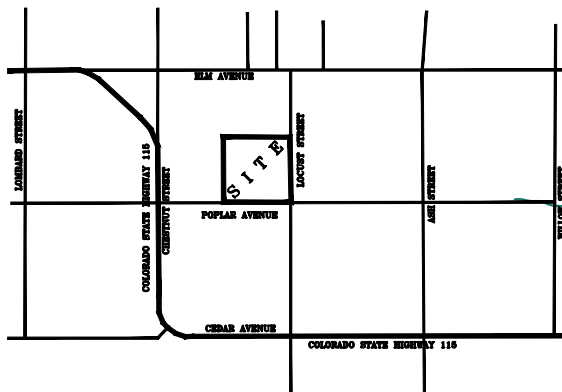




Scale 1" = 40'
NOTE: ON 3/25/2025 DAN VICTORIA APPROVED SCALE

- SPECIAL REVIEW USE BOUNDARY
- CURRENT BUILDINGS
- EXISTING FENCE
- PARKING
- POWER LINE
- EASEMENT
- EDGE OF PAVEMENT
- IRRIGATION
- CORN MAZE & PUMPKIN FIELD BOUNDARIES
- PUMPKIN FIELD
- TEMPORARY PUMPKIN PATCH FENCE
- TRAFFIC DIRECTION

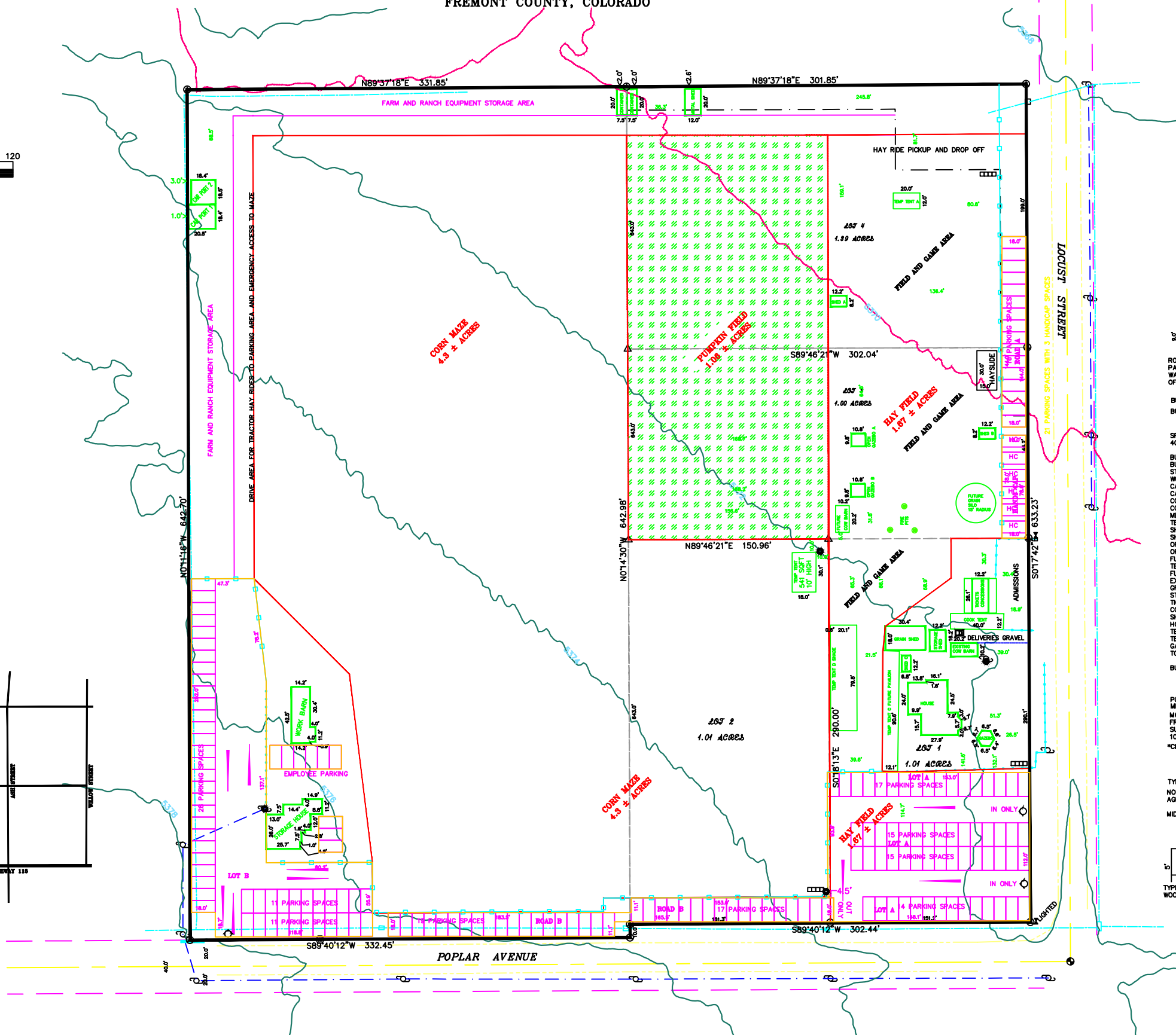
- ACCESS LOCATION
- POWER POLE
- SET REBAR
- ALIQUOT CORNER
- FOUND REBAR
- WOOD SIGN
- TOILETS
- 4 LIGHTS
- DUMPSTER



VICINITY MAP
N.T.S.

