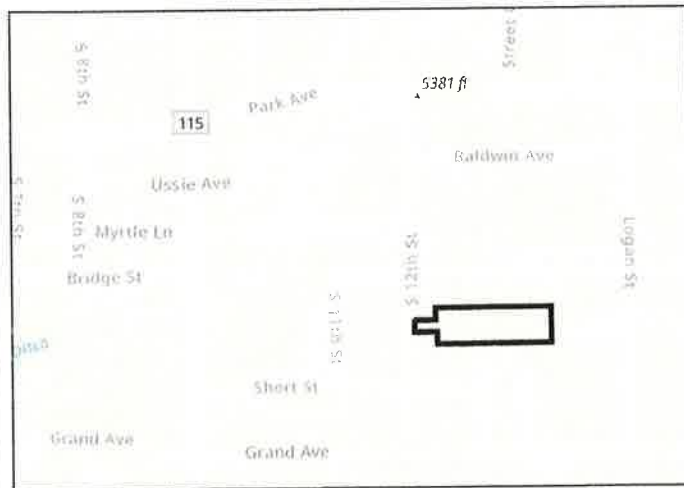


**HELMKICK MINOR SUBDIVISION**  
**1226 SOUTH 12TH STREET**  
**LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4,**  
**TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN**  
**FREMONT COUNTY, COLORADO**



**VICINITY MAP**

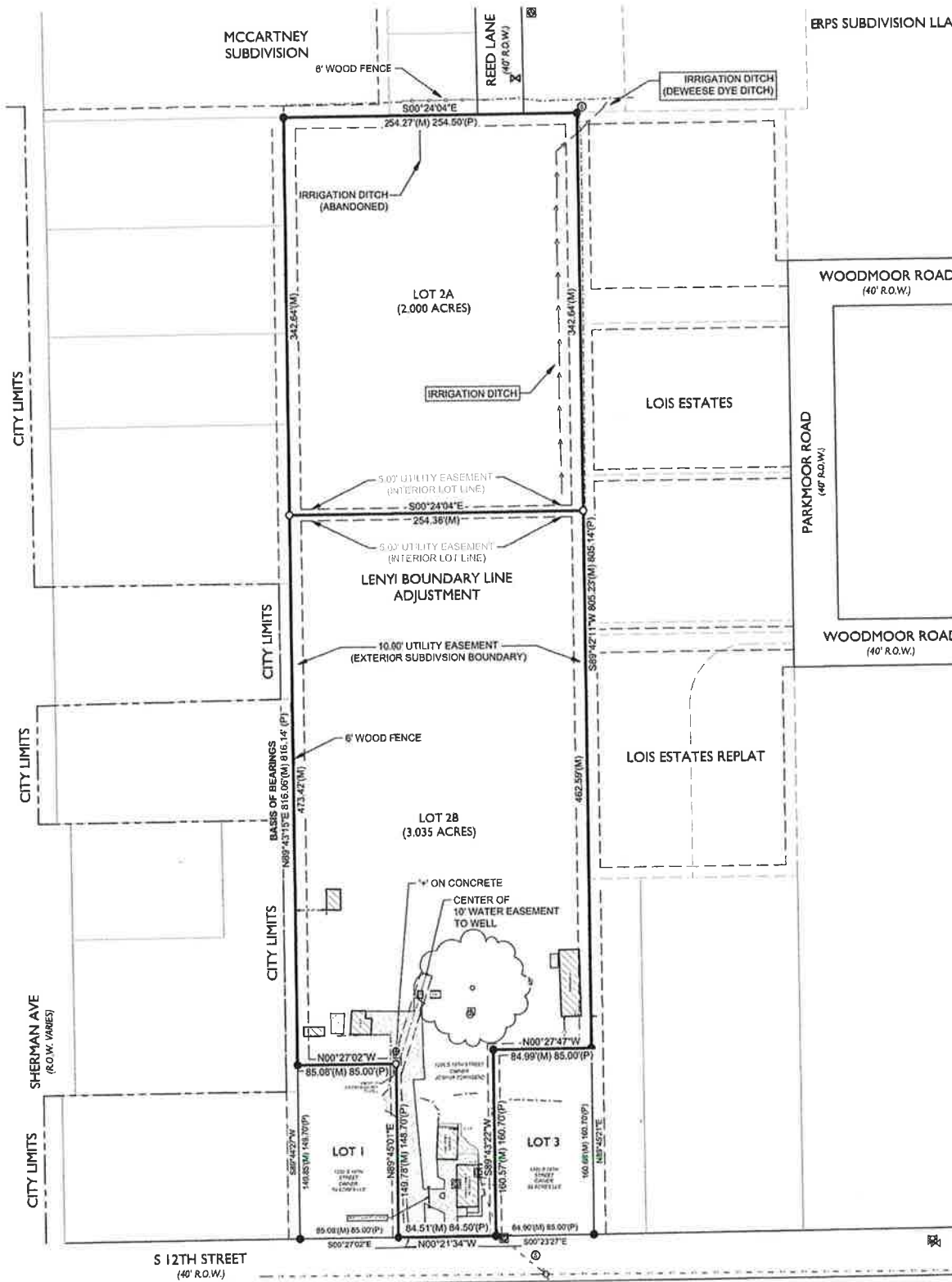
**TITLE DESCRIPTION:**  
 (PER TITLE REPORT, DATED MARCH 11, 2024 AT TITLE REPORT NO. 330-F01512-24, AMENDMENT NO. #6)  
 LOT 2, LENYI BOUNDARY LINE ADJUSTMENT ACCORDING TO THE RECORDED PLAT  
 COUNTY OF FREMONT  
 STATE OF COLORADO

