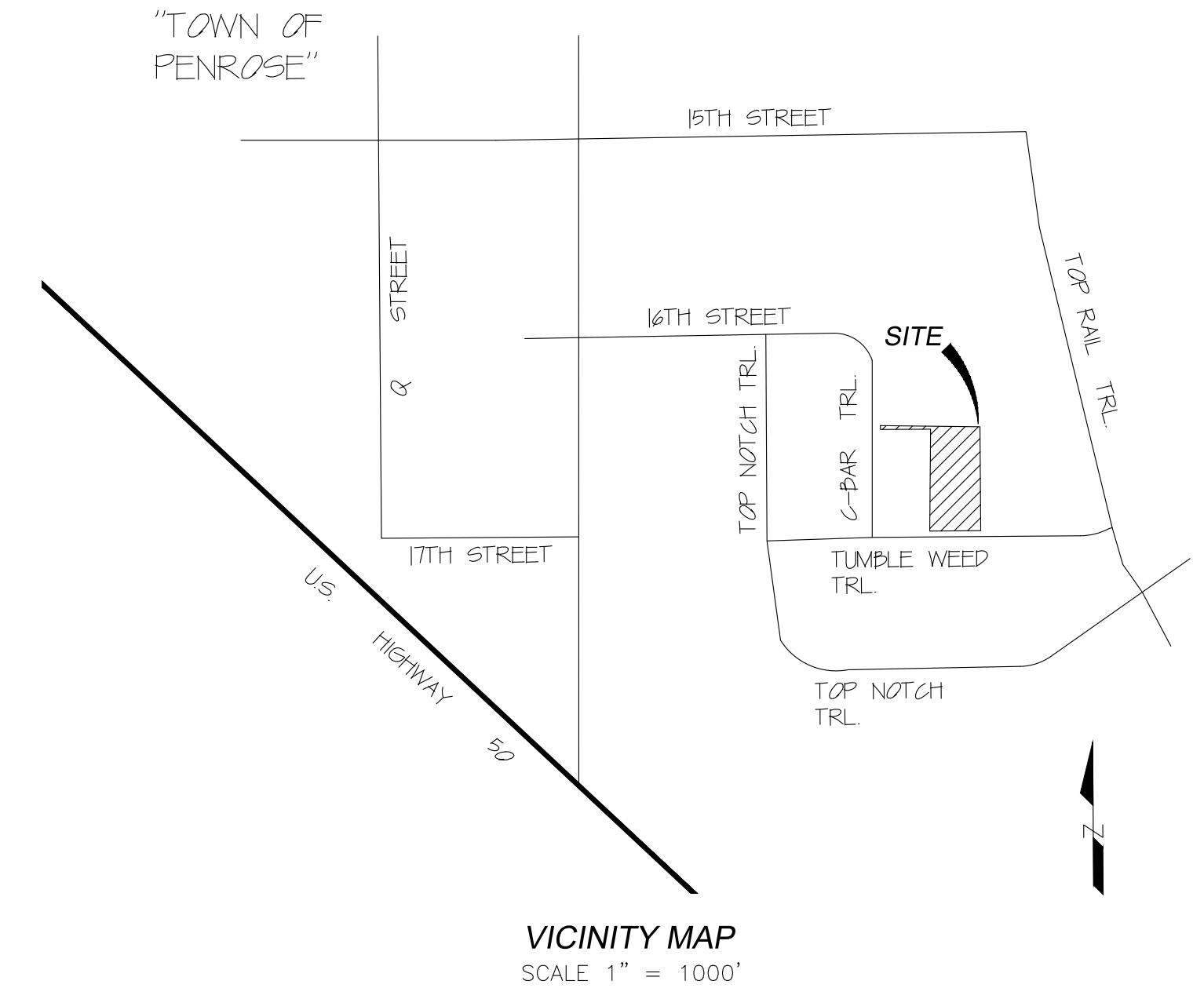


BOREGGO INTERIOR LOT LINE VACATION

A VACATION OF INTERIOR LOT LINES FOR LOTS 16 AND 21, TOP RAIL RANCH ESTATES, FILING NO. 7
 LOCATED IN SECTION 14, TOWNSHIP 19 SOUTH, RANGE 68 WEST, 6TH P.M.
 FREMONT COUNTY, COLORADO
 5.48 ACRES



KNOW ALL MEN BY THESE PRESENTS THAT BERT BORREGO AND SHAWN BORREGO, THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT
 LOTS 16 AND 21, TOP RAIL RANCH ESTATES FILING NO. 7, COUNTY OF FREMONT, STATE OF COLORADO,
 CONTAINING 5.48 ACRES

DEDICATION
 WE, BERT BORREGO AND SHAWN BORREGO, BEING THE OWNERS OF THE ABOVE DESCRIBED LANDS BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF **BOREGGO INTERIOR LOT LINE VACATION**, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS, ALLEYS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE SAID UTILITY EASEMENTS IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF
 BERT BORREGO AND SHAWN BORREGO HAVE SUBSCRIBED THEIR NAMES THIS ____ DAY OF _____, A.D. 2024

BY: _____
 BERT BORREGO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2024 BY BERT BORREGO.

