern capacity? _____ Gallons – What is the water source for filling the cistern? _____
6. What is the distance from the subject property to the nearest fire hydrant? N/A
7. What public roadways provide access to the subject property? Sangre De Cristo Drive
8. How many accesses to public roadways will the subject property have? One
9. Are the interior roadways existing and or proposed for the subject property adequate for fire vehicle access? Yes --- No Please explain by providing right-of-way and surface widths, length of roadway, surface types for all interior existing and proposed roadways and turning radii for cul-de-sacs. _____
10. What are the existing and or proposed interior roadway names? N/A
11. Is the subject property located within a fire protection district? Yes --- No
If yes, please provide the district name: Western Fremont Fire Protection District
If the subject property is not located within a fire protection district please answer the following questions and the form will be considered completed for submittal. If the subject property is located within a fire protection district then answers to the following will not be required, however the remainder of the form shall be addressed by a representative of the fire protection district in which the subject property is located.
- a. What is the name of the fire protection district closest to the subject property? _____
- 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.

Applicant Printed Name

Janis Keeling

Owner Printed Name

Signature

JANIS KEELING

Signature

Date

02/20/2025

Date

SINCLAIR MINOR SUBDIVISION
LOCATED IN THE
SE1/4 OF SEC 4 & NE1/4 OF SEC 8 T 47 N R 11 E MAP 10
FREMONT COUNTY, COLORADO
SHEET 1 OF 2

VICINITY MAP



CERTIFICATE OF OWNERSHIP AND DEDICATION:

BEFORE ME, the undersigned authority, on this _____ day of _____, 2025, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

By _____

NOTARY STATEMENT:
County of _____ State of _____

I, the undersigned, am a Notary Public in and for the State of _____, my commission expires _____.

My address is _____

My commission expires _____.

Witness my hand and official seal _____

ACKNOWLEDGEMENT:
In witness whereof, _____ has subscribed her name this _____ day of _____, A.D. 2025.

By _____

NOTARY STATEMENT:
County of _____ State of _____

I, the undersigned, am a Notary Public in and for the State of _____, my commission expires _____.

My address is _____

My commission expires _____.

Witness my hand and official seal _____

ACKNOWLEDGEMENT:
In witness whereof, _____ has subscribed her name this _____ day of _____, A.D. 2025.

By _____

NOTARY STATEMENT:
County of _____ State of _____

I, the undersigned, am a Notary Public in and for the State of _____, my commission expires _____.

My address is _____

My commission expires _____.

Witness my hand and official seal _____

REGISTERED LAND SURVEYOR'S CERTIFICATE:

I, _____, a Registered Land Surveyor, certify that the above described land is situated in the State of Colorado, as shown on the attached plat, and that the same is subject to the provisions of the Colorado Land Survey Act. The above described land is situated in the State of Colorado, as shown on the attached plat, and that the same is subject to the provisions of the Colorado Land Survey Act.

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT:
I, _____, the undersigned, do hereby certify that the above described land is situated in the State of Colorado, as shown on the attached plat, and that the same is subject to the provisions of the Colorado Land Survey Act.

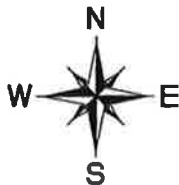
BASEMENT STATEMENT:
The undersigned, _____, do hereby certify that the above described land is situated in the State of Colorado, as shown on the attached plat, and that the same is subject to the provisions of the Colorado Land Survey Act.

COUNTY CLERK AND RECORDERS STATEMENT:
I, _____, County Clerk and Recorder of Fremont County, Colorado, do hereby certify that the above described land is situated in the State of Colorado, as shown on the attached plat, and that the same is subject to the provisions of the Colorado Land Survey Act.

SHEET 1 OF 2

DATE: 2/8/25	BY: _____
SINCLAIR MINOR SUBDIVISION	
RENDERSON LAND SURVEYING CO., INC.	
1-25-05	

SINCLAIR MINOR SUBDIVISION
 LOCATED IN THE
 SE1/4 OF SEC. 4 & NE1/4 OF SEC. 9, T. 47 N. R. 11 E. N.M.P.M.
 FREMONT COUNTY, COLORADO
 SHEET 2 OF 2



CONVEYANCES ARE BASED ON THE BEARING AND DISTANCE BETWEEN
 MONUMENTS ADJACENT ON THE EAST BOUNDARY OF THE BOUNDARY
 TRACT AS SHOWN ON BOUNDARY LINE ADJUSTMENT PLAT RECORDED
 IN REC. NO. 828888, AS SHOWN AND DESCRIBED THEREIN.
 ALL LINEAR DIMENSIONS ARE U.S. SURVEY FEET.

