

TEZAK-NEINAS LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO



VICINITY MAP
NTS

DEDICATION:

WE, MIKE TEZAK AND ANDY NEINAS, BEING THE OWNER(S) OF THE ADJACENT DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF (COMPLETE NAME OF DEVELOPMENT IN ALL CAPS), 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, ANDY NEINAS AND MIKE TEZAK (HAVE) SUBSCRIBED (THEIR) NAMES THIS ____ DAY OF _____, A.D. 2024.

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202__ BY (OWNER NAME)

MY COMMISSION EXPIRES _____, MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

ACKNOWLEDGMENT 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 _____, 2024

CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

EASEMENT STATEMENT:

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

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT ANDY NEINAS & MIKE TEZAK ARE THE OWNERS OF THE FOLLOWING LAND DESCRIBED:

TO WIT:

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 339-F08610-24)

PARCEL 1:
LOT 1, LIPPIS SUBDIVISION ACCORDING TO THE RECORDED PLAT, COUNT OF FREMONT, STATE OF COLORADO

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 339-F0821-24)

PARCEL 2:
A TRIANGULAR TRACT OUT OF THE SW CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 10, WHERE THE SAME INTERSECTS THE EAST LINE OF SAID ROYAL GORGE HIGHWAY;
THENCE NORTH ALONG THE SAID EAST LINE OF SAID COUNTY HIGHWAY 210 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 50;
THENCE SOUTHEASTERLY ALONG SAID LINE OF SAID STATE HIGHWAY 50 TO ITS INTERSECTION WITH THE SAID SOUTH LINE OF THE NW1/4;
THENCE WEST ALONG SAID QUARTER SECTION LINE, 1,320 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND IN THE SW1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SECTION 10, FROM WHENCE THE NW CORNER OF SAID SECTION 10 BEARS N 0° 18' 12" E, A DISTANCE OF 2732.78 FEET;
THENCE NORTH 83° 41' 46" EAST, A DISTANCE OF 669.91 FEET TO THE NW CORNER OF LIPPIS SUBDIVISION;
THENCE S 00° 00' 44" E ON THE WEST LINE OF SAID LOT 1, LIPPIS SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE NE CORNER OF LOT 1, RUTTUM SUBDIVISION;
THENCE N 89° 30' 32" W ON THE NORTH LINE OF SAID LOT 1, RUTTUM SUBDIVISION, A DISTANCE OF 684.27 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF THE ROYAL GORGE HIGHWAY;
THENCE N 11° 45' 35" E, ON SAID RIGHT OF WAY, A DISTANCE OF 21.25 FEET TO THE POINT OF BEGINNING.
(ALL BEARINGS IN THIS LEGAL ARE BASED ON THE WEST LINE OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. BETWEEN THE NW CORNER (FOUND STONE) THE W1/4 CORNER (FOUND #5 REBAR) BEING N 00° 11' 00" E, A DISTANCE OF 2732.90 FEET)

EXCEPT BEGINNING AT A POINT FROM WHENCE THE NW CORNER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. BEARS NORTH 14° 38' WEST, A DISTANCE OF 2734.8 FEET;
THENCE NORTH 0° 11' EAST ALONG THE EAST PROPERTY LINE, A DISTANCE OF 25.1 FEET;
THENCE NORTH 83° 48' WEST, A DISTANCE OF 643.0 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD TO THE ROYAL GORGE;
THENCE SOUTH 0° 11' WEST ALONG THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD TO THE ROYAL GORGE, A DISTANCE OF 210.0 FEET;
THENCE NORTH 10° 54' 30" EAST, A DISTANCE OF 119.2 FEET;
THENCE NORTH 37° 50' 30" EAST, A DISTANCE OF 76.3 FEET;
THENCE SOUTH 83° 48' EAST, A DISTANCE OF 673.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE WEST 60 FEET OF THE SW1/4 NW1/4 AND NW1/4 SW1/4 AS GRANTED IN INSTRUMENT RECORDED FEBRUARY 3, 1918 IN BOOK 171, PAGE 235.

ALSO EXCEPT BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SECTION 10 WHENCE THE NW CORNER OF SAID SECTION 10 BEARS NORTH 0° 11' EAST, 2444.2 FEET; THENCE SOUTH 83° 48' EAST, 1345.5 FEET TO THE POINT OF CURVATURE;
THENCE LEFT ALONG CURVE WHOSE RADIUS IS 5630 FEET, 758.6 FEET TO A POINT OF TANGENCY;
THENCE NORTH 88° 36' EAST, 3041.7 FEET, TO A POINT OF CURVATURE; THENCE RIGHT ALONG A CURVE WHOSE RADIUS IS 5780 FEET, 331.2 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 10;
THENCE SOUTH 0° 36' EAST, 44.2 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 89° 28' WEST, 4626.6 FEET;
THENCE NORTH 83° 48' WEST, 841.6 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE NORTH 0° 11' EAST 100.8 FEET, TO THE POINT OR PLACE OF BEGINNING.