**LEGEND**

- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, PLUS 38580 - UNLESS NOTED OTHERWISE
- SET #5 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLUS 38534
- ⊕ FOUND SCRIBED "++" IN CONCRETE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- △ CONTROL POINT
- X- FENCE
- ▭ CULVERT
- POWER POLE
- ⊞ ELECTRIC PEDESTAL/PULL BOX
- ⊙ SANITARY MANHOLE
- ⊙ SEWER CLEANOUT
- ⊞ ELECTRIC METER
- ⊞ GAS METER
- ⊞ WATER METER
- DECIDUOUS TREE
- ⊞ MAIL BOX
- ▭ CONCRETE
- ▭ BUILDING



SCALE: 1" = 60'  
 0 30 60 120



**SURVEYOR'S NOTES:**

1. FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F01512-24, AMENDMENT NO. #6, DATED MARCH 11, 2024, 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 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 NORTH LINE OF THE SUBJECT PROPERTY BEARING N89°43'15"W (ASSUMED), A DISTANCE OF 818.08 FEET, MONUMENTED AS SHOWN HEREON.
5. SUBJECT PROPERTY IS LOCATED IN OUTSIDE OF LIMITS OF ZONE AE, TO THE WEST, AND ZONE A TO THE EAST, PER FLOOD INSURANCE RATE MAP FOR FREMONT COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08043C0638F, REVISED JANUARY 06, 2012.
6. 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.

**OWNER ACCEPTANCE:**

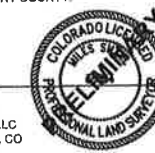
IN WITNESS WHEREOF, \_\_\_\_\_ OF \_\_\_\_\_, CANON CITY, COLORADO HAS SUBSCRIBED THEIR NAME:  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_  
 BY \_\_\_\_\_  
 (JOSHUA TOWNSEND)  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_\_  
 BY (OWNER NAME) \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_, MY ADDRESS IS \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL, \_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC

**COUNTY PLANNER:**

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE COUNTY PLANNER OF FREMONT COUNTY, COLORADO.  
 COUNTY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_  
 FREMONT COUNTY

**SURVEYOR'S STATEMENT:**

I, MILES SMALL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, AND FREMONT COUNTY.



