

NOTES:

- 1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08043C0875 E effective date September 19, 2007, and Map Number 08043C0865 F effective date January 6, 2012, indicates the area in the vicinity of this parcel of land to be in Zone X "white" (areas determined to be outside the 0.2% annual chance floodplain).
2. Date of survey: October 10, 2017.
3. Basis of Bearings: All bearings are relative to the Northerly line of Northeast Quarter of the Southwest Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., monumented as shown and assumed to bear N88°53'48"W, a distance of 1072.91 feet.
- indicates set #4 rebar with plastic cap, PLS No. 18465
- indicates found survey monument as noted
(100.00) - indicates data "of record".
4. Approval of a Property Boundary Line Adjustment does not transfer property between the two (2) affected property owners. Said real estate transfer must be achieved through separate action by both property owners involved, for example a quit claim deed, etc.

ESTES PROPERTY BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

ADJUSTED BOUNDARIES
PARCEL: FC APN 66001-390
OWNER: VERNON ESTES
225 Main St.
Canon City, CO 81212
Phone: (719) 275-3306

ADJUSTED BOUNDARIES
PARCEL: FC APN 98504-086
OWNER: VERNON ESTES
225 Main St.
Canon City, CO 81212
Phone: (719) 275-3306



BE IT KNOWN BY THESE PRESENTS: That VERNON ESTES, being the owner of the following described tracts of land:

TO WIT:
FC APN 98504-086 "ADJUSTED"
That part of the Northwest Quarter of the Southeast Quarter of Section 33 lying West of Hwy. 67 and North of U.S. Highway 50, Township 18 South, Range 69 West of the 6th P.M., in Fremont County, Colorado, described as follows:
Beginning at the Center Quarter corner of said Section 33, which is marked by 1 1/2" aluminum cap "JR DEV RLS 10377";
thence S 88°53'54" E a distance of 872.87 feet along the North line of the Northwest Quarter of the Southeast Quarter of said Section 33, to the West right-of-way line of Highway 67 (Phantom Canyon Road);
thence S 03°15'37" W along said right-of-way line a distance of 317.32 feet to a point of beginning for a description of a parcel of land known as No.1 of the Department of Transportation, Project Number STA 050A-004 dated September 7, 1998;
thence S 12°20'51" W a distance of 179.15 feet; thence S 06°10'42" W a distance of 128.55 feet to the North right-of-way line of U.S. Highway 50; thence N 70°40'50" W along said right-of-way line a distance of 851.16 feet; thence N 01°40'11" E along the East line of said Northeast Quarter a distance of 351.98 feet to the Point of Beginning of this description;
Containing, 9.638 acres more or less.

FC APN 66001-390 "ADJUSTED"
That part of the Northwest Quarter of the Southeast Quarter of Section 33 lying East of Hwy. 67 and North of U.S. Highway 50 and that part of the Northeast Quarter of the Southeast Quarter of Section 33 lying North of U.S. Highway 50, Township 18 South, Range 69 West of the 6th P.M., in Fremont County, Colorado, described as follows:
Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter corner of said Section 33, which is marked by an aluminum cap "JR DEV RLS 10377";
thence S 88°54'20" E a distance of 1324.63 feet along the North line of said Northeast Quarter of the Southeast Quarter;
thence S 01°37'30" W along the East line of said Northeast Quarter of the Southeast Quarter a distance of 1221.53 feet to the North right-of-way line of U.S. Highway 50; thence along said North right-of-way line the next two (2) courses;
1. N 70°40'50" W a distance of 1391.00 feet;
2. thence continuing N 70°40'50" W a distance of 436.03 feet to the East right-of-way line of Highway 67 (Phantom Canyon Road);
thence along said Easterly right-of-way line Northeast along a curve to the left having a central angle of 102°42', a radius of 350.00 feet for an arc distance of 63.60 feet, having a chord bearing of N 08°27'58" E and a distance of 83.51 feet;
thence continuing along said Easterly right-of-way line N 03°15'37" E a distance of 587.50 feet to the North line of Northwest Quarter of the Southeast Quarter of said Section 33; thence S 88°54'20" E along said North line a distance of 391.71 feet to the Point of Beginning of this description;
Containing, 37.172 acres more or less.

