



FREMONT COUNTY BOUNDARY LINE ADJUSTMENT / LOT LINE ADJUSTMENT / VACATION OF INTERIOR LOT LINE APPLICATION

A Lot Line Adjustment (LLA) is normally an administrative process which allows for the adjustment of lot lines and adjoining easements between two or more adjacent properties, at least one of which has been legally platted as a lot of record.

A Boundary Line Adjustment (BLA) is normally an administrative process which allows for the adjustment of property lines and adjoining easements between two or more adjacent properties. All properties shall be a metes and bounds legal description.

A Vacation of Interior Lot Line (VILL) is normally an administrative process which allows for the vacation of interior lot lines and adjoining easements between two or more adjacent platted lots of record. A Vacation of Interior Lot Line application may be approved based on review of the Planning Director, where the proposed vacation does not substantially modify the originally platted subdivision

Under certain circumstances, approval of any application may require review by the Fremont County Planning Commission and approval by the Fremont County Board of County Commissioners. In such a circumstance an additional review fee is required.

The applicant shall provide **one (1) original document, one (1) copy, and an electronic copy (either CD or flash/thumb drive)** and all of its attachments at the time of application submittal. Also, an electronic copy (PDF) of all documents and drawings shall be supplied at time of submittal. **Only complete applications will be accepted.** After submittal, the Department will review the application and all attachments and prepare a Department Submittal Deficiency and Comment Letter (D & C Letter), which will state the submittal deficiencies that must be addressed by the applicant, Department comments and or questions about the application.

An application fee set by the Board of County Commissioners (Board) shall accompany this application. Contact Planning and Zoning Department for fee amount.

The Department of Planning and Zoning, Planning Commission, and or Board of County Commissioners may require additional information, documentation or evidence as deemed necessary by the same regarding this application.

Please mark which application you are applying for:

_____ Lot Line Adjustment _____ Boundary Line Adjustment _____ Vacation of Interior Lot
Line and/or Easements

Once the property is established as “a” and “b”, be sure to use the same reference throughout the application. This form was designed to accommodate two properties, if additional properties are involved please provide information on additional pages as attachments.

1. Please provide the name, mailing address, telephone number and e-mail address for each property owner of each property involved in the LLA/BLA/VILL application:

a. Name: _____

Mailing Address: _____

Telephone Number: _____ Facsimile Number: _____

Email Address: _____

b. Name: _____

Mailing Address: _____

Telephone Number: _____ Facsimile Number: _____

Email Address: _____

c. Consulting Firm Name: _____

Mailing Address: _____

Telephone Number: _____ Facsimile Number: _____

Email Address: _____

2. The proposed plat title is _____

3. The total number of properties involved prior to this application are _____

4. The total number of lots as a result of this application are _____

5. Ratification:

As per the Fremont County Subdivision Regulations (XIV., F., 4.) an executed Ratification, Consent and Release Form (*forms are provided by the Department for execution*) shall be provided for each outstanding mortgage, deed of trust, lien, judgment or the like for each property involved in a LLA/BLA/VILL application prior to final approval by the Department. Will any property involved in this application require a form to be executed and submitted? Yes No

6. What is the current Zone District for each involved property? Zone verification may be completed through the Planning and Zoning Office prior to application submittal.

a. This property is located in the _____ Zone District.

b. This property is located in the _____ Zone District.

7. In accordance with the Fremont County Zoning Resolution (2.4.3), properties involved in a LLA/BLA/VILL that are not located in the same Zone District must process a Zone Change Application if the property receiving land is proposed to be enlarged by more than twenty-five

percent of the existing land area. Will this application require a zone change process? Yes No. If yes, then the zone change must be completed prior to approval of this application.

8. A submittal fee of \$ 600.00 is attached to this application (Check # _____ cash)

By signing this application you are certifying that the above information is true and correct to the best of your knowledge and belief. It also serves as your acknowledgment that you understand that if any information provided in or attached to this application is untrue or inaccurate this application may be rendered null and void.

Fremont County Subdivision Regulations contain all descriptions of requirements for each application. Lot Line Adjustment and Boundary Line Adjustment can be found in section XIV. Vacation of Interior Lot Line & Utility Easement can be found in Section XIII.

The applicant has reviewed all regulations in regards to the necessary requirements and understands the impact of this application.

a. Property "a" Owner Signature *Paul D. Marcher* Date 4/21/24
b. Property "b" Owner Signature *Paul D. Marcher* Date 4/21/24

Required Attachments:

- XXX Application XXX Current Deeds XXX Application Fee _____
- XXX Title Commitment (dated within 30 days of submittal)
- XXX Copies of all exceptions from Schedule B of title Commitment
- _____ Ratifications (will be required prior to recording, form will be provided by county to applicant)
- XXX Plat (LLA / VILL) Deeds (BLA)
- XXX Plat/Map w/ Improvements or Improvement statement
- XXX Utility / Easement Notifications (certified mail receipts)
- XXX Closure sheets for each lot
- XXX Electronic copies (on CD, Flash Drive or email to county, verify address prior to sending)

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT
OF RECORD NOTIFICATION LETTER**

TO: _____

FROM: _____
Name of Subject Property Owner / Applicant

DATE: _____

Reference: _____
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- **Minor Subdivision** -- **Preliminary Plan** -- **Vacation of a Public R-O-W**
 -- **Vacation of Interior Lot Line & Utility / Drainage Easement**
 -- **Lot Line Adjustment** -- **Boundary Line Adjustment**

The subject property, as referenced above is located at _____
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: _____

_____ Check here if legal description is attached as Exhibit B.

A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

-- This application will be heard by the Board on _____ at 3:00 PM.

-- This application will be an administrative review by the Department.

These meetings are held in room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your oral comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at planning@fremontco.com to schedule an appointment to review the application. For further reference regarding the governing regulations:

the Fremont County Zoning Resolution may be viewed on the Internet at
<http://www.fremontco.com/planningandzoning/zoningresolution.shtml>

and the Fremont County Subdivision Regulations may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/subdivisionregulations.shtml>

The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: _____

Name of contact person: _____

Title: _____ Telephone: _____ Email: _____

Mailing

Address: _____, _____, _____, _____
Street Address City State Zip

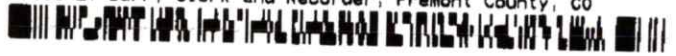
Does your entity currently service the subject property? Yes --- No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes --- No Please explain. _____

Our entity has the following comments and or recommendations regarding the proposed action: _____

Signature of Authorized Entity Representative _____ **Date** _____



QUITCLAIM DEED

THIS DEED is dated *August 13, 2015*, and is made between *Carol A. Grant* (whether one, or more than one), the "Grantor", of the *County of Arapahoe* and State of *Colorado*, and *David A. Marchiori* (whether one, or more than one), the "Grantee," whose legal address is *18982 E Kettle Ave, Centennial, CO 80016* of the County of *Arapahoe* and State of *Colorado*.

WITNESS, that the Grantor, for and in consideration of the sum of *Ten DOLLARS, (\$ 10)*, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the *Fremont* County of *Fremont* and State of *Colorado*, described as follows:

Subd: CROIX LLA LOT 1 CROIX LLA LOT 2 CROIX LLA

also known by street address as: *286 West Creek Road, Howard, CO 81233*
and assessor's schedule or parcel number: *78003140*

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Carol A. Grant

STATE OF COLORADO)
County of *Douglas*) ss.

The foregoing instrument was acknowledged before me this *14* day of *August*, 20 *15*,
by *Carol A Grant*

Witness my hand and official seal.

KRYSTINA RACHEL POMBO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124083860
MY COMMISSION EXPIRES DECEMBER 31, 2016

Krystina Rachel Pombo
Notary Public
My commission expires: *12/31/2016*

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)





ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given that an ALTA Closing Protection Letter is available to the consumers identified in this commitment and will be provided to said consumer upon request and payment of any applicable fee.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:

Andrea Webb, 831 Royal Gorge Blvd #329 , Cañon City CO 81212, Phone: (719) 285-0324, Fax: (719) 454-2564

PCCO202403003215N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment."
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters."
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Fredrickson Webb Attorneys Title, LLC
 Issuing Office: 831 Royal Gorge Blvd #329 , Cañon City CO 81212
 Issuing Office's ALTA® Registry ID: 1224456

Commitment Number: PCCO202403003215N
 Issuing Office File Number: FWAT-00169-A
 Property Address: 286 West Creek Rd, Howard, Colorado 81233

SCHEDULE A

1. Commitment Date: March 25, 2024 @ 7:45 a.m.
2. Policy to be issued: Premium
 - A. 2021 ALTA Owner's Policy, Amount TBD TBD
 Proposed Insured: TBD
 - Certificate of Taxes Due \$
 - Endorsements: \$0.00
 - Additional Charges: \$
 - Total \$ TBD
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date vested in: David A Marchiori
5. The Land is described as follows:
 See Schedule C attached hereto.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





ISSUED BY

ATTORNEYS TITLE GUARANTY FUND, INC.

FREDRICKSON WEBB ATTORNEYS TITLE, LLC
831 Royal Gorge Blvd #329
Cañon City CO 81212
PH: (719) 285-0324

BY:

Eric R. Morgan
President

3010
(member no.)

By: Andrea Webb

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:

Andrea Webb, 831 Royal Gorge Blvd #329 , Cañon City CO 81212, Phone: (719) 285-0324, Fax: (719) 454-2564

Commitment Number: PCCO202403003215N

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. A Certification of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS 10-11-122).
6. Note: If the sales price of the subject property exceeds \$100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22.604.5 (non-resident withholding).
7. Note: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The clerk and recorder may refuse to record or file any document that does not conform.
8. Note: All conveyances (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This Declaration must be completed and signed by the grantor (seller) or grantee (buyer).
9. This transaction may be subject to a Geographic Targeting Order ('GTO') issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.
10. Please be advised that our search did not disclose any open Deeds of Trust of record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
11. This Commitment is subject to such further Exceptions and/or Requirements as may appear necessary when the name of the Proposed Insured, Schedule A, Item 2A has been disclosed.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title: NONE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Any and all notes, easements and recitals as disclosed on the plat of Croix Lot Line Adjustment recorded on September 1, 2009 at reception number 866981.
8. Taxes for the year 2023, now due and payable but not yet delinquent, and taxes for the subsequent years, not yet due and payable.

NOTE: Upon compliance with underwriting requirements, exceptions numbered 1 through 8 will be omitted from the Final Policy to be issued hereunder.

The Owner's policy to be issued hereunder will contain, in addition to the items set forth in Schedule B - Section 2, the following items: (1) the mortgage, if any, required under Schedule B - Section 1, Item (c); (2) unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; (3) any and all unpaid taxes, assessments and unredeemed tax sales.

Note: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H requires that every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Note: Exception 4 of Schedule B, Section 2 of this Commitment may be deleted from the policy(s) to be issued hereunder upon compliance with the following conditions:

- A. The land described in Schedule A of this Commitment must be a single family residence, which includes a condominium or townhouse unit.
- B. No labor or materials may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 13 months.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





-
- C. The company must receive payment of premium and the appropriate affidavit(s) indemnifying the company against mechanic's and materialmen's liens not filed.
 - D. Any deviations from conditions A through C above is subject to such additional requirements or information as the company may deem necessary, or, at its option, the company may refuse to delete the exception.

Note: The following disclosures are hereby made pursuant to §C.R.S. 10-11-122

- i. The subject property may be located in a special taxing district
- ii. A Certificate of Taxes Due listing each tax jurisdiction shall be obtained from the county treasurer of the county treasurer's authorized agent
- iii. Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder or the county assessor.

Note: If there is recorded evidence that one or more mineral estates has been severed, leased or otherwise conveyed from the surface estate of the subject property described in Schedule A of this Commitment, there is a substantial likelihood that a third party holds some or all of the ownership interest in oil, gas or other minerals or geothermal energy in the subject property. Such mineral estate may include the right to enter and use the surface of the subject property without the surface owner's permission.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: FWAT-00169-A

Lots 1 and 2, Croix Lot Line Adjustment
County of Fremont
State of Colorado

Tax Parcel No. R027104



QUITCLAIM DEED

THIS DEED is dated *August 13, 2015*, and is made between *Carol A. Grant* (whether one, or more than one), the "Grantor", of the *County of Arapahoe* and *State of Colorado*, and *David A. Marchiori* (whether one, or more than one), the "Grantee," whose legal address is *18982 E Kettle Ave, Centennial, CO 80016* of the *County of Arapahoe* and *State of Colorado*.