MY COMMISSION EXPIRES _____
 MY ADDRESS IS _____
 WITNESS MY HAND AND OFFICIAL SEAL. _____

BY: _____
 SHAWN BORREGO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, A.D. 2024 BY SHAWN BORREGO.

MY COMMISSION EXPIRES _____
 MY ADDRESS IS _____
 WITNESS MY HAND AND OFFICIAL SEAL. _____

REGISTERED LAND SURVEYOR'S CERTIFICATE

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

DAVID S. LOUK
 CO. REG. NO. 38766

BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE EAST LINE OF LOT 21 HEREON, ASSUMED TO BEAR S00°09'40"W BETWEEN THE FOUND MONUMENTS SHOWN HEREON.

LINEAL UNITS ARE US SURVEY FEET

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

THIS IS TO CERTIFY THAT THE PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE PLANNING DIRECTOR, DATED THIS _____, DAY OF _____, A.D. 2024.

 CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

EASEMENT STATEMENT

EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS. EXCEPT AS OTHERWISE NOTED, ALL INTERIOR LOT LINES ARE SUBJECT TO A FIVE (5) FOOT UTILITY EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY NOT FRONTING PUBLIC WAY IS SUBJECT TO A TEN (10) FOOT UTILITY EASEMENT.

DRAINAGE SETBACKS

ALL STRUCTURES INCLUDING OUTBUILDINGS, BARNs, SHEDS, ETC. SHALL BE SET BACK A MINIMUM OF 75 FEET FROM ALL PROPERTY LINES TO MAINTAIN DRAINAGE PATTERNS. ANY GRADING, ROADS, DRIVEWAYS, SWALES, LANDSCAPING, OR UTILITY EQUIPMENT WITHIN SUCH SETBACKS SHALL MAINTAIN POSITIVE DRAINAGE TO THE EXISTING ROADSIDE SWALES. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO MAINTAIN THE DRAINAGE PATTERNS ON THEIR LOT AND TO ENSURE THAT STRUCTURES ON SAID LOT DO NOT IMPEDE DRAINAGE PATTERNS.

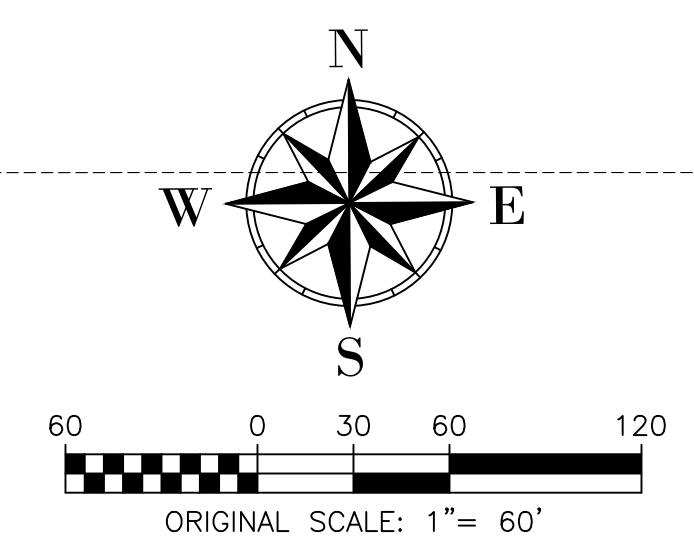
COUNTY CLERK AND RECORDER'S STATEMENT

STATE OF COLORADO)
 COUNTY OF FREMONT)

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AT _____, ____M., ON THE _____ DAY OF _____, A.D. UNDER RECEPTION NO. _____

 FREMONT COUNTY CLERK AND RECORDER

PREPARED BY:
 DAVID S. LOUK, PLS
 P.O. BOX 493
 WINNEMUCCA, NV 89446
 (775) 304-8109



PARCEL SHOWN HEREON LIES WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEMA FIRM MAP 08043C0644F, REVISED JANUARY 6, 2012.