ALSO EXCEPT BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SECTION 10, 2544.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE NEW U.S. HIGHWAY 50 AS CONSTRUCTED IN THE YEAR 1937 AND 50 FEET SOUTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID HIGHWAY 50 AT ENGINEERS STATION 2589458.3 AND RUNNING THENCE SOUTH 83° 48' EAST 199.7 FEET ALONG THE SOUTH LINE OF THE SAID RIGHT OF WAY;

THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE WHOSE RADIUS IS 205.4 FEET, THE INGRESS OF SAID CURVE BEING ON A LINE PARALLEL WITH THE CENTER LINE OF SAID HIGHWAY NO. 50 AND 30 FEET SOUTHERLY THEREFROM AND THE POINT OF TANGENCY BEING ON SAID LINE SOUTH 83° 46' EAST 228.18 FEET AND NORTH 6° 03' EAST 20 FEET FROM POINT OF BEGINNING OF THIS TRACT AND SAID RIGHT OF WAY RUNNING SOUTHWESTERLY ON THE CURVE TO THE INTERSECTION WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 10;
THENCE WESTERLY ALONG THE SAID CENTER LINE OF SECTION 10, TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 10;
THENCE NORTH 0° 11' EAST ALONG THE SAID WEST LINE OF SECTION 10, TO THE POINT OF BEGINNING.

ALSO EXCEPT A PORTION OF THE SW1/4 NW1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER WITH A BRASS CAP STAMPED STA. 2602+29.7 BEARS SOUTH 83° 28' 44" EAST A DISTANCE OF 280.20 FEET, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 501, PAGE 467, FREMONT COUNTY RECORDS;
THENCE SOUTH 09° 31' 16" WEST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 501, PAGE 467, A DISTANCE OF 35.82 FEET TO A POINT ON THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 10;
THENCE NORTH 88° 55' 00" EAST ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4 A DISTANCE OF 269.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50;
THENCE NORTH 83° 28' 44" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 286.82 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 339-F0821-24)

PARCEL 3:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY FENCE OF U. S. HIGHWAY NO. 50 WHENCE RIGHT OF WAY CEMENT MARKER ON SAID FENCE BEARS SOUTH 83° 46' EAST 280.2 FEET;

THENCE SOUTH 8° 14' WEST 208.7 FEET;
THENCE SOUTH 83° 48' EAST 313.0 FEET;
THENCE NORTH 8° 14' EAST 208.7 FEET TO SAID HIGHWAY FENCE;
THENCE NORTH 83° 48' WEST 313.0 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

SURVEYOR'S NOTES:

- FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F08610-24, DATED JULY 3, 2024, TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, AND TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, WERE ENTIRELY RELIED 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 NAMMG SAID PERSON.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE WEST LINE OF SECTION 10 BEARING N00°52'20"W (ASSUMED), A DISTANCE OF 5465.70 FEET, MONUMENTED AS SHOWN HEREON.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR FREMONT COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C0605E, REVISED SEPTEMBER 19, 2007.
- BOUNDARY NARRATIVE: THE BASIS OF THIS BOUNDARY RESOLUTION IS THE LOCATION OF THE HWY 50 RIGHT OF WAY AS LOCATED PER THE RIGHT OF WAY PLAT INFORMATION FROM CDOT. SAID RIGHT OF WAY PLANS WERE ORIENTED TO THE SITE BY LOCATING TWO RIGHT OF WAY REFERENCE MONUMENTS. PARCEL 2 WAS LOCATED BY ALIGNING WITH THE EDGE OF THE RIGHT OF WAY AND THE RELATION TO THE RIGHT OF WAY MONUMENT IN ITS DEEDED DESCRIPTION. THE PERTINENT PORTIONS OF DIXON AND LIPPIS SUBDIVISION WERE ALIGNED TO THE LOCATION OF PARCEL 2 AS IT'S SHOWN ON SAID DIXON SUBDIVISION PLAT AND DESCRIBED IN THE ORIGINAL DESCRIPTION PRIOR TO THE SUBDIVISION OF DIXON. MONUMENTS FOUND ON THE NORTH LINE OF LOT 1 OF RUTTUM SUBDIVISION WERE HELD AS BEST EVIDENCE OF THE NORTH LINE OF THAT SUBDIVISION DESPITE BEING ROUGHLY 3 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF DIXON SUBDIVISION THAN THE PLATTED DISTANCE PER RUTTUM SUBDIVISION.
- 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.

SURVEYOR'S STATEMENT:

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED 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 PORTION(S) 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.



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

DATE: _____

COUNTY CLERK AND RECORDER:

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 _____, 202__ A.D. UNDER RECEPTION NUMBER _____