WITNESS, that the Grantor, for and in consideration of the sum of *Ten DOLLARS, (\$ 10)*, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the *County of Fremont* and *State of Colorado*, described as follows:

Subd: CROIX LLA LOT 1 CROIX LLA LOT 2 CROIX LLA

also known by street address as: *286 West Creek Road, Howard, CO 81233*
and assessor's schedule or parcel number: *78003140*

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Carol A. Grant

STATE OF COLORADO)
County of *Douglas*) ss.

The foregoing instrument was acknowledged before me this *14* day of *August*, 20 *15*,
by *Carol A Grant*

Witness my hand and official seal.

KRYSTINA RACHEL POMBO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124083860
MY COMMISSION EXPIRES DECEMBER 31, 2016

Krystina Rachel Pombo
Notary Public
My commission expires: *12/31/2016*

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)



CROIX LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OF LOT 84 OF ACRES OF IRELAND, FILING NO. 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS THAT CHARLES R. CROIX, DOUGLAS LOUIS KAILEY, VERLYN A. VELLE LIVING TRUST, AND BILL E. PEDEN ARE THE OWNER OF THE FOLLOWING DESCRIBED LAND:

TO WIT

(RECEPTION NO. 769126)

PARCEL A:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M., FREMONT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/16 CORNER OF SAID SECTION 11 AND SECTION 10, ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 01°55'04" WEST, A DISTANCE OF 1332.94 FEET; WHICH POINT IS MARKED BY A 3 1/4" BUREAU OF LAND MANAGEMENT BRASS CAP; THENCE NORTH 58°05'00" EAST, A DISTANCE OF 375 FEET TO A POINT ON THE CENTERLINE OF WEST CREEK; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 105.00 FEET TO A POINT ON THE CENTERLINE OF FREMONT COUNTY ROAD 48 (AKA WEST CREEK ROAD); THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF FREMONT COUNTY ROAD 48 (AKA WEST CREEK ROAD), A DISTANCE OF 370 FEET MORE OR LESS TO A POINT OF INTERSECTION OF THE CENTERLINE OF FREMONT COUNTY ROAD 48 (AKA WEST CREEK ROAD) AND THE WESTERLY LINE OF SAID SECTION 11; THENCE SOUTH 01°55'00" EAST ALONG THE WESTERLY LINE OF SAID SECTION 11, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M., FREMONT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF THE KAILEY PROPERTY AS DESCRIBED IN BOOK 1326 AT PAGE 565, WHICH POINT IS MARKED BY A 1 1/2" ALUMINUM CAP ON A 5/8" REBAR, FROM WHENCE THE WEST QUARTER CORNER BEARS SOUTH 32°35'33" WEST, A DISTANCE OF 1830.09 FEET; THENCE SOUTH 89°33'35" WEST ALONG THE NORTH LINE OF PARCEL 2 AS DEPICTED ON A MAP ENTITLED "RESURVEY OF FREMONT COUNTY DISTRICT COURT CASE NUMBER 02CV12 DIVISION II", A DISTANCE OF 701.99 FEET TO A 1 1/2" ALUMINUM CAP ON A 5/8" REBAR MARKED "WC"; THENCE CONTINUING SOUTH 89°33'35" WEST ALONG THE NORTH LINE OF SAID PARCEL 2, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF WEST CREEK; THENCE GENERALLY NORTHEASTERLY ALONG THE CENTERLINE OF WEST CREEK APPROXIMATELY 595 FEET MORE OR LESS TO THE NORTHWESTERLY CORNER OF THE KAILEY PROPERTY, THENCE SOUTH 66°12'34" EAST ALONG THE SOUTHERLY LINE OF THE KAILEY PROPERTY, A DISTANCE OF 46.01 FEET TO A 1 1/2" ALUMINUM CAP ON A 5/8" REBAR; THENCE CONTINUING SOUTH 66°12'34" EAST ALONG THE SOUTHERLY LINE OF THE KAILEY PROPERTY, A DISTANCE OF 167.66 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

ALL THAT PORTION OF THE NW1/4 NW1/4 SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M., FREMONT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION, A PILE OF ROCKS ON THE NORTH SIDE OF WEST CREEK, THENCE NORTH 58°5' EAST 375 FEET TO A STONE SET IN THE GROUND ON THE NORTH SIDE OF WEST CREEK, THENCE NORTH 87°25' EAST 720 FEET ALONG THE NORTH BANK OF WEST CREEK TO A STONE SET IN MOUND ON NORTH SIDE OF WEST CREEK; THENCE SOUTH 72° EAST ACROSS WEST CREEK, 200 FEET TO A STONE SET IN GROUND; THENCE SOUTH ACROSS LOOPER DITCH 168.82 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST 1222.7 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

ALL THAT PART OF THE SW1/4 NW1/4 SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M., FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION, A PILE OF ROCKS ON THE NORTH SIDE OF WEST CREEK; THENCE EAST ACROSS WEST CREEK, 1227.7 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED ABOVE, THENCE SOUTH 431.36 FEET TO TOP OF BLUFF TO STONE SET IN GROUND ON EDGE OF MESA; THENCE SOUTH 79° WEST 1250.7 FEET TO STONE SET IN GROUND ON LOWER MESA ON WEST LINE OF SAID SECTION 11; THENCE NORTH ALONG SECTION LINE 672.34 FEET ACROSS WEST CREEK TO BEGINNING.

COUNTY OF FREMONT, STATE OF COLORADO

AND

(BOOK 1326 PAGE 565)

FREMONT COUNTY

A TRACT OF LAND LOCATED IN THE NW1/4 NW1/4 OF SECTION 11, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 50 WHENCE THE N1/4 CORNER OF SAID SECTION 11 BEARS NORTH 55°26'08" EAST 1585.18 FEET;

THENCE SOUTH 39°52' WEST 389.8 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE PROCEEDING AROUND THE TRACT CONTINUING SOUTH 39°52' WEST 207.9 FEET;

THENCE DUE NORTH 168.8 FEET;

THENCE NORTH 72° WEST 288.0 FEET TO THE WITNESS CORNER AND CONTINUING NORTH 72° WEST FOR AN ADDITIONAL 120 FEET TO THE CENTERLINE OF WEST CREEK;

THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT WHICH IS NORTH 59°08' EAST OF THE BEGINNING POINT;

THENCE SOUTH 50°08' EAST 21 FEET TO THE WITNESS CORNER AND CONTINUING SOUTH 50°08' EAST FOR AN ADDITIONAL 290.2 FEET TO THE POINT OF BEGINNING. (DIRECTIONS WERE DETERMINED BY SOLAR OBSERVATIONS)

TOGETHER WITH RIGHT TO DRIVEWAY AS SHOWN IN BOOK 427, PAGE 292.

AND

LOT NO. 84 ACRES OF IRELAND, FILING NO. 2

FREMONT COUNTY, COLORADO

AND

THE S1/2 N1/2 NE1/4 OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M., EXCEPT THE FOLLOWING TRACT DESCRIBED IN DEED RECORDED ON SEPTEMBER 8, 1964 IN BOOK 457, PAGE 498 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN FREMONT COUNTY, COLORADO

DEDICATION

I, CHARLES R. CROIX, DOUGLAS LOUIS KAILEY, VERLYN A. VELLE AS TRUSTEE FOR THE VERLYN A. VELLE LIVING TRUST, AND BILL E. PEDEN BEING THE OWNERS OF THE ABOVE DESCRIBED LAND BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF CROIX 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, CHARLES R. CROIX HAS SUBSCRIBED HIS NAME THIS 8 DAY OF August, 2009.

BY Charles R. Croix

IN WITNESS WHEREOF, BILL E. PEDEN HAS SUBSCRIBED HIS NAME THIS 7 DAY OF August, 2009.

BY Bill E. Peden

IN WITNESS WHEREOF, DOUGLAS LOUIS KAILEY HAS SUBSCRIBED HIS NAME THIS 6 DAY OF August, 2009.

BY Douglas Louis Kailey

IN WITNESS WHEREOF, VERLYN A. VELLE AS TRUSTEE FOR THE VERLYN A. VELLE LIVING TRUST HAS SUBSCRIBED HER NAME THIS 14 DAY OF August, 2009.

BY Verlyn A. Velle as trustee for the Verlyn A. Velle Living Trust

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED 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 PORTIONS 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.

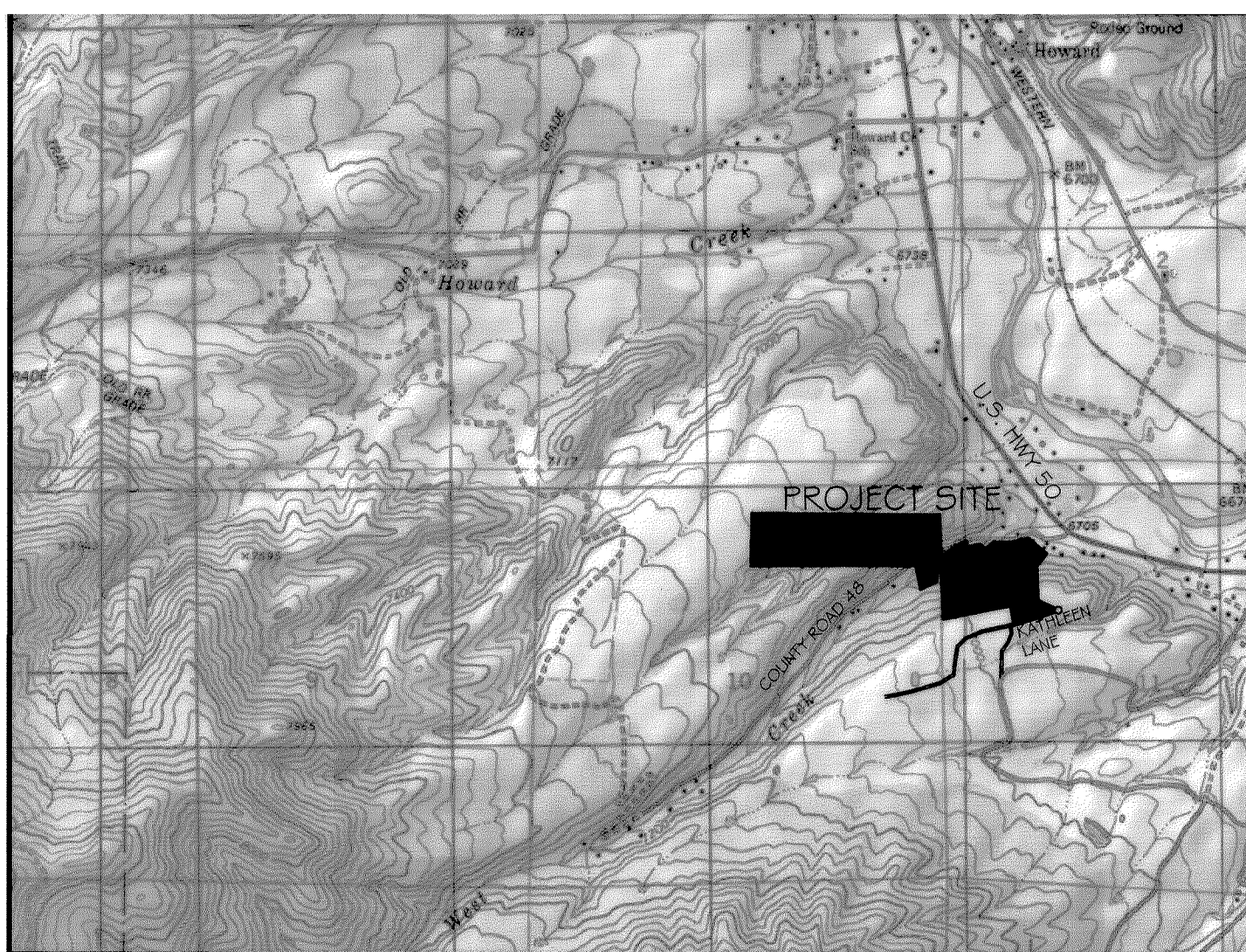
Sydney A. Schieren
SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937
COLORADO LICENSED SURVEYOR
37937
8/5/2009
PROFESSIONAL LAND SURVEYOR

CLERK AND RECORDER'S STATEMENT

STATE OF COLORADO; COUNTY OF FREMONT; \$21.00

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FREMONT COUNTY, COLORADO, AT 2:38 P.M. ON THIS 14 DAY OF September, 2009 UNDER RECEPTION NUMBER 866981.