LEGEND:

- ⊕ Denotes a Recovered 1 1/2" Pipe with a 2 1/2" Brass Cap Stamped "200 OR PITCHER'S HOLE BY 90 SANDER & CO. 1900", and as indicated on this Plat.
- ⊖ Denotes a Recovered 3/8" Rebar with a 2" Aluminum Cap Stamped "S.E. 1900".
- ⊙ Denotes a Recovered 1/2" Rebar with a 1" Plastic Cap Stamped "S.E. 1900".
- ⊙ Denotes a Recovered 1/2" Rebar with a 1 1/4" Plastic Cap Stamped "S.E. 2000".
- ⊙ Denotes a Recovered 3/8" Rebar with a 1 3/4" Steel Disc Stamped "S.E. 1900".
- ⊙ Denotes a Recovered 1/2" Rebar without a Cap.
- ⊙ Denotes a 2 1/2" x 2 1/2" Sign with a 1 1/2" Aluminum Cap Stamped "S.E. 1900", set for this Survey.
- ⊙ Denotes a "Buried Underground Electric Line Marker" Warning Sign.
- ⊙ Denotes an Electric Transformer.
- ⊙ Denotes a Telephone Pole.
- ⊙ Denotes a Pole.
- ⊙ Denotes Bearings & Distances found on the plat of Fox Creek Canyon.
- ⊙ Denotes Bearings and Distances found on the Harbor-Willson Boundary Line Adjustment Plat (Recor. No. 828888).
- AP Indicates an angle point.

