

# HAMBY LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OF LOT 6 AND PART OF LOT 7, PARK HILL SUBDIVISION  
 LOCATED IN THE NW QUARTER SECTION 34, TOWNSHIP 18 SOUTH, RANGE 70 WEST, 6TH P.M.  
 FREMONT COUNTY, COLORADO  
 3.32 ACRES

## EXISTING SITE CONDITIONS

KNOW ALL MEN BY THESE PRESENTS THAT BREANNA RENE BERRY, THE OWNER OF THE FOLLOWING DESCRIBED LAND:

TO WIT

ALL OF LOTS 6 AND 7, EXCEPT THE EASTERLY 48.56 FEET OF SAID PARK HILL SUBDIVISION, COUNTY OF FREMONT, STATE OF COLORADO,

CONTAINING 3.32 ACRES.

### DEDICATION

I, BREANNA RENE BERRY, BEING THE OWNER OF THE ABOVE DESCRIBED LANDS BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF HAMBY LOT LINE ADJUSTMENT, 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 UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OR VACATE SAID UTILITY EASEMENTS IS VESTED WITH THE TOWN OF FLORENCE.

### IN WITNESS WHEREOF

BREANNA RENE BERRY HAS SUBSCRIBED HER NAME  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024

BY: \_\_\_\_\_  
 BREANNA RENE BERRY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024 BY BREANNA RENE BERRY.