Norma Hatfield
FREMONT COUNTY CLERK AND RECORDER



ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

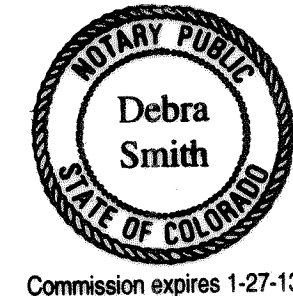
THIS IS TO CERTIFY THAT THE PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE PLANNING DIRECTOR, DATED THIS 1st DAY OF SEPTEMBER, 2009.

Edward S. Neelan CHAIR PRO-TEM
CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2009, BY CHARLES R. CROIX.

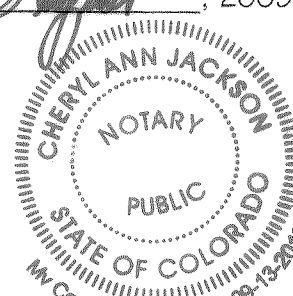
MY COMMISSION EXPIRES January 27th 2013
MY ADDRESS IS 532 Main St., Canon City Co 81212
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC Debra Smith



NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2009, BY DOUGLAS LOUIS KAILEY.

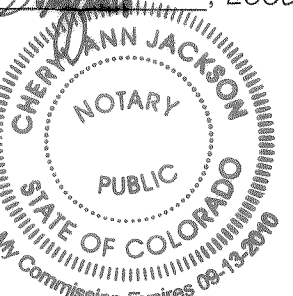
MY COMMISSION EXPIRES September 30th 2010
MY ADDRESS IS 7385 N. Hwy 50, (Arvada), CO 81001
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC April Ann Jackson - El Paso County



NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF August, 2009, BY BILL E. PEDEN.

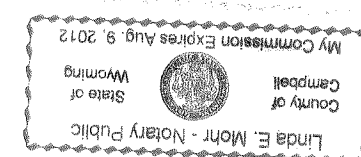
MY COMMISSION EXPIRES September 30th 2010
MY ADDRESS IS 7385 N. Hwy 50, (Arvada), CO 81001
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC April Ann Jackson - El Paso County



NOTARY STATEMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August, 2009, BY VERLYN A. VELLE AS TRUSTEE FOR THE VERLYN A. VELLE LIVING TRUST.

MY COMMISSION EXPIRES Aug. 9, 2012
MY ADDRESS IS P.O. Box 3033, Gallatin, WY 82117
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC Andrea E. Mohr



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.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS ALONG THE WEST BOUNDARY OF THE PARCEL DESCRIBED HEREON BETWEEN A B.L.M BRASS CAP AND A #4 REBAR, HAVING A BEARING OF N 01°53'48" W.
- 2) PLAT ENTITLED "RESURVEY OF FREMONT COUNTY DISTRICT COURT CASE NO. 02CV12 DIVISION II" BY BEAR SURVEYING SERVICES, CHARLES E. BEAR LS 31544, DATED JULY 9, 2002, WAS USED AS REFERENCE FOR THIS PLAT.
- 3) LOT 3 SUBJECT TO RESTRICTIONS PER RECEPTION NUMBER 426341:
 - DITCH EASEMENT SHALL NOT BE FENCED, DITCHES SHALL NOT BE BLOCKED, ALTERED, OR DIVERTED.
 - TRANSEVAPORATIVE SEPTIC SYSTEMS SHALL BE PROHIBITED
 - WELLS SHALL BE RESTRICTED TO IN-HOUSE USE ONLY
- 4) TOTAL ACREAGE CONTAINED WITHIN AREA BEING PLATTED IS 63.34 ACRES
- 5) REPLACEMENT, FOR ANY REASON, OF NON-COMPLIANT STRUCTURES SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT REQUIREMENTS OF THE ZONE DISTRICT OF THE PROPERTY AT THE TIME OF REPLACEMENT.

VICINITY MAP NOT TO SCALE

WEST CREEK CENTERLINE

LINE	BEARING	DISTANCE
L1	N 88°29'55" E	25.11'
L2	N 67°33'43" E	67.87'
L3	N 60°46'21" E	35.36'
L4	S 72°22'45" E	43.54'
L5	S 85°14'18" E	31.23'
L6	N 50°26'53" E	73.22'
L7	N 18°44'41" E	31.48'
L8	N 45°17'31" E	26.63'
L9	N 11°45'14" E	31.89'
L10	N 04°45'29" W	89.09'
L11	N 75°15'14" E	36.57'
L12	N 41°01'55" E	8.02'
L13	N 41°01'55" E	33.56'
L14	N 57°24'01" E	34.76'
L15	N 77°33'57" E	118.40'
L16	S 56°12'26" E	80.51'
L17	N 71°25'09" E	51.21'
L18	N 49°09'15" E	97.98'
L19	S 58°31'37" E	33.05'
L20	N 78°54'00" E	42.25'
L21	N 89°12'30" E	97.64'
L22	N 89°12'30" E	12.83'
L23	N 87°19'58" E	51.99'
L24	N 78°40'31" E	58.20'
L25	N 71°19'54" E	63.35'
L26	S 81°22'16" E	56.45'
L27	N 40°29'21" E	26.64'
L28	N 56°32'33" E	14.38'

DITCH CENTERLINE

LINE	BEARING	DISTANCE
L29	N 80°37'14" E	31.50'
L30	S 83°23'01" E	41.11'
L31	N 55°26'23" E	31.63'
L32	N 50°13'14" E	21.88'
L33	S 81°19'16" E	38.76'
L34	S 89°42'15" E	13.56'
L35	N 33°31'06" E	31.35'
L36	N 76°41'49" E	91.05'
L37	S 85°36'24" E	47.34'
L38	S 39°00'57" E	24.97'
L39	S 35°01'16" E	46.53'
L40	S 50°27'11" E	40.18'
L41	S 74°29'44" E	98.59'
L42	N 76°45'15" E	63.49'

REVISED: _____

CROIX LOT LINE ADJUSTMENT
A LOT LINE ADJUSTMENT OF LOT 84 OF ACRES OF IRELAND, FILING NO. 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO

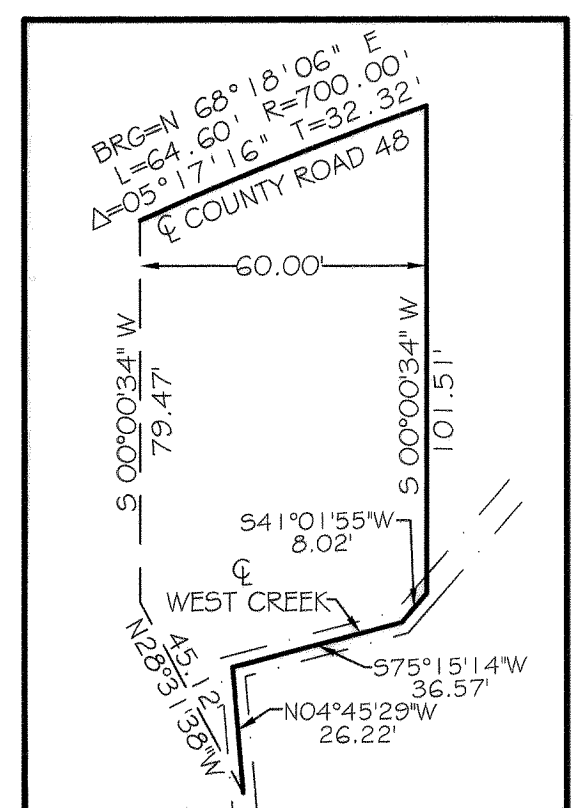
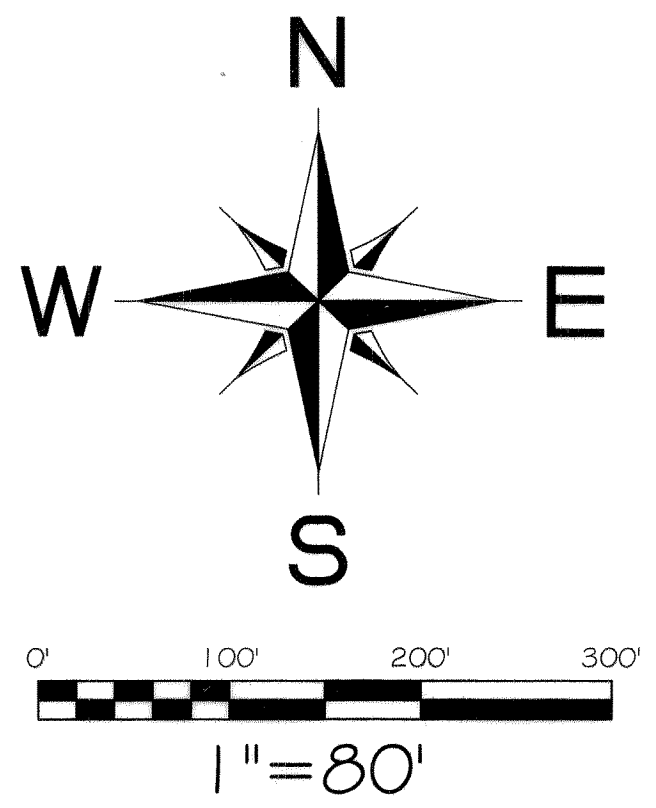
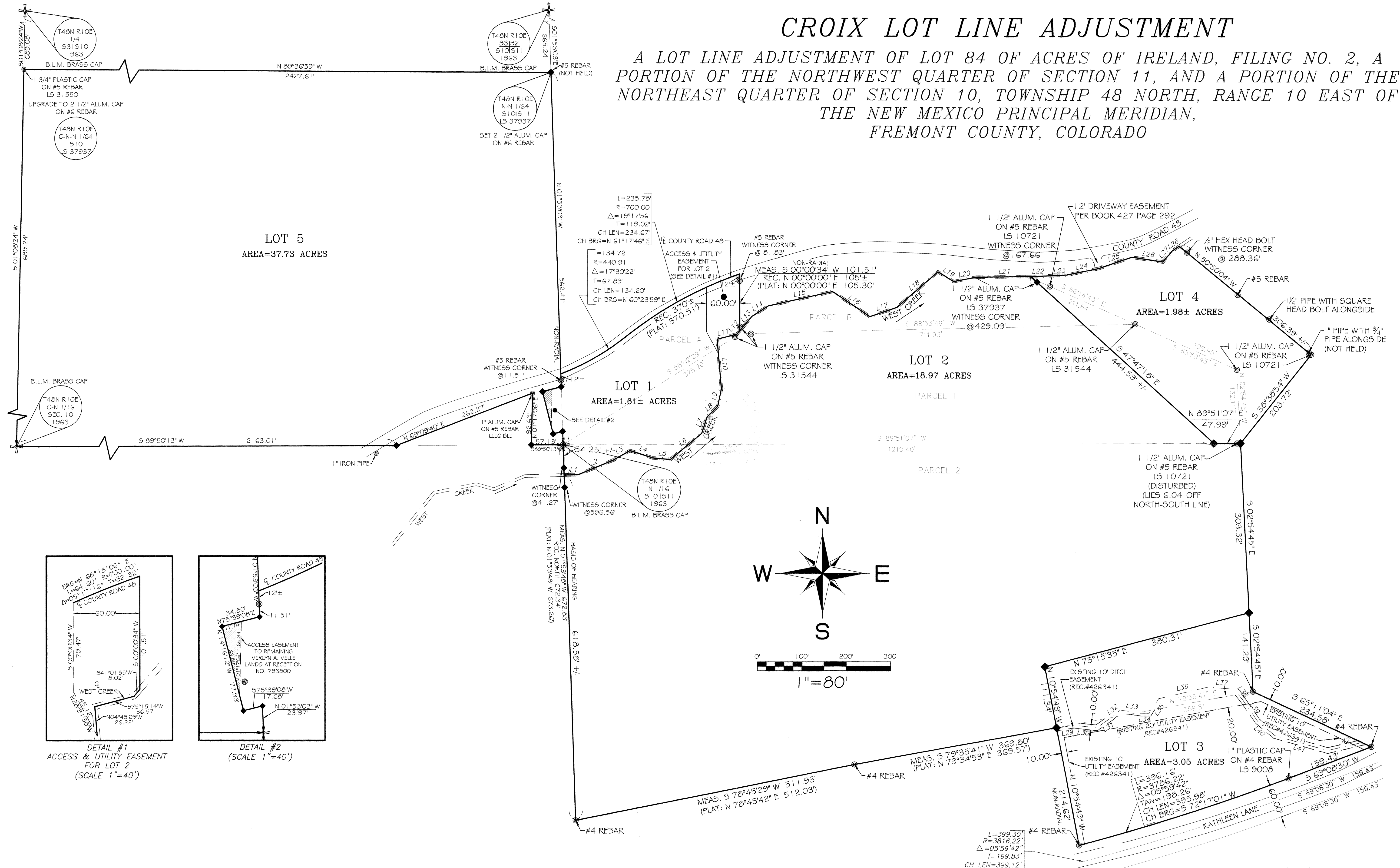
LANDMARK SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