DEDICATION:
That VERNON ESTES, being the owner of the above described land being plotted and/or subdivided in Fremont County, Colorado, under the name of ESTES PROPERTY BOUNDARY LINE ADJUSTMENT, have laid out, replatted and/or subdivided into lots and easements, the same as shown on this plat and do hereby dedicate to the public 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.

OWNER STATEMENT:
The aforementioned, VERNON ESTES, as owner, has executed this instrument this _____ day of _____, 20____ A.D.

NOTARY STATEMENT:
STATE OF COLORADO } SS
COUNTY OF FREMONT }
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Vernon Estes

My commission expires _____
My address is _____
Witness my hand and official seal. _____
Notary Public

SURVEYOR'S CERTIFICATION:
I, Daniel L. Kupferer, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached BOUNDARY LINE ADJUSTMENT was prepared under my direct responsibility, supervision and checking, and on the basis of my knowledge, information and belief, is correct.
Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465

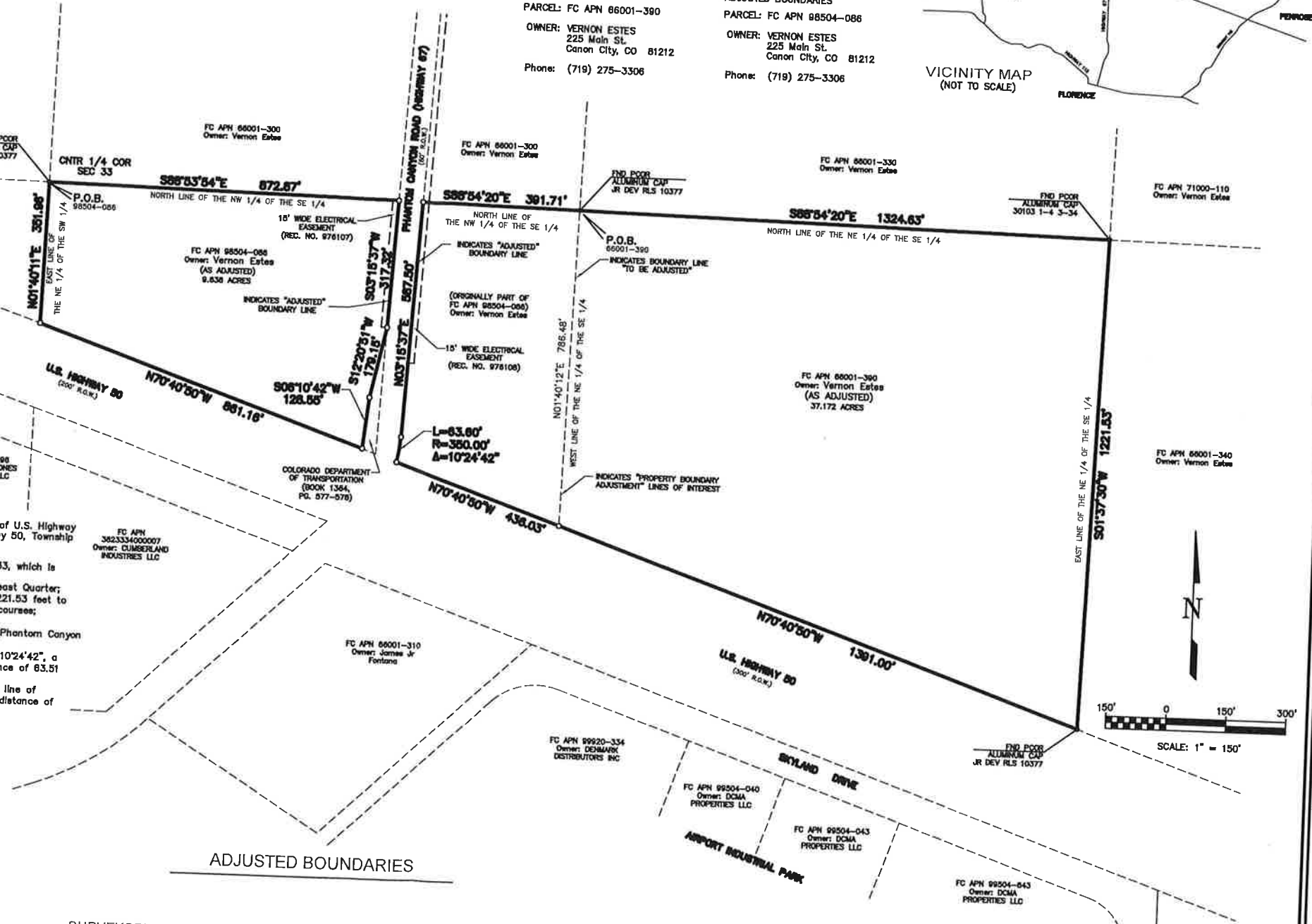
ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT:
This is to certify that the PLAT is approved and accepted as per review by the PLANNING DIRECTOR,
DATED THIS _____ DAY OF _____, 2024 AD.