FCC PLAT
 PLAT OF
 B.L. PLAT
 AP

SW 1/4 SE 1/4

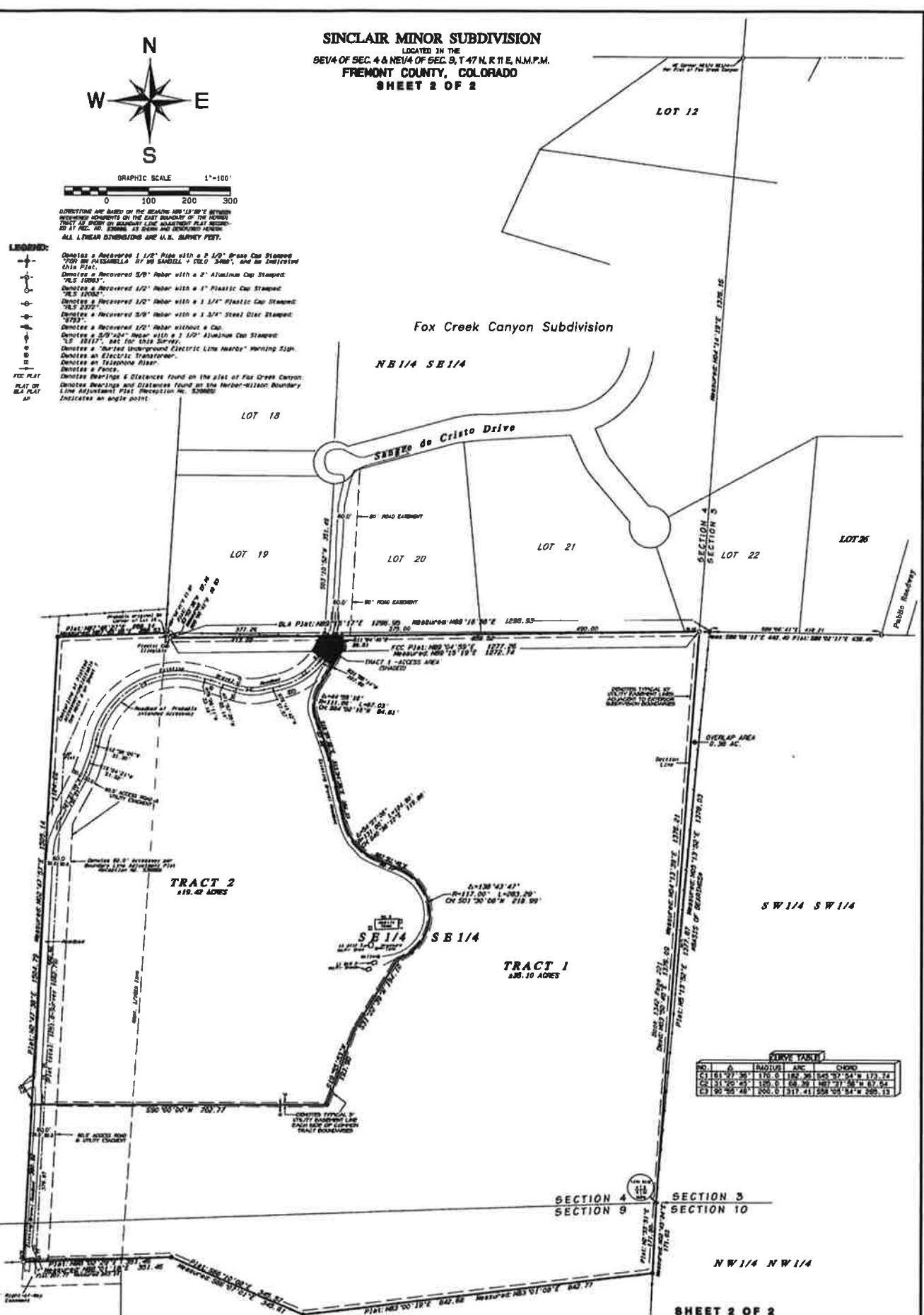
NW 1/4 NE 1/4

WILSON PARCEL
 BOUNDARY LINE ADJUSTMENT
 Rec. No. 828888

NO.	Δ	RADIUS	ARC	CHORD
01	61° 07' 25"	115.0	118.20	545.33 x 54.11 x 113.14
02	31° 00' 25"	115.0	68.28	1407.37 x 58.11 x 67.54
03	90° 00' 48"	200.0	1311.41	1508.05 x 14.11 x 200.13

SHEET 2 OF 2

SINCLAIR MINOR SUBDIVISION
 IN THE SE1/4 OF SEC. 4 & THE NE1/4 OF SEC. 9, T. 47 N. R. 11 E. N.M.P.M.
 FREMONT COUNTY, COLORADO
 PREPARED BY
 NICHOLSON LAND SURVEYING CO., INC.
 200 S. WYOMING ST. SALIDA, COLORADO
 DATE: _____ DRAWN BY: _____



TRACT 1

MINOR SUB

C:\Users\Mike\Documents\Surveys\J-24-086.TRV

[[Closure View4]]

Friday, February 07, 2025 16:22:34

Feet Factor=1.00000000

Grid Dist (grid or local Cartesian coordinates)

Grid Bearing (grid or local Cartesian coordinates)

[Traverse Summary]

Closed Loop 19 Points From 17 To 17

Horizontal Distance: 6358.92 Feet Slope Distance: 6368.30 Feet

Area: 1528970.74 SqFt 35.100 Acres

[Error Summary]

Relative: 1:0 (Closed Loop) Linear:0.00 Feet Direction:N0°00'00"E

Northing:0.00 Feet Easting:0.00 Feet Elevation:0.00 Feet

Angular: None

[Warnings]

Missing raw data for one or more control points!

This breaks the chain of computed foresights and may alter the reported closing error.

[Rectangular Limits (PLSS)]

Latitude 1:0 Departure 1:0

[Closing Points]

	Point	Northing	Easting	Elevation
From	17	4988.829	4140.556	6615.48
To	17	4988.829	4140.556	6615.48

[Adjustments]

[Adjustment Details]

Not Adjusted

Traverse View - TRACT 1 (Grid Bearing, Grid Dist, Feet)

1528970.74SqFt 35.100Acres Grid Dist (grid or local Cartesian coordinates)

Grid Bearing (grid or local Cartesian coordinates)

