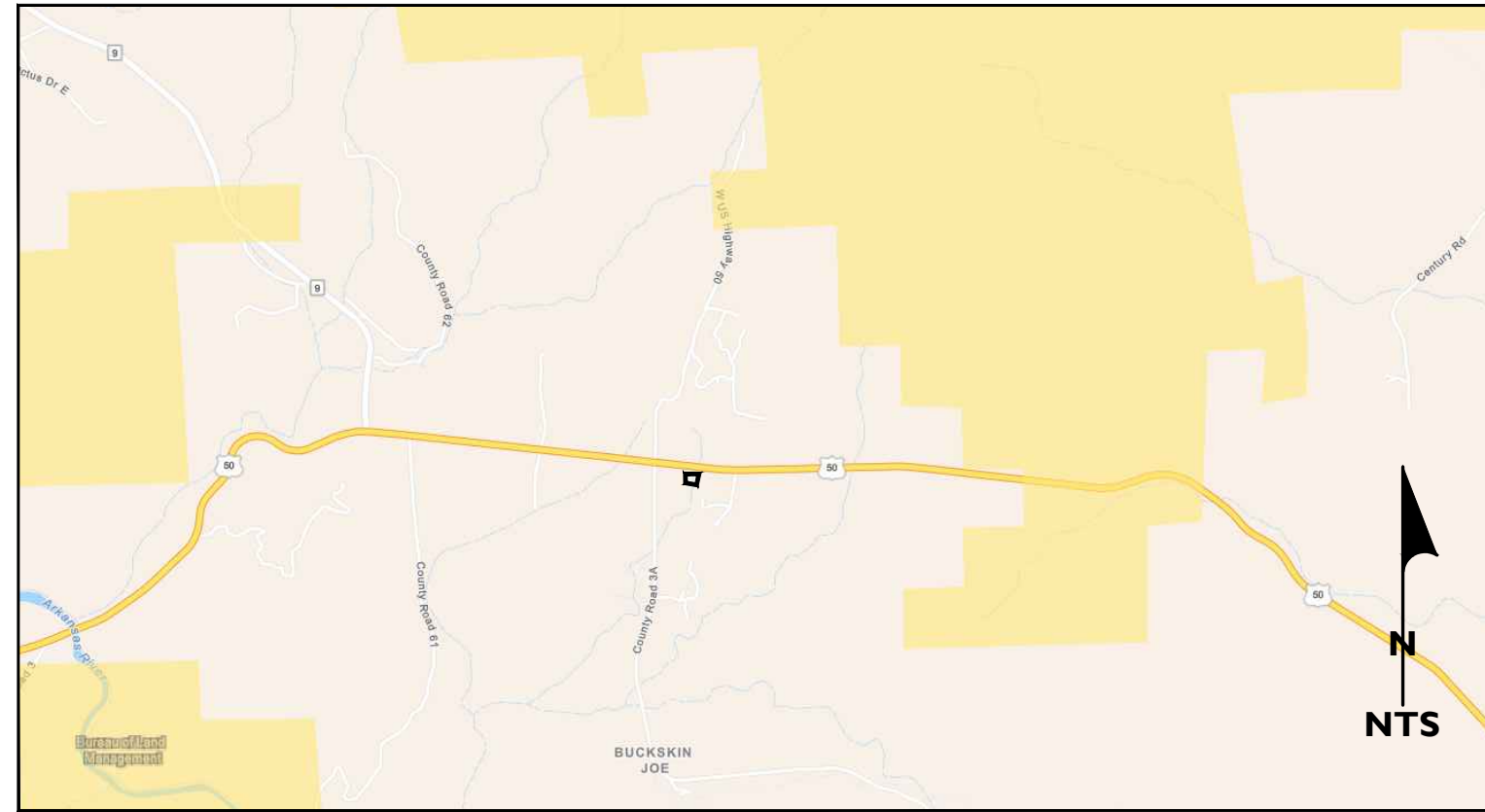


NEINAS-TEZAK LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO



VICINITY MAP
NTS

DEDICATION:

WE, MICHEAL A TEZAK, DENISE D TEZAK AND ECHO HOUSING, LLC, BEING THE OWNER(S) OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF NEINAS-TEZAK 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 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, MICHEAL A TEZAK, DENISE D TEZAK, AND ECHO HOUSING LLC, HAVE SUBSCRIBED THEIR NAMES THIS ____ DAY OF _____, A.D. 20__.

MICHEAL A TEZAK

ECHO HOUSING LLC
REGISTERED AGENT

DENISE D TEZAK

NOTARY STATEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY MICHEAL A TEZAK, DENISE D TEZAK, AND ECHO HOUSING LLC

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 _____, 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.

