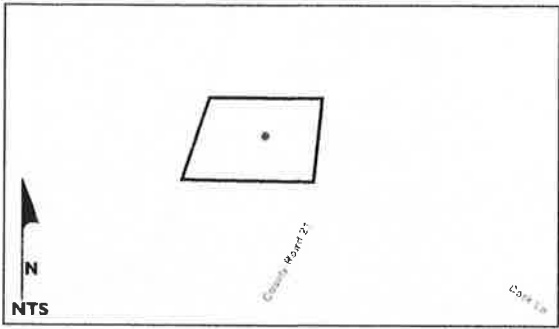


HULBERT LOT LINE VACATION
A VACATION OF INTERIOR LOT LINES FOR LOTS 131 & 132
COTTONWOOD RIVER RANCH SUB. NO. TWO
FREMONT COUNTY, COLORADO



VICINITY MAP

KNOW ALL PERSONS BY THESE PRESENTS THAT WILDMOCK PROPERTIES LLC, ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT:

LOTS 131 AND 132, COTTONWOOD RIVER RANCH SUBDIVISION NO. TWO

COUNTY OF FREMONT
STATE OF COLORADO,

DEDICATION:

WE, WILDMOCK PROPERTIES LLC, BEING THE OWNER(S) OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF HULBERT 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, ANTHONY HULBERT, HAS SUBSCRIBED THEIR NAME THIS ____ DAY OF ____, A.D. 2025.

ANTHONY HULBERT

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D. 20____, BY ANTHONY HULBERT.

MY COMMISSION EXPIRES ____

MY ADDRESS IS ____

WITNESS MY HAND AND OFFICIAL SEAL ____ (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 ____, 20____.

CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

EASEMENT STATEMENT:

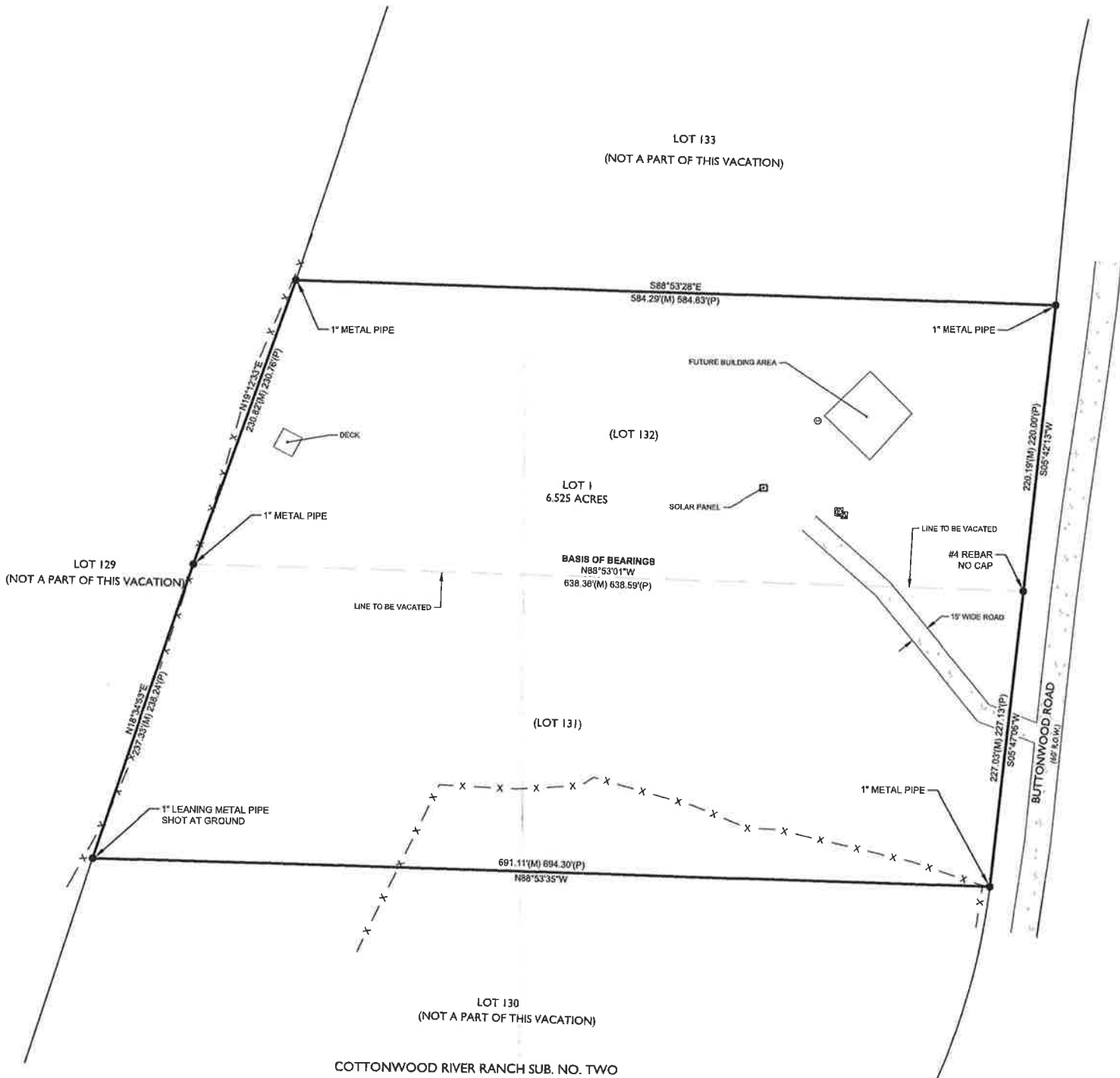
EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT. WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS EXCEPT AS OTHERWISE NOTED, ALL INTERIOR LOT LINES ARE SUBJECT TO A FIVE (5) FOOT UTILITY EASEMENT ON BOTH SIDES OF LOT LINES. EXTERIOR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