FREMONT COUNTY CLERK AND RECORDER



SHEET:
1 OF 2
DATE: 8/27/2024
DRAWN BY: AB
REVIEWED BY: MS
PROJECT: 24-038

TEZAK-NEINAS LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO

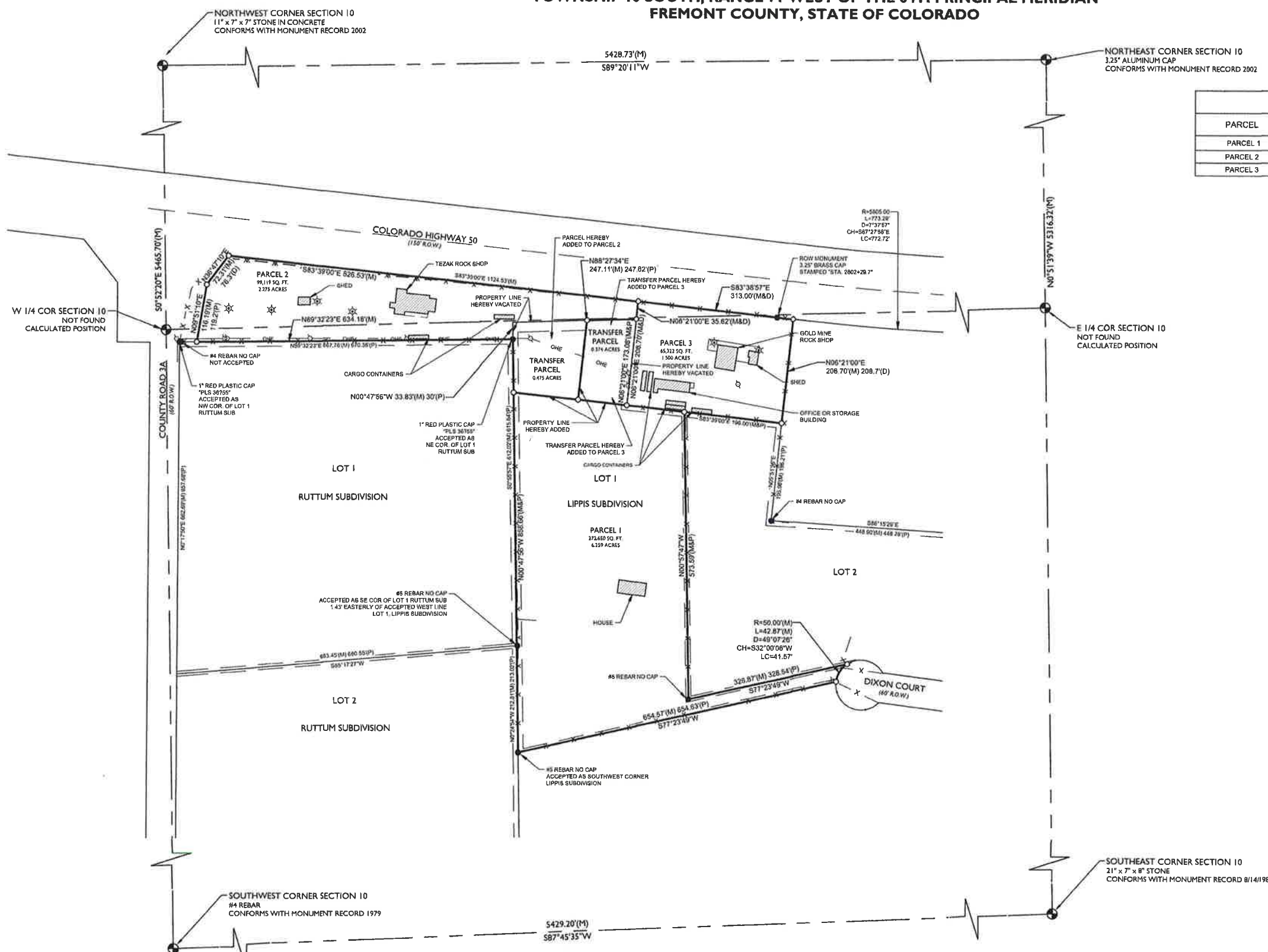
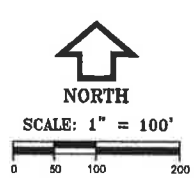
AREA TABLE				
PARCEL	SQ. FT.	ACRES	CHANGE IN ACREAGE	NEW TOTAL ACREAGE
PARCEL 1	272,850 SQ. FT.	6.269 ACRES	-0.849 ACRES	5.410 ACRES
PARCEL 2	99,119 SQ. FT.	2.275 ACRES	+0.476 ACRES	2.751 ACRES
PARCEL 3	85,322 SQ. FT.	1.500 ACRES	+0.374 ACRES	1.874 ACRES



TRANSFER PARCELS DETAIL MAP

LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
- ⊙ PUBLIC LAND CORNER
- (P) PLATTED DISTANCE PER RECORDED SUBDIVISION PLATS
- (D) DEEDED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CDOT ROW PLANS
- O-E- OVERHEAD ELECTRIC LINE
- BUILDING EAVES
- CHAIN LINK/IRON FENCE
- ⊕ POWER POLE
- ▭ ASPHALT
- ▭ CONCRETE
- ▭ GRAVEL/DIRT
- ▭ BUILDING



SOUTHWEST CORNER SECTION 10
 #4 REBAR
 CONFORMS WITH MONUMENT RECORD 1979

NORTHEAST CORNER SECTION 10
 3.25" ALUMINUM CAP
 CONFORMS WITH MONUMENT RECORD 2002

W 1/4 COR SECTION 10
 NOT FOUND
 CALCULATED POSITION

E 1/4 COR SECTION 10
 NOT FOUND
 CALCULATED POSITION

 3 ROCKS ENGINEERING & SURVEYING 430 Main Street Cañon City, CO 81102 719.430.5333 www.3rockengineering.com	SHEET: 2 OF 2
	DATE: 9/27/2024
	DRAWN BY: AB REVIEWED BY: MS
	PROJECT: 84.038

TEZAK-NEINAS LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
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FREMONT COUNTY, STATE OF COLORADO



VICINITY MAP
NTS

DEDICATION:

WE, MIKE TEZAK AND ANDY NEINAS, BEING THE OWNER(S) OF THE ADJACENT DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF (COMPLETE NAME OF DEVELOPMENT IN ALL CAPS), 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, ANDY NEINAS AND MIKE TEZAK (HAVE) SUBSCRIBED (THEIR) NAMES THIS ____ DAY OF _____, A.D., 2024.

