

June 24, 2025

Planning & Zoning

JUN 24 2025

Fremont Planning and Zoning Department 615 Macon Cañon City, CO 81212

Re: Department Comments and Submittal Deficiencies – MS 24-005 Helmick

- 1. Application Item #21e Answered incorrectly. Please add the DeWeese Ditch easement.
 - a. Application item was actually #23e Addressed comment as well ass added FSD easement.
- 2. Application Item #33 Please attach an executed Fire District Comment Form from the Canon City Fire Protection District.
 - a. Addressed Comment.
- 3. Application Item #43 Street Improvements are required. Please refer to Fremont County Subdivision Regulation Appendix 1 3 Mile Fringe Area design. Section XI (Guarantee of Public Improvements) apply to this application for the street improvements & hydrant.
 - a. Addressed Comments.
- 4. Required Attachments PLAT Please see the attached redlined plat for corrections.
 - a. Addressed Comments.
- 5. Additional Items
 - a. Austin Breuninger Comments Requiring a fire hydrant on east side of property or agreement of residential sprinkler system.
 - i. Addressed Comment included residential sprinkler system agreement as "Add'l Items – CCAFPD Residential Suppression System Agreement"

Thank you for your time answering our questions. We look forward to discussing this project further with City staff.

Best regards,

Miles Small, PLS

Professional Land Surveyor

miless@3rocksengineering.com

719.507.3745

430 Main St. Cañon City, CO 81212 • (719) 430-5333 • 3rocksengineering.com





FREMONT COUNTY MINOR SUBDIVISION APPLICATION

1.	Project Name:	Helmick Minor Subdivision	
2.	Name:	Nate Helmick	
	Mailing Address	:1226 S 12th Street, Cañon	City, CO 81212
	Telephone Numb	er: (719) 369-7190	Facsimile Number:
	Email Address: _	natehelmick@hotmail.com	1
3.	Name: Miles Sm	all, 3 Rocks Engineering a	and Surveying (Consultant)
	Mailing Address:	:430 Main Street Cañon Cit	y, CO 81212
	Telephone Numb	per: (719) 430-5333	Facsimile Number:
	Email Address:	miless@3rocksengineerin	g.com
4.	Name:		
	Mailing Address:		
	Telephone Numb	er:	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

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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.

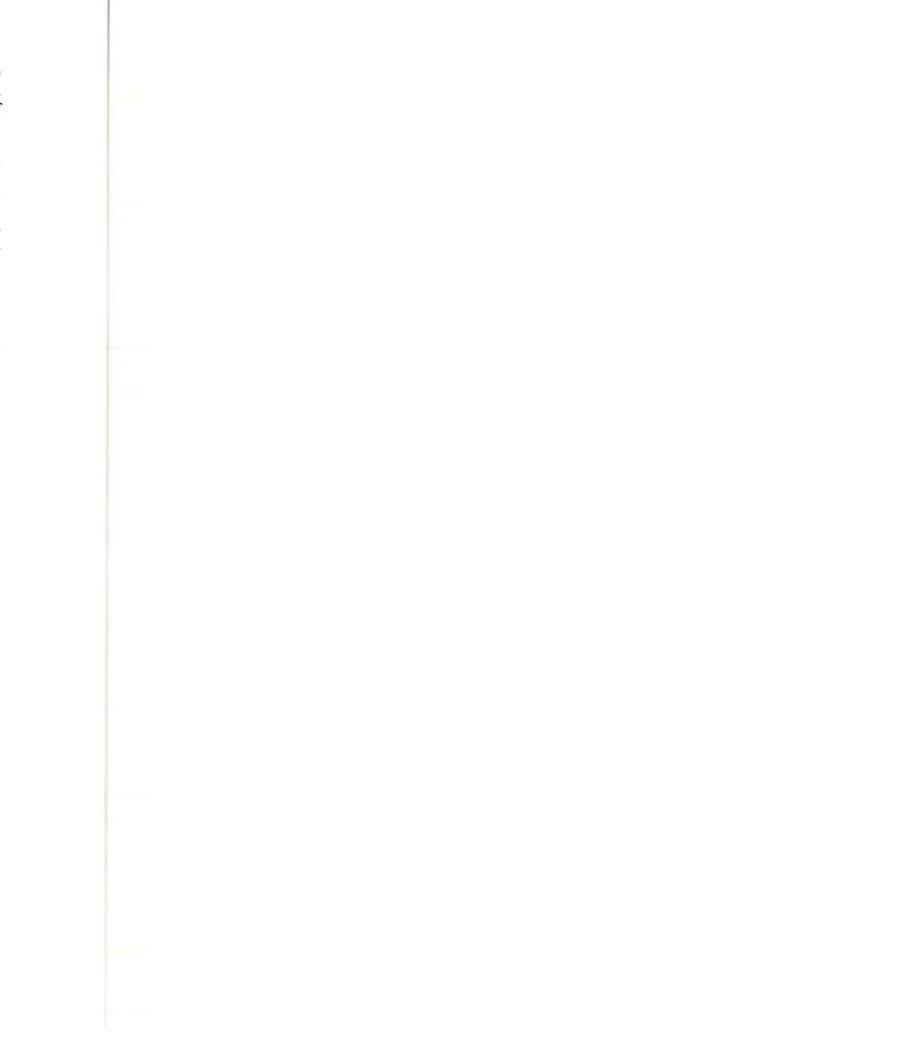
The Department, The Commission and/or The Board may require additional information at any time during the application process as may be deemed necessary in order to review the application adequately, to determine if the application is in compliance with all applicable regulations and make an informed 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

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5.	Has the subject property been previously platted? X Yes No If yes, please explain the circumstances.						
	Existing Lot 2, Lenyi BLA is to be converted from one (1) existing lot into a total of two (2) new lots. (Lenyi BLA, Rec. NO. 860692)						
6.	The total number of properties involved in the subject property prior to this application fo minor subdivision areone(1)						
7.	The total number of lots as a result of this minor subdivision aretwo(2)						
8.	What is the existing size of the subject property property property and six of the subject property pr	rior to this application? quare Footage 219, 352					
9.	What is the proposed size of each lot after platting a. Acreage 2.000 (Lot 1)						
	b. Acreage 3.035 (Lot 2)	Square Footage 132,211					
	c. Acreage	Square Footage					
10.	. What is the current Zone District for the subject pr The subject property is currently located in the						
11.	Is there a proposal to change the current zoning of property? Yes						
12.	What is the current land use of the subject property This current land use of the subject property is current zone district requirements. Please explain:	conforming non-conforming with the					
	If the current use is a non-conforming use and propapplication for "non-conforming use status" shall be attached to this application as Exhibit 12.1. noted that if this use is determined not to be a non-from the subject property.	be filed with the Department and copy shall An exhibit has been attached. It should be					
13.	B. What is the proposed land use of the subject property? Residential This proposed land use of the subject property will be X conforming non-conforming with the current or proposed zone district requirements. Please explain:						
	Does the subject property contain any existing stafter subdivision? X Yes No. If yes, structures must comply with the development re-	the proposed lot(s) housing the existing					

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	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
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	house an existing structure: Proposed Lot '1' has no existing or proposed structures. Proposed Lot '2' has a 2.03% coverage of existing structures.
	Single Family Residence: 25.4'South 14.5'East.
	One Story Garage: 34.3'West 31.4'East. Well House:105.22'West 145.27'East Shed "A":116.23'West Shed "B":25.3'South 45.83'West. Shed "C":6'West 24.89'South Shed "D": 26.8'West Shed "E":27.6'South 8.4'East.
5	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? X Yes No If
	no, how is the lot to be used?
16	6. 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? X 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? South 12th Street (40' R.O.W.) & Reed Lane (40' R.O.W.)
18	Is the public right-of-way(s) proposed to provide access to the subject property a \(\times\) County, \(\times\) State or \(\times\) 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. \(\times\) An exhibit has been attached. See preliminary Minor Sub Plat for adjoining R.O.W.s
19	Will each proposed lot have adequate frontage on the public right-of-way? X 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 (X An exhibit has been attached.) and can be found recorded in the Fremont County Clerk and Recorder's Office as follows:
	In BookN/A at PageN/A and under Reception Number1035305
21	A title insurance commitment or policy with an effective date within thirty (30) days of the application submittal date, for each property involved in this application shall be attached to this application, marked as Exhibit 21.1. An exhibit has been attached. (an updated title insurance commitment or policy shall be provided prior to recording of the subdivision plat for any application that was granted an extension of approval or as applicable by regulation, this could result in further requirement of the applicant, by the Department, prior to recording of the plat):
	Document Number 330-F01512-24 Effective Date of Document 1/16/2025 Amendment No. #6

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22.	pro	sper the FCSR Section XIII., D., 1b., an executed Ratification, Consent and Release Form are provided by the Department for execution with the initial D & C Letter) shall be evided for each outstanding mortgage, deed of trust, lien, judgment or the like for each operty involved in a minor subdivision application prior to recording of the plat. Will any operty involved in this application require a form to be executed and submitted? Yes
23.	or and	l easements of record on involved properties must be vacated prior to application submittal shown on the proposed plat and labeled or noted as to use, recording information, location d size through appropriate survey information. Please answer the following questions and evide 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? X Yes No If answered yes, please identify each easement along with recording information and describe which properties it affects and how they are affected. SUBJECT PROPERTY CONTAINS A 10-FT WATER EASEMENT TO WELL, 5-FT INTERIOR UTILITY EASEMENTS AND 10-FT EXTERIOR UTILITY EASEMENTS AS SHOWN ON LENYI BLA PLAT.
		Do the properties involved in this application have easements not of record? X Yes No If answered yes, please identify each easement along with identification of which properties are affected and how they are affected. Deweese Ditch has no known recorded easement.
	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 X 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? X Yes No If answered yes, please identify the easement and provide a description of the easement. New easements proposed by this application include a 15' maintenance easement along the center-line of the ditch for DeWeese-Dye Ditch and Reservoir
		Company, as well as a 30' access easement for Fremont Sanitation District.
,		Do any existing easements contain improvements? X Yes No If answered yes, please identify the easement and describe the improvements. Fremont County Minor Subdivision Application Form 9/29/2016 Page 5 of 12
		,

	Well house in water eas Shed C & E in 10' utili		
	As per the FCSR Section XIII., D., Treasurer shall be provided indicating years prior to the year in which the p shall be attached and marked as Exhib Date of Tax Certificate4/10/2029	2., a tax certifithat all ad valorer lat is to be recordit 24.1. X An ex	m taxes for the subject property for all ded have been paid. Said Certificate
25.]	Does the subject property lie within a Colorado Department of Natural ReSurface Features Maps" or any known No Please explain:	an area that has lesources, Colorad active or inactive	do Geological Survey "Mining and e under ground mine? Yes X
	Does the subject property contain any affected (explain) by this proposal?	of the following	natural features and how may they be
8	a. Bodies of water	No	Effect
ł	b. Natural water courses	No	Effect
(c. Dry gulches or drainage ways	No	Effect
Č	d. Bluffs or cliffs	Ño	Effect
e	e. Fault lines or other geologic hazard	ls No	Effect
f	f. FEMA flood hazard area	No	Effect
	In accordance with the FCSR Section provided that locates, by providing deall improvements (i.e. roads, drivew systems, wells, structures, buildings, physical features (i.e. soil type bound streams, dry gulches, drainages etc.), commitment or policy or any of the effect or traverse the property. More a A copy of the plat as required has If no such items exist then a written sprovided by the project surveyor.	imensions from pays, sewer and virrigation ditches daries, bluffs, cland easements are same known to ethan one drawing been attached and tatement to that e	property lines and size by dimension, water lines, other utility lines, septices, drainage structures etc.), natural iffs, debris fans, water courses, livend rights-of-way described in the title exist without being of record, which may be used, if more understandable. I marked as Exhibit 27.1.
28. 1	Project Surveyor Signature Topographic and soils information, su	fficient to show	the usability of the proposed lots for
t] a	the purpose intended, with the source application, marked as Exhibit 28.1. Information and provide a general syno	e of information An exhibit has	identified, shall be attached to this been attached. Identify the source of

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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? 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? Fremont Sanitation District 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 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? No If yes, Name of Irrigation Company Deweese Dye 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		current plans for building. See letter dated October 2nd, 2024.
Name of supplier	29.	property after subdivision, prepared, signed and sealed by a Colorado Registered Professional Engineer shall be attached to this application, marked as Exhibit 29.1. X An exhibit has
System; Name of provider	30.	Name of supplierCity of Cañon City 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. X 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
Is the subject property encumbered by right of easement or right of use by any irrigation company? Yes X 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. X An exhibit has been attached. 33. Does the subject property lie within a Fire Protection District? X 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. X An exhibit has been attached. 34. Does the subject property lie within a recreation district? Yes No If yes, Name of District Cañon City Recreation & Park District Does the subject property lie within one (1) mile of a recreation district? Yes No	31.	System; Name of provider Fremont Sanitation District 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. X 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
Name of District Cañon City Area Fire Protection District As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1. X An exhibit has been attached. 34. Does the subject property lie within a recreation district? X Yes No If yes, Name of District Cañon City Recreation & Park District Does the subject property lie within one (1) mile of a recreation district? Yes No	32.	Irrigation Company Deweese Dye Ditch Is the subject property encumbered by right of easement or right of use by any irrigation company? Yes X 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
District Cañon City Recreation & Park District Does the subject property lie within one (1) mile of a recreation district? Yes No		Name of District Cañon City Area Fire Protection District As per the FCSR Section XIII., D., 9., attach an executed copy of the Fremont County Fire Protection Plan Form from the appropriate Fire Protection District marked as Exhibit 33.1.
Fremont County Minor Subdivision Application Form 9/29/2016 Page 7 of 12		District Cañon City Recreation & Park District Does the subject property lie within one (1) mile of a recreation district? Yes No If yes, Name of District

We are requesting a waiver of this requirement at this time as there are no

receipt shall be attached to this application, marked as Exhibit 34.1. X 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 --- X 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 --- X 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. X An exhibit has been attached. Water source City of Cañon City Mail date 12/19/24 Received date F.S.D. Mail date $\frac{12}{19}$ Received date $\frac{12}{27}$ Sanitation source Black Hills Mail date 12/17/24 Received date 12/18/24 Electrical source Mail date 12/17/24 Received date 01/02/25 Natural Gas source Atmos Energy Spectrum Mail date 12/17/24 Received date Telephone source Mail date 12/17/24 Received date Cable Television source Spectrum Other required notice Mail date Received date 38. Have at a minimum, six (6) copies, (81/2 x 11 inches or Fremont County Subdivision application? X Yes ---

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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

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. X 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, <u>unless a different scale is approved by the Department prior to submittal</u>, 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-<u>proposed subdivision name</u>. 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.
- 1. 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.