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. UNDER RECEPTION NUMBER ____

FREMONT COUNTY CLERK & RECORDER



LEGEND

- FOUND PROPERTY CORNER MONUMENT AS NOTED
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- X- FENCE
- ⊗ SEWER CLEANOUT
- ⊕ ELECTRICAL TRANSFORMER
- ⊖ ELECTRIC METER
- ▨ GRAVEL/DIRT

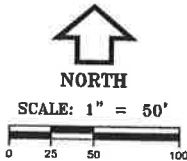
SURVEYOR'S NOTES:

- FIDELITY NATIONAL TITLE, TITLE REPORT NUMBER 330-F00452-25, DATED JANUARY 2, 2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED IN SAID TITLE COMMITMENT IS ONLY ONE OF THE TWO PROPERTIES SHOWN HEREON.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE NORTH LINE OF LOT 131 AND SOUTH LINE OF LOT 132, BEARING S88°53'01\"/>

SURVEYOR'S CERTIFICATE:

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR 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. #39534
3 ROCKS ENGINEERING, LLC
430 MAIN ST CANON CITY, CO
PHONE: 719-430-5333



3 ROCKS
ENGINEERING
& SURVEYING

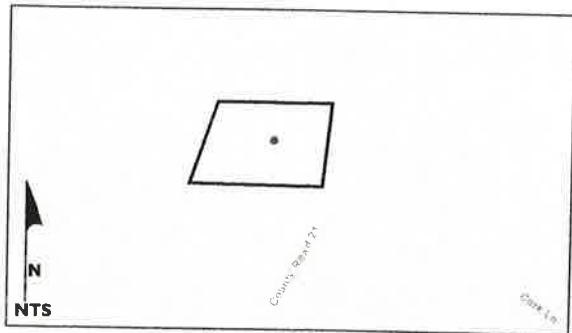
430 Main Street
Canon City, CO 81212
719.430.5333
www.3rocksenineering.com

SHEET:
1 OF 1

DATE: 2/25/2025

DRAWN BY: AB
REVIEWED BY: MS

PROJECT: 24.220



VICINITY MAP

HULBERT LOT LINE VACATION A VACATION OF INTERIOR LOT LINES FOR LOTS 131 & 132 COTTONWOOD RIVER RANCH SUB. NO. TWO FREMONT COUNTY, COLORADO

KNOW ALL PERSONS BY THESE PRESENTS THAT WILDMOCK PROPERTIES LLC, ARE THE OWNERS OF THE FOLLOWING DESCRIBED LAND:

TO WIT:

LOTS 131 AND 132, COTTONWOOD RIVER RANCH SUBDIVISION NO. TWO

COUNTY OF FREMONT
STATE OF COLORADO.

DEDICATION:

WE, WILDMOCK PROPERTIES LLC, BEING THE OWNER(S) OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF HULBERT 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, ANTHONY HULBERT, HAS SUBSCRIBED THEIR NAME THIS ____ DAY OF ____, A.D. 2025.

ANTHONY HULBERT

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, A.D. 20____, BY ANTHONY HULBERT.

MY COMMISSION EXPIRES

MY ADDRESS IS

WITNESS MY HAND AND OFFICIAL SEAL (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 ____, 20____.

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.

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. UNDER RECEPTION NUMBER ____.

FREMONT COUNTY CLERK & RECORDER



LEGEND

- FOUND PROPERTY CORNER MONUMENT AS NOTED
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- X- FENCE
- ⊙ SEWER CLEANOUT
- ⊕ ELECTRICAL TRANSFORMER
- ⊖ ELECTRIC METER
- ⊞ GRAVEL/DIRT

SURVEYOR'S NOTES:

- FIDELITY NATIONAL TITLE, TITLE REPORT NUMBER 330-F00452-25, DATED JANUARY 2, 2025, WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED IN SAID TITLE COMMITMENT IS ONLY ONE OF THE TWO PROPERTIES SHOWN HEREON.
- LINEAL UNITS USED ARE U.S. SURVEY FEET.
- BASIS OF BEARINGS: THE NORTH LINE OF LOT 131 AND SOUTH LINE OF LOT 132, BEARING S88°53'01"E (ASSUMED), A DISTANCE OF 639.36 FEET, MONUMENTED AS SHOWN HEREON.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR COUNTY OF FREMONT, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C0325E, REVISED SEPTEMBER 19, 2012.
- ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM COTTONWOOD RIVER RANCH FILING NO. TWO AT RECEPTION NUMBER 391809.
- SUBJECT PROPERTY IS 284,263.08 SQ. FT. OR 6.525 ACRES, MORE OR LESS, AS SURVEYED.
- DATE OF FIELDWORK: JANUARY 8TH, 2025.
- 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 CERTIFICATE:

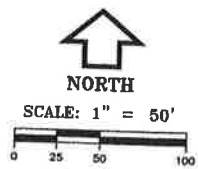
I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY DIRECTION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT THIS PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION 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

Fremont County

MAR 10 2025

Planning & Zoning



3 ROCKS
ENGINEERING
& SURVEYING

430 Main Street
Canon City, CO 81212
719.430.5333
www.3rocksengineering.com

SHEET:

1 OF 1

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