Chairman, Fremont County Board of County Commissioners

EASEMENTS:
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 Public Utility Easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot Public Utility and Drainage Easement.

CLERK AND RECORDER:
STATE OF COLORADO } SS
COUNTY OF FREMONT }

This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado, at _____, on the _____ day of _____, 20____ A.D., under Reception No. _____
Fremont County Clerk and Recorder



811 CALL BEFORE YOU DIG
DIAL 811
FLORENCE, COLORADO

REVISIONS table with columns for No., Description, By, and Date.

Metadata table with fields for H Scale, V Scale, Designed By, Drawn By, Checked By, and Date.

Land Development Consultants, Inc. logo and contact information.

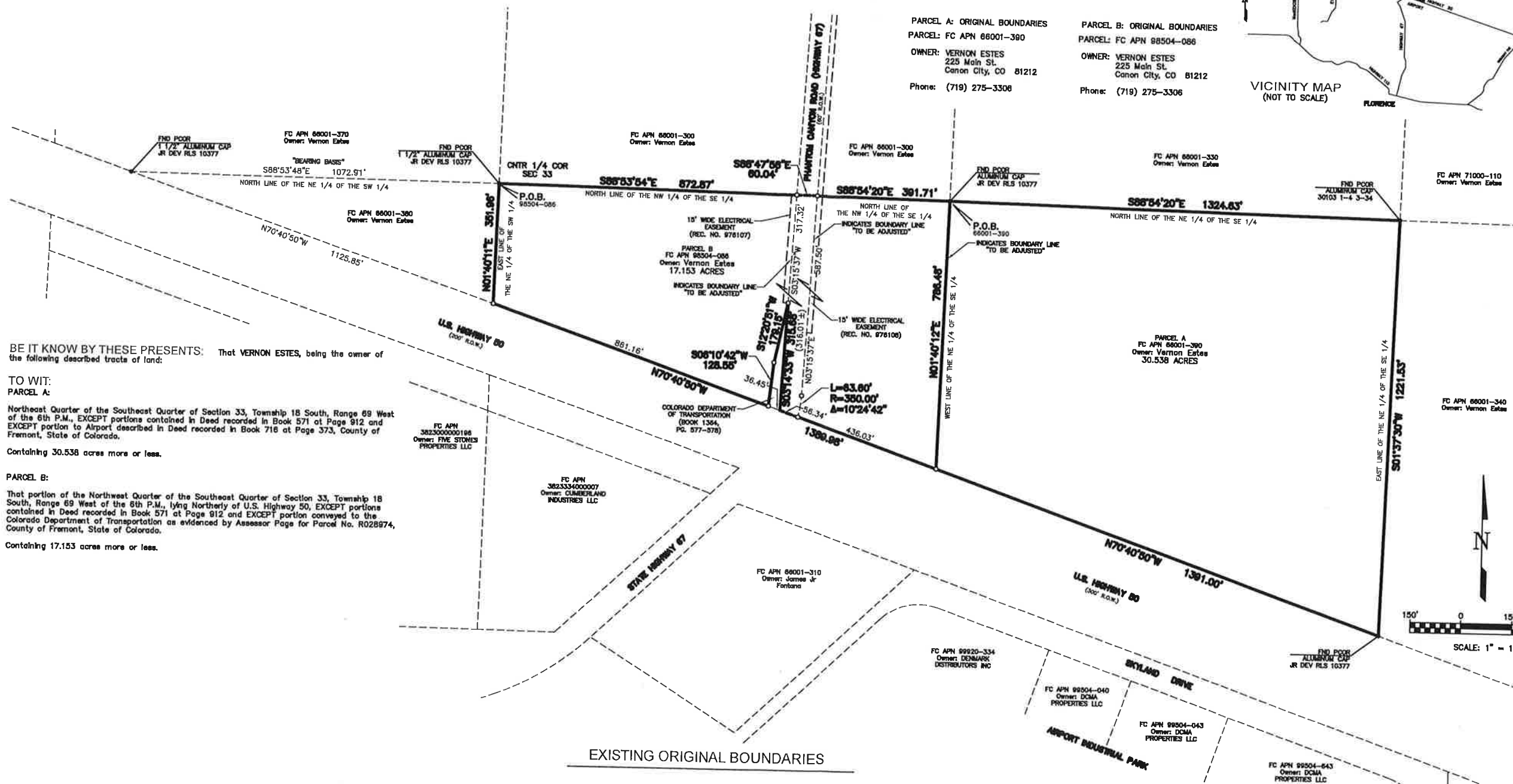
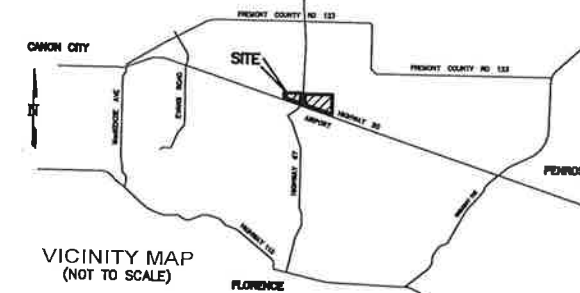
BOUNDARY LINE ADJUSTMENT title block with project details and page numbering.