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT MICHEAL A TEZAK, DENISE D TEZAK, AND ECHO HOUSING LLC ARE THE OWNERS OF THE FOLLOWING LAND DESCRIBED:

TO WIT:

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

PARCEL 1 CONTAINS 272,650 SQ. FT. OR 6.259 ACRES, AS SURVEYED.

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 W 1/4 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 2734.9 FEET;

1. THENCE NORTH 0° 11' EAST ALONG THE EAST PROPERTY LINE, A DISTANCE OF 25.1 FEET;
2. 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;
3. 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;
4. THENCE NORTH 10° 54'30" EAST, A DISTANCE OF 119.2 FEET;
5. THENCE NORTH 37° 50'30" EAST, A DISTANCE OF 76.3 FEET;
6. THENCE SOUTH 83° 46' EAST, A DISTANCE OF 573.8 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, 1915 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 89° 36' EAST, 3041.7 FEET, TO A POINT OF CURVATURE; THENCE RIGHT ALONG A CURVE WHOSE RADIUS IS 5790 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 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° 46' 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 06° 31'16" 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 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 266.82 FEET TO THE POINT OF BEGINNING.

COUNTY OF FREMONT,
STATE OF COLORADO

PARCEL 2 CONTAINS 99,119 SQ. FT. OR 2.275 ACRES, AS SURVEYED.

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 STAMPED "STA. 2602+29.7" ON SAID FENCE BEARS SOUTH 83°46' EAST 280.2 FEET;

THENCE SOUTH 6°14' WEST 208.7 FEET;
 THENCE SOUTH 83°46' EAST 313.0 FEET;
 THENCE NORTH 6°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

PARCEL 3 CONTAINS 65,322 SQ. FT. OR 1.500 ACRES, AS SURVEYED.

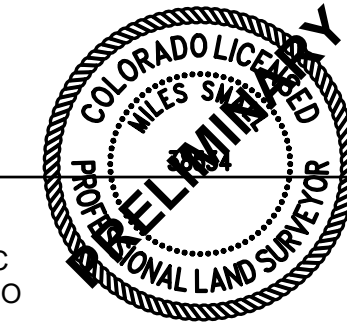
COMBINED PARCELS CONTAIN 437,091 SQ. FT. OR 10.034 ACRES, AS SURVEYED.

SURVEYOR'S NOTES:

1. FIDELITY NATIONAL TITLE COMPANY, TITLE REPORT NUMBER 330-F08616-24, DATED JULY 3, 2024, TITLE REPORT NUMBER 330-F0621-24, DATED JULY 3, 2024, AND TITLE REPORT NUMBER 330-F0621-24, 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 08043CO605E, 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. #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)

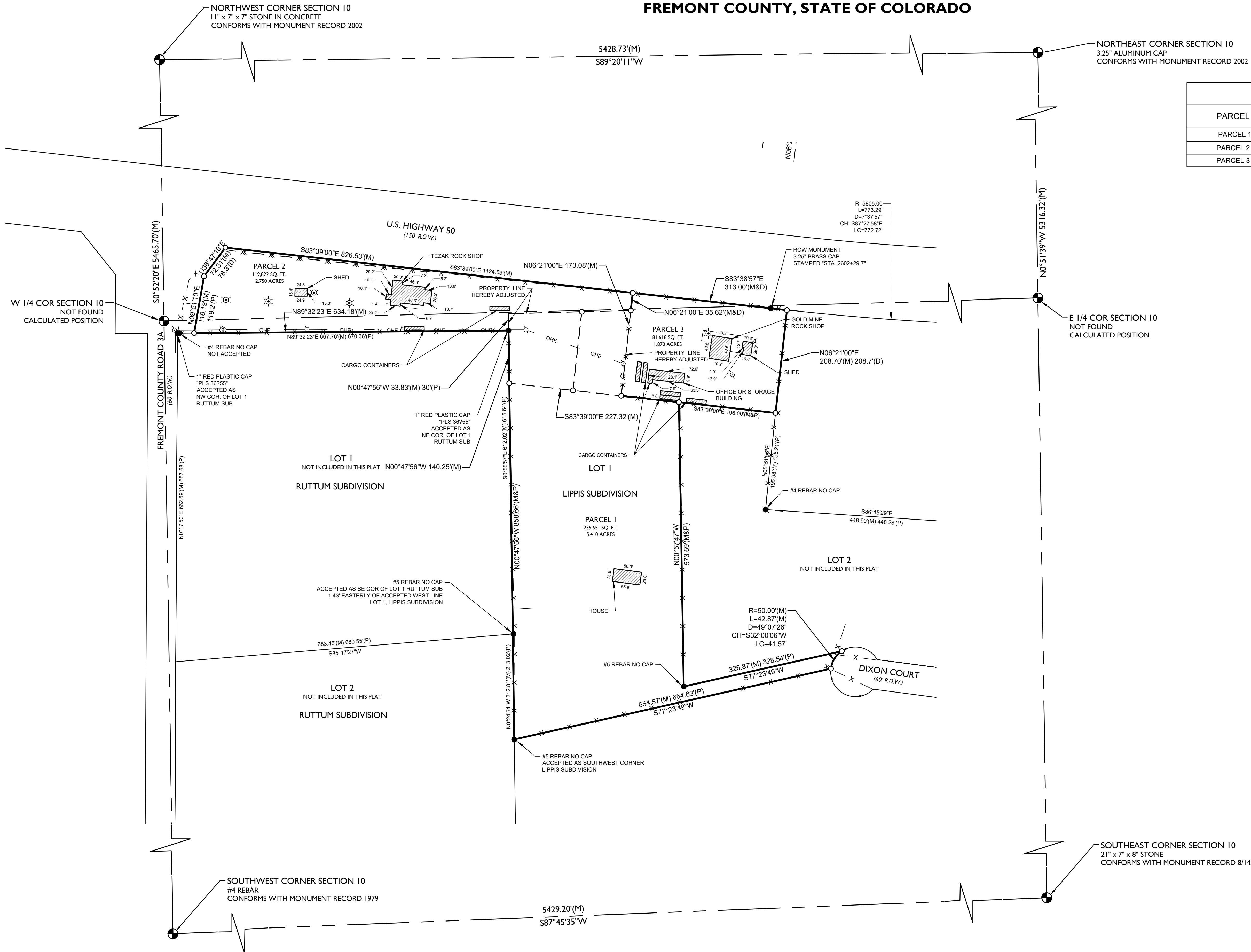
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO.

