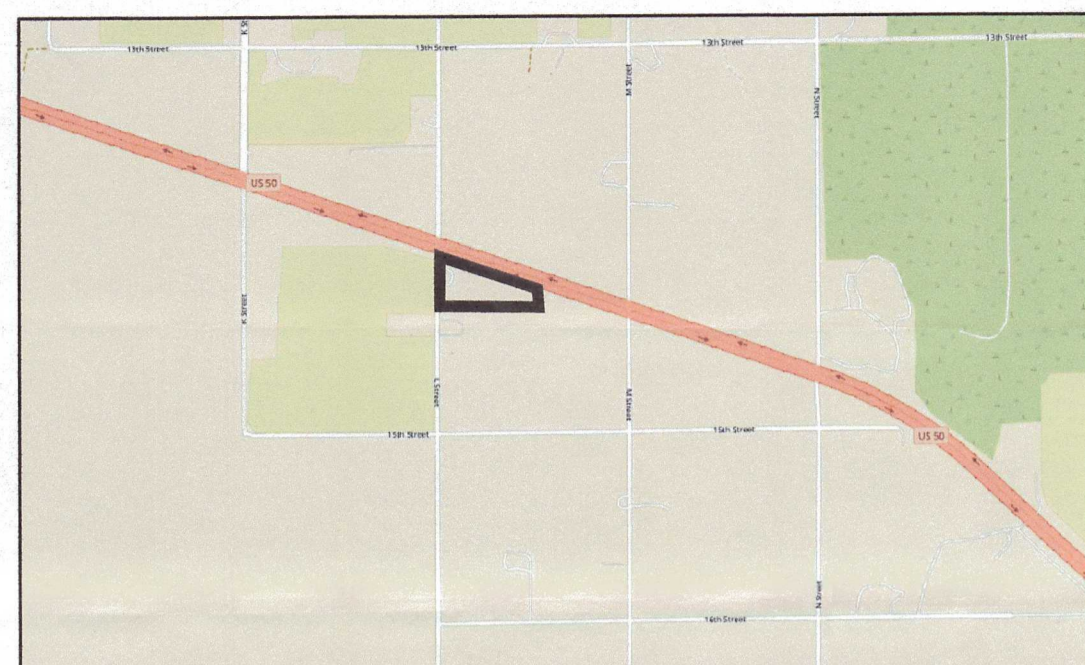


**RICHARDSON ZONE CHANGE REQUEST  
BUSINESS TO AGRICULTURAL SUBURBAN  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 19 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
FREMONT COUNTY, COLORADO**