Survey: MINOR SUB File: J-24-086 Date:2-7-2025

Point	Type	Northing	Easting	Grid Bearing	Grid Dist	Description
17		4988.829	4140.556			NE TR 2
1		5000.000	5000.000	N89°15'19"E	859.52	5/8RB2"AC"RLS19883
11		3627.537	4898.551	S4°13'39"W	1376.21	1.5PIPE2.5BC"3408"FENCE N/S/E
10		3456.702	4890.425	S2°43'24"W	171.03	1/2"RB NO CAP FENCE N/S/W
9		3354.270	4053.908	S83°01'08"W	842.77	1/2RB NO CAP FENCE NW/E
8		3494.199	3737.888	N66°07'01"W	345.61	1/2RB NO CAP FENCE W/SE
7		3482.066	3386.633	S88°01'18"W	351.46	#4RB1"PC"12052"FENCE N/E/W
19		3862.525	3405.237	N2°47'58"E	380.91	SW TR 2
18		3862.525	4108.005	N90°00'00"E	702.77	SE TR 2
228		4044.811	4174.105	N19°55'53"E	193.90	APPROX PROP.AP NEW TR.
307	PC	4210.527	4275.169	N31°22'39"E	194.10	PT
306	PT	4429.439	4280.910	N1°30'08"E	218.99	PC
305	PC	4451.334	4227.089	N67°51'45"W	58.10	PT
304	PT	4542.294	4149.026	N40°38'12"W	119.86	PC
303		4702.146	4110.912	N13°24'39"W	164.33	AP CL 12FT.DR.
302	PC	4784.950	4083.330	N18°25'22"W	87.28	PT
301	PT	4869.555	4089.302	N4°02'16"E	84.81	PC
205		4960.885	4146.196	N31°55'14"E	107.60	FENCE N/SW
17		4988.829	4140.556	N11°24'40"W	28.51	NE TR 2

TRACT 2

MINOR SUB

C:\Users\Mike\Documents\Surveys\J-24-086.TRV

[[Closure View8]]

Friday, February 07, 2025 16:25:19

Feet Factor=1.00000000

Grid Dist (grid or local Cartesian coordinates)

Grid Bearing (grid or local Cartesian coordinates)

[Traverse Summary]

Closed Loop 16 Points From 6 To 6

Horizontal Distance: 3849.917 Feet Slope Distance: 3855.735 Feet

Area: 846014.122 SqFt 19.422 Acres

[Error Summary]

Relative: 1:0 (Closed Loop) Linear:0.000 Feet Direction:N0°00'00"E

Northing:0.000 Feet Easting:0.000 Feet Elevation:0.000 Feet

Angular: None

[Warnings]

Missing raw data for one or more control points!

This breaks the chain of computed foresights and may alter the reported closing error.

[Rectangular Limits (PLSS)]

Latitude 1:0 Departure 1:0

[Closing Points]

	Point	Northing	Easting	Elevation
From	6	4985.407	3460.138	6616.41
To	6	4985.407	3460.138	6616.41

[Adjustments]

Traverse View - TRACT 2 (Grid Bearing, Grid Dist, Feet)

846014.12SqFt 19.422Acres Grid Dist (grid or local Cartesian coordinates)

Grid Bearing (grid or local Cartesian coordinates)

Survey: MINOR SUB File: J-24-086 Date:2-7-2025

Point	Type	Northing	Easting	Grid Bearing	Grid Dist	Description
6		4985.407	3460.138			#4RB NO CAP FENCE N/S
5		4995.942	3728.461	N87°45'06"E	268.529	#4RB1"PC"12052
4		4983.459	3727.366	S5°00'41"W	12.531	#4RB REM.1"PC"ILLEG
17		4988.829	4140.556	N89°15'19"E	413.225	
205		4960.885	4146.196	S11°24'40"E	28.507	FENCE N/SW
301	PC	4869.555	4089.302	S31°55'14"W	107.602	PC
302	PT	4784.950	4083.330	S4°02'16"W	84.815	PT
303		4702.146	4110.912	S18°25'22"E	87.277	AP CL 12FT.DR.
304	PC	4542.294	4149.026	S13°24'39"E	164.333	PC
305	PT	4451.334	4227.089	S40°38'12"E	119.865	PT
306	PC	4429.439	4280.910	S67°51'45"E	58.105	PC
307	PT	4210.527	4275.169	S1°30'08"W	218.987	PT
228		4044.811	4174.105	S31°22'39"W	194.102	APPROX PROP.AP NEW TR.
18		3862.525	4108.005	S19°55'53"W	193.900	SE NEW TRACT
19		3862.525	3405.237	S90°00'00"W	702.769	SW NEW TRACT
6		4985.407	3460.138	N2°47'57"E	1124.223	#4RB NO CAP FENCE N/S