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

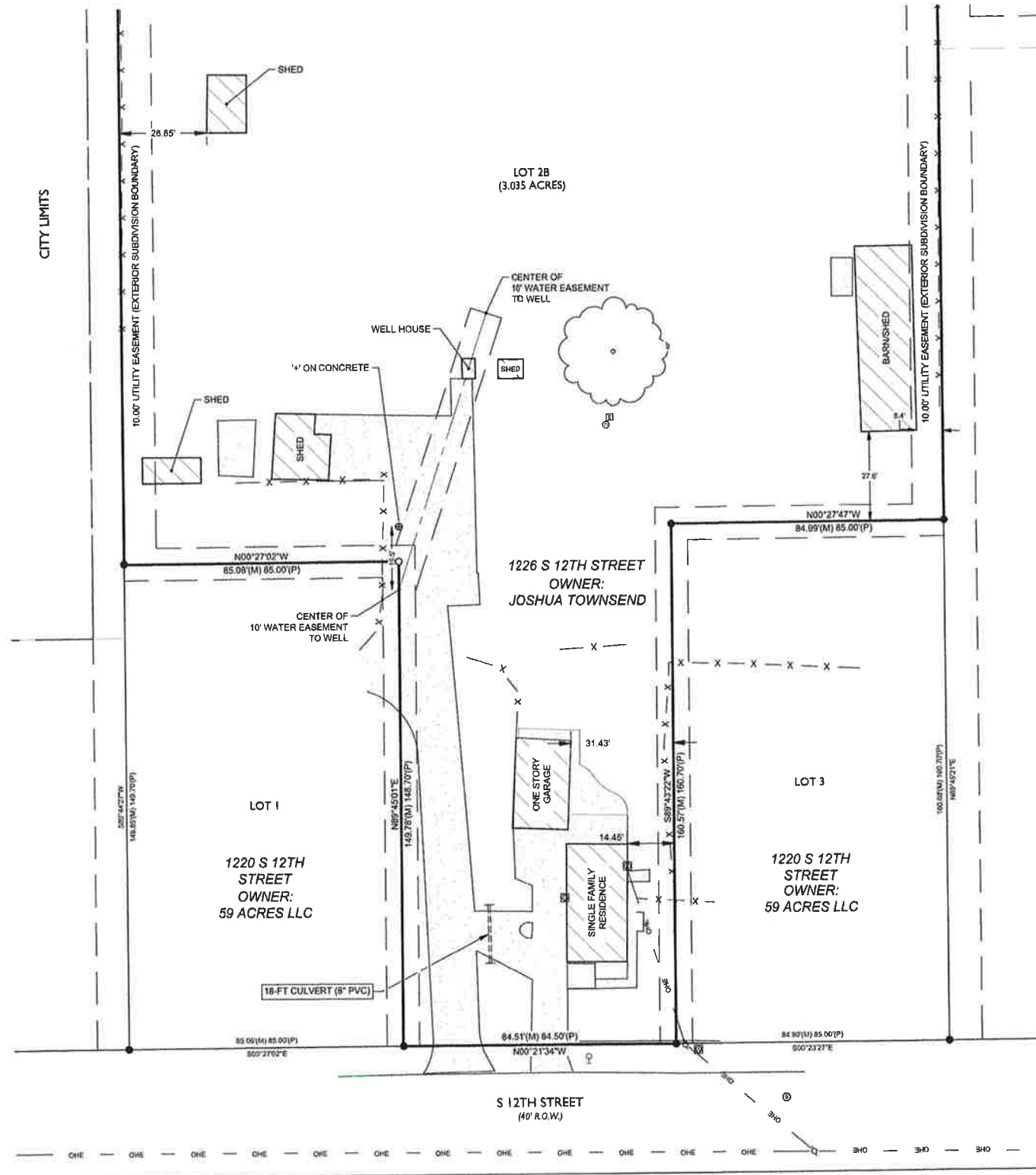
**CLERK AND RECORDER:**

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\_\_\_\_\_, UNDER RECEPTION NUMBER \_\_\_\_\_  
 \_\_\_\_\_  
 FREMONT COUNTY CLERK AND RECORDER

**3 ROCKS**  
**ENGINEERING & SURVEYING**  
 430 Main Street  
 Canon City, CO 81212  
 719-430-5333  
 www.3rocksengineering.com

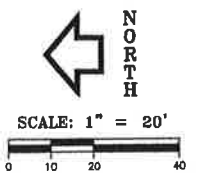
|              |           |
|--------------|-----------|
| SHEET:       | 1 OF 2    |
| DATE:        | 8/20/2024 |
| DRAWN BY:    | KC        |
| REVIEWED BY: | MS        |
| PROJECT:     | 34-188    |

**HELMICK MINOR SUBDIVISION**  
**1226 SOUTH 12TH STREET**  
**LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4,**  
**TOWNSHIP 19 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN**  
**FREMONT COUNTY, COLORADO**



**LEGEND**

- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, PLS 35590 - UNLESS NOTED OTHERWISE
- SET #5 REBAR AND 1.25" YELLOW PLASTIC CAP, MILES SMALL, PLS 38534
- ⊕ FOUND SCRIBED "X" IN CONCRETE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- △ CONTROL POINT
- X- FENCE
- ▬ CULVERT
- ⊙ POWER POLE
- ⊞ ELECTRIC PEDESTAL/PULL BOX
- ⊙ SANITARY MANHOLE
- ⊙ SEWER CLEANOUT
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WATER METER
- ⊙ DECIDUOUS TREE
- ⊙ MAIL BOX
- ▭ CONCRETE
- ▭ BUILDING



|  |                                  |
|--|----------------------------------|
| <br><b>3 ROCKS</b><br>ENGINEERING & SURVEYING<br>430 Main Street<br>Cañon City, CO 81212<br>719.430.5333<br>www.3rockengineering.com | SHEET: 2 OF 2                    |
|  | DATE: 8/20/2024                  |
|  | DRAWN BY: KGC<br>REVIEWED BY: MS |
|  | PROJECT: 24-108                  |