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- 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.

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	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? X Yes No
39.	Is this application for a condominium or townhouse plat? Yes X 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.
1 0.	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. X An exhibit has been attached.
‡ 1.	Are there any existing deed restrictions on the property which might affect the subdivision of the subject property? \square Yes \boxtimes No If yes, provide copies of such documents marked as Exhibit 41.1. \square An exhibit has been attached.
1 2.	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.
1 3.	Are there any proposed improvements regarding such items as streets, public water and sewer systems, stormwater drainage facilities and the like? Yes X No Please explain Street improvements are required. See Waiver Letter - Exhibit 43.1
	If yes, then the FCSR Sections X. (Utilities & Improvements – General Requirements) and XI. (Guarantee of Public Improvements) would apply to this application.
14.	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. Requested contingency item
	b. Closure sheets for each lot and the subdivision boundary. X Provided (marked as Exhibit 44.b.1) Requested contingency item

Page 11 of 12

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.	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) X 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						
	submittal fee of \$ is attached to this application (Check # [] sh).						
autho	gning this Application, the Applicant, or the agent/representative acting with due rization on behalf of the Applicant, hereby certifies that all information contained in oplication and any attachments to the Application, is true and correct to the best of cant's knowledge and belief.						
	cant understands that any required private or public improvements imposed as a gency for approval of the application may be required as a part of the approval ss.						
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.							
	11 11 1 1 1 1 20 00						
	Helmick Int Printed Name Signature Date						
	Helmick Natherman 4-22-25						
	Printed Name Signature Date						

Page 12 of 12

Helmick Minor Subdivision

Exhibit 18.1: Access Permit





Colorado 811 must be notified prior to excavation

PERMIT # DOT SY COS

DRIVEWAY ACCESS and ADDRESS PERMIT FREMONT COUNTY BUILDING DEPARTMENT 615 MACON AVE, ROOM 212 Phone: 719-276-7460 Fax: 719-276-7461

(1.) APPLICANT SHALL SCHEDULE AN ON-SITE MEETING WITH DEPARTMENT OF TRANSPORTATION DESIGNEE TO DETERMINE ADEQUATE LOCATION REQUIREMENTS OF THE DRIVEWAY ACCESS, AND FOR FINAL ACCEPTANCE INSPECTION. IF APPLICANT FAILS TO APPEAR, THERE WILL BE A RESCHEDULE FEE OF \$45.00
(2.) PLOT MAP OR SKETCH IS REQUIRED. DEPARTMENT OF TRANSPORTATION DESIGNEE WILL INDICATE DRIVEWAY LOCATION & INITIAL.
Department of Transportation Designee: Cocy Busca Phone: 719-276-7430 Name of Applicant: Nather Helmick Phone: 7/9-369-7/20 Alt. Phone: 7/9-49/-5790 Current address, City, State, Zip Code of Applicant: 42/ Railroad St Rockvale Co 8/244 Name of Driveway Contractor installing: Science Address of proposed or existing driveway, please include address:
For County use: The following is to be completed by Department of Transportation Designee: Name of street being accessed: Driveway access shall not interfere with location or functioning of any traffic regulation device. More than one driveway access shall not be allowed on any parcel less than 100' in width. Driveway access shall be constructed so as not to interfere with the street drainage system. No driveway access shall enter or exit on to street at less than 45 degrees.
Will improvements be required: Yes No Cover over top of Culvert (Material) Cover over top of Culvert Type of Culvert (Material) Cover over top of Culvert Cover over top of Culvert
Curb Cut Drop Inlets Downspouts Energy Dissipaters Flared Ends Headwalls Rip Rap Paving & Beveled Ends Deflectors Racks Cribs Raisers Basins Spillways Others A minimum of 12 inch diameter culvert, unless larger required due to historical drainage. Minimum cover over top of the culvert shall be ½ the diameter of the culvert. Minimum length of culvert 24'. Driveway shall not allow drainage onto County Right-of-Way. Culverts shall be set on a grade which will allow for proper drainage. Culverts shall be corrugated metal or material of equivalent strength & construction.
(3.) LOCATION AND SITE REQUIREMENTS APPROVED BY DEPARTMENT OF TRANSPORTATION: DESIGNEE: DATE: (4.) A. APPLY FOR ADDRESS AT THE BUILDING DEPARTMENT, 615 MACON, ROOM 212 B. PLOT MAP OR SKETCH AS APPROVED IN (2.) ABOVE, WILL BE REQUIRED WHEN APPLYING FOR AN ADDRESS. C. SUBMIT COPY OF ISSUANCE OF AN ADDRESS TO THE BUILDING DEPARTMENT WHEN APPLYING FOR A PERMIT **Permit will expire one year from date of purchase.
Signature of Applicant: FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY DEPARTMENT OF TRANSPORTATION: DESIGNEE: DATE: DATE:
**Must submit proof of ownership & Plot Plan Indicating location of driveway Copies required: 1. Road Supervisor 2.DOI Office Manager 3. Planning & Zoning 4. Building Department 5. Owner Revised: 1/24/2024 **Spec Material will Need to be used through Eastment And Built to County Species And Built to County Species **Open Species Specie
AND BUILT IN COUNTY SPEC

Helmick Minor Subdivision

Exhibit 20.1: Deed



Total Pages: 2 Rec Fee: \$18.00

Justin D Grantham - Clerk and Recorder, Fremont County, CO



Order No.: 330-F01512-24

Correction to original deed that was recorded 3/19/24 Rec. #1035179

GENERAL WARRANTY DEED

THIS DEED, Made this 24 day of March, 2024, between

April Dawn Townsend and Joshua Levi Townsend

grantor, and

Joshua Levi Townsend and Nathan Helmick, in joint tenancy

whose legal address is 1226 S 12Th St, Canon City, CO 81212-4230,

grantees:

WITNESS, That the grantor, for and in consideration of the sum of One Hundred Sixty-Three Thousand Eight Hundred Twenty-Two And No/100 Dollars (\$163,822.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Fremont, State of COLORADO, described as follows:

Lot 2, Lenyi Boundary Line Adustment according to the recorded plat

County of Fremont State of Colorado

also known by street and number as 1226 S 12Th St, Canon City, CO 81212-4230

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 grantor, 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 grantees, their heirs and assigns forever. And the grantor, for themselves, their heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensealing and delivery of these presents, they are well selzed of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, llens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a llen but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the qulet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

GRANTOR:

harris

Deed (General Warranty - Legal) COD1296,dog / Updated: 09,29,22

D--- 1

1035305 03/26/2024 01:43 PM Page 2 of 2

GENERAL WARRANTY DEED (continued)

STATE OF	
COUNTY OF PREMONT	
The foregoing instrument was acknowled Townsend and Joshua Levi Townsend	ged before me this 2ℓ day of March, 2024, by April Dawi
Wa-	_ :
Notary Public	-
My Commission Expires:	-
(SEAL)	
CLAUDINE WERNER	
NOTARY PUBLIC STATE OF COLORADO	
NOTARY ID 19934011785 MY COMMISSION EXPIRES AUGUST 27, 2025	

Deed (General Warranty - Legal) COD1295.doc / Updated: 09.29.22

Page 2

Helmick Minor Subdivision

Exhibit 21.1: Title Commitment



EXHIBIT 21.1



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

Date:

March 11, 2024

File No.:

330-F01512-24, Amendment No. #6

Buyer(s)/Borrower(s): Joshua Levi Townsend and Nathan Helmick

Owner(s):

59 Acres, LLC, a Virginia Limited Liability Company

Property:

1226 S 12Th St, Canon City, CO 81212-4230

Assessor Parcel No.: R018836 and 20003420

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

Amended buyer; deleted loan policy and premium

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

To: Fidelity National Title Company 804 Main Street

Canon City, CO 81212

Attn:

Claudine Werner

Phone: 719-275-3304

303-633-1985

Email: Claudine.Werner@fnf.com

To: Joshua Levi Townsend

sent via email

To: Nathan Helmick

sent via email

To: 59 Acres, LLC, a Virginia Limited Liability

Company

Joseph M. Lenyi

sent via email

END OF TRANSMITTAL

Title Transmittal COD1101.doc / Updated: 05.04,22

Page 1

Printed: 03.11.24 @ 09:31 AM by CO-FT-FSTG-01620.111330-330-F01512-24

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

330-F01512-24 Amendment #6

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Joseph A. Belongia Authorized Officer or Agent Attest:

Marjorie Nemzura, Secretary

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

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

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

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

Order Number: 330-F01512-24

Property Address: 1226 S 12Th St, Canon City, CO 81212-4230

SCHEDULE A

1. Commitment Date: February 1, 2024 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy 2021

Proposed Insured:

Joshua Levi Townsend and Nathan Helmick

\$163,822.00 Proposed Amount of Insurance:

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:

59 Acres, LLC, a Virginia Limited Liability Company

5. The Land is described as follows:

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

PREMIUMS:

Owner's Policy Premium \$886.00 CO 110.1-06 \$95.00 Tax Certificate \$13.50

END OF SCHEDULE A

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LAND TITLE

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EXHIBIT "A"

Legal Description

Lot 2, Lenyi Boundary Line Adustment according to the recorded plat

County of Fremont State of Colorado

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

- 1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- 2. Pay the premiums, fees, and charges for the Policy.
- 3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
- Evidence that any and all assessments for common expenses, if any, have been paid.
- The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): 59 Acres, LLC, a Virginia Limited Liability Company
The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- 6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- 7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- 8. Recordation of UPDATED Statement of Authority for 59 Acres, LLC, a Virginia Limited Liability Company pursuant to Colorado Revised Statutes evidencing the existence of the entity and authority of the person(s) authorized to execute and deliver instruments affecting title to real property on behalf of the entity and containing other information required by Colorado Revised Statutes.

NOTE: Statement of Authority for 59 Acres, LLC, recorded February 25, 2005 at Reception No. 800355 discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

Joseph M. Lenyi as managing member

Click to View Tax Info

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

Note: Exception number 5 will be removed from the Owner's Policy provided the Company conducts the closing.

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

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

SCHEDULE B, PART I - Requirements (continued)

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF SCHEDULE B, PART I

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CO-FT-FSTG



FIDELITY NATIONAL TITLE INSURANCE COMPANY

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:

- Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
- Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 7. All taxes and assessments, now or heretofore assessed, due or payable.
 - NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.
- Right of way for the DeWeese Dye Ditch as evidenced by document recorded February 9, 1965 in Book 462, Page 224 and any laterals.
- Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date:March 6, 2009 Recording No: 860692

END OF SCHEDULE B. PART II

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
- b. the Commitment to Issue Policy:
- c. the Commitment Conditions;
- d. Schedule A:
- e. Schedule B, Part I-Requirements;
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - il. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any,
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's flability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filled only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

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

8. PRO-FORMA POLICY

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

9. CLAIMS PROCEDURES

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

10. CLASS ACTION

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

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

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

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

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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

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LAND TITLE

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

DISCLOSURE STATEMENT

(continued)

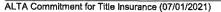
- A <u>Certificate of Taxes</u> Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County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