ESTES PROPERTY BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

PARCEL A: ORIGINAL BOUNDARIES
 PARCEL: FC APN 66001-390
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3308

PARCEL B: ORIGINAL BOUNDARIES
 PARCEL: FC APN 66504-066
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3308



BE IT KNOWN BY THESE PRESENTS: That VERNON ESTES, being the owner of the following described tracts of land:

TO WIT:
 PARCEL A:

Northeast Quarter of the Southeast Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., EXCEPT portions contained in Deed recorded in Book 571 at Page 912 and EXCEPT portion to Airport described in Deed recorded in Book 716 at Page 373, County of Fremont, State of Colorado.

Containing 30.538 acres more or less.

PARCEL B:

That portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., lying Northerly of U.S. Highway 50, EXCEPT portions contained in Deed recorded in Book 571 at Page 912 and EXCEPT portion conveyed to the Colorado Department of Transportation as evidenced by Assessor Page for Parcel No. R026974, County of Fremont, State of Colorado.

Containing 17.153 acres more or less.

EASEMENTS:

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 Public Utility Easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot Public Utility and Drainage Easement.

According to Colorado law, you must acknowledge any plat or map within three years after you sign it. If you do not, the plat or map is void. If you have any questions, please call the Surveyor's Office at (719) 275-3308.

CALL BEFORE YOU DIG
 811
 DIAL 811
 BEFORE YOU DIG, CALL 811 TO LOCATE PUBLIC UTILITIES. WATER, GAS, OIL, AND CABLE.

No.	REVISIONS	By	Date
	Description		

H Scale: 1" = 150'
 V Scale: N/A
 Designed By: N/A
 Drawn By: DAS
 Checked By: DLK
 Date: 05/26/2024

Land Development Consultants, Inc.
 PLANNING • SURVEYING
 www ldc inc com • TEL (719) 528-8133 • FAX (719) 528-8848
 3888 WAZELAND ROAD • COLORADO SPRINGS, CO 80908

BOUNDARY LINE ADJUSTMENT
 A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

Project No.: 17047
 Sheet: 2 of 2

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08043C0675 E effective date September 19, 2007, and Map Number 08043C0685 F effective date January 6, 2012. Indicates the area in the vicinity of this parcel of land to be in Zone X "white" (areas determined to be outside the 0.2% annual chance floodplain).