Central Colorado Title and Escrow
129 East Rainbow Boulevard
Salida, CO 81201

Telephone: (719) 539-1001
Fax: (719) 539-1661

EXHIBIT
21-1

TITLE INVOICE

Invoice #: 3814
Invoice Date: January 20, 2025
Due Date: February 19, 2025
Closing Date: _____, 20__

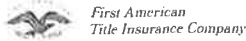
File No: 24-22984

Purchaser(s): George Thomas Purvis
Seller(s): Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling
Premises: 350 Sangre De Cristo Drive, Coaldale, CO 81222
County: Fremont

Owner's Policy Amount: \$336,090.00
Loan Policy Amount: \$0.00

ITEM	BORROWER	SELLER	LENDER
ALTA Owner's Policy (7-1-21) Premium		1,135.00	
Title - Tax Certificate		10.00	
TOTALS	\$0.00	\$1,145.00	\$0.00

Please remit payment to:
Central Colorado Title and Escrow
129 East Rainbow Boulevard
Salida, CO 81201



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

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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- 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:
- 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.
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**
- 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:
 - comply with the Schedule B, Part I – Requirements;
 - eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - acquire the Title or create the Mortgage covered by this Commitment.
 - 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.
 - 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.
 - 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.
 - The Company is not liable for the content of the Transaction Identification Data, if any.
 - 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.
 - 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**
- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

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- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

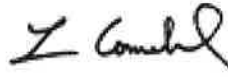
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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



By: _____
Kenneth D. DeGiorgio, President



By: _____
Lisa W. Cornehl, Secretary

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

Issuing Agent: Central Colorado Title and Escrow
Issuing Office: 129 East Rainbow Boulevard
Salida, CO 81201
Issuing Office's ALTA® Registry ID: 1076574
Loan ID Number:
Commitment Number: 24-22984
Issuing Office File Number: 24-22984
Property Address: 350 Sangre De Cristo Drive, Coaldale, CO 81222
Revision Number:

SCHEDULE A

1. Commitment Date: January 16, 2025 7:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy

Proposed Insured:	George Thomas Purvis
Proposed Amount of Insurance:	\$336,090.00
The estate or interest to be insured:	fee simple
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling
5. The land is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

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

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

Countersigned by:



Andrew "Andy" Pi, License #649888
Central Colorado Title and Escrow, License
#742227



By: _____
Kenneth D. DeGiorgio, President



By: _____
Lisa W. Cornehl, Secretary

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Gail H. Sinclair, Rita B. Goodson, and Janis L. Keeling, to George Thomas Purvis, to be executed and recorded at closing.

5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.
8. Evidence satisfactory to the Company that subject property has subdivided in compliance with State of Colorado and Fremont County subdivision laws and regulations.
9. New legal description of subject property based on a survey in form, content and certification acceptable to the Company.
10. A survey, in form, content and certification acceptable to the Company recorded at closing.
11. Please be advised that our search did not disclose any open Deeds of Trust of Record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.

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SCHEDULE B, PART II – Exceptions

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

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

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

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

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Any water rights, claims or title to water, in, on or under the Land, whether or not the matters excepted are shown by the Public Records.
8. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
9. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States Patent recorded April 17, 1899 as Reception No. 50223 . (Section 9)
10. Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts; The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States Patent recorded February 18, 1902 as Reception No. 61385 . (Section 4)

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11. Reservation of one-half of all oil and mineral rights in instrument recorded July 20, 1956 as Reception No. 308282.
12. 60-foot road right of way easement for ingress and egress along Sangre de Cristo Drive granted in instrument recorded August 3, 1977 as Reception No. 431185.
13. Notes, easements, rights of way and all other matters set forth on Boundary Line Adjustment, recorded June 12, 1987 as Reception No. 539889.
14. Right of way for and rights of others to use Sangre de Cristo Drive.
15. The final Title Insurance Policy (Policies) shall not and does not insure the title to those fixtures, structures and like appurtenances which are not assessed and taxed as real property by the county. No examination of the title to the referenced fixtures, structures and like appurtenances has been made.
16. Any loss or claim resulting from gaps, overlaps or assertions of adverse possession due to the location of existing fencing east of and northwest of subject property boundary lines and any loss or claim due to the following matters as shown on that certain plat of Sinclair Minor Subdivision prepared by Henderson Land Surveying Co., Inc., Job No. J-24-086, dated June 11, 2024:
 - a. Fence not precisely following subject property boundary lines.