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

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

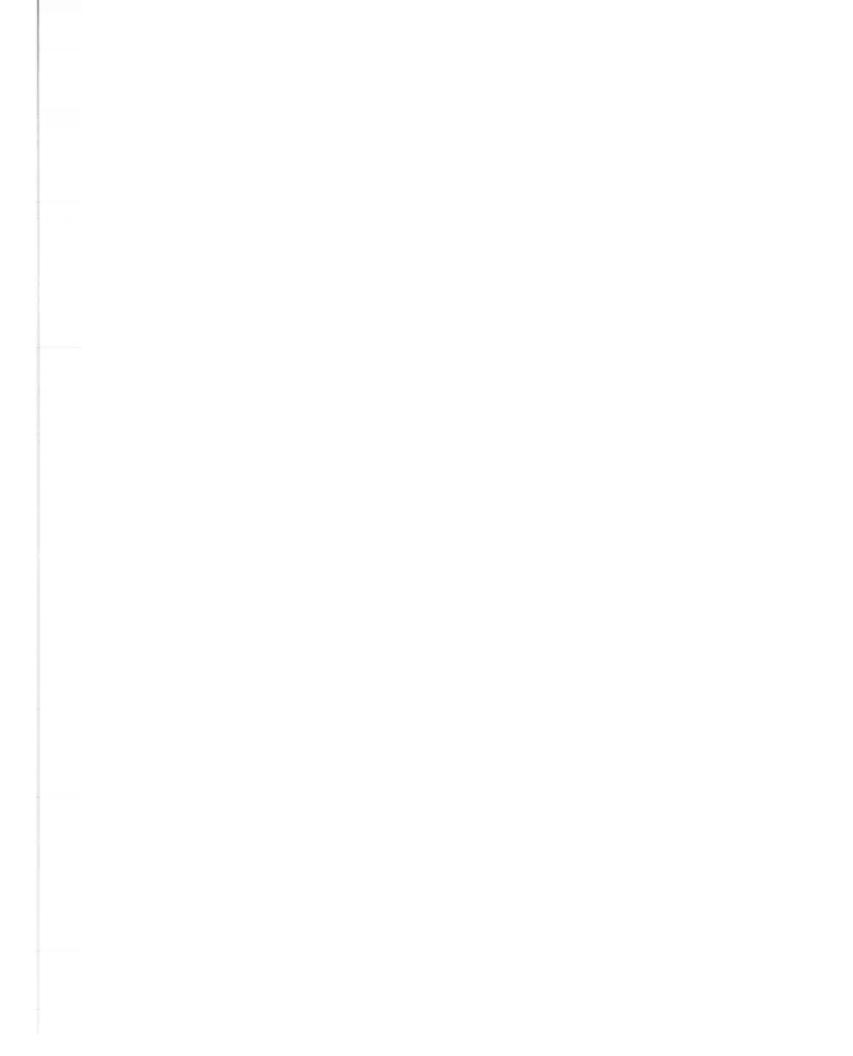
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WIRE FRAUD ALERT

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

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

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

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

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

Federal Bureau of Investigation:

Internet Crime Complaint Center:

http://www.fbi.gov

http://www.ic3.gov

Wire Fraud Alert Original Effective Date: 5/11/2017 Current Version Date: 5/11/2017 Page 12

330-F01512-24-CW - WIRE0016 (DSI Rev. 12/07/17)

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FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

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

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

Collection of Personal Information

FNF may collect the following categories of Personal Information:

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

We may collect Personal Information about you from:

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

Collection of Browsing Information

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

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

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

Other Online Specifics

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

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

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

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

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.

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- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

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

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

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

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

Security of Your Information

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

Choices With Your Information

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

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

<u>For Connecticut Residents</u>: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email <u>privacy@fnf.com</u> or call (888) 714-2710.

<u>For Colorado Residents</u>: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email <u>privacy@fnf.com</u> or call (888) 714-2710.

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

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

<u>For Utah Residents</u>: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

<u>For Vermont Residents</u>: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

<u>For Virginia Residents</u>: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email <u>privacy@fnf.com</u> or call (888) 714-2710.

Privacy Statement

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Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

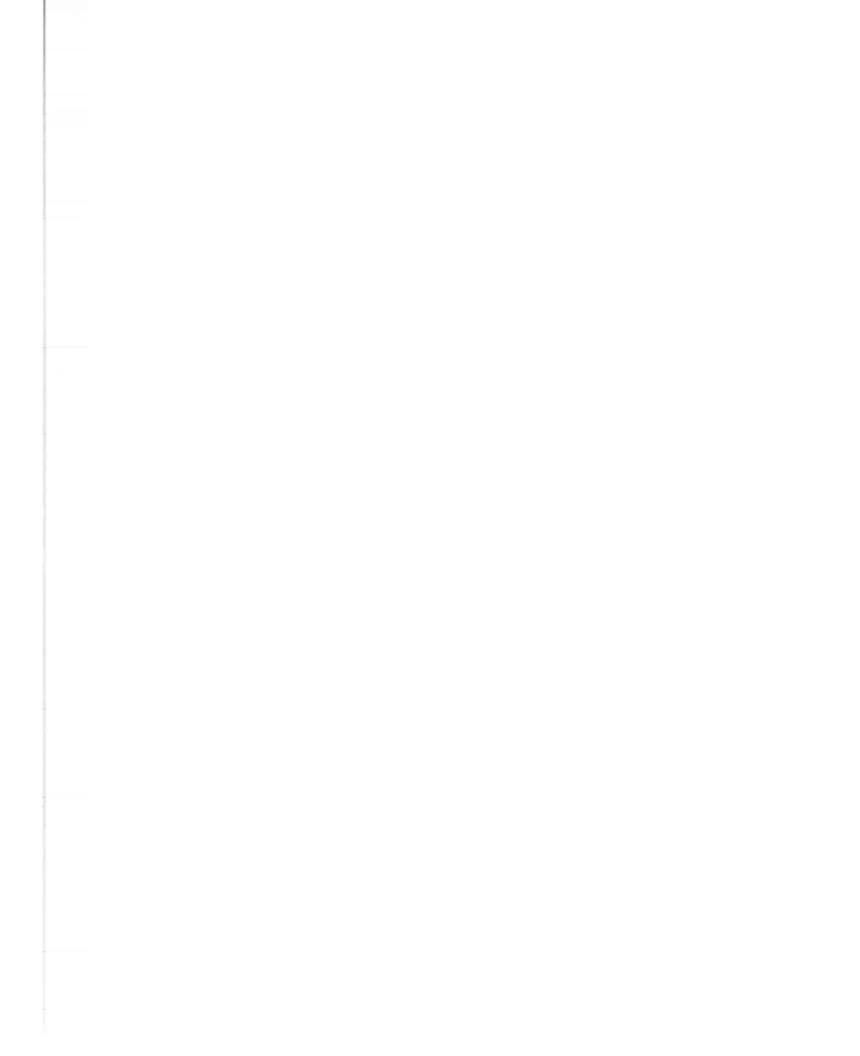
Accessing and Correcting Information; Contact Us

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

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

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STATEMENT OF AUTHORITY

1.	This Statement of Authority relates to an entity ¹ named 59 Acres LLC			
	and is executed on behalf of the entity	pursuant to the provisions of Section 38-30-172, C.R.S.		
2.	The type of entity is a: ☐ trust ☐ nonprofit corporation ☑ limited liability company ☐ general partnership ☐ limited partnership ☐	☐ registered limited liability partnership ☐ registered limited liability limited partnership ☐ limited partnership association ☐ government or governmental subdivision or agency ☐ corporation		
3.	The entity is formed under the laws of	Virginia		
4.	The mailing address for the entity is	11611 Brookway Court Woodbridge, VA 22192		
5.	The mame position of each person authorized to execute instruments conveying, encumbering, otherwise affecting title to real property on behalf of the entity is Joseph M. Lenyi as managing member			
6.2		s) to bind the entity is M not limited I limited		
7.	Other matters concerning the manner in None	n which the entity deals with interests in real property:		
Exe	ecuted this	Joseph M. Lenvi, Managing Member		
	ATE OF COLORADO UNTY OF FREMONT	}ss:		
The <u>Ma</u>	foregoing instrument was acknowledge maging Member for 59 Acres, LLC	ed before me this 24th day of February, 2005, by Joseph M. Lenyi as		
90/1 My 11/hi 2The	ness my hand and official seal. Commission expires: 1/G/OC s for many many many to be used unless the entity is absented Northly limitation shall be prima fac statement of authority must be recorded to o	cie evidence that no such limitation exists.		
rute	partennent of nutriality must be recorded to	DUAM THE DENETITS OF the Statute.		

Customer: FNF CO EPU/CPF Branch: Web Reference: 330-F01512-24

Request Date: 2/9/2024 Report Date: 2/13/2024 Report Status: OPEN

ORDER INFORMATION

Supplied Address: 1226 S 12th St Canon City, CO 81212-4230 Standardized Address: 1226 S 12th St Canon City, CO 81212-4230 Supplied Parcel: 20003420 - R018836

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FREMONT COUNTY TREASURER

Certificate of Taxes Due

Account Number R018836

Parcel 20003420

Assessed To

59 ACRES LLC

1226 S 12TH ST CANON CITY, CO 81212-4230

Certificate Number 28155

Order Number Vendor ID 19

ICE MORTGAGE TECHNOLOGY 601 RIVERSIDE AVE JACKSONVILLE, FL 32204

Legal Description

Situs Address

1226 S 12TH ST

LOT 2 LENYI BLA

Year	Tax	Interest	Foos	Payments	Balance
Tax Charge					
2023	\$967.12	\$0.00	\$0.00	\$0.00	\$967.12
Total Tax Charge					\$967.12
Grand Total Due as of 02/13/	2024			×=::::-	\$967.12

Tax Billed at 2023 Rates for Tax Area 19A - 19A

Authority	Tax Rate	Amount	Values	Actual	Assessed
SCHOOL DISTRICT RE-1	0.0429800000	\$503.16	SINGLE FAMILY	\$95,455	\$6,395
CANON CITY RECREATION DISTR	0.0035140000	\$41.14	RESID		
S.E. COLO WATER CONS DISTRI	0.0008880000*	\$10.40	SINGLE FAMILY RESID	\$79,287	\$5,312
UPPER ARKANSAS WATER CONS D	0.0003810000*	\$4.46		0	
FREMONT COUNTY	0.0118130000*	\$138.29	Total	\$174,742	\$11,707
CANON CITY FIRE PROTECTION	0.0230350000*	\$269.67			
Taxes Billed 2023	0.0826110000	\$967.12			
* 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

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Flist for remed the 9 February A. D. 165 9:35 A \$1.45	
Book 462 Page 224 Hary J. McDonough BROOKDER	-
Whise Pool	
This Atto, Made this 8th day of February in the year of our Lord	
one thousand nine hundred and sixty-five between	j.
of the County of Fremont and State of Colorade, of the first part, and	2
LAWRENCE H. MARRS and GLADYS E, MARRS	
of the County of Fremont and State of Colorado, of the second part;	4
Wilnesseth, That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars & other good and valuable consideration modulars, to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargains edit, 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 beirs and assigns of such survivor forever, all the following described lot - or parcel - of land, situate, lying and being in the County of Fremont and State of Colorado, to-wit:	
Beginning at a point 977.6 feet North of another point on the South line of the Northwest Quarter of the Northeast Quarter (NW1NE1) of Section 4. Township 19 South, Range 70 West of the Sixth Principal Meridian, which last mentioned point is 354.16 feet East of the Southwest corner of the said Northwest Quarter of the Northeast Quarter (NW1NE1) of said Section 4. running thence East 965.84 feet; thence North 119.5 feet; thence West 965.84 feet; thence South 119.5 feet to the place of beginning, excepting and reserving the right of way for such ditch and ditches as shall be necessary to convey water for the use upon lands lying below said tract.	
Together with 22 shares of the Capital Stock of The De- Weese-Dye Ditch and Reservoir Company.	
1Rz 8.8°	COL
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estata, right, title, interest, claim and demand whatsoever of the said part y of the first part, eliher in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. The Have and to Hold the said pramises above bargained and described, with the spuritenances, 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 part y of the first part, for him self f, his heirs, executors, and schministrators, de est 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, he is well estated of the premises above conveyed, as of good, sure, perfect, absolute and indefaciable estate of interince, in law, in fee simple, and ha S good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforeadd, 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, EXCEP! general property taxes for the year 1965, due January 1st, 1966, which the grantee assumes and agrees 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 part y of the first part shall and will WARRANT AND FOREVER DEFEND. In Winness Whereof, The said party of the first part has a hereonte set. his hand— Bigged, Sealed and Delivered in the Presence	
STATE OF COLORADO, County of Fremont. The foregoing instrument was acknowledged before me this 8th day of February 19-65. Witness my band and official seal. My commission expires. September 11, 1965. Notary Public To acting in efficial or representative concept, heart acres and to cline or consults at few was interest.	
500-3-7	
AND THE STATE OF T	

X

This map/plat is being furnished as an aid to locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not sure dimensions, distances, location of easements, acreage of other matters shown thereon.

