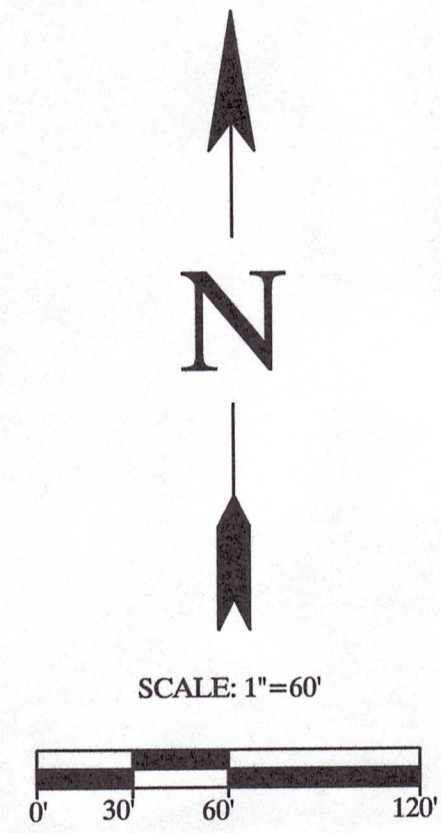
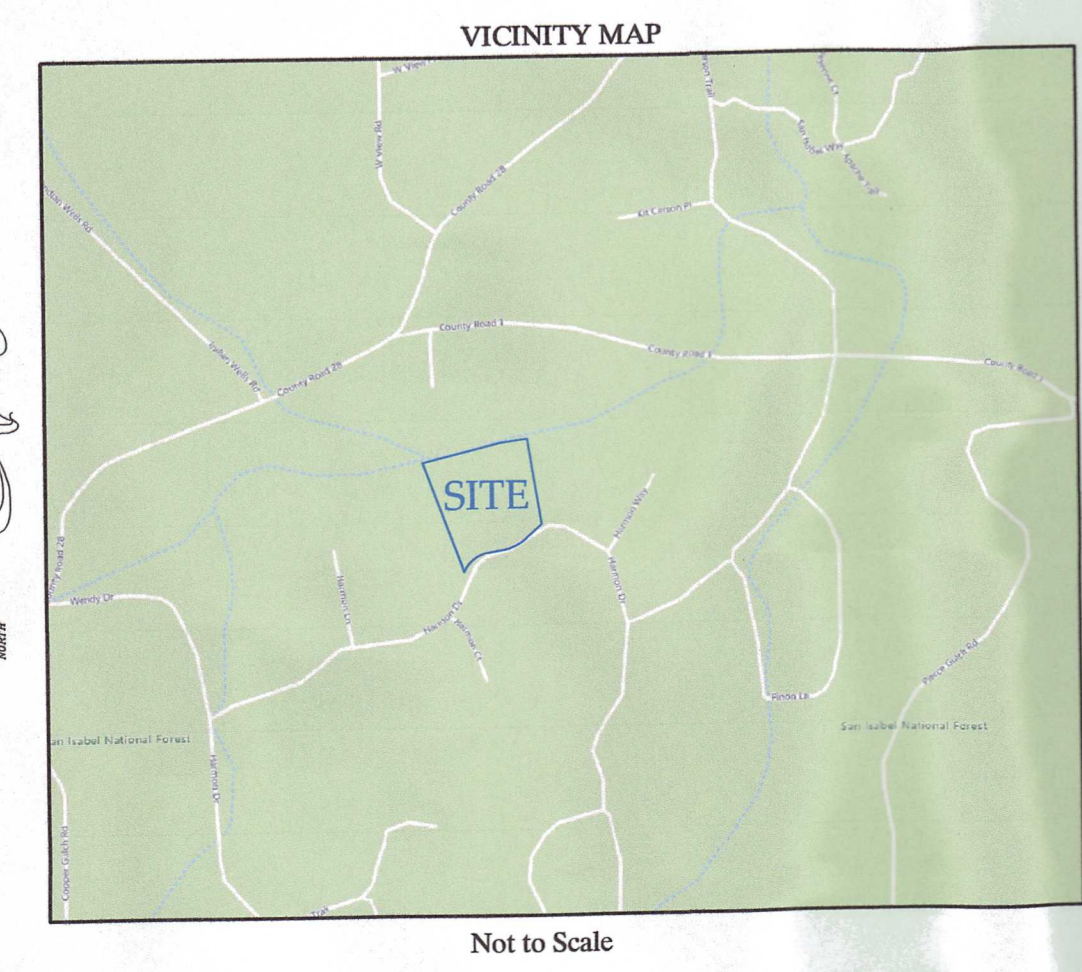