2. Date of survey: October 10, 2017.

3. Basis of Bearings: All bearings are relative to the Northerly line of Northeast Quarter of the Southwest Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., monumented as shown and assumed to bear N88°53'48"W, a distance of 1072.91 feet.

- - Indicates set #4 rebar with plastic cap, PLS No. 18465
- - Indicates found survey monument as noted

(100.00) - Indicates data "of record".

4. Approval of a Property Boundary Line Adjustment does not transfer property between the two (2) affected property owners. Said real estate transfer must be achieved through separate action by both property owners involved, for example a quit claim deed, etc.

ESTES PROPERTY BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

ADJUSTED BOUNDARIES
 PARCEL: FC APN 66001-390
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3306

ADJUSTED BOUNDARIES
 PARCEL: FC APN 98504-086
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3306



BE IT KNOWN BY THESE PRESENTS: That VERNON ESTES, being the owner of the following described tracts of land:
 TO WIT:

FC APN 98504-086 "ADJUSTED"
 That part of the Northwest Quarter of the Southeast Quarter of Section 33 lying West of Hwy. 67 and North of U.S. Highway 50, Township 18 South, Range 69 West of the 6th P.M., in Fremont County, Colorado, described as follows:

Beginning at the Center Quarter corner of said Section 33, which is marked by 1 1/2" aluminum cap "JR DEV RLS 10377"; thence S 88°53'54" E a distance of 872.87 feet along the North line of the Northwest Quarter of the Southeast Quarter of said Section 33, to the West right-of-way line of Highway 67 (Phantom Canyon Road); thence S 03°15'37" W along said right-of-way line a distance of 317.32 feet to a point of beginning for a description of a parcel of land known as No.1 of the Department of Transportation, Project Number STA 050A-004 dated September 7, 1998; thence S 12°20'51" W a distance of 179.15 feet; thence S 06°10'42" W a distance of 128.55 feet to the North right-of-way line of U.S. Highway 50; thence N 70°40'50" W along said right-of-way line a distance of 861.16 feet; thence N 01°40'11" E along the East line of said Northeast Quarter a distance of 351.98 feet to the Point of Beginning of this description;
 Containing, 9.838 acres more or less.

FC APN 66001-390 "ADJUSTED"
 That part of the Northwest Quarter of the Southeast Quarter of Section 33 lying East of Hwy. 67 and North of U.S. Highway 50 and that part of the Northeast Quarter of the Southeast Quarter of Section 33 lying North of U.S. Highway 50, Township 18 South, Range 69 West of the 6th P.M., in Fremont County, Colorado, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 33, which is marked by an aluminum cap "JR DEV RLS 10377"; thence S 88°54'20" E a distance of 1324.63 feet along the North line of said Northeast Quarter of the Southeast Quarter; thence S 01°37'30" W along the East line of said Northeast Quarter of the Southeast Quarter; thence along said North right-of-way line of U.S. Highway 50; thence along said North right-of-way line the next two (2) courses;
 1. N 70°40'50" W a distance of 1391.00 feet;
 2. thence continuing N 70°40'50" W a distance of 436.03 feet to the East right-of-way line of Highway 67 (Phantom Canyon Road); thence along said Easterly right-of-way line Northeasterly along a curve to the left having a central angle of 10°24'42", a radius of 350.00 feet for an arc distance of 63.60 feet, having a chord bearing of N 08°27'58" E and a distance of 63.51 feet; thence continuing along said Easterly right-of-way line N 03°15'37" E a distance of 587.50 feet to the North line of Northwest Quarter of the Southeast Quarter of said Section 33; thence S 88°54'20" E along said North line a distance of 391.71 feet to the Point of Beginning of this description;
 Containing, 37.172 acres more or less.

DEDICATION:

That VERNON ESTES, being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of ESTES PROPERTY BOUNDARY LINE ADJUSTMENT, have laid out, replatted and/or subdivided into lots and easements, the same as shown on this plat and do hereby dedicate to the public 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.

OWNER STATEMENT:

The aforementioned, VERNON ESTES, as owner, has executed this instrument this _____ day of _____, 20____ A.D.

By Vernon Estes

NOTARY STATEMENT:

STATE OF COLORADO }
 COUNTY OF FREMONT } SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Vernon Estes

My commission expires _____

My address is _____

Witness my hand and official seal.