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____, BY (OWNER NAME)

MY COMMISSION EXPIRES _____, MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL: _____ NOTARY PUBLIC

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KNOWN ALL PERSONS BY THESE PRESENTS:

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TO WIT:

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 330-F08618-24)

PARCEL 1:
LOT 1, LIPPIS SUBDIVISION ACCORDING TO THE RECORDED PLAT, COUNTY OF FREMONT, STATE OF COLORADO

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BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 10, WHERE THE SAME INTERSECTS THE EAST LINE OF SAID ROYAL GORGE HIGHWAY;
 THENCE NORTH ALONG THE SAID EAST LINE OF SAID COUNTY HIGHWAY 210 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 50;
 THENCE SOUTHEASTERLY ALONG SAID LINE OF SAID STATE HIGHWAY 50 TO ITS INTERSECTION WITH THE SAID SOUTH LINE OF THE NW1/4;
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 THENCE S 00° 00' 44" E ON THE WEST LINE OF SAID LOT 1, LIPPIS SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE NE CORNER OF LOT 1, RUTTUM SUBDIVISION;
 THENCE N 89° 30' 32" W ON THE NORTH LINE OF SAID LOT 1, RUTTUM SUBDIVISION, A DISTANCE OF 684.27 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF THE ROYAL GORGE HIGHWAY;
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ALSO EXCEPT THE WEST 60 FEET OF THE SW1/4 NW1/4 AND NW1/4 SW1/4 AS GRANTED IN INSTRUMENT RECORDED FEBRUARY 3, 1918 IN BOOK 171, PAGE 235.

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 THENCE LEFT ALONG CURVE WHOSE RADIUS IS 6630 FEET, 756.6 FEET TO A POINT OF TANGENCY;
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 THENCE WESTERLY ALONG THE SAID CENTER LINE OF SECTION 10, TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 10;
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 THENCE SOUTH 08° 31' 18" WEST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 501, PAGE 467, A DISTANCE OF 35.62 FEET TO A POINT ON THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 10;
 THENCE NORTH 89° 55' 00" EAST ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4 A DISTANCE OF 269.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50;
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COUNTY OF FREMONT,
STATE OF COLORADO

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 330-F0821-24)

PARCEL 3:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY FENCE OF U. S. HIGHWAY NO. 50 WHENCE RIGHT OF WAY CEMENT MARKER ON SAID FENCE BEARS SOUTH 83° 48' EAST 280.2 FEET;

THENCE SOUTH 6° 14' WEST 208.7 FEET;
 THENCE SOUTH 83° 48' EAST 313.0 FEET;
 THENCE NORTH 6° 14' EAST 208.7 FEET TO SAID HIGHWAY FENCE;
 THENCE NORTH 83° 48' WEST 313.0 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

SURVEYOR'S NOTES:

1. FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F08618-24, DATED JULY 3, 2024, TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, AND TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, WERE ENTIRELY RELIED 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.
2. 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 FEET.
4. BASIS OF BEARINGS: THE WEST LINE OF SECTION 10 BEARING N00°52'20"W (ASSUMED), A DISTANCE OF 5465.70 FEET, MONUMENTED AS SHOWN HEREON.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR FREMONT COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C0605E, REVISED SEPTEMBER 19, 2007.
6. BOUNDARY NARRATIVE: THE BASIS OF THIS BOUNDARY RESOLUTION IS THE LOCATION OF THE HWY 50 RIGHT OF WAY AS LOCATED PER THE RIGHT OF WAY PLAN INFORMATION FROM CDOT. SAID RIGHT OF WAY PLANS WERE ORIENTED TO THE SITE BY LOCATING TWO RIGHT OF WAY REFERENCE MONUMENTS. PARCEL 2 WAS LOCATED BY ALIGNING WITH THE EDGE OF THE RIGHT OF WAY AND THE RELATION TO THE RIGHT OF WAY MONUMENT IN ITS DEEDED DESCRIPTION. THE PERTINENT PORTIONS OF DIXON AND LIPPIS SUBDIVISION WERE ALIGNED TO THE LOCATION OF PARCEL 2 AS IT'S SHOWN ON SAID DIXON SUBDIVISION PLAT AND DESCRIBED IN THE ORIGINAL DESCRIPTION PRIOR TO THE SUBDIVISION OF DIXON. MONUMENTS FOUND ON THE NORTH LINE OF LOT 1 OF RUTTUM SUBDIVISION WERE HELD AS BEST EVIDENCE OF THE NORTH LINE OF THAT SUBDIVISION DESPITE BEING ROUGHLY 3 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF DIXON SUBDIVISION THAN THE PLATTED DISTANCE PER RUTTUM SUBDIVISION.
7. 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.

SURVEYOR'S STATEMENT:

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED 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 PORTION(S) 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.