JOB # 0604
DATE: AUGUST 5, 2009
SHEET 1 OF 2

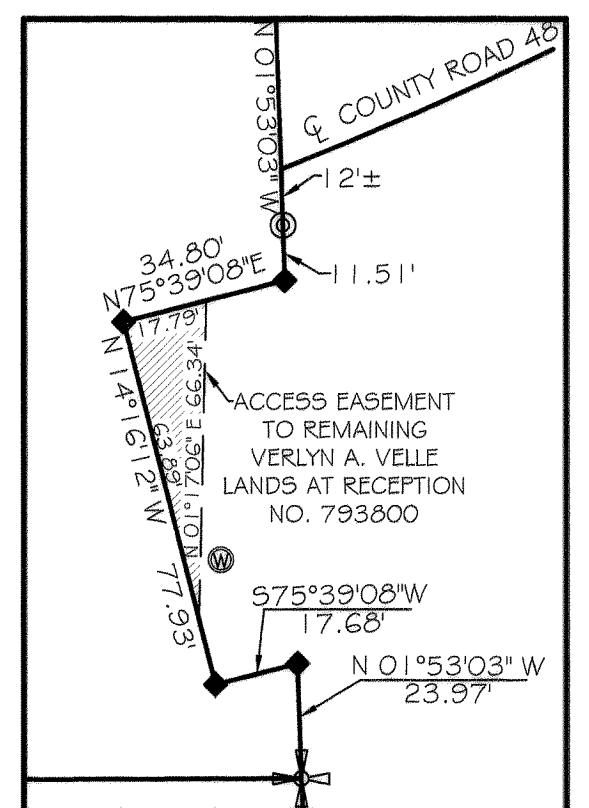
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

CROIX LOT LINE ADJUSTMENT

A LOT LINE ADJUSTMENT OF LOT 84 OF ACRES OF IRELAND, FILING NO. 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO



DETAIL #1
ACCESS & UTILITY EASEMENT
FOR LOT 2
(SCALE 1"=40')



DETAIL #2
(SCALE 1"=40')

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED 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 PORTIONS 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.

Sydney A. Schieren
 SYDNEY A. SCHIEREN
 COLORADO P.L.S. 37937



LEGEND

- ⊕ ALIQUOT CORNER AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUM. CAP LS 37937
- REC. RECEPTION NO. 769126
- PLAT SEE NOTE 2
- LINES TO BE ADJUSTED

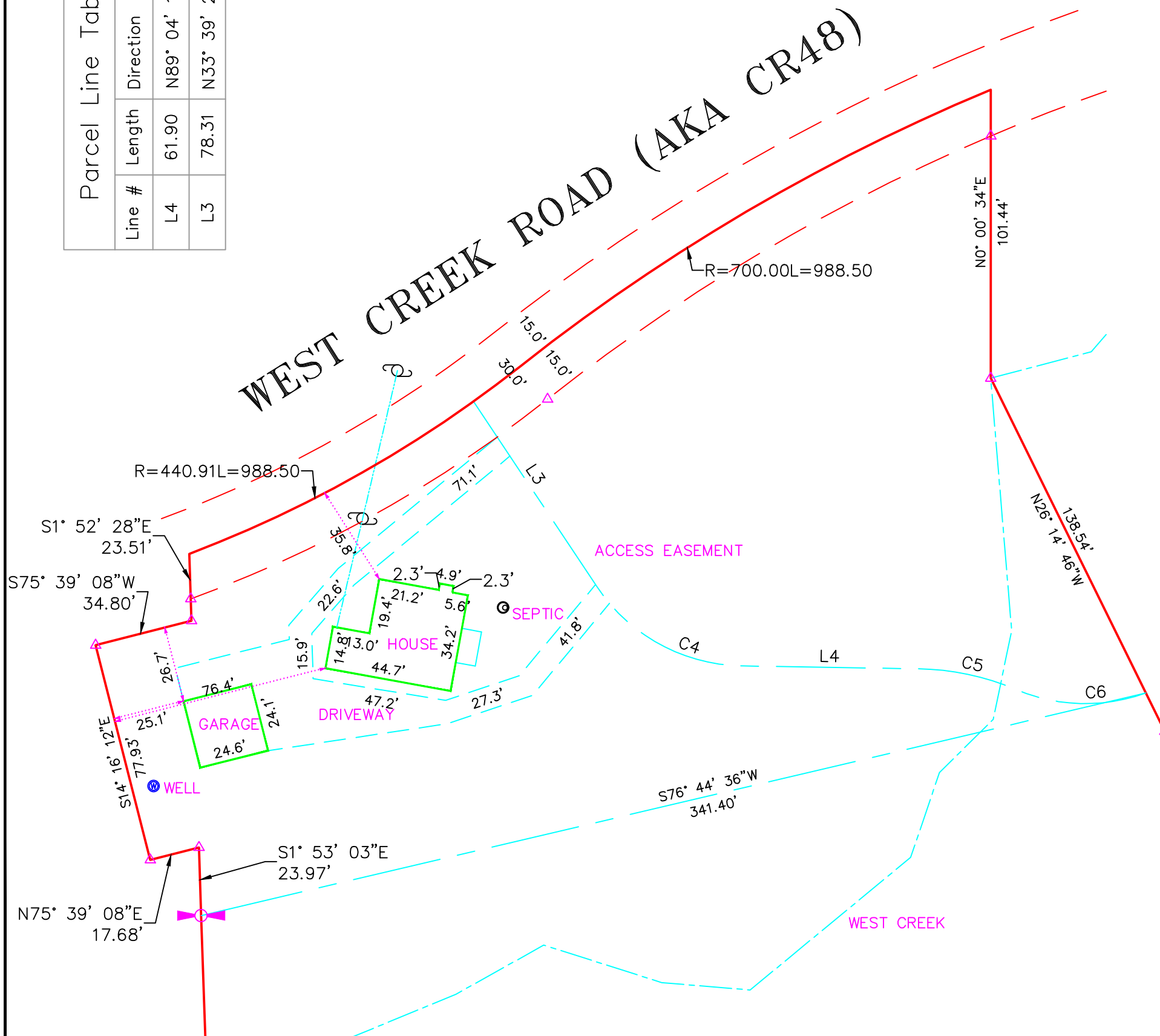
REVISED:	
JOB #	0604
DATE:	AUGUST 5, 2009
SHEET	2 OF 2

CROIX LOT LINE ADJUSTMENT
 A LOT LINE ADJUSTMENT OF LOT 84 OF ACRES OF IRELAND, FILING NO. 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, FREMONT COUNTY, COLORADO

LANDMARK SURVEYING & MAPPING
 P.O. BOX 668 SALIDA, CO 81201
 PH 719.539.4021 FAX 719.539.4031

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 CONTAINED HEREON.

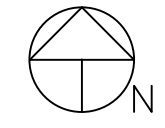
Parcel Line Table		
Line #	Length	Direction
L4	61.90	N89° 04' 18.89"W
L3	78.31	N33° 39' 28.79"W



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C6	46.74	62.42	42°54'13"	45.66
C5	35.54	92.38	22°02'42"	35.33
C4	60.41	62.46	55°24'50"	58.08

MARCHIORI LOT LINE ADJUSTMENT IMPROVEMENTS
 OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

DAVID A. MARCHIORI
 Client: PCC0202403003215N
 Title Commitment No.: 2024117WESTCREEKRD286_JMP
 File name: P & Z REGULATIONS
 Ordered by:



Scale 1" = 50'

**Crown Point
 Land Services**
 719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816

MARCHIORI LOT LINE ADJUSTMENT

OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

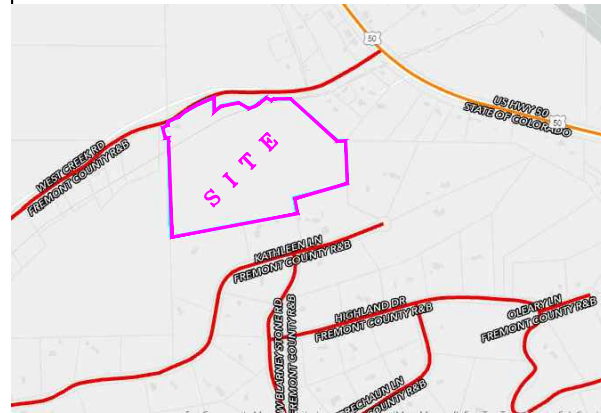
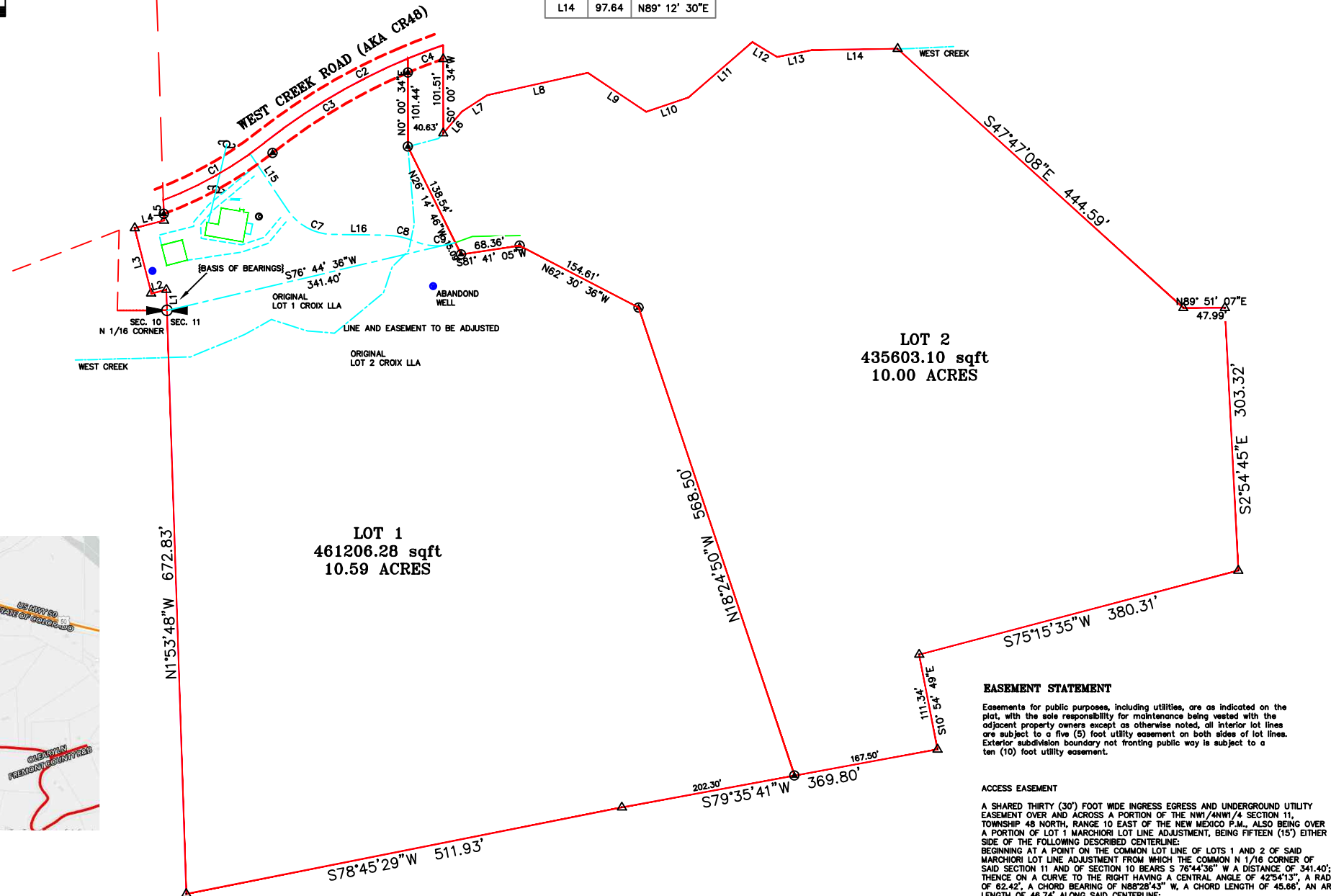