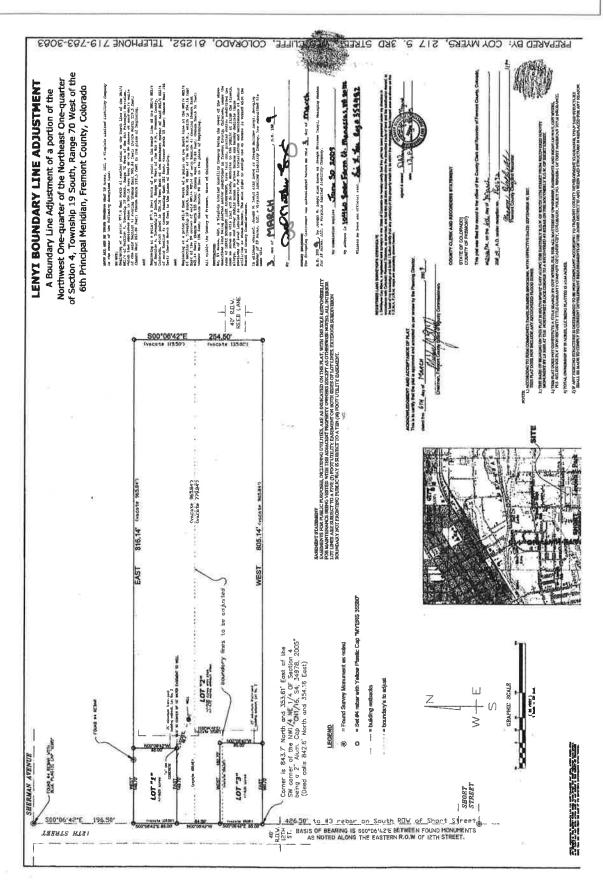




Exhibit 24.1: Tax History



Searching

- Account Search
 Sale Search
 View Created Report(s)
- Help?
- Logout Public

Account: R018836

Tax Summary

Tax Year Tax Due Interest Due Penalty Due Misc Due Lien Due Lien Interest Due Total Due \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Tax Details

Tax Yea	г Туре	Effective Date	Amount	Balance
2024	Tax Payment	04/10/2025	\$1,003.16	\$0.00
2024	Tax	12/23/2024	\$1,003.16	\$0.00
2023	Tax Payment	03/19/2024	\$967.12	\$0.00
2023	Tax	01/12/2024	\$967.12	\$0.00
2022	Tax Payment	04/30/2023	\$1,207.48	\$0.00
2022	Tax	12/28/2022	\$1,207.48	\$0.00
2021	Miscellaneous Payment	04/30/2023	\$4.00	\$0.00
2021	Miscellaneous Payment	04/30/2023	\$20.00	\$0.00
2021	Interest Payment	04/30/2023	\$3.26	\$0.00
2021	Tax Payment	04/30/2023	\$36.29	\$0.00
2021	Interest	04/30/2023	\$3.26	\$0.00
2021	CERTIFICATE FEE	10/04/2022	\$4.00	\$0.00
2021	TAX SALE ADVERTISING	10/04/2022	\$20.00	\$0.00
2021	Interest Payment	07/26/2022	\$36.29	\$0.00
2021	Tax Payment	07/26/2022	\$1,173.23	\$0.00
2021	Interest	07/26/2022	\$36.29	\$0.00
2021	Tax	12/27/2021	\$1,209.52	\$0.00
2020	Tax Payment	07/19/2021	\$1,072.56	\$0.00
2020	Interest Payment	07/19/2021	\$32.18	\$0.00
2020	Interest	07/19/2021	\$32.18	\$0.00
2020	Tax	12/21/2020	\$1,072.56	\$0.00
2019	Interest Payment	07/29/2020	\$5.51	\$0.00
2019	Tax Payment	07/29/2020	\$550.51	\$0.00
2019	Interest	07/29/2020	\$5.51	\$0.00
2019	Tax Payment	06/13/2020	\$508.17	\$0.00
2019	Interest Payment	06/13/2020	\$21.17	\$0.00
2019	Interest	06/13/2020	\$21.17	\$0.00
2019	Tax	12/23/2019	\$1,058.68	\$0.00
2018	Tax Payment	06/15/2019	\$512.14	\$0.00
2018	Tax Payment	02/28/2019	\$512.14	\$0.00
2018	Tax	12/20/2018	\$1,024.28	\$0.00
2017	Interest Payment	07/23/2018	\$9.51	\$0.00
2017	Tax Payment	07/23/2018	\$475.64	\$0.00
2017	Interest	07/23/2018	\$9.51	\$0.00
2017	Tax	12/26/2017	\$951.28	\$0.00
2017	Tax Payment	12/31/1969	\$475.64	\$0.00
2016	Miscellaneous Payment	11/06/2017	\$30.00	\$0.00
2016	Miscellaneous Payment	11/06/2017	\$4.00	\$0.00

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- 1	
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Exhibit 27.1: Minor Sub Plat Improvements



HELMICK MINOR SUBDIVISION DETAIL SHEET A RE-PLAT OF LOT 2, LENYI BOUNDARY LINE ADJUSTMENT FREMONT COUNTY, COLORADO 10,00' UTILITY EASEMENT (EXTERIOR SUBDIVISION BOUNDARY) LOT 2 (3.035 ACRES) WELL HOUSE -* ON CONCRETE SHED C N00°27'47"W 84.89'(M) 85.00'(P) 10' UTILITY EASEMENT -CENTER OF -10' WATER EASEMENT TO WELL PER LENYI BLA LOT 3 LOT I 1220 S 1230 S 12TH ST OWNER: 59 ACRES LLC OWNER: 59 ACRES LLC 18' CULVERT (8' PVC) S 12TH STREET (40'ROW)

LEGEND

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SUBJECT
PROPERTY LINE
ADJACENT
PROPERTY LINE
EASEMENT LINE

FENCE

CULVERT

FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, PLS 35580 - UNLESS NOTED OTHERWISE SET #6 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534

FOUND "+" SCRIBED IN CONCRETE PLATTED DISTANCE MEASURED DISTANCE

ELECTRIC PEDESTAL/PULL BOX

SANITARY MANHOLE

SEWER CLEANOUT

WATER METER
DECIDUOUS TREE

MAIL BOX

BUILDING

BOUNDARY LINE ADJUSTMENT



SHEET: 2 OF

2 OF 3

DATE: 6/19/2025

DRAWN BY: DLS
REVIEWED BY: MS

PROJECT: 24-136

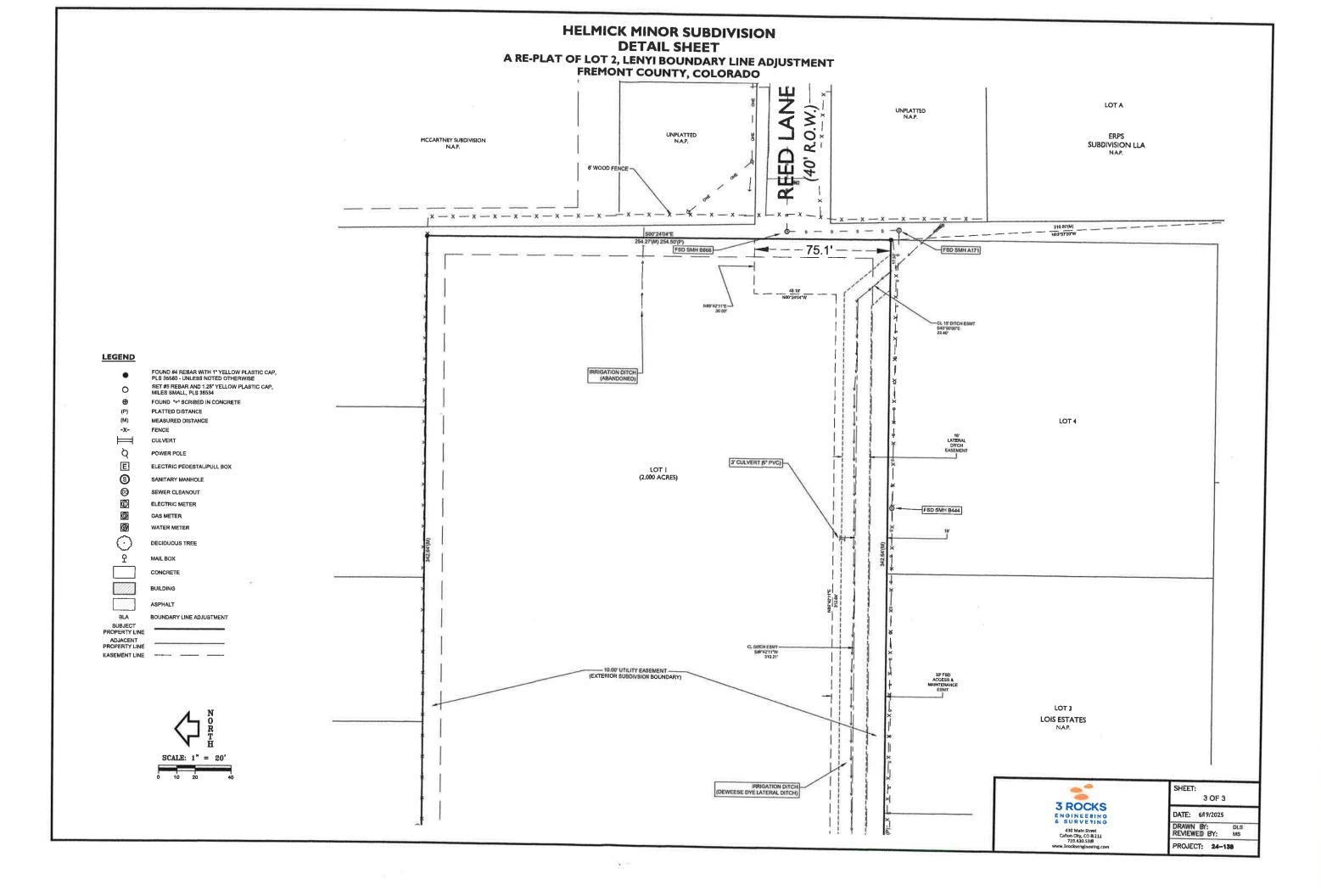


Exhibit 28.1: Deferral Letter Regarding Topographic and Soils Information



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

October 2, 2024

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

Re: Helmick Minor Subdivision – 1226 S 12th Street

Application - Request for Deferment - Exhibit 28.1

CC: Nate Helmick, Property Owner and Minor Subdivision Applicant

Dan Victoria,

Thank you for taking the time to review our plans and documents for the Helmick Minor Subdivision Application and providing comments regarding the subject Minor Subdivision Application. We are, on behalf of our client, requesting to defer submittal of the following items until the time of development:

- Drainage Plan and Report
- Topographic and Grading Plan
- Geological & Soils Reports

We are requesting a deferment, as there are currently no proposed improvements to the subject property. The owner intends to build a single-family home at a later date. The property owner will inform the Fremont County Planning & Building Department once a plan to build is created.

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

Thank you,

Miles Small, PLS
Survey Team Leader
719-430-5333
miless@3rocksengineering.com

3 Rocks Engineering and Surveying



1

Exhibit 29.1: Deferral Letter Regarding a Drainage Plan Map and Report



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

October 2, 2024

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

Re:

Helmick Minor Subdivision – 1226 S 12th Street Application – Request for Deferment - Exhibit 29.1

CC:

Nate Helmick, Property Owner and Minor Subdivision Applicant

Dan Victoria,

Thank you for taking the time to review our plans and documents for the Helmick Minor Subdivision Application and providing comments regarding the subject Minor Subdivision Application. We are, on behalf of our client, requesting to defer submittal of the following items until the time of development:

- Drainage Plan and Report
- Topographic and Grading Plan
- Geological & Soils Reports

We are requesting a deferment, as there are currently no proposed improvements to the subject property. The owner intends to build a single-family home at a later date. The property owner will inform the Fremont County Planning & Building Department once a plan to build is created.

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

Thank you,

Miles Small, PLS
Survey Team Leader
719-430-5333
miless@3rocksengineering.com

3 Rocks Engineering and Surveying



1

Exhibit 30.1: Public Water Supply





January 28, 2025

Re: Water Service – 1226 S. 12th St.

Brandon Hayes

Via email: brane

brandonh@3rocksengineering.com

Mr. Hayes:

This letter is to confirm City will serve two potential lots on 1226 S. 12th St. via the 6" in S. 12th or the 6" in Reed Lane. Water tap approval will be dependent on the successful fulfillment of water tap applications.

Since this lot is outside of City Limits. A water service contract will need to be completed before a water tap application will be signed off on. The water service contract process can be started by submitting a water tap application.

As these lots are outside city limits, the outside city limits water tap and consumption rates will apply.

If you should have any questions, please don't hesitate to reach out to me.

Sincerely,

Travis Payne Superintendent Water Department City of Cañon City

Exhibit 31.1: Public Sanitary Sewer System





Fremont Sanitation District

107 Berry Parkway Cañon City, CO 81212-3900 (719) 269-9050 Fax - (719)276-7001

Brandon Hayes, Project Coordinator 3 Rocks Engineering and Surveying 430 Main Street Cañon City, CO 81212 sent via email: brandonh@3rocksengineering.com April 9, 2025

Som the comment of th

Re: Will-Serve Letter – Proposed Helmick Minor Subdivision, Fremont County, CO (MS 24-005)

Dear Mr. Hayes:

Thank you for inquiring about the availability of sanitary sewer service for a proposed re-platting of Lot 2, Lenyi Boundary Line Adjustment located in Fremont County, Colorado.

The subject property is located within the boundaries of the Fremont Sanitation District (FSD). Based upon available information within FSD records, the existing residence located on proposed Lot 2B (1226 South 12th Street) is connected to the public sanitary sewer within 12th Street public right-of-way and has a sanitary sewer service account on file.

FSD has adequate wastewater collection facilities at this site, as well as the treatment plant capacity to serve the additional single family residential lot (Lot 2A) proposed by this action. Service to proposed Lot 2A will require the sanitary service line to discharge to the existing sanitary main located in Reed Lane public right-of-way. The sanitary sewer service installation to the proposed lot shall be in compliance with the District's Rules and Regulations and performed by persons certified by the District. Applicable permit fees must also be paid prior to the connection of any new residential use.

There is an existing eight inch public sanitary sewer main and manholes located adjacent to proposed Lots 2A and 2B. This existing sanitary sewer infrastructure is located along a portion of the south and east subdivision boundary line. An easement to access and maintain the existing public sewer infrastructure shall be dedicated by the existing owner and shall be depicted on the proposed plat to the satisfaction of FSD prior to plat recordation.



9 April 2025 MS 24-005 Page 2 of 2

There is an existing locked gate to proposed Lot 2A that appears to be privately owned and located within the existing Reed Lane public right-of-way. If this gate is proposed to remain, FSD will require its own lock to be added to ensure continued access for the property owner as well as FSD.

If additional public or private infrastructure is permitted within Reed Lane right-of-way, FSD would like to have an opportunity to coordinate during design/permitting/construction to ensure that any improvements appropriately accommodate FSD.