AT _____ M., ON THE _____ DAY OF _____, 20__ A.D. UNDER RECEPTION NUMBER _____

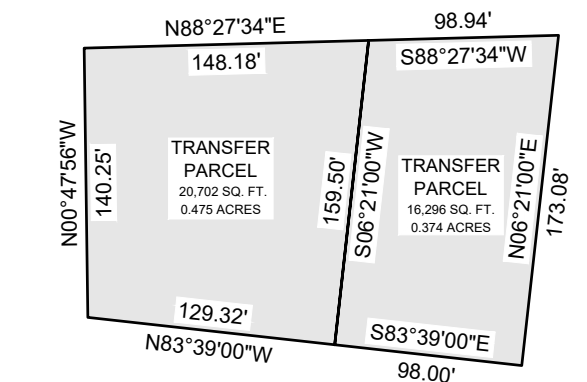
FREMONT COUNTY CLERK AND RECORDER

 3 ROCKS ENGINEERING & SURVEYING 430 Main Street Canon City, CO 81212 719.430.5333 www.3rocksengineering.com	SHEET:	1 OF 2
	DATE:	2/19/2025
	DRAWN BY:	AB
	REVIEWED BY:	MS
PROJECT:		24.058

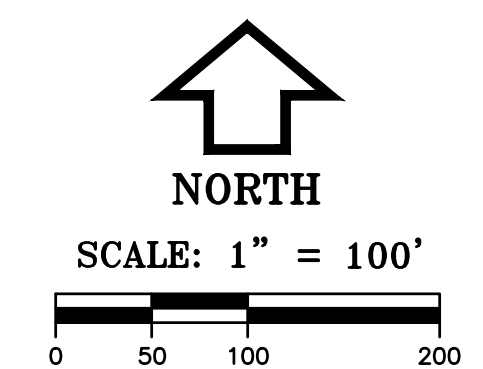
NEINAS-TEZAK LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 1, LIPPIS SUBDIVISION AND TWO METES & BOUNDS PARCELS
LOCATED IN THE WEST HALF OF SECTION 10,
TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN
FREMONT COUNTY, STATE OF COLORADO



AREA TABLE				
PARCEL	SQ. FT.	ACRES	CHANGE IN ACREAGE	NEW TOTAL ACREAGE
PARCEL 1	272,650 SQ. FT.	6.259 ACRES	-0.849 ACRES	5.410 ACRES
PARCEL 2	99,119 SQ. FT.	2.275 ACRES	+0.475 ACRES	2.751 ACRES
PARCEL 3	65,322 SQ. FT.	1.500 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 CDOT ROW PLANS
 - OHE- OVERHEAD ELECTRIC LINE
 - PROPERTY LINES TO BE ADJUSTED
 - CHAIN LINK/IRON FENCE
 - POWER POLE
 - ASPHALT
 - CONCRETE
 - GRAVEL/DIRT
 - BUILDING



<p>3 ROCKS ENGINEERING & SURVEYING 430 Main Street Calhan City, CO 81222 719.430.5333 www.3rockengineering.com</p>	SHEET: 2 OF 2
	DATE: 2/19/2025
	DRAWN BY: AB REVIEWED BY: MS
	PROJECT: 24.058