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.72	440.91	17°30'26"	S60° 26' 51"W	134.20
C2	235.63	700.00	19°17'13"	N61° 20' 38"E	234.52
C3	192.17	700.00	15°43'44"	S59° 33' 54"W	191.56
C4	43.47	700.00	3°33'28"	S69° 12' 30"W	43.46

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	60.41	62.46	55°24'50"	N61° 21' 54"W	58.08
C8	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C9	46.74	62.42	42°54'13"	N88° 28' 43"W	45.66

Parcel Line Table			
Line #	Length	Direction	
L1	23.97	N1° 53' 03"W	
L2	17.68	S75° 39' 08"W	
L3	77.93	N14° 16' 12"W	
L4	34.80	N75° 39' 08"E	
L5	23.51	S1° 52' 28"E	
L6	33.56	N41° 01' 55"E	
L7	34.76	N57° 24' 01"E	
L8	118.40	N77° 33' 57"E	
L9	80.51	S56° 12' 26"E	
L10	51.21	N71° 25' 09"E	
L11	97.98	N49° 09' 15"E	
L12	33.05	S58° 31' 37"E	
L13	42.25	N78° 54' 00"E	
L14	97.64	N89° 12' 30"E	

Parcel Line Table		
Line #	Length	Direction
L15	78.31	N33° 39' 29"W
L16	61.90	N89° 04' 19"W



KNOW ALL MEN BY THESE PRESENTS that

DAVID A. MARCHIORI
 is the owners of the following described land:

TO WIT
 LOT 1, AND LOT 2, CROIX LLA, FREMONT COUNTY, COLORADO
 Containing 888809.38 SQFT or 20.59 Acres.

DEDICATION I

DAVID A. MARCHIORI
 being the owner of the above described land being platted and/or
 subdivided in Fremont County, Colorado, under the name of
MARCHIORI 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
 the land labeled as easements for the installation and maintenance of
 public utilities as show hereon. The sole right to assign use or vacate is
 vested with the Board of County Commissioners.

In witness whereof

DAVID A. MARCHIORI
 has subscribed names this _____ day of _____ A.D. 20____
 By _____

DAVID A. MARCHIORI

NOTARY STATEMENT

The foregoing instrument was acknowledged before me
 this _____ day of _____ A.D., 20____ by
 DAVID A. MARCHIORI
 My commission expires _____
 My address is _____

Witness my hand and official seal. _____
 Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

This is 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 Commissioners

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, George R Hall, a licensed 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.

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.

ACCESS EASEMENT

A SHARED THIRTY (30') FOOT WIDE INGRESS EGRESS AND UNDERGROUND UTILITY
 EASEMENT OVER AND ACROSS A PORTION OF THE NW1/4NW1/4 SECTION 11,
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M., ALSO BEING OVER
 A PORTION OF LOT 1 MARCHIORI LOT LINE ADJUSTMENT, BEING FIFTEEN (15') EITHER
 SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE COMMON LOT LINE OF LOTS 1 AND 2 OF SAID
 MARCHIORI LOT LINE ADJUSTMENT FROM WHICH THE COMMON N 1/16 CORNER OF
 SAID SECTION 11 AND OF SECTION 10 BEARS S 76°44'36" W A DISTANCE OF 341.40';
 THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°54'13", A RADIUS
 OF 62.42', A CHORD BEARING OF N88°28'43" W, A CHORD LENGTH OF 45.66', AN ARC
 LENGTH OF 46.74' ALONG SAID CENTERLINE;
 THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°02'42", A RADIUS
 OF 92.38', A CHORD BEARING OF N78°02'58" W, A CHORD LENGTH OF 35.33', AN ARC
 LENGTH OF 35.54' ALONG SAID CENTERLINE;
 THENCE N 89°04'19" W A DISTANCE OF 81.80' ALONG SAID CENTERLINE;
 THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°24'50", A RADIUS
 OF 62.46', A CHORD BEARING OF N61°21'54" W, A CHORD LENGTH OF 58.08', AN ARC
 LENGTH OF 60.41' ALONG SAID CENTERLINE;
 THENCE N 33°39'29" W A DISTANCE OF 78.31' ALONG SAID CENTERLINE TO INTERSECT
 WEST CREEK ROAD (AKA CR48) POINT BEING THE TERMINUS OF SAID EASEMENT.
 MAINTENANCE OF SAID EASEMENT SHALL BE SHARED BY BOTH LOT 1 AND LOT 2,
 MARCHIORI LOT LINE ADJUSTMENT OWNERS THEIR HEIRS AND ASSIGNS.

COUNTY CLERK AND RECORDERS STATEMENT

State of Colorado }
 County of _____ }
 This plat was filed for record in the office of the County Clerk
 and Recorder of _____ County, Colorado
 at _____ M., on _____ day of _____, 20____ A.D.
 under Reception No. _____

County Clerk and Recorder

DRAWN BY: GRH
 FILENAME: 202411WESTCREEK286
 DATE: 04/18/2024

Client: MARCHIORI DAVID A
 7090 W CUSTER AVE
 LAKEWOOD, CO 80226-2794

NOTICE
 to Colorado law you must commence any legal action based on any defect in
 this survey within three (3) years after the date of recording of this survey or, if the
 date of certification shows herein.
 Any person who knowingly prepares, attests or defends any Public Land Survey Monument
 pursuant to Colorado State Statute 16-62006, of the Colorado Revised Statutes
 LINEAL UNITS
 Linear units = U.S. Survey feet = 1.00" = 12 inches

Crown Point Land Services
 719-275-5005 Office 391 Arrowshead Drive
 P.O. Box 749 Ft. Collins, CO 80516
 Canon City, CO 81215-0749 crown.land@outlook.com

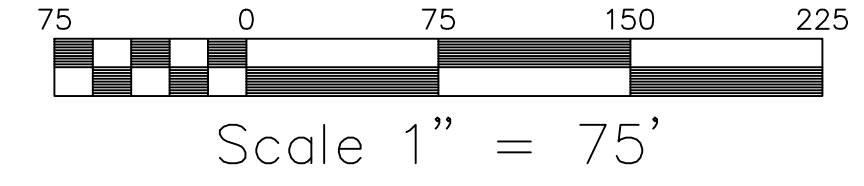
NOTES
 This survey does not constitute a title search by Crown Point Land Services to determine
 ownership or easements of record. For all information regarding easements, right of way
 and title of record, we relied upon Title Commitment No. FC202403003216N prepared by
 Fredrickson Webb Attorneys Title, LLC, dated March 25, 2024

BASIS OF BEARINGS:
 Bearings are based on G.P.S. observation on the XXX line of XXX as being
 X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

George R Hall, License #38118 Date

MARCHIORI LOT LINE ADJUSTMENT

OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

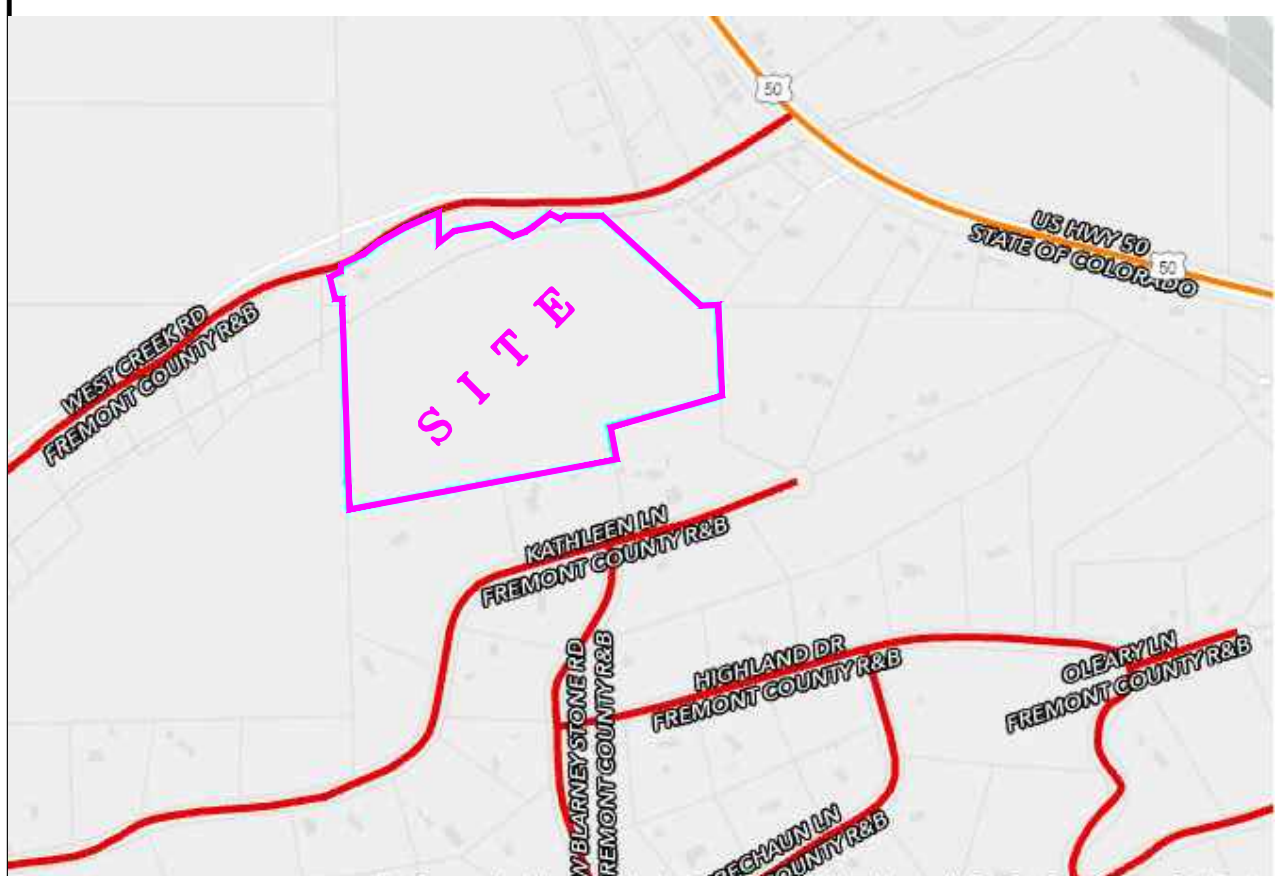
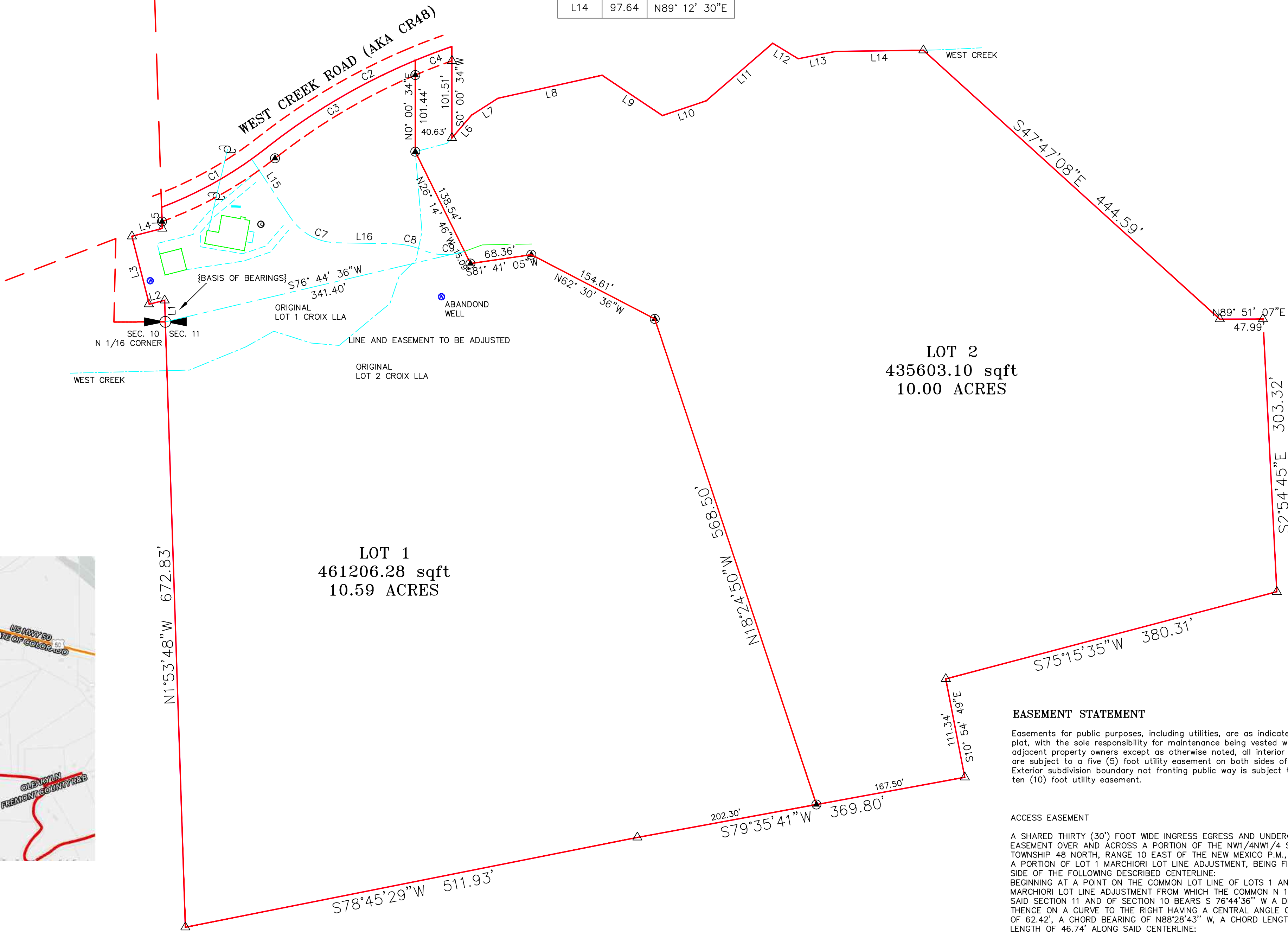