This memorandum shall not be considered a contractual commitment to serve the proposed development, nor shall it indicate an approval or acceptance of any plans of the owner/applicant. Please do not hesitate to contact me should you require additional information.

Sincerely,

Jennifer E. Irvine P.E., MPA District Engineer

ec: Nathaniel Helmick

Exhibit 32.1: Ditch Shares Certificate





Exhibit 33.1: Fire Protection Plan



EXHIBIT 33.1



FREMONT COUNTY FIRE PROTECTION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations and Fremont County Zoning Resolution require a fire protection plan be submitted with many different types of applications, at the time of application submittal. In order to provide consistency in the information received, it shall be required that these plans be submitted on this form.

The Fremont County Department of Planning and Zoning (Department), Fremont County Planning Commission (Commission) and Fremont County Board of County Commissioners (Board) take into consideration the responses of the Applicant and the District during their respective review process.

Attachments can be made to this form to provide expanded narrative for any application item including supportive documentation or evidence for provided form item answers. Please indicate at the form item that there is an attachment and label it as an exhibit with the application item number, a period and the number of the attachment for that item (as an example, the first attached document providing evidence in support of the answer given at application item number 4 would be marked - Exhibit 4.1, the fifth attached document supporting the narrative provided for application item 4 would be marked - Exhibit 4.5). Exhibit numbers should be placed in either the lower right hand area or the upper right hand area of the exhibit.

If the subject property is not in a fire protection district, only applicants' information and map are required. A copy of the Colorado State Forest Service Wildfire Hazard Area Map with the subject property clearly and accurately located, shall be attached and marked as Exhibit A.

APPLICANT INFORMATION

1	Project Name HELMICK MINOR SUBDIVISION
2	Project Description SUBDIVISION OF LENYI BOUNDARY LINE ADJUSTMENT, Rec. NO. 860692 Lot will be divided into two lots: Lot '2A' and Lot '2B'
3.	Type of application: Zone Change #1 Zone Change #2 – Use Designation Plan Zone Change #2 – Final Development Plan Commercial Development Plan Commercial Development Modification Expansion of an existing Business or Industrial Use Special Review Use Permit Conditional Use Permit Temporary Use Permit Change of Use of Property Subdivision Preliminary Plan Minor Subdivision
3.	The subject property is located at: 1226 South 12th Street, Cañon City, CO. 81212 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?

Fremont County Fire Protection Plan Form 7/20/2020

page # 1 of 5

5.	The source of water for fire protection is: X Water District - Name of District: City	of Cañon City
		urces Well Permit Number:
		Yes No Please explain:
		Gallons – What is the water
	source for filling the cistern?	
6.	What is the distance from the subject property	o the nearest fire hydrant?
	378 feet north to west access (
	644 feet west to east access (R	eed Lane and Logan Street)
7.	What public roadways provide access to the su SOUTH 12TH STREET AND REED LANE	bject property?
	How many accesses to public roadways will the	
	ONE PER SUBDIVIDED LOT: S 12TH	T on the west / REED LANE on the eas
	access? X 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	
	S 12TH ST HAS A 40' R-O-W AND R	
	interior roadway on west side i Interior roadway on east side i	s accessed by concrete driveway.
	Interior roadway on east side I	
I U	N/A	roadway names?
11.	Is the subject property located within a fire pro	ptection district? X Yes No
		City Fire Protection Cistrict
	and the form will be considered completed for st protection district then answers to the following	protection district please answer the following questions ibmittal. If the subject property is located within a fire will not be required, however the remainder of the form otection district in which the subject property is located.
	a. What is the name of the fire protection dist	rict closest to the subject property?
	b. What is the distance from the subject propo	rty to the nearest fire protection district boundary?
	c. Is it logical and feasible to annex the subjection of the subje	et property to a fire protection district?
	Fremont County Fire Protection	Plan Form 7/20/2020 page # 2 of 5

d. What types of fire protecti structures to be housed on the p	on improvements are proposed for property? Please explain:	the subject property and or
By signing this Application, the authorization on behalf of the Application and any attachments the knowledge and belief.	ne Applicant, or the agent/repre pplicant, hereby certifies that all in to the Application, is true and corre	esentative acting with due information contained in the ect to the best of Applicant's
Applicant understands that any contingency for approval of the ap	y required private or public im oplication may be required as a part	provements imposed as a
determined to be misleading inner	Applicant that if any material inforcurate or false, the Board of Comm ps to declare actions of the Board r	mation contained herein is
Signing this Application is a declar commitments submitted with or co conformance with the Fremont Con	ration by the Applicant to conform ontained within this Application, punty Zening Resolution.	to all plans, drawings, and rovided that the same is in
Nate Helmick Applicant Printed Name	Signature	1/28/25
Nate Helmick Owner Printed Name	Signature Signature	Date 1/28/25 Date

mont County Fire Protection Plan Form	7/20/2020	page # 3 of 5

FIRE PROTECTION AUTHORITY INFORMATION

1.	The name of the fire protection authority is: Canon City Area Fire Protection District
2.	Name of contact person:Austin Breuninger
	Title: Life Safety Officer Telephone: 719.275.8666
3.	Station 2 1349 Elm Ave. Canon City
4.	The distance from the subject property, by public roadway, to the responding fire station is: Less than 1 mile
5.	The estimated response time to the subject property is: 3 minutes
6.	The location of the closest fire hydrant to the subject property is:
7.	Is the existing hydrant size and location adequate for the existing neighborhood and the proposed development? Yes No Please explain: Exceeds maximum distance for fire hydrant systems, see IFC 507.5.1
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:
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: Unknown, see comments on item number 12
11	. What are the wildfire hazard classifications for the subject property, as prepared by the Colorade State Forest Service? Low

Fremont County Fire Protection Plan Form 7/20/2020 page # 4 of 5

nprovements, etc.)	. Please indicate	whether recomn	nendations or r	s, dry hydrants, rod equirements are the
				ch will assist the Plan he whether to adopt a
	endations as requi			o may a
				uire the addition of a
	et the criteria ou			
	a fire hydrant, the			
uppression syst	em to be added a	and maintained in	n the structure	indefinitely.
			itainin ja	

Fremont County Fire Protection Plan Form 7/20/2020

page # 5 of 5



Exhibit 34.1: Recreation Plan and District Comment Form





FREMONT COUNTY SUBDIVISION RECREATION PLAN AND DISTRICT COMMENT FORM

The Fremont County Subdivision Regulations require notification, of any recreation district when an application for Minor Subdivision or Preliminary Plan is made and any portion of the subject property is within a one (1) mile radius of a recreation district boundary. Evidence of notification is required at the time of submittal for said applications. In order to provide consistency, it shall be required to be submitted using 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).

In addition, if any portion of the subject property is located within a Recreation District or within one (1) mile of a Recreation District Boundary, a map of the Recreation District Boundary in the area of the subject property shall be provided which locates the proposed subdivision marked at <u>Exhibit A</u>. Recreation District Boundaries shall be obtained from the appropriate district.

APPLICANT INFORMATION

1.	Proposed Subdivision Name: HELMICK MINOR SUBDIVISION				
2.	Type of Application: X Minor Subdivision Preliminary Plan				
3.	The subject property is located at: 1226 S 12TH STREET, CAÑON CITY, CO 81212				
	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) X An exhibit is attached.				
4.	Has the applicant designated any portion of the proposed subdivision for public recreational purposes?				
	Yes X No If yes, please explain.				
5.	Has the applicant designated any portion of the proposed subdivision for recreational use of the				
	residents of the proposed subdivision? Yes X No If yes, please explain				
5.	Has the applicant designated any portion of the proposed subdivision for public open space purposes?				
	Yes X No If yes, please explain				

Recreation Plan and District Comment Form 10/4/2016 Page 1 of 3

7.	Has the applicant designated any portion of the proposed subdivision for open space for the benefit of the residents of the proposed subdivision? Yes X No If yes, please explain.				
8.	Is any portion of the subject property within a recreation district? X Yes No If yes, prothe name of the Recreation District: CAÑON CITY AREA RECREATION AND PARK DISTRI				
9.	Is any portion of the subject property within one (1) mile of a recreation district boundary?				
	Yes No If yes, provide the name of the Recreation District?				
	If no, what is the name of the closest Recreation District to the subject property?				
	What is the distance from the closest Recreation District boundary to the any portion of the surproperty?	bject			
10). Is the applicant considering annexation of any portion of the subject property into a recreation dist	rict?			
	Yes X No Please explain:				
	NATHAN HEMLICK 09/23/2024				
	Applicant / Owner Printed Name Signature Date				

Recreation Plan and District Comment Form 10/4/2016 Page 2 of 3

RECREATION DISTRICT INFORMATION

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 the Recreation District, has no comments with regard to the proposed subdivision.

	The name of the Recreation District is:
	Name of contact person:
	Title: Telephone:
	Is any portion of the subject property located within the Recreation District? Yes No If no
	is annexation of the subject property to the Recreation District logical and feasible? Yes No
	Please explain.
•	District recommendations concerning recreational needs for this proposed subdivision are as follows
	Signature of Authorized Recreation District Representative Date

Recreation Plan and District Comment Form 10/4/2016 Page 3 of 3

Exhibit 37.1: Utility Company Notifications



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 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 malipiece, or on the front if space permits. Article Addressed to: Canon City Water Department P.O Box 1460 Canon City, Co 81215 	A. Signature X
9590 9402 8823 4005 9371 08 2. Article Number (Transfer from service label) 9589 0710 5270 2154 1926	3. Service Type □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail® □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ Collect on Delivery Restricted Delivery □ Adil Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON L	DELIVERY
■ 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 mailplece, or on the front if space permits. 1. Article Addressed to: Fremont Sanitation District 107 Berry PKNY Canara Citta Co S1212	B. Received by (Printed Name) D. Is delivery address different from If YES, enter delivery address to	Agent Addressee C. Date of Delivery a Item 1? Yes Pelow: No
Canon City, CO 81212		
9590 9402 8823 4005 9371 15 2. Article Number (Transfer from service lebel)	3. Service Type Adult Signature Adult Signature Restricted Delivery Certified Mail® Certified Mail Restricted Delivery Collect on Delivery Collect on Delivery Mail Restricted Delivery Mail Restricted Delivery	□ Priority Mail Express® □ Registered Mail* □ Registered Mail Restricted Delivery □ Signature Confirmation* □ Signature Confirmation Restricted Delivery
	E500)	Oomestic Return Receipt
PS Form 3811, July 2020 PSN 7530-02-000-9053		omestic neturn neceipt

X .

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

	of the cold not meation being
TO:	BLACK HILLS ENERGY
FROM:	NATE HELMICK
DATE:	ame of Subject Property Owner / Applicant DECEMBER 16TH, 2024
Reference	HELMICK MINOR SUBDIVISION Project Name
action as n	inform you that the Subject Property Owner, listed above, has made an application for the marked below with the Fremont County Department of Planning and Zoning (Department): Minor Subdivision
The subjec	et property, as referenced above is located at Cañon City, CO. 81212
	General Location or Address (Vicumy Map Exhibit A)
The subject	ct property is legally described as: HELMICK MINOR SUBDIVISION
X A conv	Check here if legal description is attached as Exhibit B. of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.
ET 11 gob)	or the proposed subdivision and or re-plat drawing has been enclosed with this maining.
by the Frei County Co	division, Preliminary Plan and Vacation of Public R-O-W applications are always first heard mont County Planning Commission (Commission) and then the Fremont County Board of mmissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Line Ad

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

Public Utility, Irrigation Company, Improvement District and or Easement of Record Notification Form 10/3/2016

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: BLACK HILLS ENERGY	Name o	of contact perso	on: Tre	y Bedford	J
Title: Planer Telephone:	88) 890-5554	Email: Troy.			Iscarp.com
Mailing Address: 3110 UTILITY LN Street Address	CAÑON CITY	/	CO	81212 Zip	-
Does your entity currently service the subject	,	Var. No.	State	Σ.1μ	
	•				
Will your entity be able to service the subject Yes No Please explain			ubdivisio	on or re-plat?	
Z · · · · · · · · · · · · · · · · · · ·					
Our antity has the following comments and	ou noo omme oo dat!		1	1	
Our entity has the following comments and o	or recommendation	ons regarding i	ine propo	sed action:	
no issues.					-
					No.
		-			
				7	
77-6			7		
Mr Cord		12/	8/2	4	
Signature of Authorized Entity Representative	/e	Date	/	<i>L</i> .	