MILES SMALL
COLORADO P.L.S. #38534
3 ROCKS ENGINEERING, LLC
430 MAIN ST CANON CITY, CO
PHONE: 719-430-6333

DATE: _____

COUNTY CLERK AND RECORDER:

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 _____, 202____ A.D. UNDER RECEPTION NUMBER _____

FREMONT COUNTY CLERK AND RECORDER



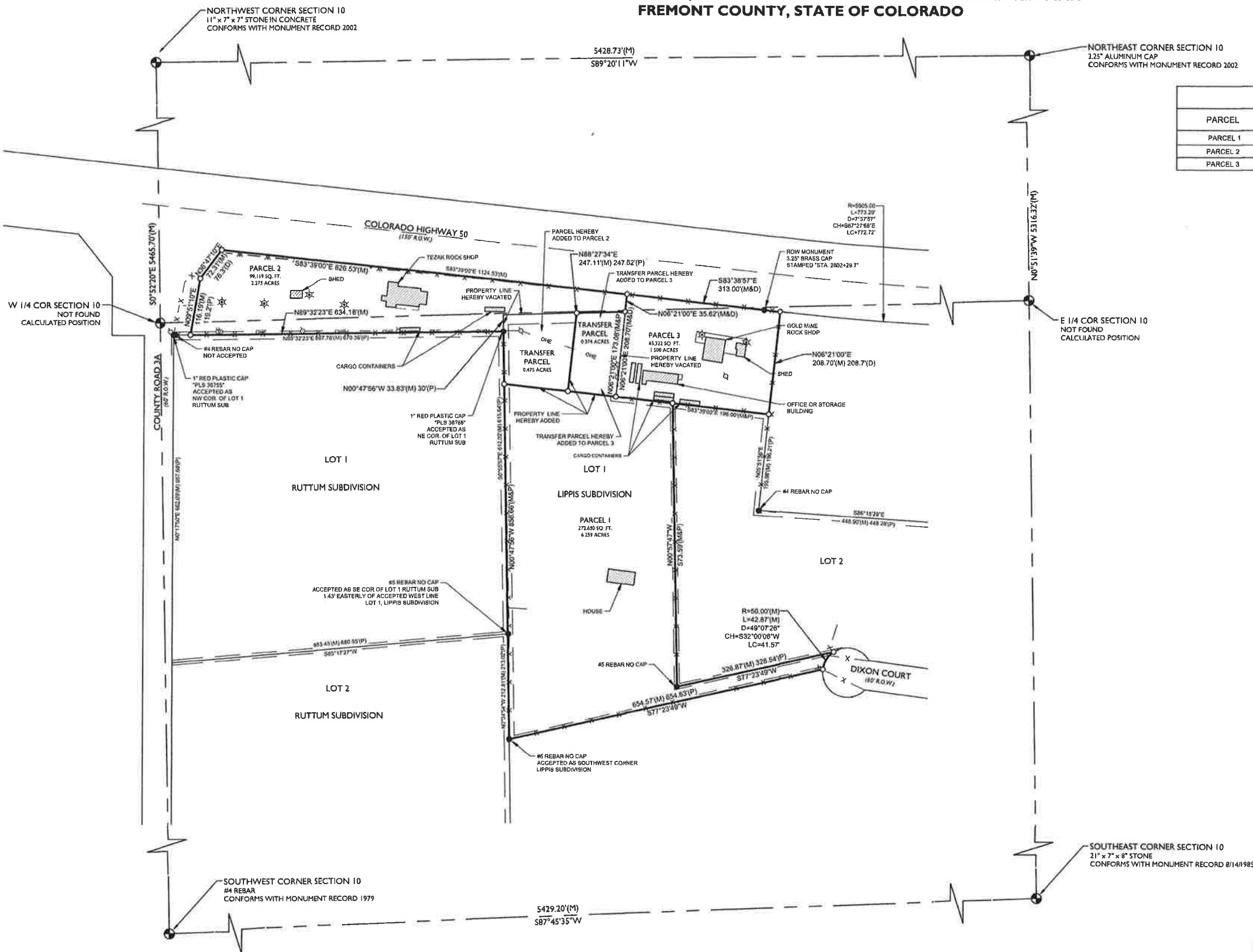
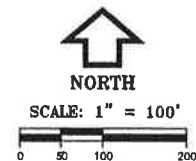
SHEET:	1 OF 2
DATE:	9/27/2024
DRAWN BY:	AB
REVIEWED BY:	MS
PROJECT:	94038

TEZAK-NEINAS LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO

AREA TABLE				
PARCEL	SQ. FT.	ACRES	CHANGE IN ACREAGE	NEW TOTAL ACREAGE
PARCEL 1	272,850 SQ. FT.	6.269 ACRES	-0.849 ACRES	5.410 ACRES
PARCEL 2	99,119 SQ. FT.	2.275 ACRES	+0.475 ACRES	2.751 ACRES
PARCEL 3	85,322 SQ. FT.	1.900 ACRES	+0.374 ACRES	1.874 ACRES



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET #5 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
 - ⊕ PUBLIC LAND CORNER
 - (P) PLATTED DISTANCE PER RECORDED SUBDIVISION PLATS
 - (D) DEEDED DISTANCE
 - (M) MEASURED DISTANCE
 - (R) RECORD DISTANCE PER CDDT ROW PLANS
 - O-E- OVERHEAD ELECTRIC LINE
 - BUILDING EAVES
 - CHAIN LINK/IRON FENCE
 - POWER POLE
 - ▭ ASPHALT
 - ▭ CONCRETE
 - ▭ GRAVEL/DIRT
 - ▭ BUILDING



 3 ROCKS ENGINEERING & SURVEYING 430 Main Street Cañon City, CO 81212 719.430.5333 www.3rocksengineering.com	SHEET: 2 OF 2
	DATE: 8/27/2024
	DRAWN BY: AB REVIEWED BY: MS
	PROJECT: 24.008

TEZAK-NEINAS LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO



VICINITY MAP
NTS

DEDICATION:

WE, MIKE TEZAK AND ANDY NEINAS, BEING THE OWNER(S) OF THE ADJACENT DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF (COMPLETE NAME OF DEVELOPMENT IN ALL CAPS), 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, ANDY NEINIS AND MIKE TEZAK (HAVE) SUBSCRIBED (THEIR) NAMES THIS ____ DAY OF _____, A.D. 2024.