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.72	440.91	17°30'26"	S60° 26' 51"W	134.20
C2	235.63	700.00	19°17'13"	N61° 20' 38"E	234.52
C3	192.17	700.00	15°43'44"	S59° 33' 54"W	191.56
C4	43.47	700.00	3°33'28"	S69° 12' 30"W	43.46

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	60.41	62.46	55°24'50"	N61° 21' 54"W	58.08
C8	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C9	46.74	62.42	42°54'13"	N88° 28' 43"W	45.66

Parcel Line Table		
Line #	Length	Direction
L1	23.97	N1° 53' 03"W
L2	17.68	S75° 39' 08"W
L3	77.93	N14° 16' 12"W
L4	34.80	N75° 39' 08"E
L5	23.51	S1° 52' 28"E
L6	33.56	N41° 01' 55"E
L7	34.76	N57° 24' 01"E
L8	118.40	N77° 33' 57"E
L9	80.51	S56° 12' 26"E
L10	51.21	N71° 25' 09"E
L11	97.98	N49° 09' 15"E
L12	33.05	S58° 31' 37"E
L13	42.25	N78° 54' 00"E
L14	97.64	N89° 12' 30"E

Parcel Line Table		
Line #	Length	Direction
L15	78.31	N33° 39' 29"W
L16	61.90	N89° 04' 19"W



COUNTY CLERK AND RECORDERS STATEMENT
 State of Colorado }
 County of _____ }
 This plat was filed for record in the office of the County Clerk
 and Recorder of _____ County, Colorado
 at _____ M., on _____ day of _____, 20____ A.D.
 under Reception No. _____

 County Clerk and Recorder

DRAWN BY: GRH
 FILENAME: 2024117WESTCREEK286
 DATE: 04/18/2024

Client: MARCHIORI DAVID A
 7090 W CUSTER AVE
 LAKEWOOD, CO 80226-2794

NOTICE
 According to Colorado law you must commence any legal action based on any defect in this survey within three years after the first discovery of such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
 Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Boundary Monument or Boundary corner or corner monument shall be liable pursuant to Colorado State Statute 18-6506, of the Colorado Revised Statutes.
LINEAL UNITS
 Lineal units = U.S. Survey foot = 1.00' = 12 inches

Crown Point Land Services
 719-275-5005 Office 391 Arrowhead Drive
 P.O. Box 749 Florissant, CO 80816
 Canon City, CO 81215-0749 crown.land@outlook.com

NOTES
 This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. PCC0202403003215N prepared by Fredrickson Webb Attorneys Title, LLC, dated March 25, 2024.

BASIS OF BEARINGS:
 Bearings are based on G.P.S. observation on the XXX line of XXX as being X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

KNOW ALL MEN BY THESE PRESENTS that
DAVID A. MARCHIORI
 is the owners of the following described land:
TO WIT
LOT 1, AND LOT 2, CROIX LLA, FREMONT COUNTY, COLORADO
 Containing 888809.38 SQFT or 20.59 Acres.
DEDICATION I
DAVID A. MARCHIORI
 being the owner of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of **MARCHIORI 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 the land labeled as easements for the installation and maintenance of public utilities as show hereon. The sole right to assign use or vacate is vested with the Board of County Commissioners.

In witness whereof
DAVID A. MARCHIORI
 has subscribed names this _____ day of _____ A.D. 20____
 By _____
DAVID A. MARCHIORI

NOTARY STATEMENT
 The foregoing instrument was acknowledged before me this _____ day of _____ A.D., 20____ by **DAVID A. MARCHIORI**
 My commission expires _____
 My address is _____
 Witness my hand and official seal. _____
 Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT
 This is 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 Commissioners

REGISTERED LAND SURVEYOR'S CERTIFICATE
 I, George R Hall, a licensed 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.

George R Hall, License #38118 Date _____

**PUBLIC UTILITY, IRRIGATION COMPANY, IMPROVEMENT DISTRICT & EASEMENT
OF RECORD NOTIFICATION LETTER**

TO: _____

FROM: _____
Name of Subject Property Owner / Applicant

DATE: _____

Reference: _____
Project Name

This is to inform you that the Subject Property Owner, listed above, has made an application for the action as marked below with the Fremont County Department of Planning and Zoning (Department):

- **Minor Subdivision** -- **Preliminary Plan** -- **Vacation of a Public R-O-W**
 -- **Vacation of Interior Lot Line & Utility / Drainage Easement**
 -- **Lot Line Adjustment** -- **Boundary Line Adjustment**

The subject property, as referenced above is located at _____
General Location or Address (Vicinity Map Exhibit A)

The subject property is legally described as: _____

_____ Check here if legal description is attached as Exhibit B.

A copy of the proposed subdivision and or re-plat drawing has been enclosed with this mailing.

Minor Subdivision, Preliminary Plan and Vacation of Public R-O-W applications are always first heard by the Fremont County Planning Commission (Commission) and then the Fremont County Board of County Commissioners (Board). Normally Vacation of Interior Lot Line, Lot Line Adjustment and Boundary Line Adjustment applications are administrative reviews and only reviewed by the Department.

-- This application will be heard by the Board on _____ at 3:00 PM.

-- This application will be an administrative review by the Department.

These meetings are held in room LL3 (*lower level Board Meeting Room*) of the Fremont County Administration Building, 615 Macon Avenue, Cañon City, Colorado. You and or your representative (*representative documentation may be required*) may attend the meeting to present your oral comments or written comments will be accepted at the meeting or prior to the meeting at the Department of Planning and Zoning (Department) in Room 210 of the Administration Building. Oral comments cannot be accepted except at the meeting at which the application is to be heard.

If you would like further information regarding the application you can contact the Department by telephone at (719) 276-7360, facsimile (719) 276-7374 or by email at planning@fremontco.com to schedule an appointment to review the application. For further reference regarding the governing regulations:

the Fremont County Zoning Resolution may be viewed on the Internet at
<http://www.fremontco.com/planningandzoning/zoningresolution.shtml>

and the Fremont County Subdivision Regulations may be viewed on the Internet at <http://www.fremontco.com/planningandzoning/subdivisionregulations.shtml>

The Department, Commission and Board would welcome your comments regarding this application and will include written comment, on or accompanied by this form, in the Commission or Board's review packet if received by the Department with enough time to include prior to finalization of the review packets. Please complete the following information with any written comments or can be used as the "sign in" sheet at a meeting that you intend to attend and provide oral comments. Only written comments can be accepted by the Department for administrative reviews and must be received by the Department within ten (10) days of your acknowledged receipt of this notification.

Failure to provide written comment prior to the meeting, written comment at the meeting or oral comment at the meeting at which the application is to be heard or written comment on administratively reviewed applications will result in the Department, Commission and Board assuming that you have no comments with regard to the submitted application.

Entity Name: _____

Name of contact person: _____

Title: _____ Telephone: _____ Email: _____

Mailing

Address: _____, _____, _____, _____
Street Address City State Zip

Does your entity currently service the subject property? Yes --- No

Will your entity be able to service the subject property as proposed by the subdivision or re-plat?

Yes --- No Please explain. _____

Our entity has the following comments and or recommendations regarding the proposed action: _____

Signature of Authorized Entity Representative _____ **Date** _____

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Buena Vista, CO 81211

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$2.00
<input type="checkbox"/> Adult Signature Required	\$1.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.68

Total Postage \$5.08

Sent To
 Street and Apt. No.
 City, State, ZIP+4

Sangre De Cristo Electric
 PO Box 2013
 Buena Vista, CO 81211
 2024-117

PS Form 3800, 11/15



7020 3160 0000 0799 5991

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pueblo, CO 81007

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$2.00
<input type="checkbox"/> Adult Signature Required	\$1.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

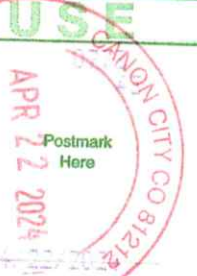
Postage \$0.68

Total Postage \$5.08

Sent To
 Street and Apt. No.
 City, State, ZIP+4

CenturyLink
 141 E. Enterprise Dr.
 Pueblo, CO 81007
 2024-117

PS Form 3800, 11/15



7020 3160 0000 0799 6004

Parcel Map Check Report

Client:

MARCHIORI DAVID A.
7090 W CUSTER AVENUE
LAKEWOOD, CO 80226

Prepared by:

GEORGE HALL
CROWN POINT LAND SERVICES
P.O. BOX 749

Date: 4/22/2024 12:16:33 PM

Parcel Name: NEW – ORIGINAL EXTERIOR**Segment# 1: Line**

Course: S78° 45' 29"W Length: 511.93'

Segment# 2: Line

Course: N1° 53' 48"W Length: 672.83'

Segment# 3: Line

Course: N1° 53' 03"W Length: 23.97'

Segment# 4: Line

Course: S75° 39' 08"W Length: 17.68'

Segment# 5: Line

Course: N14° 16' 12"W Length: 77.93'

Segment# 6: Line

Course: N75° 39' 08"E Length: 34.80'

Segment# 7: Line

Course: N1° 52' 28"W Length: 23.51'

Segment# 8: Curve

Length: 134.72' Radius: 440.91'

Delta: 17.5072 (d) Tangent: 67.89'

Chord: 134.20' Course: N60° 26' 51"E

Course In: N20° 47' 56"W Course Out: S38° 18' 22"E

Segment# 9: Curve

Length: 192.17' Radius: 700.00'

Delta: 15.7290 (d) Tangent: 96.69'

Chord: 191.56' Course: N59° 33' 54"E

Course In: S38° 17' 58"E Course Out: N22° 34' 14"W

Segment# 10: Line

Course: S0° 00' 34"W Length: 101.44'

Segment# 11: Line

Course: S26° 14' 46"E Length: 138.54'

Segment# 12: Line

Course: N81° 41' 05"E	Length: 68.36'
Segment# 13: Line	
Course: S62° 30' 36"E	Length: 154.61'
Segment# 14: Line	
Course: S18° 24' 50"E	Length: 568.50'
Segment# 15: Line	
Course: S79° 35' 41"W	Length: 202.30'
Perimeter: 2,923.29'	Area: 461,206.28Sq.Ft.
Error Closure: 0.0026	Course: N28° 54' 19"W
Error North : 0.00229	East: -0.00127
Precision 1: 1,124,342.31	