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EXHIBIT "A"

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

A portion of the following:

Beginning at the Southeast corner of Section 4, Township 47 North, Range 11 East, NMPM;
thence N 5°13'52" E, along the easterly line of the SE 1/4 of said Section 4,
approximately 1377.87 feet to the Northeast corner of the S 1/2 of the SE 1/4 of said Section 4;
thence S 89°15'17" W, 1296.95 feet;
thence N 3°53'38" E, 12.16 feet;
thence S 87°48'27" W, 268.14 feet;
thence S 2°47'38" W, 1504.79 feet;
thence N 88°02'29" E, 351.46 feet;
thence S 66°10'08" E, 345.57 feet;
thence N 83°00'19" E, approximately 842.68 feet to a point on the easterly line
of the NE 1/4 of Section 9, Township 47 North, Range 11 East, NMPM;
thence N 2°33'51" E, along said easterly line, approximately 171.00 feet to the Northeast
corner of said Section 9, said point being the Point of Beginning.

Fremont County, Colorado

As modified by Boundary Line Adjustment,
recorded June 12, 1987 as Reception No. 539889

NOTE: Exact and final legal description to be provided by a licensed surveyor

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FREMONT COUNTY TREASURER

EXHIBIT
24-1

Certificate of Taxes Due

Account Number R028050
 Parcel 98205005
 Assessed To
 KEELING JANIS L
 274 COSGROVE LN
 DILLON, MT 59725-8870

Certificate Number 29834
 Order Number
 Vendor ID 17
 Central Colorado Title & Escrow
 1055 E Highway 50
 Salida, CO 81201

Legal Description**Situs Address**

350 SANGRE DE CRISTO DR

(T-2) 4/9-47-11
 BEG AT THE SE COR 4-47-11; TH N05-13-52E ALG
 THE ELY LN OF THE SE4 OF SD SEC 4, APPROX 1377.87 FT
 TO THE NE COR OF THE S2SE4 OF SD SEC 4; TH S89-15-17W,
 1296.95 FT; TH N03-53-38E, 12.16 FT; TH S87-48-27W,
 268.14 FT; TH S02-47-38W, 1504.79 FT; TH N88-02-29E
 351.46 FT; TH S66-10-08E, 345.57 FT; TH N83-00-19E,
 APPROX 842.68 FT TO A PT ON THE ELY LN OF THE NE4 OF
 SEC 9-47-11; TH N02-33-51E, ALG SD ELY LN, APPROX
 171.00 FT TO THE NE COR OF SD SEC 9, SD PT BEING THE
 POB. (BOUNDARY LN ADJ B825 P115)
 MOBILE #93000-02-317

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$386.32	\$0.00	\$0.00	\$0.00	\$386.32
Total Tax Charge					\$386.32
Grand Total Due as of 01/17/2025					\$386.32

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

Authority	Tax Rate	Amount	Values	Actual	Assessed
S.E. COLO WATER CONS DISTRI	0.0007470000*	\$5.53	LAND W/MANUF HM	\$109,876	\$7,362
UPPER ARKANSAS WATER CONS D	0.0003900000*	\$2.89	SINGLE FAMILY	\$534	\$36
FREMONT COUNTY	0.0123250000	\$91.18	RESID		
SCHOOL DISTRICT RE-3	0.0277470000	\$205.28	Total	\$110,410	\$7,398
WESTERN FREMONT FIRE DISTRI	0.0039920000	\$29.53			
ARKANSAS VALLEY AMBULANCE	0.0070160000	\$51.91			
Taxes Billed 2024	0.0522170000	\$386.32			

* Credit Levy

All Tax Lien Sale amounts are subject to change due to endorsement of current taxes by the lienholder or to advertising and distraint warrant fees. Changes may occur and the Treasurer's Office will need to be contacted prior to remittance.

Special taxing districts and the boundaries of such districts may be on file with the Board of County Commissioners, the County Clerk, or the County Assessor.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein. In witness whereof, I have hereunto set my hand and seal.

FREMONT COUNTY TREASURER