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 202____ BY (OWNER NAME)

MY COMMISSION EXPIRES _____, MY ADDRESS IS _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

ACKNOWLEDGMENT 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 _____, 2024

CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

EASEMENT STATEMENT:

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

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT ANDY NEINAS & MIKE TEZAK ARE THE OWNERS OF THE FOLLOWING LAND DESCRIBED:

TO WIT:

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 330-F08610-24)

PARCEL 1:
LOT 1, LIPPIS SUBDIVISION ACCORDING TO THE RECORDED PLAT, COUNTY OF FREMONT, STATE OF COLORADO

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 330-F0821-24)

PARCEL 2:
A TRIANGULAR TRACT OUT OF THE SW CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW1/4 OF SECTION 10, WHERE THE SAME INTERSECTS THE EAST LINE OF SAID ROYAL GORGE HIGHWAY;
THENCE NORTH ALONG THE SAID EAST LINE OF SAID COUNTY HIGHWAY 210 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 50;
THENCE SOUTHEASTERLY ALONG SAID LINE OF SAID STATE HIGHWAY 50 TO ITS INTERSECTION WITH THE SAID SOUTH LINE OF THE NW1/4;
THENCE WEST ALONG SAID QUARTER SECTION LINE, 1,320 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A TRACT OF LAND IN THE SW1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST CENTERLINE OF SECTION 10, FROM WHENCE THE NW CORNER OF SAID SECTION 10 BEARS N 0° 15' 12" E, A DISTANCE OF 2732.78 FEET;
THENCE NORTH 89° 41' 46" EAST, A DISTANCE OF 659.91 FEET TO THE NW CORNER OF LIPPIS SUBDIVISION;
THENCE S 00° 00' 44" E ON THE WEST LINE OF SAID LOT 1, LIPPIS SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE NE CORNER OF LOT 1, RUTTUM SUBDIVISION;
THENCE N 89° 30' 32" W ON THE NORTH LINE OF SAID LOT 1, RUTTUM SUBDIVISION, A DISTANCE OF 664.27 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF THE ROYAL GORGE HIGHWAY;
THENCE N 11° 45' 35" E, ON SAID RIGHT OF WAY, A DISTANCE OF 21.25 FEET TO THE POINT OF BEGINNING.
(ALL BEARINGS IN THIS LEGAL ARE BASED ON THE WEST LINE OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. BETWEEN THE NW CORNER (FOUND STONE) THE W1/4 CORNER (FOUND #6 REBAR) BEING N 00° 11' 00" E, A DISTANCE OF 2732.90 FEET)

EXCEPT BEGINNING AT A POINT FROM WHENCE THE NW CORNER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M. BEARS NORTH 14° 38' WEST, A DISTANCE OF 2734.9 FEET;
THENCE NORTH 0° 11' EAST ALONG THE EAST PROPERTY LINE, A DISTANCE OF 25.1 FEET;
THENCE NORTH 83° 46' WEST, A DISTANCE OF 643.0 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD TO THE ROYAL GORGE;
THENCE SOUTH 0° 11' WEST ALONG THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD TO THE ROYAL GORGE, A DISTANCE OF 210.0 FEET;
THENCE NORTH 10° 54' 30" EAST, A DISTANCE OF 119.2 FEET;
THENCE NORTH 37° 50' 30" EAST, A DISTANCE OF 76.3 FEET;
THENCE SOUTH 83° 46' EAST, A DISTANCE OF 573.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THE WEST 50 FEET OF THE SW1/4 NW1/4 AND NW1/4 SW1/4 AS GRANTED IN INSTRUMENT RECORDED FEBRUARY 3, 1916 IN BOOK 171, PAGE 235.

ALSO EXCEPT BEGINNING AT A POINT ON THE WEST BOUNDARY OF SAID SECTION 10 WHENCE THE NW CORNER OF SAID SECTION 10 BEARS NORTH 0° 11' EAST, 2444.2 FEET, THENCE SOUTH 83° 46' EAST, 1345.5 FEET TO THE POINT OF CURVATURE;
THENCE LEFT ALONG CURVE WHOSE RADIUS IS 5630 FEET, 756.6 FEET TO A POINT OF TANGENCY;
THENCE NORTH 88° 36' EAST, 3041.7 FEET, TO A POINT OF CURVATURE; THENCE RIGHT ALONG A CURVE WHOSE RADIUS IS 5780 FEET, 331.2 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 10;
THENCE SOUTH 0° 36' EAST, 44.2 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE SOUTH 89° 28' WEST, 4626.6 FEET;
THENCE NORTH 83° 46' WEST, 841.6 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 10; THENCE NORTH 0° 11' EAST 100.6 FEET TO THE POINT OR PLACE OF BEGINNING.