Parcel Name: NEW - LOT 2

Segment# 1: Line	
Course: S0° 00' 34"W	Length: 101.51'
Segment# 2: Line	
Course: N41° 01' 55"E	Length: 33.56'
Segment# 3: Line	
Course: N57° 24' 01"E	Length: 34.76'
Segment# 4: Line	
Course: N77° 33' 57"E	Length: 118.40'
Segment# 5: Line	
Course: S56° 12' 26"E	Length: 80.51'
Segment# 6: Line	
Course: N71° 25' 09"E	Length: 51.21'
Segment# 7: Line	
Course: N49° 09' 15"E	Length: 97.98'
Segment# 8: Line	
Course: S58° 31' 37"E	Length: 33.05'
Segment# 9: Line	
Course: N78° 54' 00"E	Length: 42.25'
Segment# 10: Line	
Course: N89° 12' 30"E	Length: 97.64'
Segment# 11: Line	
Course: S47° 47' 08"E	Length: 444.59'
Segment# 12: Line	
Course: N89° 51' 07"E	Length: 47.99'

Segment# 13: Line	
Course: S2° 54' 45"E	Length: 303.32'
Segment# 14: Line	
Course: S75° 15' 35"W	Length: 380.31'
Segment# 15: Line	
Course: S10° 54' 49"E	Length: 111.34'
Segment# 16: Line	
Course: S79° 35' 41"W	Length: 167.50'
Segment# 17: Line	
Course: N18° 24' 50"W	Length: 568.50'
Segment# 18: Line	
Course: N62° 30' 36"W	Length: 154.61'
Segment# 19: Line	
Course: S81° 41' 05"W	Length: 68.36'
Segment# 20: Line	
Course: N26° 14' 46"W	Length: 138.54'
Segment# 21: Line	
Course: N0° 00' 34"E	Length: 101.44'
Segment# 22: Curve	
Length: 43.47'	Radius: 700.00'
Delta: 3.5579 (d)	Tangent: 21.74'
Chord: 43.46'	Course: N69° 12' 30"E
Course In: S22° 34' 14"E	Course Out: N19° 00' 45"W
Perimeter: 3,220.85'	Area: 435,603.10Sq.Ft.
Error Closure: 0.0019	Course: N5° 56' 51"E
Error North : 0.00194	East: 0.00020
Precision 1: 1,695,178.95	

Parcel Name: PLATTED - LOT 1

Segment# 1: Line	
Course: N1° 52' 28"W	Length: 23.51'
Segment# 2: Curve	
Length: 134.72'	Radius: 440.91'
Delta: 17.5072 (d)	Tangent: 67.89'
Chord: 134.20'	Course: N60° 26' 51"E
Course In: N20° 47' 56"W	Course Out: S38° 18' 22"E
Segment# 3: Curve	

Length: 235.63'	Radius: 700.00'
Delta: 19.2869 (d)	Tangent: 118.94'
Chord: 234.52'	Course: N61° 20' 38"E
Course In: S38° 17' 58"E	Course Out: N19° 00' 45"W
Segment# 4: Line	
Course: S0° 00' 34"W	Length: 101.51'
Segment# 5: Line	
Course: N41° 01' 55"E	Length: 33.56'
Segment# 6: Line	
Course: N57° 24' 01"E	Length: 34.76'
Segment# 7: Line	
Course: N77° 33' 57"E	Length: 118.40'
Segment# 8: Line	
Course: S56° 12' 26"E	Length: 80.51'
Segment# 9: Line	
Course: N71° 25' 09"E	Length: 51.21'
Segment# 10: Line	
Course: N49° 09' 15"E	Length: 97.98'
Segment# 11: Line	
Course: S58° 31' 37"E	Length: 33.05'
Segment# 12: Line	
Course: N78° 54' 00"E	Length: 42.25'
Segment# 13: Line	
Course: N89° 12' 30"E	Length: 97.64'
Segment# 14: Line	
Course: S47° 47' 08"E	Length: 444.59'
Segment# 15: Line	
Course: N89° 51' 07"E	Length: 47.99'
Segment# 16: Line	
Course: S2° 54' 45"E	Length: 303.32'
Segment# 17: Line	
Course: S75° 15' 35"W	Length: 380.31'
Segment# 18: Line	
Course: S10° 54' 49"E	Length: 111.34'
Segment# 19: Line	
Course: S79° 35' 41"W	Length: 369.80'
Segment# 20: Line	
Course: S78° 45' 29"W	Length: 511.93'

Segment# 21: Line	
Course: N1° 53' 48"W	Length: 672.83'
Segment# 22: Line	
Course: N1° 53' 03"W	Length: 23.97'
Segment# 23: Line	
Course: S75° 39' 08"W	Length: 17.68'
Segment# 24: Line	
Course: N14° 16' 12"W	Length: 77.93'
Segment# 25: Line	
Course: N75° 39' 08"E	Length: 34.80'
Perimeter: 4,081.23'	Area: 896,809.38Sq.Ft.
Error Closure: 0.0044	Course: N14° 07' 30"W
Error North : 0.00423	East: -0.00106
Precision 1: 927,550.00	



FREMONT COUNTY NON-CONFORMING USE STATUS APPLICATION

This application procedure is an administrative process through the Fremont County Department of Planning and Zoning. There is a non-refundable application fee as set forth by resolution of the Board of County Commissioners that is required to accompany this application.

A non-conforming use is a land use that was valid or lawful when brought into existence, but as of the effective date of the Fremont County Zoning Resolution or subsequent amendments, is prohibited by or inconsistent with the requirements of the Zoning Resolution or its subsequent amendments.

If a non-conforming use has been abandoned, the right to continue the non-conforming use shall terminate upon expiration of a six (6) month period of abandonment and therefore not eligible for non-conforming use status. Abandonment shall mean discontinuance of the use coupled with the intent not to re-establish the use.

If a non-conforming use is discontinued for a period of one (1) year, whether such period of time begins prior to or after the enactment of Zoning Resolution or any amendment thereto, the right to continue that non-conforming use shall terminate upon expiration of the one (1) year period and such non-conforming use shall not be re-established and therefore not eligible for non-conforming use status. Discontinuance shall mean cessation of the use whether or not there was an intent to abandon the use.

A non-conforming use may not be altered, enlarged or expanded except for Business Uses in accordance with Section 5.6.8 of the Fremont County Zoning Resolution or non-conforming dairy farms in accordance with Section 5.6.9 of the Zoning Resolution.

If the title to any property shall change by reason of tax delinquency, the future use of such property shall be in conformity with the existing Fremont County Zoning Resolution.

In accordance with Section 5.6.14 of the Fremont County Zoning Resolution Junkyards and Automobile Graveyards as defined therein are declared to be a public nuisance and detrimental to the health, safety and welfare of the County and the adverse effects of such uses shall be mitigated according to the provisions of said Section.

1. Name of Owner: _____
2. Owners Address: _____ City: _____
State: _____ Zip: _____ Telephone #: _____ Fax #: _____
3. Address of Subject Property: _____
4. Legal Description of Subject Property: _____

5. Current Zoning District: _____
6. Description of Non-conforming Use: _____

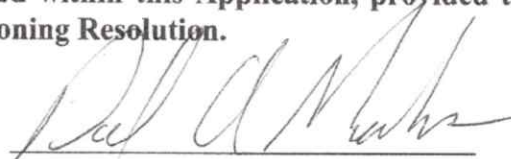
7. Is the non-conforming use a business use or a dairy farm? Yes No If yes, is an expansion of building size and/or land area proposed? Please specify which or both _____
 What is the existing size of the building and/or land area? 1290 sqft
 What is the size of the building and/or land area expansion? N/A
8. Is the non-conforming use permitted or similar to a permitted, special or conditional use? _____ If yes, list the use that is permitted, special or conditional or the use it is similar to _____
9. Documentation that the use was continuous for each year since the use became non-conforming and that the use was not discontinued for more than one (1) year from the beginning of the non-conformance to the present, shall be attached and labeled as Exhibit 8.
10. Attach a copy of site plan (minimum of 11"X 17") locating all structures, parking spaces and areas and driveways by dimension. In addition, all setbacks from property lines shall be shown.

By signing this Application, the Applicant, or the agent/representative acting with due authorization on behalf of the Applicant, hereby certifies that all information contained in the application and any attachments to the Application, is true and correct to the best of Applicant's knowledge and belief.

Fremont County hereby advises Applicant that if any material information contained herein is determined to be misleading, inaccurate or false, the Board of Commissioners may take any and all reasonable and appropriate steps to declare actions of the Department regarding the Application to be null and void.

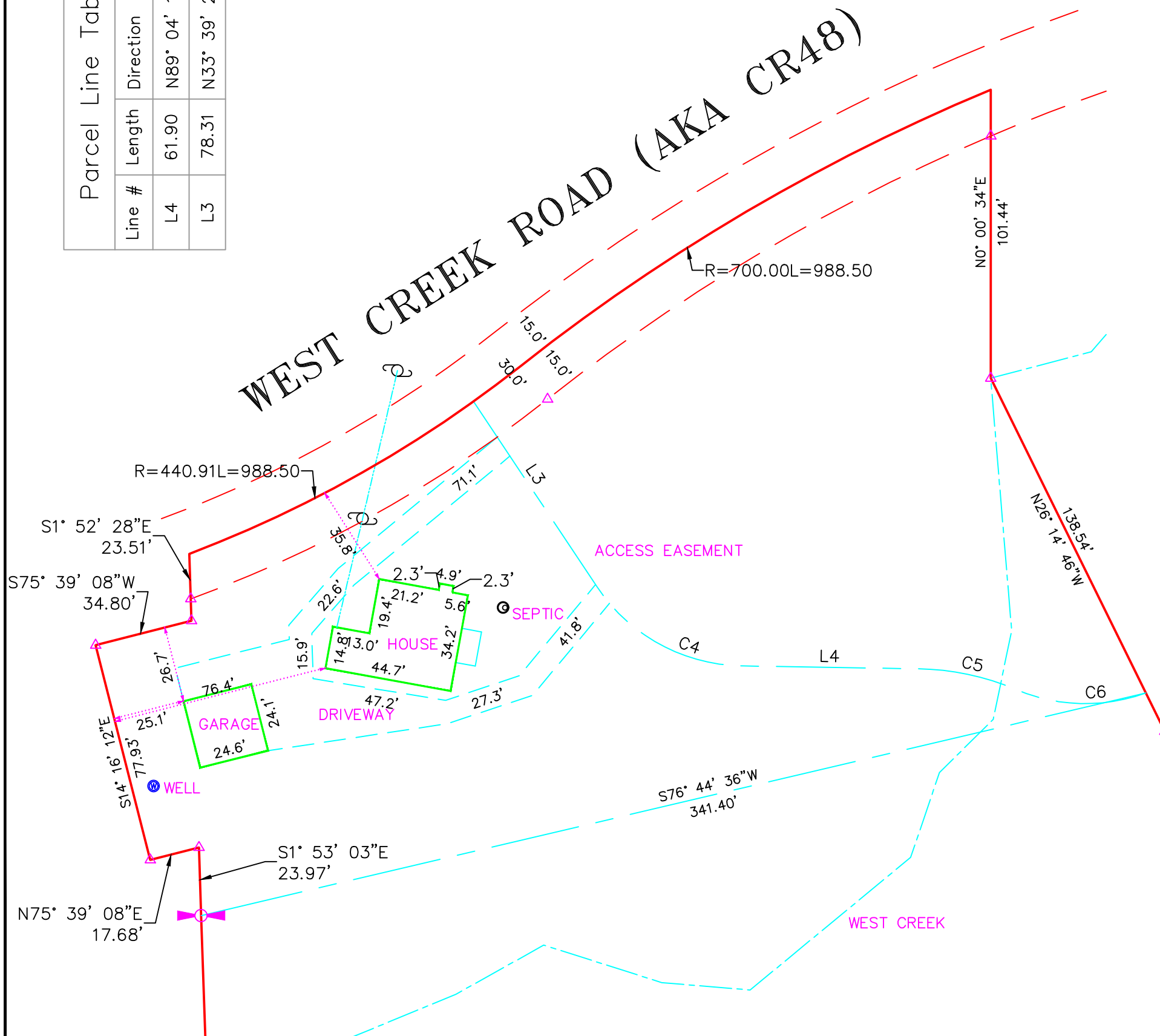
Signing this Application is a declaration by the Applicant to conform to all plans, drawings, and commitments submitted with or contained within this Application, provided that the same is in conformance with the Fremont County Zoning Resolution.