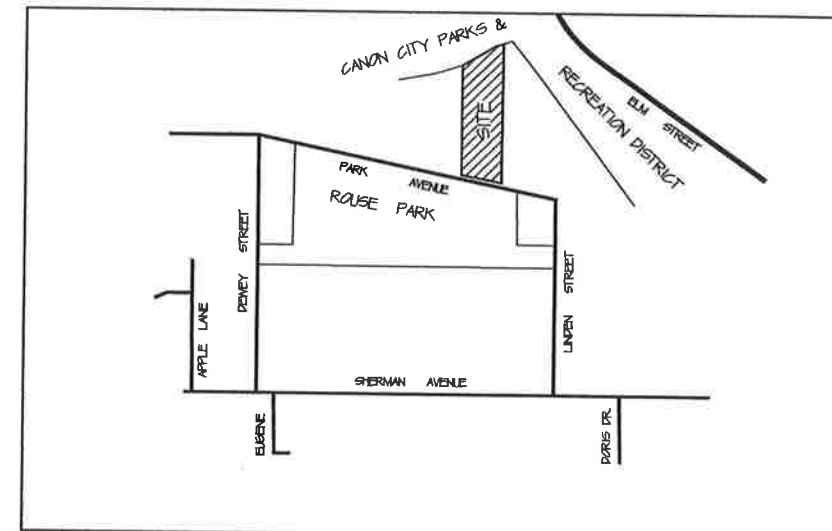
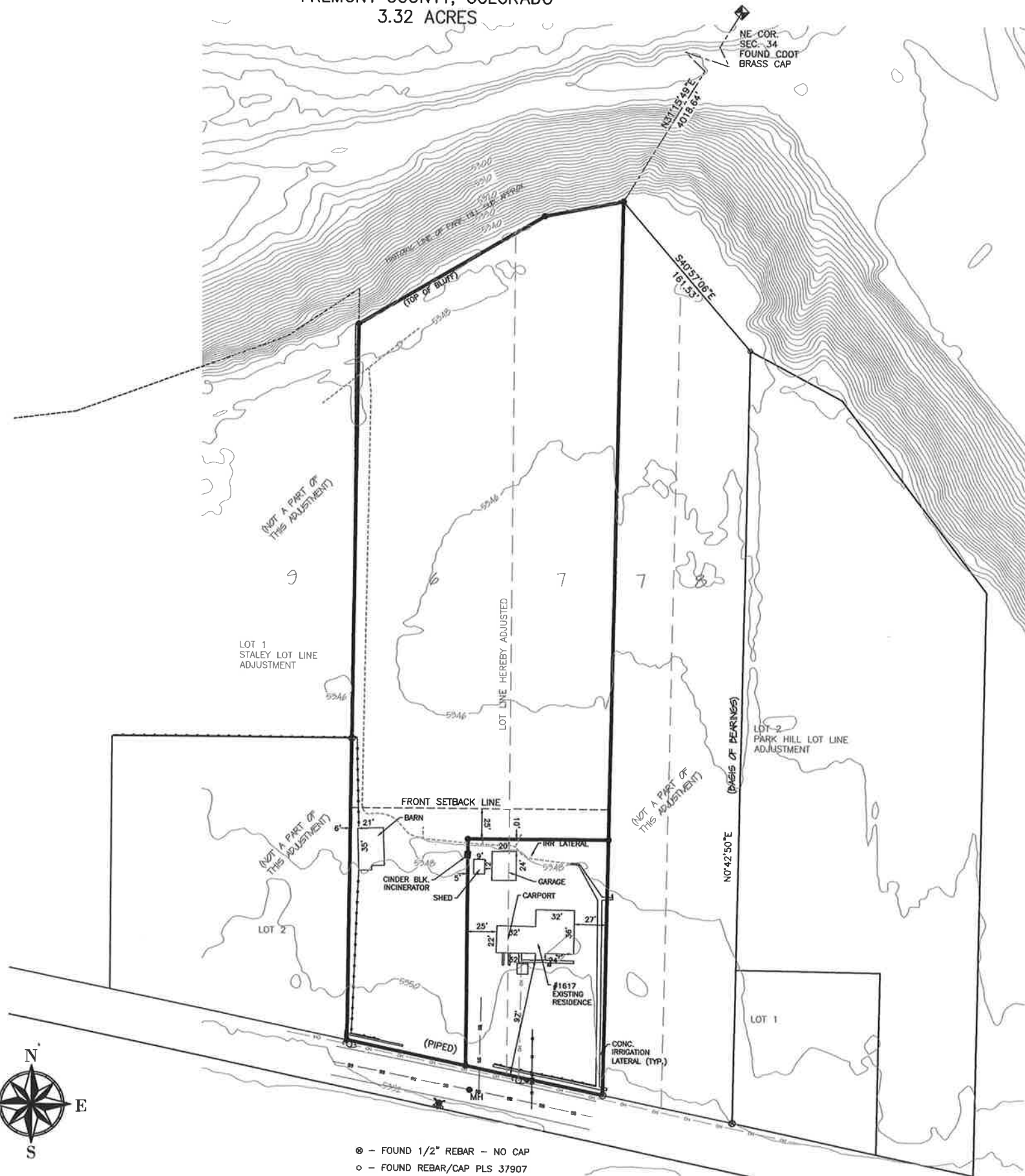
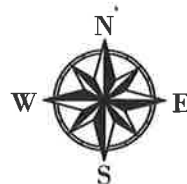
MY COMMISSION EXPIRES \_\_\_\_\_

MY ADDRESS IS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

### LINE TYPE LEGEND

- WATER SERVICE
- SANITARY SEWER
- OVERHEAD UTILITY LINES
- IRRIGATION DITCH (DUG)
- IRRIGATION LATERAL (CONCRETE)
- STOCKADE FENCE
- WIRE FENCE



VICINITY MAP  
 SCALE 1" = 500'

### REGISTERED LAND SURVEYOR'S CERTIFICATE

I, JOHN E. KRATZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY 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 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.

JOHN E. KRATZ  
 CO. REG. NO. 20142

### BASIS OF BEARING STATEMENT

BEARINGS ARE BASED ON THE WEST LINE OF PARK HILL LOT LINE ADJUSTMENT, RECORDED JUNE 29, 2021 AT RECEPTION NO. 1003306, ASSUMED TO BEAR N00°42'50"E BETWEEN THE MONUMENTS INDICATED HEREON.

### 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

### 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 RECORDER'S 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 NO. \_\_\_\_\_

⊙ - FOUND 1/2" REBAR - NO CAP  
 ○ - FOUND REBAR/CAP PLS 37907