Public Unlity, Irrigation Company, Improvement District and or Easement of Record Notification Form 10/3/2016 Page 2 of 2

PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT OF RECORD NOTIFICATION LETTER
TO: ATMOS ENERGY
FROM: NATE HELMICK
Name of Subject Property Owner / Applicant DATE: DECEMBER 16TH, 2024
Reference: HELMICK 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): X Minor Subdivision
The subject property, as referenced above is located at Cañon City, CO. 81212
General Location or Address (<u>Vicinity Man Exhibit A</u>)
The subject property is legally described as: HELMICK MINOR SUBDIVISION
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

Public Utility, Irrigation Company, Improvement District and or Easement of Record Notification Form. 10/3/2016

Page 1 of 2

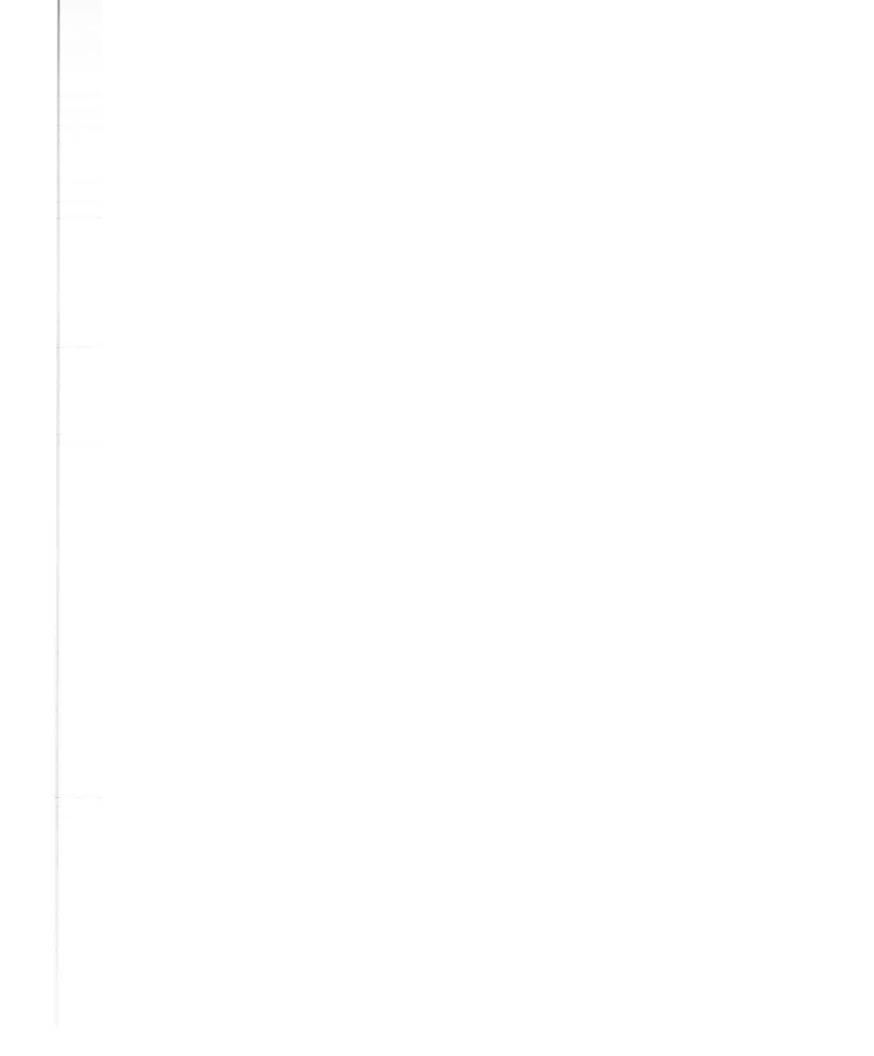
The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. 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: ATMOS ENERGY	Name of contact person: Juan Adolfo Prieto Aria		
Title: Engineering Manager Telephone: (888) 286-6700 Email:	Juan.PrietoAr	ias@atmosenergy.com
Mailing Address: 105 McCormick Pkwy	, Canon City	CO	81212
Street Address C	ny	State	Zip
Does your entity currently service the subject p	roperty? X Yes	☐ No	
Will your entity be able to service the subject p Yes No Please explain	roperty as proposed		on or re-plat?
Our entity has the following comments and or r	ecommendations reg	arding the propo	osed action:
No	comments.		
DocuSigned by:	Dece	ember 30, 2024	10:19 AM PST
Signature of Authorized Entity Representative	Date		

Public Utility, Irrigation Company, Improvement District and or Easement of Record Notification Form 10/3/2016

Page 2 of





January 27, 2025

Nate Helmick Helmick Minor Subdivision 1226 S 12th St Canon City, CO 81212

RE: Availability of Natural Gas or "Will Serve" notification regarding proposed project at 1226 S 12th St (Helmick Minor Subdivison), in the Town of Canon City, County of Fremont, and State of Colorado.

Dear Nate Helmick:

Atmos Energy Corporation is willing and able to construct the necessary natural gas distribution infrastructure to serve the proposed/planned properties known as 1226 S 12th St (Helmick Minor Subdivision), in the Town of Canon City, CO. The cost to extend or construct the natural gas line infrastructure, including individual lot service lines, are borne by the developer/owner requesting the extension of the natural gas line infrastructure. The developer/owner requesting natural gas service, including requests for new developments, of such a size and magnitude as to effect the integrity and reliability of the natural gas distribution system without additional reinforcement shall be responsible for the reinforcement costs and said costs will be included as part of the overall Main Extension and Service Line cost.

The developer/owner will be responsible for providing utility easements necessary for the installation of the natural gas infrastructure if not already provided in the utility easement within the road right of way. At the time of installation, the utility easements for the natural gas main extension and/or service line(s) shall be to final grade with clear access to the easements and all property pins should be visible and clearly marked. If necessary all sleeves for road crossings shall be installed prior to the installation of the natural gas main extension as per specifications provided by Atmos Energy Corporation.

The construction and installation of all natural gas infrastructures will adhere to Atmos Energy Corporation specifications and Tariff on file with the Colorado Public Utility Commission and are subject to State and Federal Regulatory and Pipeline Safety oversight.

If you have any questions, please telephone Randy Butler at 719-581-0239 or email @ Randy.Butler@AtmosEnergy.com.

Sincerely,

Randy Butler

Randy Butler Sales Representative Atmos Energy Corporation

Atmos Energy Corporation Customer Service Toll free 1-888-286-6700 atmosenergy.com

OF RECORD NOTIFICATION LETTER
TO:CHARTER/SPECTRUM COMMUNICATIONS
FROM: NATE HELMICK
Name of Subject Property Owner / Applicant DATE: DECEMBER 16TH, 2024
Reference: HELMICK MINOR SUBDIVISION
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): Your
1226 S 12TH ST
The subject property, as referenced above is located at Cañon City, CO. 81212 General Location or Address (Vietnity Maip Exhibit A)
The subject property is legally described as: HELMICK MINOR SUBDIVISION
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

Public Unlity, Irrigation Company, Improvement District and or Easement of Record Notification Form 10/3/2016

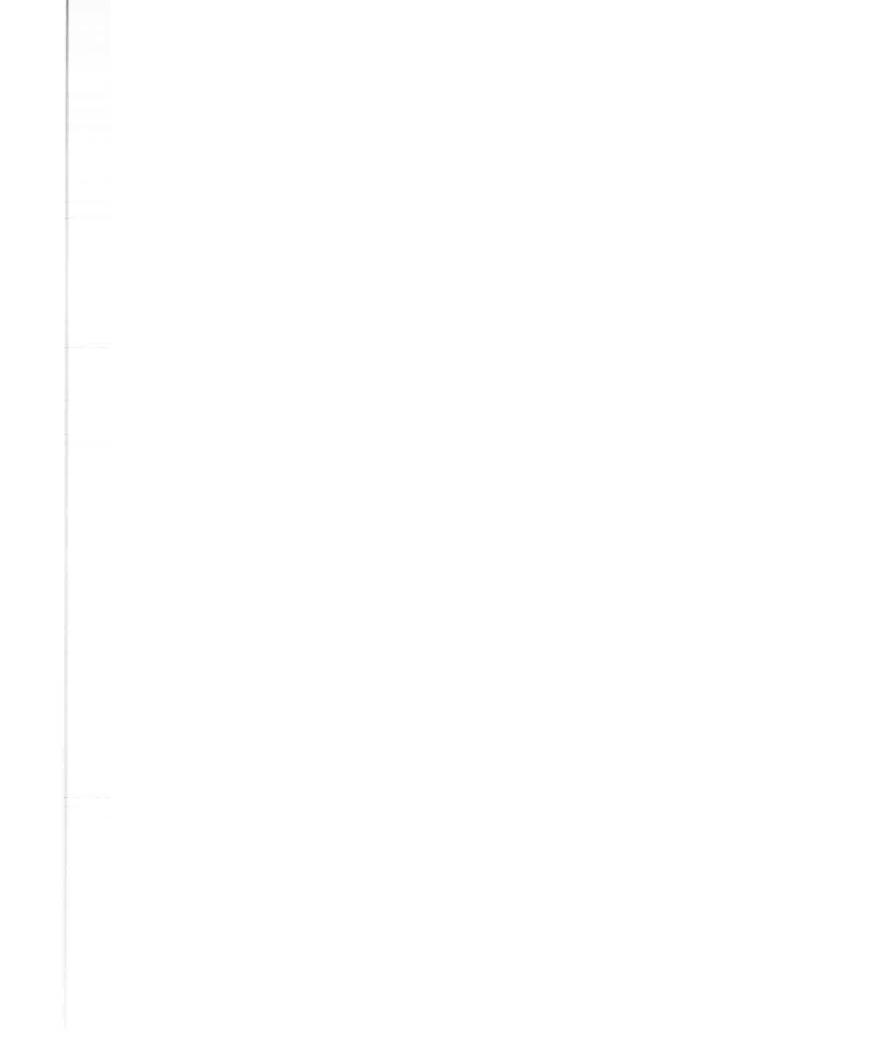
The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

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Entity Name: CH	ARTER/SI	PECTRUM (COMM.	Name of cor	tact perso	on:	
Title:		Telepho	ne: (866)8	74-2389 Ema	1:		
Mailing Address	306 N	16TH ST	SUITES	A-D, Caño	n City	CO CO	81212
	Street Addres	SS	City			State	/ıp
Does your entity	currently s	service the s	ubject prop	erty? 🗌 Yes -	🔲 No		
Will your entity b	oe able to s	service the s explain	ubject prop				ion or re-plat?
	following	g comments	and or reco	mmendations r	egarding	the prop	posed action:
	1110-00						
Signature of Auth	orized Ent	tity Represe	ntative	Dat	3		

Public Utility, Irrigation Company, Improvement District and or Easement of Record Notification Form 10/3/2016

Page 2 of 2



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

January 24, 2025

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

Re:

Helmick Minor Subdivision – 1226 S 12th Street

Statement of Utility Notification

CC:

Nate Helmick, Property Owner and Minor Subdivision Applicant

Dan Victoria,

Thank you for taking the time to review our plans and documents for the Helmick Minor Subdivision Application and providing comments regarding the subject Minor Subdivision Application.

This statement is in place of a Public Utility Notification form in regards to the Cable Television and Telephone sources, as the form was delivered directly to the Spectrum office at 306 N 16th St in Cañon City and has not been returned with the ability to serve the property.

Although the form has not been returned, it is highly likely that Spectrum can provide Cable Television and Telephone services to the subject property.

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

Thank you,

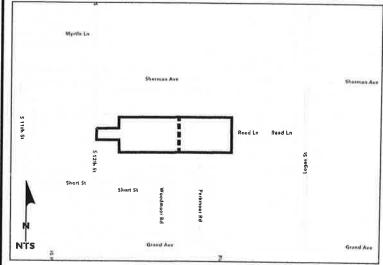
Miles Small, PLS
Survey Team Leader
719-430-5333
miless@3rocksengineering.com
3 Rocks Engineering and Surveying



Comments	
Subdivision	
evision and	
St in Cañon	
e Television	
1000131011	
1	

Exhibit 38.1: Plat Drawing





VICINITY MAP

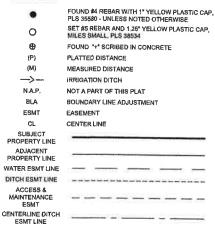
SURVEYOR'S NOTES:

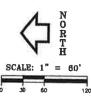
- FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F01512-24, AMENDMENT NO. # 6, DATEO FEBRUARY 1, 2024, WAS ENTIRELY BELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE REPORT.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 3. LINEAL UNITS USED ARE U.S. SURVEY FEE
- BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY BEARING N89*43'15"W (ASSUMED), A DISTANCE OF 816.06 FEET, MONUMENTED AS SHOWN HEREON.
- SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP FOR FREMONT COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C0636F, REVISED JANUARY 06, 2012.
- ALL RIGHT-OF-WAY, LOT AND BLOCK, AND EASEMENT INFORMATION WAS TAKEN FROM THE PLAT OF LENYI BOUNDARY LINE ADJUSTMENT AT REC. NO. 860692.
- 7. BOUNDARY AMBIGUITIES EXIST ON THE EAST SIDE OF THE SUBJECT PROPERTY. CURRENT LINES OF OCCUPATION DO NOT COINCIDE WITH THE MONUMENTED PROPERTY LINE. IT APPEARS THERE MAY BE DIFFERENT INTERPRETATIONS OF THE ALQUIOT LINE RUNNING NORTH SOUTH ALONG THE EAST PROPERTY LINE AND POSSIBLY A GAP IN OWNERSHIP LINES. THIS PLAT IS NOT MEANT TO RESOLVE MY FOF PROPERTY ISSUES. THE PROPERTY BEING SUBDIVIDED IS BASED ON THE PREVIOUSLY ACCEPTED AND RECORDED LENY BOUNDARY LINE ADJUSTMENT PLAT.
- 8. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON,

FIRE SUPPRESSION STATEMENT:

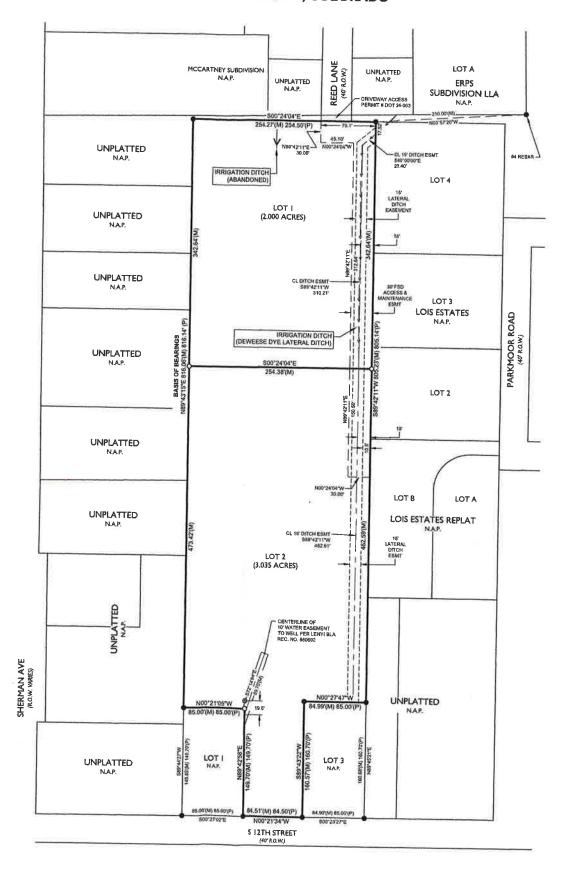
A RESIDENTIAL FIRE SUPPRESSION SYSTEM IS TO BE ADDED AND MAINTAINED IN ALL FUTURE RESIDENTIAL STRUCTURES INDEFINITELY ON THE NEWLY CREATED LOT 1,

LEGEND





HELMICK MINOR SUBDIVISION A RE-PLAT OF LOT 2, LENYI BOUNDARY LINE ADJUSTMENT FREMONT COUNTY, COLORADO



KNOW ALL PERSONS BY THESE PRESENTS THAT NATHAN HELMICK AND JOSHUA LEVI TOWNSEND ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT:

LOT 2, LENYI BOUNDARY LINE ADJUSTMENT ACCORDING TO THE RECORDED PLAT COUNTY OF FREMONT STATE OF COLORADO

CONTAINING 218,352 SQ. FT. OR 5,035 ACRES, MORE OR LESS, AS SURVEYED.