DAVID A MARCATORI
 Applicant Printed Name


 Signature

4/21/24
 Date

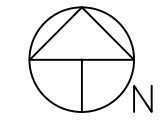
Line #	Length	Direction
L4	61.90	N89° 04' 18.89"W
L3	78.31	N33° 39' 28.79"W



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	46.74	62.42	42°54'13"	N88° 28' 43"W	45.66
C5	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C4	60.41	62.46	55°24'50"	N61° 21' 54"W	58.08

MARCHIORI LOT LINE ADJUSTMENT IMPROVEMENTS
 OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

DAVID A. MARCHIORI
 Client: PCC0202403003215N
 Title Commitment No.: 2024117WESTCREEKRD286_JMP
 File name: P & Z REGULATIONS
 Ordered by:



Scale 1" = 50'

**Crown Point
 Land Services**
 719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816

MARCHIORI LOT LINE ADJUSTMENT

OF LOTS 1 AND 2, CROIX LOT LINE ADJUSTMENT
 IN THE NW1/4 OF SECTION 10, AND NW1/4 SECTION 11
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M.,
 FREMONT COUNTY, COLORADO

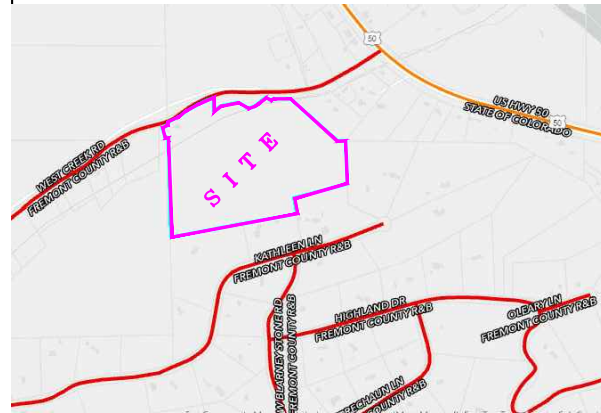
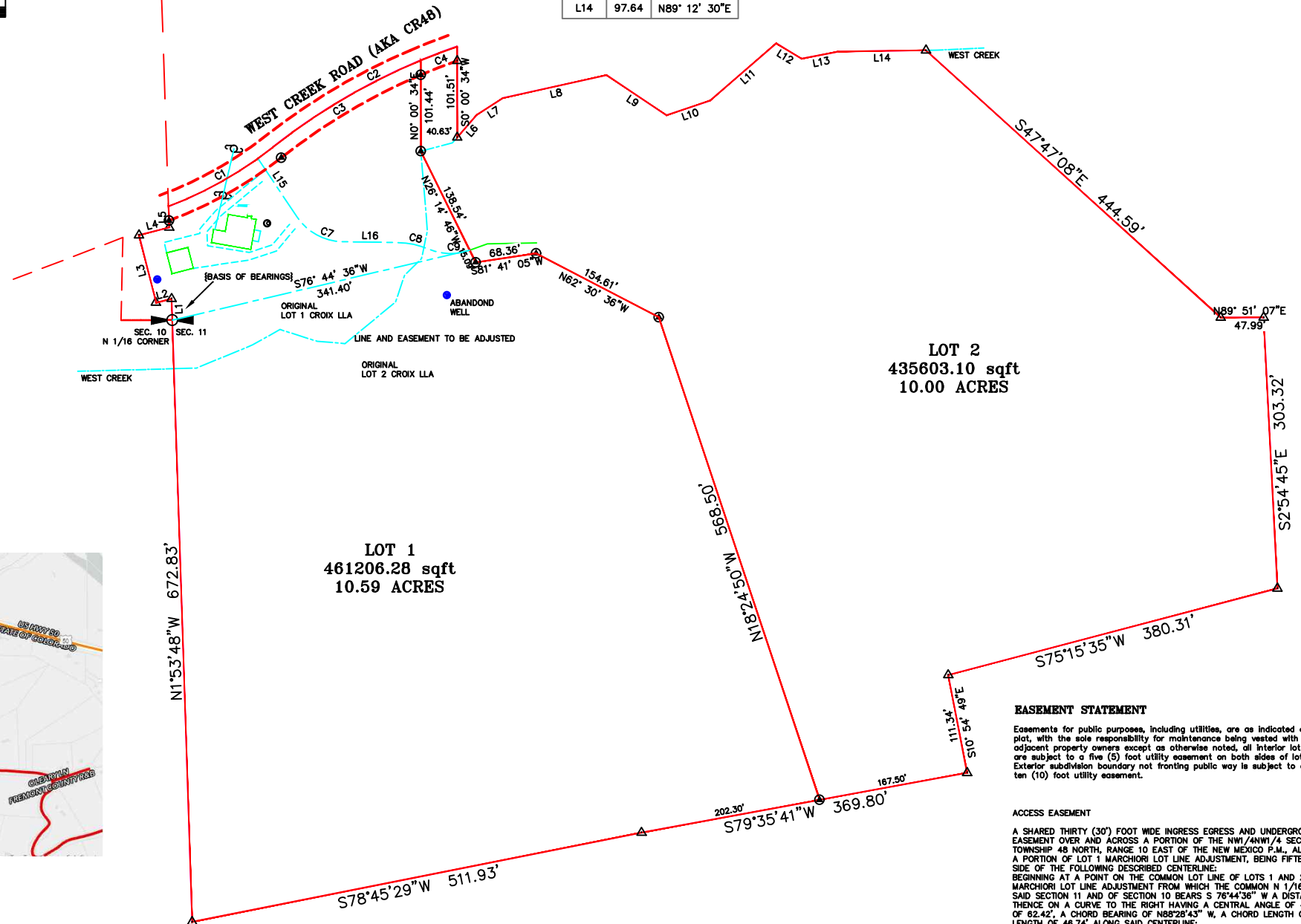


Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	134.72	440.91	17°30'26"	S60° 26' 51"W	134.20
C2	235.63	700.00	19°17'13"	N61° 20' 38"E	234.52
C3	192.17	700.00	15°43'44"	S59° 33' 54"W	191.56
C4	43.47	700.00	3°33'28"	S69° 12' 30"W	43.46

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	60.41	62.46	55°24'50"	N61° 21' 54"W	58.08
C8	35.54	92.38	22°02'42"	N78° 02' 58"W	35.33
C9	46.74	62.42	42°54'13"	N88° 28' 43"W	45.66

Parcel Line Table			
Line #	Length	Direction	
L1	23.97	N1° 53' 03"W	
L2	17.68	S75° 39' 08"W	
L3	77.93	N14° 16' 12"W	
L4	34.80	N75° 39' 08"E	
L5	23.51	S1° 52' 28"E	
L6	33.56	N41° 01' 55"E	
L7	34.76	N57° 24' 01"E	
L8	118.40	N77° 33' 57"E	
L9	80.51	S56° 12' 26"E	
L10	51.21	N71° 25' 09"E	
L11	97.98	N49° 09' 15"E	
L12	33.05	S58° 31' 37"E	
L13	42.25	N78° 54' 00"E	
L14	97.64	N89° 12' 30"E	

Parcel Line Table			
Line #	Length	Direction	
L15	78.31	N33° 39' 29"W	
L16	61.90	N89° 04' 19"W	



KNOW ALL MEN BY THESE PRESENTS that

DAVID A. MARCHIORI
 is the owners of the following described land:

TO WIT
 LOT 1, AND LOT 2, CROIX LLA, FREMONT COUNTY, COLORADO
 Containing 888809.38 SQFT or 20.59 Acres.

DEDICATION I

DAVID A. MARCHIORI
 being the owner of the above described land being platted and/or
 subdivided in Fremont County, Colorado, under the name of
MARCHIORI 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
 the land labeled as easements for the installation and maintenance of
 public utilities as show hereon. The sole right to assign use or vacate is
 vested with the Board of County Commissioners.

In witness whereof

DAVID A. MARCHIORI
 has subscribed names this _____ day of _____ A.D. 20____
 By _____

DAVID A. MARCHIORI

NOTARY STATEMENT

The foregoing instrument was acknowledged before me
 this _____ day of _____ A.D., 20____ by
 DAVID A. MARCHIORI
 My commission expires _____
 My address is _____

Witness my hand and official seal. _____
 Notary Public

ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

This is 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 Commissioners

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, George R Hall, a licensed 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.

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.

ACCESS EASEMENT

A SHARED THIRTY (30') FOOT WIDE INGRESS EGRESS AND UNDERGROUND UTILITY
 EASEMENT OVER AND ACROSS A PORTION OF THE NW1/4NW1/4 SECTION 11,
 TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE NEW MEXICO P.M., ALSO BEING OVER
 A PORTION OF LOT 1 MARCHIORI LOT LINE ADJUSTMENT, BEING FIFTEEN (15') EITHER
 SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE COMMON LOT LINE OF LOTS 1 AND 2 OF SAID
 MARCHIORI LOT LINE ADJUSTMENT FROM WHICH THE COMMON N 1/16 CORNER OF
 SAID SECTION 11 AND OF SECTION 10 BEARS S 76°44'36" W A DISTANCE OF 341.40';
 THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°54'13", A RADIUS
 OF 62.42', A CHORD BEARING OF N88°28'43" W, A CHORD LENGTH OF 45.66', AN ARC
 LENGTH OF 46.74' ALONG SAID CENTERLINE;
 THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 22°02'42", A RADIUS
 OF 92.38', A CHORD BEARING OF N78°02'58" W, A CHORD LENGTH OF 35.33', AN ARC
 LENGTH OF 35.54' ALONG SAID CENTERLINE;
 THENCE N 89°04'19" W A DISTANCE OF 51.80' ALONG SAID CENTERLINE;
 THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59°24'50", A RADIUS
 OF 62.46', A CHORD BEARING OF N61°21'54" W, A CHORD LENGTH OF 58.08', AN ARC
 LENGTH OF 60.41' ALONG SAID CENTERLINE;
 THENCE N 33°39'29" W A DISTANCE OF 78.31' ALONG SAID CENTERLINE TO INTERSECT
 WEST CREEK ROAD (AKA CR48) POINT BEING THE TERMINUS OF SAID EASEMENT.
 MAINTENANCE OF SAID EASEMENT SHALL BE SHARED BY BOTH LOT 1 AND LOT 2,
 MARCHIORI LOT LINE ADJUSTMENT OWNERS THEIR HEIRS AND ASSIGNS.

COUNTY CLERK AND RECORDERS STATEMENT

State of Colorado }
 County of _____ }
 This plat was filed for record in the office of the County Clerk
 and Recorder of _____ County, Colorado
 at _____ M., on _____ day of _____, 20____ A.D.
 under Reception No. _____

County Clerk and Recorder

DRAWN BY: GRH
 FILENAME: 202411WESTCREEK286
 DATE: 04/18/2024

Client: MARCHIORI DAVID A
 7090 W CUSTER AVE
 LAKEWOOD, CO 80226-2794

NOTICE
 to Colorado law you must commence any legal action based on any defect in
 this survey within three (3) years after the date of certification or, if no event may occur,
 the date of certification shown hereon.
 Any person who knowingly removes, alters or defaces any Public Land Survey Monument
 pursuant to Colorado State Statute 16-65006, of the Colorado Revised Statutes
 LINEAL UNITS
 Linear units = U.S. Survey feet = 1.00" = 12 inches

Crown Point Land Services
 719-275-5005 Office 391 Arrowshead Drive
 P.O. Box 749 Ft. Collins, CO 80516
 Canon City, CO 81215-0749 crown.land@outlook.com

NOTES
 This survey does not constitute a title search by Crown Point Land Services to determine
 ownership or easements of record. For all information regarding easements, right of way
 and title of record, we relied upon Title Commitment No. FC202403003216N prepared by
 Fredrickson Webb Attorneys Title, LLC, dated March 25, 2024

BASIS OF BEARINGS:
 Bearings are based on G.P.S. observation on the XXX line of XXX as being
 X 00°00'00" X. The XXX corner being a XXX, the XXX corner being XXX.

George R Hall, License #38118 Date