Interior Lot Line Vacation

A Vacation of Interior Lot Lines for Lots 8 & 9, Block 3, Glen-Vista Filing No. 4
In a Portion of the S1/2 Section 31, Township 19 South, Range 72 West
of the 6th P.M. in Fremont County, Colorado



- P.U.E. PUBLIC UTILITY EASEMENT
- N80°00'00"E (P) PLAT BEARING OR DISTANCE
- ⊕ FOUND MONUMENT AS DESCRIBED
- ⊙ SET NO. 4 REBAR W/PLASTIC CAP #38529
- BOUNDARY LINE
- - - EXIST. EASEMENT
- - - LINE TO BE VACATED
- - - EDGE OF DRAINAGE DITCH



SURVEYOR'S CERTIFICATE

I, Julie N. Troutt, a professional land surveyor registered in the State of Colorado, do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land and the subdivision thereof, to the best of my knowledge and belief. I further certify that any portions of this property which do lie within the designated flood hazard area as shown on the F.E.M.A. F.I.R.M maps are accurately shown hereon.

Julie N. Troutt
Professional Land Surveyor #38529

Date _____

Notice:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of certification shown hereon.

According to Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community No. 080067, Panel 0825 E, Map No. 08043C0325E, Effective Date September 19, 2007, this property lays entirely within Zone X, Area of Minimal Flood Hazard.

Title work provided by Warranty title, Inc., Commitment No. WR-24-196, bearing an effective date of July 1, 2024 at 8:00 A.M.

Basis of Bearings: As Shown hereon.

Distances shown hereon are ground distances of the Colorado State Plane Coordinate System, Central Zone, NAD83 US Ft. and utilize a combination scale factor of 1.0003365742.

The area being affected by this Lot Line Vacation is 10.83 Ac. ±.

*Lot 9, as platted, does not mathematically close. It is believed the curve data provided on the plat of Glen Vista Filing No. 4 is in error.

KNOW ALL MEN BY THESE PRESENTS that Shirley A. Campbell is the owner of the following described land:
TO WIT: Lots 8 & 9, Block 3, Glen-Vista Filing No. 4, recorded at Reception No. 388292 County of Fremont, State of Colorado.

Total Acreage is 10.83 acres
DEDICATION: I, Shirley A. Campbell being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of INTERIOR LOT LINE VACATION, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the public at large, the streets, alleys, roads and other public areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof, Shirley A. Campbell has subscribed her name this _____ day of _____, A.D., 2024.

By _____
Shirley A. Campbell

NOTARY STATEMENT
The foregoing instrument was acknowledged before my this _____ day of _____, A.D., 2024 by Shirley A. Campbell.

My commission expires _____

My address is _____

Witness my hand and official seal _____
Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT
This is to certify that the plat is approved and accepted as per review by the Planning Director, dated this _____ day of _____, A.D., 2024.

_____ Chairman, Fremont County Board of County Commissioners

COUNTY CLERK AND RECORDERS STATEMENT
STATE OF COLORADO
COUNTY OF FREMONT

This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado at _____ M. on the _____ day of _____, A.D., 2024 under Reception No. _____

Fremont County Clerk and Recorder

EASEMENT STATEMENT
Easements are 10 feet in width along all side and rear lot lines except as noted on plat for the purpose of installing and maintaining public utilities and Bridle Path.

No Dwelling shall be erected, altered or placed on any tract with a ground floor area exclusive of patios, open porches or garages of less than 750 square feet external measurements, as defined in the Fremont County Building Code.

Colorado Land Surveyors, Inc.
184 S. Tiffany Dr., Ste. 106
Pueblo West, CO 81007
719-542-9169