Notary Public

SURVEYOR'S CERTIFICATION:

I, Daniel L. Kupferer, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the attached BOUNDARY LINE ADJUSTMENT was prepared under my direct responsibility, supervision and checking, and on the basis of my knowledge, information and belief, is correct.

Daniel L. Kupferer
 Colorado Professional Land Surveyor No. 18465

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 _____, 2024 AD.

Chairman, Fremont County Board of County Commissioners

EASEMENTS:

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 Public Utility Easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot Public Utility and Drainage Easement.

CLERK AND RECORDER:

STATE OF COLORADO }
 COUNTY OF FREMONT } SS

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 No. _____

Fremont County Clerk and Recorder

BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

Project No.: 17047

Sheet: 1 of 2

Land Development Consultants, Inc.
 PLANNING • SURVEYING
 www.ldc.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
 3898 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

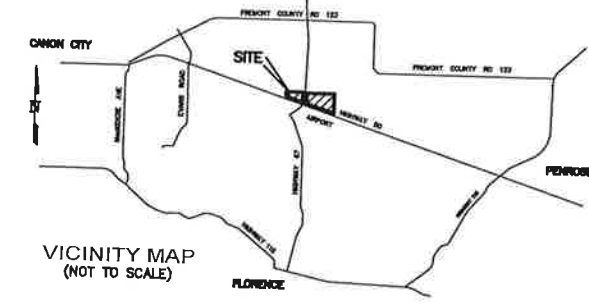
No.	REVISIONS	Date
	Description <td> </td>	

H Scale: 1" = 150'
 V Scale: N/A
 Designed By: N/A
 Drawn By: DAS
 Checked By: DLK
 Date: 06/26/2024

811 CALL BEFORE YOU DIG
 DIAL 811
 44 HOURLY SERVICE AVAILABLE CALL 811 BY LOCATION
 FOLLOWING PROVIDERS ARE REGISTERED: WATER, GAS, ELECTRIC, SEWER, TELEPHONE