SPECIAL REVIEW USE PERMIT DIANA'S PUMPKIN PATCH

IN THE SE1/4NW1/4SE1/4 SECTION 3,
TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6th P.M.,
FREMONT COUNTY, COLORADO



COMMENCING AT A POINT WHICH IS 60 RODS
EAST OF THE SOUTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH,
RANGE 70 WEST OF THE 6TH P.M.,
THENCE NORTH 40 RODS;
THENCE EAST 20 RODS, MORE OR LESS, TO THE EAST
LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 3;
THENCE RUNNING SOUTH ALONG THE SAID EAST LINE
OF SAID NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 3, 40 RODS;
THENCE WEST ALONG THE SOUTH LINE OF SAID
QUARTER SECTION TO SAID POINT OF BEGINNING.

EXCEPTING AND RESERVING A STRIP OF LAND
20 FEET WIDE OF THE EAST SIDE AND A LIKE STRIP
OFF THE SOUTH END OF THE TRACT FOR PUBLIC ROADS,
SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS
AND RIGHTS OF WAY OF RECORD;
ALSO KNOWN AS LOTS 1-4 T S SUBDIVISION

COMMENCING 40 RODS EAST OF THE SW CORNER
OF THE NW1/4 S/E1/4 SECTION 3, TOWNSHIP 19 SOUTH,
RANGE 70 WEST OF THE 6TH P.M.,
THENCE NORTH 40 RODS;
THENCE EAST 20 RODS;
THENCE SOUTH 40 RODS;
THENCE WEST 20 RODS TO THE PLACE OF BEGINNING.
EXCEPT, FOR A ROAD, A STRIP 20 FEET WIDE ALONG
AND OFF FROM THE SOUTH END OF SAID TRACT,
COUNTY OF FREMONT,
STATE OF COLORADO.

CONTAINING 404809.08 sqft OR 9.293 ACRES

CURRENT ZONING IS R1
SURROUNDING ZONING IS R1

PARKING	6 SPACES	1404 SQFT	GRASS SURFACE (WAIVER)
HANDICAP	16 SPACES	2592 SQFT	GRASS SURFACE
ROAD A	36 SPACES	5918 SQFT	GRASS SURFACE
ROAD B	61 SPACES	17076 SQFT	GRASS SURFACE
LOT A	50 SPACES	19063 SQFT	GRAVEL SURFACE
LOT B	50 SPACES	19063 SQFT	GRAVEL SURFACE
TOTAL	169 SPACES	46054 SQFT	



BUSES SHALL BE DROP OFF AND PICKUP AT DESIGNATED TIME BY APPOINTMENT
BUSES CAN WAIT IN LOT B MONDAY THROUGH THURSDAY

SRU BOUNDARY
404809.08 SQFT 9.29 ACRES

BUILDING INFORMATION	SQUARE FOOTAGE	HEIGHT
STORAGE HOUSE	1051	10'
WORK BARN	648	18'
CARPORT 1	377	10'
CARPORT 2	340	10'
CONTAINER 1	150	8'
CONTAINER 2	150	8'
METAL SHED	240	8'
TEMP TENT A	240	10'
SHED A	100	8'
SHED B RELOCATION	100	13'
OPEN GAZEBO A	105	13'
OPEN GAZEBO B	105	13'
FUTURE GRAIN SILO	707	15'
TEMP TENT B	541	10'
FUTURE COW BARN	208	12'
EXISTING COW BARN TO BE RELOCATED	208	12'
GRAIN SHED	547	9'
STORAGE SHED	198	10'
TICKETS/CONCESSIONS	318	18'
COOK TENT	481	10'
SHED C TOOLS	83	8'
HOUSE	1215	31'
TEMP TENT C FUTURE PAVILION	1100	10'
TEMP TENT D (SHADE)	1600	10'
GAZEBO	110	8'
TOTAL BUILDINGS	10918	

BUILDING COVERAGE 10918 / 404809.08 = 0.0270 x 100 = 2.70% COVERAGE

PUMPKIN PATCH SEASONAL PUBLIC OPERATIONS:
MID SEPTEMBER - END OF OCTOBER:
MONDAY THROUGH THURSDAY: BY APPOINTMENT ONLY (3 HOUR WINDOWS)
FRIDAY AND SATURDAY: 10:00 AM - 9:00 PM
SUNDAY: 10:00 AM - 6:00 PM
10 EMPLOYEES
CLOSED BY 9:00 PM DAILY

TYPICAL AGRICULTURAL BUSINESS OPERATIONS
NOVEMBER - MID SEPTEMBER:
AGRICULTURAL OPERATIONS-
CORN GROW, PUMPKIN GROW & HAY GROW
MID SEPTEMBER - END OF OCTOBER:
PUMPKIN PATCH PUBLIC OPERATIONS



DRAWN BY: GRH
FILENAME: 2025125PUMPKIN_SRU
DATE: 05/12/2025 07/05/2025

Client: MADONE TIMOTHY & SUSAN F
1724 POPLAR AVE
CANON CITY, CO 81212-5138

NOTICE
Crown Point Land Services is a Colorado law firm that provides legal services to its clients. Any person who knowingly, intentionally, or recklessly violates any provision of the Colorado Revised Statutes relating to the practice of law shall be subject to the penalties provided therein.
LIVELY
Lined units = U.S. Survey foot = 1.00' = 12 inches

Crown Point Land Services
719-275-5005 Office
P.O. Box 749
Canon City, CO 81215-0749
391 Arrowhead Drive
Florescent, CO 80816
crown.land@outlook.com

NOTES
This survey does not constitute a title search by Crown Point Land Services to determine ownership. No Title Commitment was provided by the client. Easements are as shown, no other easements were requested to be researched for this survey.

BASIS OF BEARINGS:
Bearings are based on G.P.S. observation on the XXX line of XXX as being
X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

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