DEDICATION:

WE, JOSHUA LEVI TOWNSEND AND NATHAN HELMICK, BEING THE OWNERS OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF HELMICK MINOR SUBDIVIDSION, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE TO DEDICATE THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTLITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.

IN WITNESS WHEREOF JOSHUA LEVI TOWNSEND AND NATHAN HELMICK HAVE SUBSCRIBED THEIR NAMES THIS DAY OF A D. 20

BY	_ JOSHUA LEVITOWNSEND	
BY	_ NATHAN HELMICK	
NOTARY STATEMENT:		
THE FOREGOING INSTRUMENT WAS ACKNOWN NATE HELMICK AND JOSHUA LEVI TOWNSEN	WLEDGED BEFORE ME THIS DAY O	FA.D. #0 BY
MY COMMISSION EXPIRES	720	
MY ADDRESS IS		
WITNESS MY HAND AND OFFICIAL SEAL	(SEAL)	
	MOTARY RUBLIO	

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT:

THE UNDERSIGNED CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF FREMONT COUNTY, COLORADO HEREBY CERTIFIES THAT THE PLAT WAS APPROVED AND ALL ROADS, STREETS AND EASEMENTS ARE HEREBY ACCEPTED PROVIDED, HOWEVER, THAT SUCH ACCEPTANCE SHALL NOT IN ANY WAY BE CONSIDERED AS AN ACCEPTANCE FOR MAINTENANCE PURPOSES. MAINTENANCE OF, OR SHOW REMOVAL FROM SAID ROAD OR STREETS SHALL BE ONLY UPON A SEPARATE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS.

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 EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR SUBDIVISION BOUNDARY IS SUBJECT TO A TEN (10) FOOT EASEMENT.

DEWEESE-DYE DITCH & RESERVOIR COMPANY EASEMENT STATEMENT:

EASEMENTS FOR ACCESS AND MAINTENANCE OF THE LATERAL/WATER DELIVERY SYSTEM BY DEWEESEDYE DITCH & RESERVOIR COMPANY ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS EXCEPT AS OTHERWISE NOTED. THE CENTERLINE OF THE LATERAL IS SUBJECT TO A SEVEN AND A HALF (7.5) FOOT EASEMENT ON BOTH SIDES OF THE CENTERLINE OF THE LATERAL

FREMONT SANITATION DISTRICT EASEMENT STATEMENT:

FREMONT SANITATION DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE 30' UTILITY AND ACCESS EASEMENT DEPICIFED HEREON AND TO ACCESS ADJACENT LANDS IN CONNECTION WITH CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REMOVAL OF THE SANITARY SEVER FACILITIES. THE DEVELOPER OR HIS SUCCESSOR AND ASSIMS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF GATES FOR UTILITY ACCESS IF FENCING AND/OR BARRIER SYSTEM IS CONSTRUCTED AUTON THE SOUTHERLY AND EASTERLY SUBDIVISION BOUNDARY ENCUMBERED WITH HE 30 FOOT UTILITY EASEMENT DEPICTED HEREON. TO ENSURE ADEQUATE ACCESS TO PAULIC INFRASTRUCTURE, THE GATTING SYSTEM SHALL INCLUDE A MINIMUM FOUR FOOT OPENING TO PROVIDE ACCESS TO SANITARY SEWER MAINCLES AND INFRASTRUCTURE. PRIOR TO CONSTRUCTION OF ANY FENCING AND/OR BARRIER SYSTEMS, THESE ACCESS SYSTEMS AND LOCATIONS SHALL BE APPROVED BY THE FREMONT SANITATION DISTRICT OR THEIR SUCCESSOR AND/OR ASSIGNS.

REGISTERED LAND SURVEYOR'S CERTIFICATE:

I MILES SMALL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAI THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUES, 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 PURITHER CERTIFY THAT ANY PORTINS) OFTHIS ARE ACCURATELY SHOWN HEREON.

MILES SMALL
COLORADO P.LS. #38534
3 ROCKS ENGINEERING, LLC
430 MAIN ST CAMON CITY, CO
PHONE: 719-430-5333

COUNTY CLERK AND RECORDERS STATEMENT:

STATE OF COLORADO COUNTY OF FREMONT

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO, AT _____M, ON THE _____ DAY OF _____, 20__, A.D., UNDER RECEPTION

FREMONT COUNTY CLERK & RECORDER



DATE: 6/19/2025

DRAWN BY: DLS
REVIEWED BY: MS

PROJECT: 24-138

Exhibit 40.1: Deferral Letter Regarding Items #28-29



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

October 2, 2024

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

Helmick Minor Subdivision – 1226 S 12th Street Re:

Application – Request for Deferment

CC: Nate Helmick, Property Owner and Minor Subdivision Applicant

Dan Victoria,

Thank you for taking the time to review our plans and documents for the Helmick Minor Subdivision Application and providing comments regarding the subject Minor Subdivision Application. We are, on behalf of our client, requesting to defer submittal of the following items until the time of development:

- Drainage Plan and Report
- Topographic and Grading Plan
- Geological & Soils Reports

We are requesting a deferment, as there are currently no proposed improvements to the subject property. The owner intends to build a single-family home at a later date. The property owner will inform the Fremont County Planning & Building Department once a plan to build is created.

We are also requesting to defer submittal of the street improvements. Please see Exhibit 43.1 for the reason of request.

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

Thank you,

Miles Small, PLS Survey Team Leader 719-430-5333 miless@3rocksengineering.com

3 Rocks Engineering and Surveying



1

Exhibit 43.1: Street Improvements



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

June 16, 2025

Mike Fowler
Planning Coordinator
Fremont County
Room 210
615 Macon Avenue
Cañon City, CO 81212

Re:

Helmick Minor Subdivision – 1226 S 12th Street

Application – Request for Street Improvements Waiver

 $CC \cdot$

Nate Helmick, Property Owner and Minor Subdivision Applicant

Mike Fowler,

Thank you for your review and feedback on the Helmick Minor Subdivision Application. On behalf of our client, we respectfully request a waiver of any street improvement requirements for access to the subject property via Reed Lane, beyond those specified in the Fremont County Building Department's Driveway Access and Address Permit #DOT 24-003.

The permit states that access to Lot 1 of the subject property requires "good material through easement to road" and "spec material will need to be used through easement and built to County specs." Currently, Reed Lane is paved almost completely to the subject property's eastern boundary, where the road terminates. This existing pavement supports the access needs of the two adjacent properties' driveways and, with the materials specified in the permit, ensures adequate access to Lot 1. Given these conditions, additional street improvements are unnecessary to meet the project's objectives.

Additionally, the proposed development of a single residential unit on Lot 1 will result in minimal additional traffic, which will not significantly impact the existing infrastructure. Granting this waiver aligns with the site's current conditions, satisfies the permit's requirements, and avoids unwarranted costs.

Attached is Access Permit #DOT 24-003 for reference.

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

Thank you,

Brandon Hayes

Project Coordinator 719.204.1311

brandonh@3rocksengineering.com

3 Rocks Engineering and Surveying



1	



Colorado 8:11 must be notified prior to excavation

DRIVEWAY ACCESS and ADDRESS PERMIT FREMONT COUNTY BUILDING DEPARTMENT 615 MACON AVE, ROOM 212

Phone: 719-276-7460 Fax: 719-276-7461

PERMIT # DOT	34-00	113

(1.) APPLICANT SHALL SCHEDULE AN ON-SITE MEETING WITH DEPARTMENT OF TRANSPORTATION DESIGNEE TO DETERMINE
ADEQUATE LOCATION REQUIREMENTS OF THE DRIVEWAY ACCESS, AND FOR FINAL ACCEPTANCE INSPECTION.
IE AUDITIONIT FAILS TO APPEAR. THERE WILL BE A RESCHEDULE FEE OF \$45.00
(2.) PLOT MAP OR SKETCH IS REQUIRED. DEPARTMENT OF TRANSPORTATION DESIGNEE WILL INDICATE DRIVEWAY LOCATION &
INITIAL.
Department of Transportation Designee: (Serve 600 CA Phone: 719-276-7430
Name of Applicant: Nother Helmick Phone: 7/9-369-7/90 Alt. Phone: 7/9-49/-5790
Department of Transportation Designee: Carry Busca Phone: 719-276-7430 Name of Applicant: Nathan Helmick Phone: 7/9-369-7/90 Alt. Phone: 7/9-49/-5790 Current address, City, State, Zip Code of Applicant: 42/ Railroad St Rockvale CO 8/244
Current address, City, State, Zip Code of Applicant. O 27 Many and St. Reserved.
Name of Driveway Contractor installing: Self
Address of proposed or existing driveway, please include address: To be determined hold fine
The following is to be completed by Department of Transportation Designer:
Name of street being accessed: Aced / 24 e Site distance both directions: 300 ftft.
Driveway access shall not interfere with location or functioning of any traffic regulation device.
Driveway access shall not interior with location of an any parcel less than 100' in width
More than one driveway access shall not be allowed on any parcel less than 100' in width.
Driveway access shall be constructed so as not to interfere with the street drainage system.
No driveway access shall enter or exit on to street at less than 45 degrees.
The following information will be required prior to the final acceptance:
Will improvements be required: Yes No If yes, specify holon: Will improvements be required: Yes No Change & Remote SEE Note Below
Chance & Report SEE NOTE Below
Tariffic Ash a mained Yes (No.
Will improvements be required: Yes X No Cover over top of Culvert (Material) Cover over top of Culvert
Culvert size: Type of Culvert (Material) Cover over top of Culvert
Curb Cut Drop Inlets Downspouts Energy Dissipaters Flared Ends Headwalls Rip Rap Paving & Beveled Ends Deflectors
Flared Ends Headwalls Rip Rap Paving & Beveled Ends Deflectors
Racks Cribs Raisers Basins Spillways Others
A minimum of 12 inch diameter culvert, unless larger required due to historical drainage.
Minimum cover over top of the culvert shall be ½ the diameter of the culvert. Minimum length of culvert 24'.
William Lover over top of the curver strain be 7 the district.
Driveway shall not allow drainage onto County Right-of-Way.
Culverts shall be set on a grade which will allow for proper drainage.
 Culverts shall be corrugated metal or material of equivalent strength & construction.
(3.) LOCATION AND SITE REQUIREMENTS APPROVED BY DEPARTMENT OF TRANSPORTATION:
DESIGNEE: DATE: 1/2024
(4.) A. APPLY FOR ADDRESS AT THE BUILDING DEPARTMENT, 615 MACON, ROOM 212
B. PLOT MAP OR SKETCH AS APPROVED IN (2.) ABOVE, WILL BE REQUIRED WHEN APPLYING FOR AN ADDRESS.
C. SUBMIT COPY OF ISSUANCE OF AN ADDRESS TO THE BUILDING DEPARTMENT WHEN APPLYING FOR A PERMIT
**Permit will expire one year from date of purchase.
A.T.
Signature of Applicant: Date: 11/3/24 Fee Paid: FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY DEPARTMENT OF TRANSPORTATION:
Signature of Applicant: Date: Fee Paid:
FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY DEPARTMENT OF TRANSPORTATION:
DESIGNEE: DATE:
DESIGNEL
attantial to the state of account in 8. Black Dian Indicating location of driveway
**Must submit proof of ownership & Plot Plan Indicating location of driveway Copies required: 1.Road Supervisor 2.DOI Office Manager 3.Planning & Zoning 4.Building Department 5.Owner
Copies required: 1.Road Supervisor 2.Dol Office Wanager 1.
* between Sherman & BAND on Logen
* Spec Material will need to be used through Easemen
The first to the f
AND BUILT to County (Dec



Exhibit 44.a.1: Address Information



Helmick Minor Subdivision – 1226 S 12th Street

Response to Comments

April 11, 2025

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

Re:

Helmick Minor Subdivision – 1226 S 12th Street

Application - Application Item 44.a Address Information Statement

CO

Nate Helmick, Property Owner and Minor Subdivision Applicant

Dan Victoria,

Thank you for taking the time to review our plans and documents for the Helmick Minor Subdivision Application and providing comments regarding the subject Minor Subdivision Application.