ALSO EXCEPT BEGINNING AT A POINT ON THE WEST LINE OF THE SAID SECTION 10, 2544.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID SECTION 10, SAID POINT BEING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE NEW U.S. HIGHWAY 50 AS CONSTRUCTED IN THE YEAR 1997 AND 50 FEET SOUTHERLY AT RIGHT ANGLES TO THE CENTER LINE OF SAID HIGHWAY 50 AT ENGINEERS STATION 2589458.3 AND RUNNING THENCE SOUTH 83° 46' EAST 196.7 FEET ALONG THE SOUTH LINE OF THE SAID RIGHT OF WAY;
THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE WHOSE RADIUS IS 205.4 FEET, THE INGRESS OF SAID CURVE BEING ON A LINE PARALLEL WITH THE CENTER LINE OF SAID HIGHWAY NO. 50 AND 30 FEET SOUTHERLY THEREFROM AND THE POINT OF TANGENCY BEING ON SAID LINE SOUTH 83° 46' EAST 228.18 FEET AND NORTH 6° 03' EAST 20 FEET FROM POINT OF BEGINNING OF THIS TRACT AND SAID RIGHT OF WAY RUNNING SOUTHWESTERLY ON THE CURVE TO THE INTERSECTION WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 10;
THENCE WESTERLY ALONG THE SAID CENTER LINE OF SECTION 10, TO THE INTERSECTION WITH THE WEST LINE OF SAID SECTION 10;
THENCE NORTH 0° 11' EAST ALONG THE SAID WEST LINE OF SECTION 10 TO THE POINT OF BEGINNING.

ALSO EXCEPT A PORTION OF THE SW1/4 NW1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER WITH A BRASS CAP STAMPED STA. 2602+29.7 BEARS SOUTH 83° 28' 44" EAST A DISTANCE OF 280.20 FEET, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 501, PAGE 467, FREMONT COUNTY RECORDS;
THENCE SOUTH 05° 31' 16" WEST ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 501, PAGE 467, A DISTANCE OF 35.82 FEET TO A POINT ON THE SOUTH LINE OF THE SW1/4 NW1/4 OF SAID SECTION 10;
THENCE NORTH 85° 55' 00" EAST ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4 A DISTANCE OF 268.19 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50;
THENCE NORTH 83° 28' 44" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 268.82 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

(PER TITLE REPORT, DATED JULY 3, 2024 AT TITLE REPORT NO. 330-F0821-24)

PARCEL 3:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY FENCE OF U. S. HIGHWAY NO. 50 WHENCE RIGHT OF WAY CEMENT MARKER ON SAID FENCE BEARS SOUTH 83° 46' EAST 280.2 FEET;

THENCE SOUTH 81° 14' WEST 208.7 FEET;
THENCE SOUTH 83° 46' EAST 313.0 FEET;
THENCE NORTH 81° 14' EAST 208.7 FEET TO SAID HIGHWAY FENCE;
THENCE NORTH 83° 46' WEST 313.0 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

SURVEYOR'S NOTES:

1. FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F08610-24, DATED JULY 3, 2024, TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, AND TITLE REPORT NUMBER 330-F0821-24, DATED JULY 3, 2024, WERE ENTIRELY RELIED 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.
2. 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 FEET.
4. BASIS OF BEARINGS: THE WEST LINE OF SECTION 10 BEARING N00°52'20"W (ASSUMED), A DISTANCE OF 5465.70 FEET, MONUMENTED AS SHOWN HEREON.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR FREMONT COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C06056, REVISED SEPTEMBER 19, 2007.
6. BOUNDARY NARRATIVE: THE BASIS OF THIS BOUNDARY RESOLUTION IS THE LOCATION OF THE HWY 50 RIGHT OF WAY AS LOCATED PER THE RIGHT OF WAY PLAT INFORMATION FROM CDOT. SAID RIGHT OF WAY PLANS WERE ORIENTED TO THE SITE BY LOCATING TWO RIGHT OF WAY REFERENCE MONUMENTS. PARCEL 2 WAS LOCATED BY ALIGNING WITH THE EDGE OF THE RIGHT OF WAY AND THE RELATION TO THE RIGHT OF WAY MONUMENT IN ITS DEEDED DESCRIPTION. THE PERTINENT PORTIONS OF DIXON AND LIPPIS SUBDIVISION WERE ALIGNED TO THE LOCATION OF PARCEL 2 AS IT'S SHOWN ON SAID DIXON SUBDIVISION PLAT AND DESCRIBED IN THE ORIGINAL DESCRIPTION PRIOR TO THE SUBDIVISION OF DIXON. MONUMENTS FOUND ON THE NORTH LINE OF LOT 1 OF RUTTUM SUBDIVISION WERE HELD AS BEST EVIDENCE OF THE NORTH LINE OF THAT SUBDIVISION DESPITE BEING ROUGHLY 3 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF DIXON SUBDIVISION THAN THE PLATTED DISTANCE PER RUTTUM SUBDIVISION.
7. 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.

SURVEYOR'S STATEMENT:

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED 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 PORTION(S) 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.