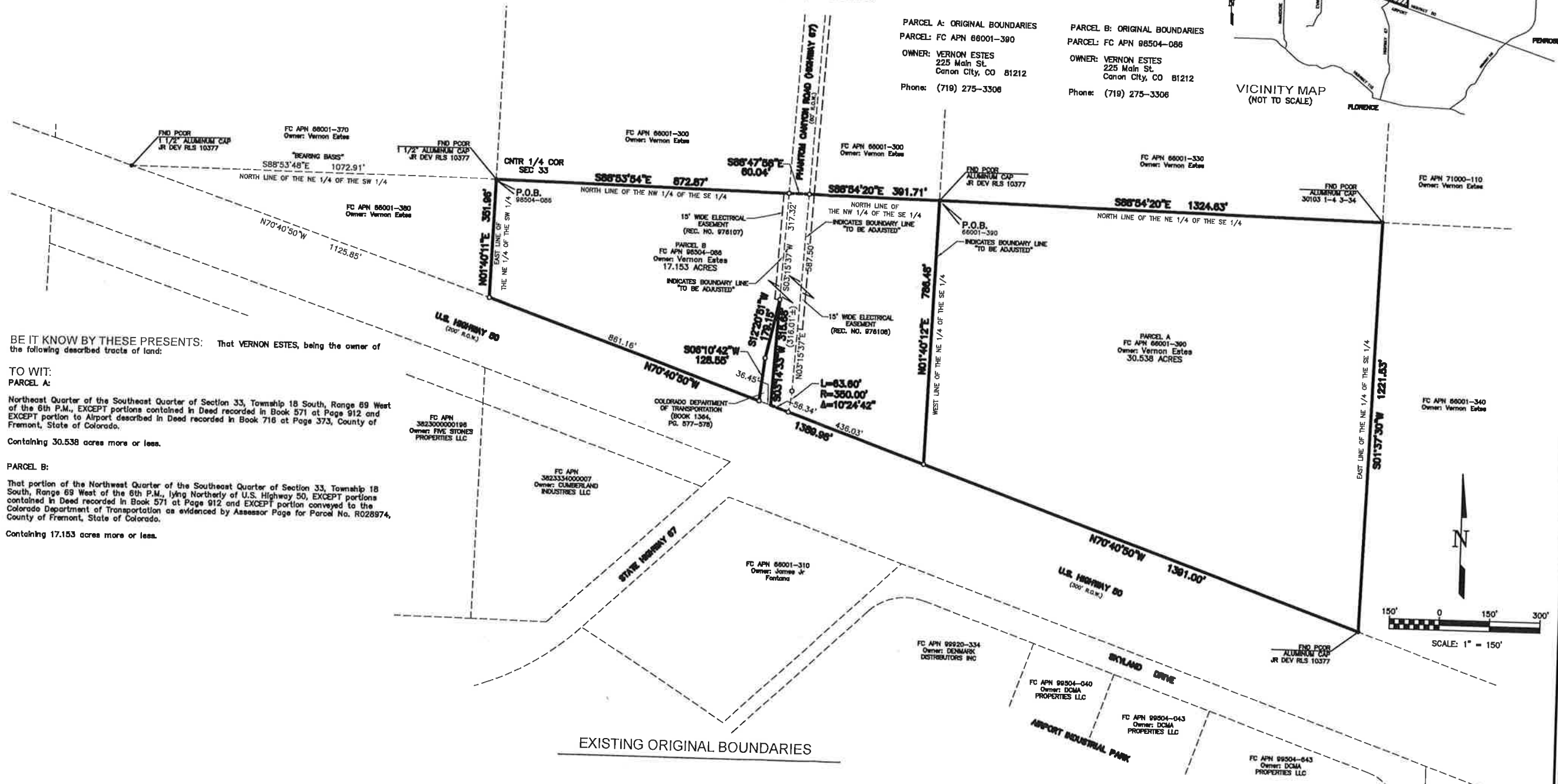
ESTES PROPERTY BOUNDARY LINE ADJUSTMENT

BEING A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO



PARCEL A: ORIGINAL BOUNDARIES
 PARCEL: FC APN 66001-390
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3306

PARCEL B: ORIGINAL BOUNDARIES
 PARCEL: FC APN 98504-086
 OWNER: VERNON ESTES
 225 Main St.
 Canon City, CO 81212
 Phone: (719) 275-3306



BE IT KNOWN BY THESE PRESENTS: That VERNON ESTES, being the owner of the following described tracts of land:

TO WIT:
PARCEL A:
 Northeast Quarter of the Southeast Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., EXCEPT portions contained in Deed recorded in Book 571 at Page 912 and EXCEPT portion to Airport described in Deed recorded in Book 716 at Page 373, County of Fremont, State of Colorado.
 Containing 30.538 acres more or less.

PARCEL B:
 That portion of the Northwest Quarter of the Southeast Quarter of Section 33, Township 18 South, Range 69 West of the 6th P.M., lying Northerly of U.S. Highway 50, EXCEPT portions contained in Deed recorded in Book 571 at Page 912 and EXCEPT portion conveyed to the Colorado Department of Transportation as evidenced by Assessor Page for Parcel No. R028974, County of Fremont, State of Colorado.
 Containing 17.153 acres more or less.

EASEMENTS:
 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 Public Utility Easement on both sides of lot lines. Exterior subdivision boundary is subject to a ten (10) foot Public Utility and Drainage Easement.

According to Colorado law, you must obtain a copy of this plat from the county clerk's office. If you have any questions, please call the county clerk's office. This plat is subject to the provisions of the Colorado Surveying Act, C.R.S. 24-101-101. The survey was conducted in accordance with the provisions of the Colorado Surveying Act, C.R.S. 24-101-101.

811 DIAL 811

CALL BEFORE YOU DIG

No.	Revisions Description	By	Date

H Scale: 1"=150'
 V Scale: N/A
 Designed By: N/A
 Drawn By: DAS
 Checked By: DLK
 Date: 05/26/2024

Land Development Consultants, Inc.
 PLANNING • SURVEYING
 www.landdev.com • TEL: (719) 528-6133 • FAX: (719) 528-6848
 3898 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

BOUNDARY LINE ADJUSTMENT
 A PORTION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO

Project No.: 17047
 Sheet: 2 of 2