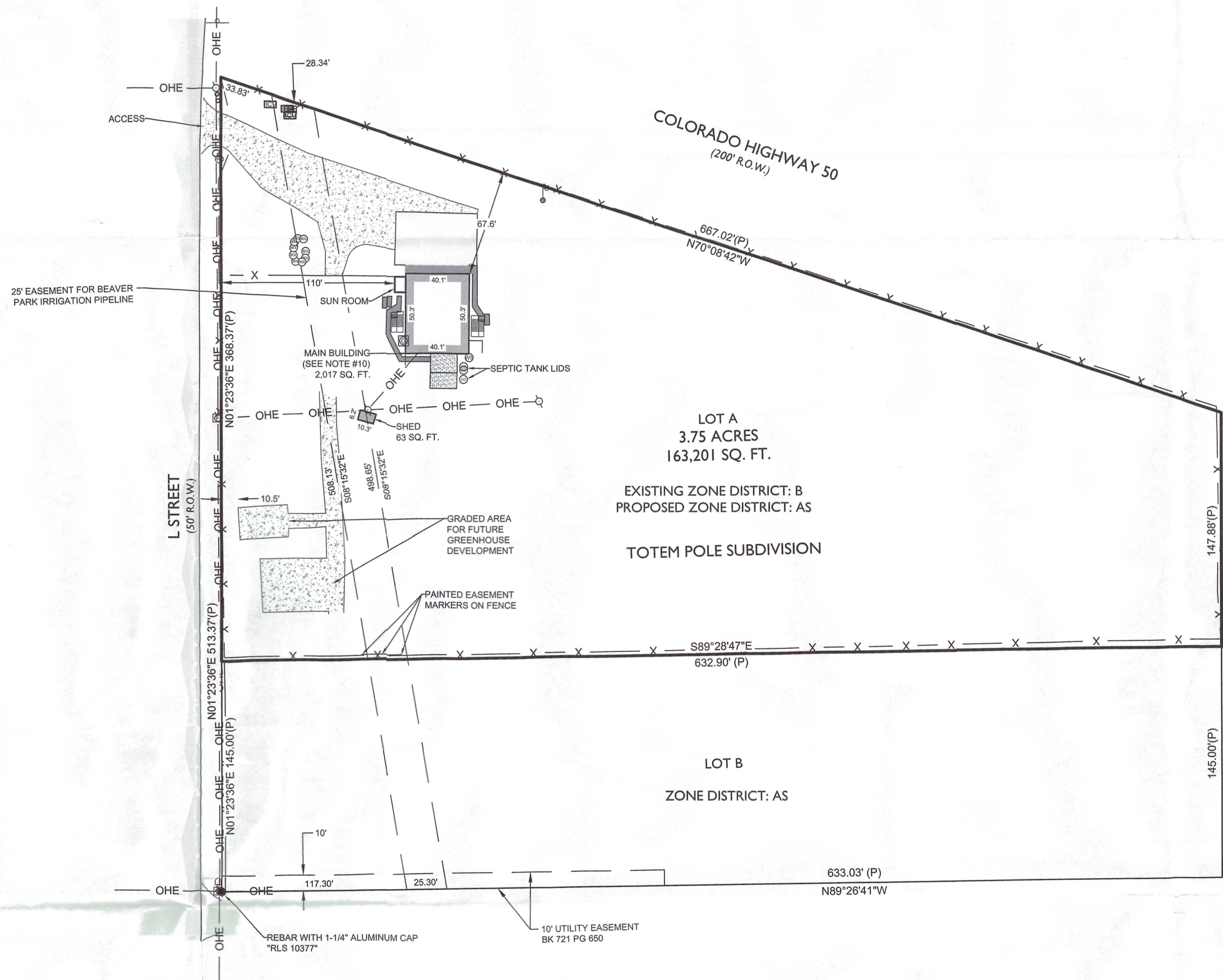
**VICINITY MAP**

**LEGEND**

- FOUND MONUMENT AS NOTED
- (P) PLATTED DISTANCE
- ⊙ SEWER CLEANOUT
- ⊠ DRAIN INLET
- OHE- OVERHEAD ELECTRIC LINE
- X- FENCE
- ⊙ POWER POLE
- ⊠ IRRIGATION CONTROL VALVE
- ⊙ BOLLARD
- ⊙ WATER SPIGOT
- ⊠ TELEPHONE PEDESTAL
- ⊠ MAIL BOX
- ⊠ FLAG POLE
- ⊙ GAS METER
- ASPHALT
- CONCRETE
- GRAVEL/DIRT
- BUILDING



NORTH  
SCALE: 1" = 50'  
0 25 50 100



**LEGAL DESCRIPTION:**

(PER DEED RECORDED JANUARY 10, 2024 AT RECEPTION NO. 1033498)

LOT A, TOTEM POLE SUBDIVISION ACCORDING TO THE RECORDED PLAT

COUNTY OF FREMONT  
STATE OF COLORADO

**SURVEYOR'S NOTES:**

1. THIS ZONING CHANGE REQUEST MAP IS NOT A "LAND SURVEY PLAT" OR AN "IMPROVEMENT SURVEY PLAT". APPROXIMATE PROPERTY LINES SHOWN HEREON ARE FROM RECORD PROPERTY DESCRIPTIONS PER SUBDIVISION PLAT. BOUNDARY DETERMINATIONS ARE NOT A PART OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
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 LOT A, TOTEM POLE SUBDIVISION, BEARING N01°23'36"E (AS PLATTED), SHOWN HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY 3 ROCKS ENGINEERING, LLC OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
6. ALL RIGHT-OF-WAY, EASEMENT AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF TOTEM POLE SUBDIVISION AT RECEPTION NO. 545762.
7. THE MAXIMUM NUMBER OF LOTS THAT COULD BE CREATED FROM THE SUBJECT PROPERTY IN ITS CURRENT ZONING CLASSIFICATION IS 3 AND IN ITS PROPOSED ZONING CLASSIFICATION IS 1 (LIMITING FACTOR IS LOT WIDTH).
8. THE POTENTIAL MAXIMUM AMOUNT OF LAND THAT WOULD BE ALLOWED TO BE COVERED ON THE SUBJECT PROPERTY IN ITS CURRENT ZONING CLASSIFICATION IS 106,080 SQ. FT. AND IN ITS PROPOSED ZONING CLASSIFICATION IS 40,800 SQ. FT.
9. EXISTING USE OF THE UPSTAIRS OF THE MAIN BUILDING IS 2-UNIT RESIDENTIAL. THE EXISTING USE OF THE MAIN BUILDING DOWNSTAIRS IS RETAIL. THE PROPOSED USE FOR THE DOWNSTAIRS IS A COMBINATION OF BUSINESS, RETAIL, AND PRIVATE RESIDENTIAL USE. PROPOSED USE FOR UPSTAIRS WILL REMAIN UNCHANGED FROM EXISTING USE.
10. 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.

ZONE DISTRICT: B

**SURVEYOR'S STATEMENT:**

I, MILES SMALL, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF 3 ROCKS ENGINEERING, LLC, THAT A ZONING CHANGE MAP OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND APRIL 19, 2024.

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



SHEET: 1 OF 1  
DATE: 5/7/2024  
DRAWN BY: AF  
REVIEWED BY: MS  
PROJECT: 24.071