MILES SMALL
COLORADO P.L.S. #135534
3 ROCKS ENGINEERING, LLC
430 MAIN ST CANON CITY, CO
PHONE: 719-430-5333

DATE: _____

COUNTY CLERK AND RECORDER:

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 _____, 202____, A.D. UNDER RECEPTION NUMBER _____

FREMONT COUNTY CLERK AND RECORDER



SHEET:	1 OF 2
DATE:	9/27/2024
DRAWN BY:	AB
REVIEWED BY:	MS
PROJECT:	34.038

TEZAK-NEINAS LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN FREMONT COUNTY, STATE OF COLORADO

AREA TABLE				
PARCEL	SQ. FT.	ACRES	CHANGE IN ACREAGE	NEW TOTAL ACREAGE
PARCEL 1	272,850 SQ. FT.	6.259 ACRES	-0.849 ACRES	5.410 ACRES
PARCEL 2	99,119 SQ. FT.	2.275 ACRES	+0.476 ACRES	2.751 ACRES
PARCEL 3	66,322 SQ. FT.	1.500 ACRES	+0.374 ACRES	1.874 ACRES



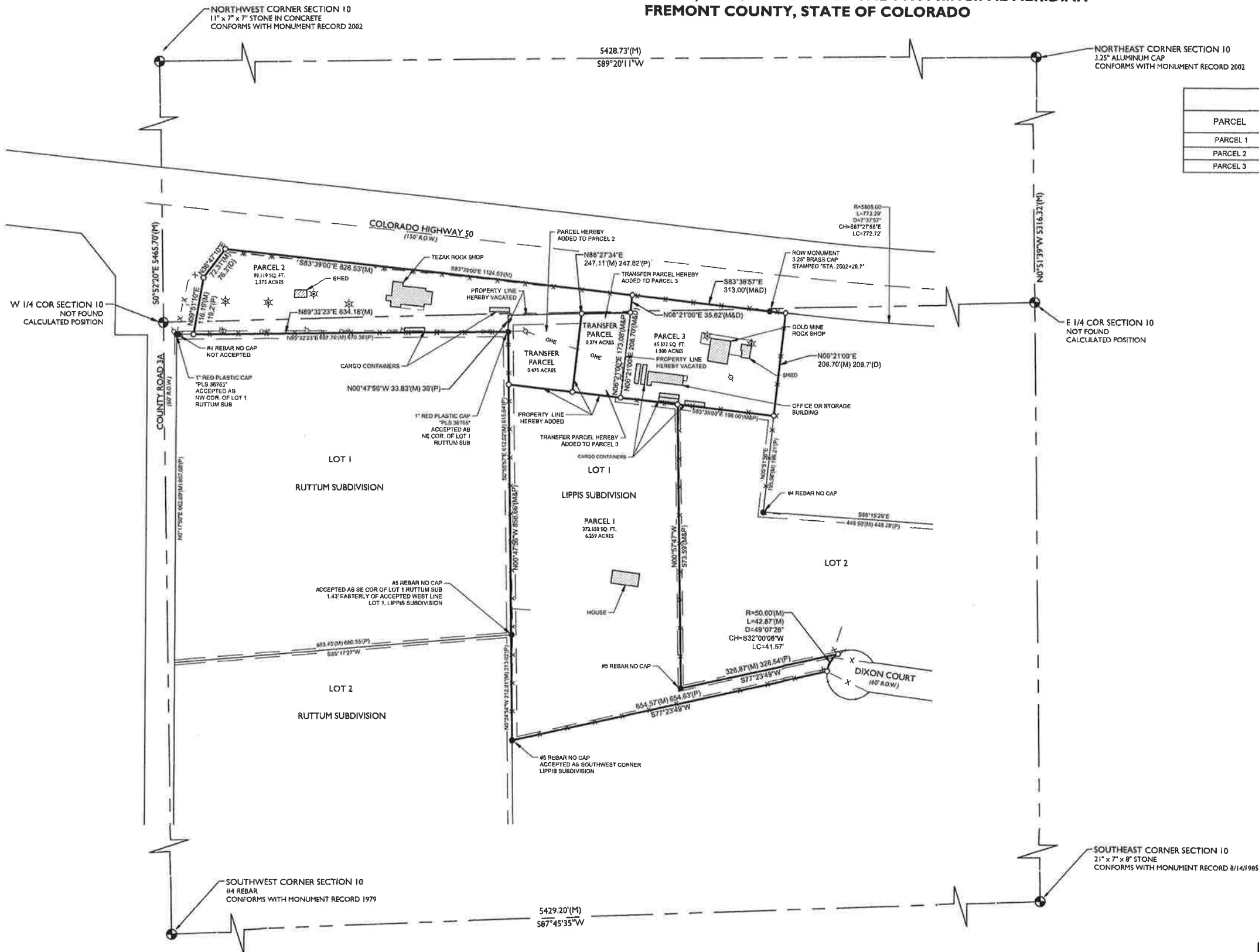
TRANSFER PARCELS DETAIL MAP

LEGEND

- FOUND MONUMENT AS NOTED
- SET #6 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
- ⊙ PUBLIC LAND CORNER
- (P) PLATTED DISTANCE PER RECORDED SUBDIVISION PLATS
- (D) DEEDED DISTANCE
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE PER CDOT ROW PLANS
- OHE- OVERHEAD ELECTRIC LINE
- BUILDING EAVES
- CHAIN LINK/RDN FENCE
- ⊕ POWER POLE
- ▭ ASPHALT
- ▭ CONCRETE
- ▭ GRAVEL/DIRT
- ▭ BUILDING



SCALE: 1" = 100'
0 50 100 200



SOUTHEAST CORNER SECTION 10
21" x 7" x 8" STONE
CONFORMS WITH MONUMENT RECORD B/14/1995

 3 ROCKS ENGINEERING & SURVEYING 430 Main Street Canon City, CO 81112 719.430.5333 www.3rocksengineering.com	SHEET: 2 OF 2
	DATE: 08/27/2024
	DRAWN BY: AB REVIEWED BY: MS
	PROJECT: 24.020