We are, on behalf of our client, stating in regards to the application item #44.a that there is sufficient information provided to be able to compute an address for the new lot (Lot1) to be platted. It has been determined on the FCDOT access permit #DOT 24-003 that the name of the street being accessed is Reed Lane, and the new address shall coordinate with the numbering sequence of Reed Lane.

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

Thank you,

Brandon Hayes Project Coordinator 719.430.5333 719.204.1311

brandonh@3rocksengineering.com

3 Rocks Engineering & Surveying



1

Exhibit 44.b.1: Closure Reports



Parcel Map Check Report

Client: Nate Helmick Prepared by:

Miles Small

PO Box 286, Rockvale, Colorado, 81244

Date: 12/4/2024 10:17:11 AM

3 Rocks Engineering & Surveying 430 Main Street, Canon City, Colorado 81212

Parcel Name: 1226 S 12th St - LOT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,219,873.022'

East:3,079,339,320'

Segment#1: Line

Course: N0°24'04.39"W

Length: 254.38 East: 3,079,337.538'

North: 1,220,127.396'

Segment#2: Line

Course; N89°43'15.38"E

Length: 342.64'

North: 1,220,129.064'

East: 3,079,680.174'

Segment#3: Line

Course: S0°24'04.39"E

Length: 254,27'

North: 1,219,874.801'

East: 3,079,681.955'

Segment# 4: Line

Course: S89°42'11.37"W

Length: 342.64'

North: 1,219,873.026'

East: 3,079,339.320'

Perimeter: 1,193.93'

Area: 2.000Acre

Error Closure: 0.004

Course; N3°40'48.91"W

Error North: 0.0037

East: -0.0002

Precision 1: 298,482.50

Parcel Name: 1226 S 12th St - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,219,868.523'

East:3,079,239.950'

Segment#1: Line

Course: S89°42'11.37"W

Length: 462,59'

North: 1,219,866.127'

East: 3,078,777.366'

Segment# 2: Line

Course: N0°27'47.32"W

Length: 84,99'

North: 1,219,951.114'

East: 3,078,776.679'

Segment#3: Line

Course: S89°43'21.90"W

Length: 160.57

North: 1,219,950.337'

East: 3,078,616.111'

Segment#4: Line

Course: N0°21'33.53"W

Length: 84.51'

North: 1,220,034.845'

East: 3,078,615.581'

Segment# 5: Line

Course: N89°42'57.96"E

Length: 149,70'

Segment# 6: Line

Course: N0°21'04.77"W

Length: 85,00'

North: 1,220,120.585' East: 3,078,764.758'

Segment#7: Line

Course: N89°43'15.38"E

Length: 473.42'

North: 1,220,122.891'

East: 3,079,238.172'

Segment#8: Line

Course: S0°24'04.39"E

Length: 254.381

North: 1,219,868.517'

East: 3,079,239.954'

Perimeter: 1,755.17'

Area: 3.035Acre

Error Closure: 0.007

Course: S32°52'24.26"E

Error North: -0.0058

East: 0.0038

Precision 1: 250,737.14

Parcel Name: 1226 S 12th St - Parent Parcel

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:1,219,582.323'

East:3,078,790.371'

Segment#1: Line

Course: N89°43'15.38"E

Length: 816.06'

North: 1,219,586.297'

East: 3,079,606.421'

Segment#2: Line

Course: S0°24'04.39"E

Length: 254.27'

North: 1,219,332.034'

East: 3,079,608.2021

Segment#3: Line

Course: S89°42'11.37"W

Length: 805.231

North: 1,219,327.862'

East: 3,078,802.982'

Segment#4: Line

Course: N0°27'47.32"W

Length: 84,99'

North: 1,219,412.849'

East: 3,078,802.295'

Segment# 5: Line

Course: S89°43'21.90"W

Length: 160.57'

North: 1,219,412.072'

East: 3,078,641.727'

Segment# 6: Line

Course: N0°21'33.53"W

Length: 84.51'

North: 1,219,496.580'

East: 3,078,641.197'

Segment#7: Line

Segment#8: Line

Course: N89°42'57.96"E

Length: 149.70

East: 3,078,790.895'

North: 1,219,497.322'

Course: N0°21'04.77"W

North: 1,219,582.321'

East: 3,078,790.374'

Length: 85.00'

Perimeter: 2,440.36

Area: 5.036Acre

Error Closure: 0.004

Course: S58°31'28.58"E

Precision 1: 610,082.50

Exhibit 44.c.1: CDOT Access Permit





Colorado 811 must be notified prior to excavation

DRIVEWAY ACCESS and ADDRESS PERMIT FREMONT COUNTY BUILDING DEPARTMENT 615 MACON AVE, ROOM 212

Phone: 719-276-7460 Fax: 719-276-7461

$-\infty3$

ENVIT W
1.) APPLICANT SHALL SCHEDULE AN ON-SITE MEETING WITH DEPARTMENT OF TRANSPORTATION DESIGNEE TO DETERMINE
ADEQUATE LOCATION REQUIREMENTS OF THE DRIVEWAY ACCESS, AND FOR FINAL ACCEPTANCE INSPECTION.
IF APPLICANT FAILS TO APPEAR, THERE WILL BE A RESCHEDULE FEE OF \$45.00
2.) PLOT MAP OR SKETCH IS REQUIRED. DEPARTMENT OF TRANSPORTATION DESIGNEE WILL INDICATE DRIVEWAY LOCATION &
INITIAL.
Department of Transportation Designee: Carry Busca Phone: 719-276-7430 Name of Applicant: Nathan Helmick Phone: 719-369-7190 Alt. Phone: 719-491-5790 Current address, City, State, Zip Code of Applicant: 621 Railroad St Rockvale CO 81244
Department of Transportation Designee: 1979 10 119 719 719 Ale Bloom 719 49/5790
Name of Applicant: Narhan Helmick Prione: 177367 1770 Al. Filone
Current address, City, State, Zip Code of Applicant: 62/ Kailroad St Kock Valle CO 01277
Name of Driveway Contractor installing: Sele
Name of Driveway Contractor Installing:
For County use: The following is to be completed by Department of Transportation Designee:
Name of street being accessed: Aced / 12 e Site distance both directions; 300 ftft.
Driveway access shall not interfere with location or functioning of any traffic regulation device.
of the second of
More than one driveway access shall not be allowed on any parcel less than 100' in width.
Driveway access shall be constructed so as not to interfere with the street drainage system.
No driveway access shall enter or exit on to street at less than 45 degrees.
Will improvements be required: Yes No Cover over top of Culvert size: Type of Culvert (Material) Cover over top over top of Culvert (Material) Cover over top over top over
Will drainage study be required: Yes No X If yes, specify below.
Change & Report JELE 10012 Be 10 W
Will improvements he required: Yes V NO
Culvert size: Type of Culvert (Material) Cover over top of Culvert
Curb Cut Drop Inlets Downspouts Energy Dissipaters
CUID CUT Drop Illiets Downsports Paying & Reveled Ends Deflectors
Flared Ends Headwalls Rip Rap Paving & Beveled Ends Deflectors Deflectors
Racks Cribs Raisers Basins Spillways Others
A minimum of 12 inch diameter culvert, unless larger required due to historical drainage.
Minimum cover over top of the culvert shall be ½ the diameter of the culvert. Minimum length of culvert 24'.
Driveway shall not allow drainage onto County Right-of-Way.
Culverts shall be set on a grade which will allow for proper drainage.
and the state of t
Culverts shall be corrugated metal or material of equivalent strength at constitution.
THE REPORT OF THE PROPERTY APPROVED BY DEDARTMENT OF TRANSPORTATION:
(3.) LOCATION AND SITE REQUIREMENTS APPROVED BY DEPARTMENT OF TRANSPORTATION:
DESIGNEE: DATE: 1/2024 (4.) A. APPLY FOR ADDRESS AT THE BUILDING DEPARTMENT, 615 MACON, ROOM 212
(4.) A. APPLY FOR ADDRESS AT THE BUILDING DEPARTMENT, 615 MACON, ROOM 212
B. PLOT MAP OR SKETCH AS APPROVED IN (2.) ABOVE, WILL BE REQUIRED WHEN APPETITION OF THE APPETITION OF
C. SUBMIT COPY OF ISSUANCE OF AN ADDRESS TO THE BUILDING DEPARTMENT WHEN APPLYING FOR A PERMIT
**Permit will expire one year from date of purchase.
Signature of Applicant: Date: 11/3/24 Fee Paid:
T CEPTITY that I understand and higher to the above requirements and page 11/13/24 Fee Paid:
Signature of Applicant: Notice of Applicant of The Applic
FINAL ACCEPTANCE OF DRIVEWAY ACCESS BY DEPARTIVENT OF TRANSPORTATION.
DESIGNEE: DATE:
**Must submit proof of ownership & Plot Plan Indicating location of driveway
Copies required: 1.Road Supervisor 2.DOI Office Manager 3.Planning & Zoning 4.Building Department 5.Owner
* between Sherman + GRAND on Lagen
* Spec Material will need to be used through Easeman And Built to County Specs.
And Built to County Specs



Exhibit 44.e.1: Ditch Deed



MISC. RECORD 467

	A Table 1	4
	9 February 65 9:35 A \$2.45	
Ì	The for round the second the seco	
-	Recorded No. 123-367.1.Ch Book 462 Page 224 Hayne Marriago Deputy	-
	This Deed, Made this 8th day of February in the year of our Lord	1
	one thousand nine hundred and sixty-five between	
1	of the County of Fremont and State of Colorado, of the first part, and	
		į.
1	of the County of Fremont and State of Colorado, of the second part;	Į.
NAME AND ADDRESS OF THE OWNER, WHEN	Wilnesseth, That the said part y of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars & other good and valuable consideration modules, to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, ha S granted, bargained, sold and conveyed, and by those presents do @8 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 saights and the heirs and assigns of such survivor forwer, all the following described lot - or parcel - of land, situate, lying and being in the County of Fremont and State	
THE THE COUNTY OF LAND AND PERSONS ASSESSED.	Beginning at a point 977.6 feet North of another point on the South line of the Northwest Quarter of the Northeast Quarter (NWINE) of Section 4. Township 19 South, Range 70 West of the Sixth Principal Meridian, which last mentioned point is 354.16 feet East of the Southwest corner of the said Northwest Quarter of the Northeast Quarter (NWINE) of said Section 4, running thence East 965.84 feet; thence North 119.5 feet; thence West 965.84 feet; thence South 119.5 feet to the place of beginning, excepting and reserving the right of way for such ditch and ditches as shall be necessary to convey water for the use upon lands lying below said tract.	
The latest	Together with 22 shares of the Capital Stock of The De- Weese-Dye Ditch and Reservoir Company.	
ı	E .	
Į	182 8 2°	Toronto.
ı		50
	Together with all and singular the hereditaments and appurtenances therete belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the setted, right, title, interest, claim and demand whateover of the said party of the first part, either in law er equity, of, in and to the above bargained premises, with the hereditaments and appurtenances. The Have and to Hold the said pramises above bargained and described, with the appurtenances, unto the said parties of the second part, the survivor of them, their easigns and the heirs and assigns of such survivor forever. And the said part y of the first part, for him self, his heirs, executors, and administrators, do es 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 encealing and dailvery of these presents, he is well selected in the promises above conveyed, as of good, surs, perfect, absolute and indefeables estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforeadd, and that the same are free and clear from all former and other grants, hargains, sales, liens, tares, assessments and herumbrances of whatever kind or nature soewer. EACEPT general property taxes for the year 1965, due January 1st, 1966, which the grantee assumes and asgrees 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 part y of the first part shall and will WARRANT AND FOREVER DEFEND. In Witness Whereof, The said part y of the first part has a hereoute set his head — and seal — the day and year first above written.	
	County of Fremont. The foregoing instrument was acknowledged before me this 8th day of February 19 65.	15
	No ROBERT G. FREDRICKSON	Est.
	Witness my hand and official seal. My commission expires. September 11, 1965. My commission expires. September 11, 1965. Notary Public Witness my hand and official seal. Notary Public Witness my hand and official seal.	
~	100-8-9-Revised WARRANTY DEED TO JODIT TESTANTS—Out Was Printing and Stationery On, Colorado Springs, Orb.	

X

Additional Items – CCAFPD Residential Suppression System Agreement





CAÑON CITY AREA FIRE PROTECTION DISTRICT

hard a military

23 June 2025

FIRE AND LIFE SAFETY INSPECTION REPORT

Helmick minor subdivision, 1226 South 12th Street, Cañon City, CO 81212

We have met with the applicant for this minor subdivision and have made the applicant aware that by creating a new residential lot which abuts Reed Lane, the entry to the newly created lot would exceed the maximum allowable distance to a fire hydrant (2018 International Fire Code 507.5.1). In lieu of adding a fire hydrant, the Fire District will accept the proposed residential fire suppression (sprinkler) system for all future residential structures on the newly created Lot 1 that are designed, installed, and maintained in accordance with National Fire Protection Association (NFPA) 13D and NFPA 25 standards.

Austin Breuninger Life Safety Officer

Applicant