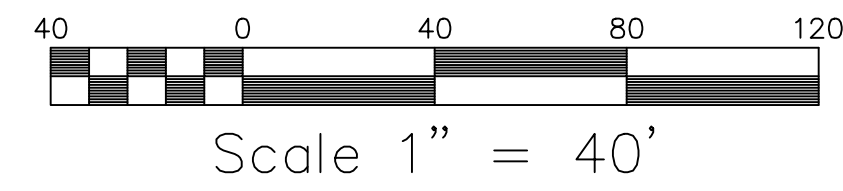
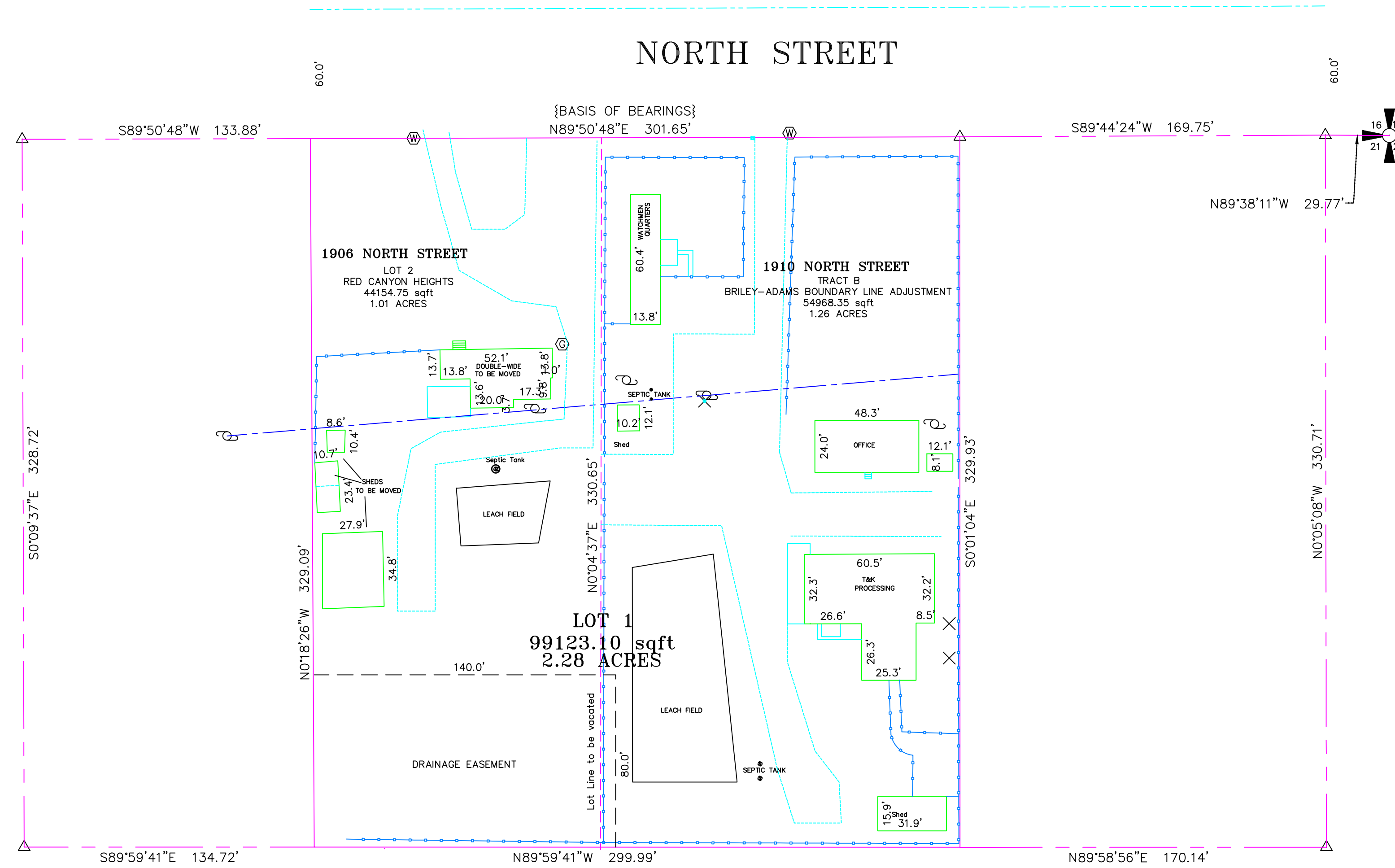
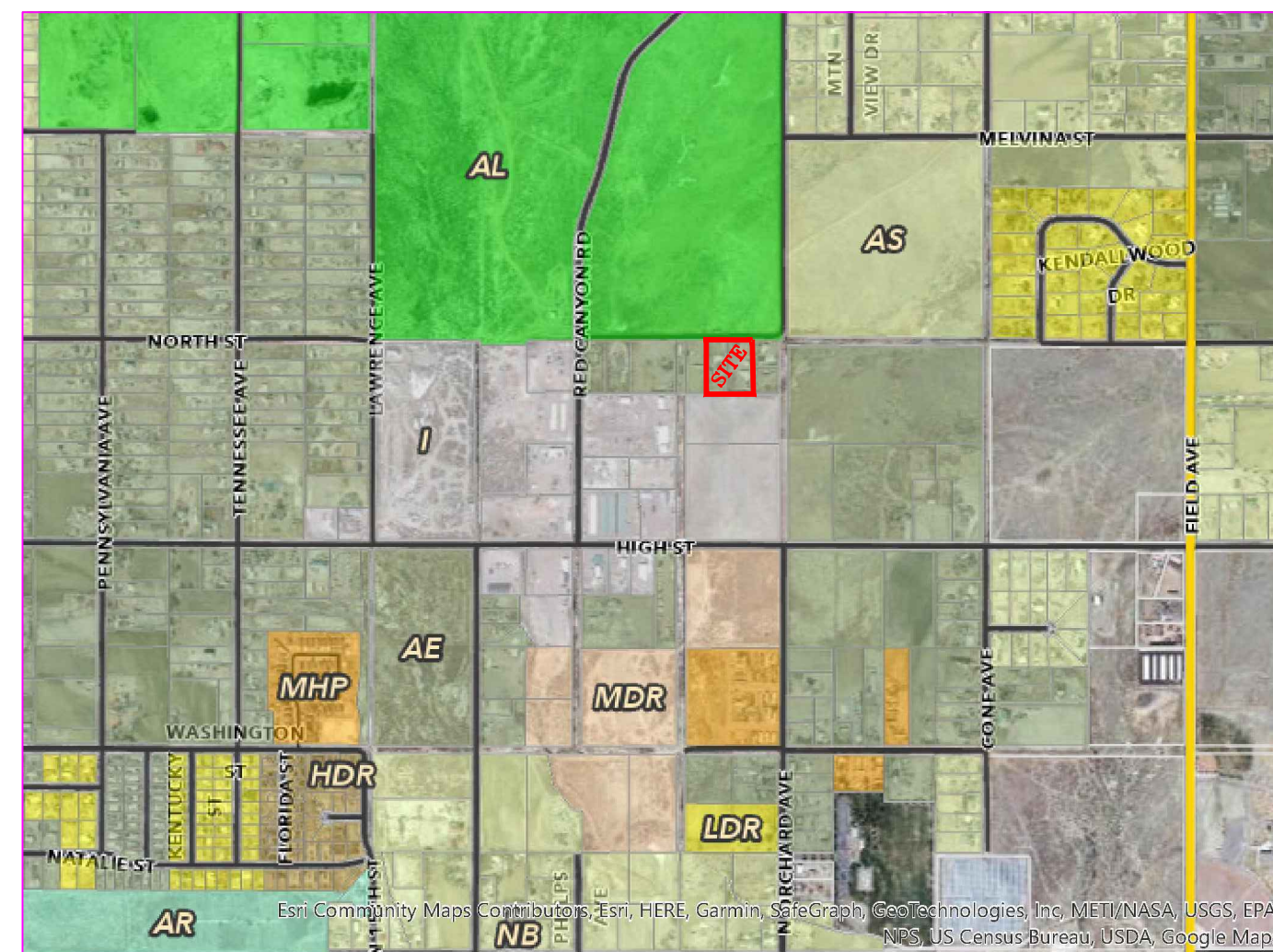


T-K Processing Vacation of Interior Lot Line

A Vacation of Interior Lot Line between Lot 2, Red Canyon Heights and Tract B Briley – Adams Boundary Line-Adjustment in the Northeast 1/4 Section 21, Township 18 South, Range 70 West of the 6th P.M., Fremont County, Colorado.



- LEGEND:
- SUBJECT PROPERTY
 - ADJACENT PROPERTIES
 - NORTH STREET
 - BUILDINGS TO STAY
 - POWER LINE
 - DRIVEWAY
 - ROAD RIGHT OF WAY
 - DRAINAGE EASEMENT
 - △ FOUND PROPERTY CORNERS
 - ⊙ SEPTIC
 - ⊕ WATER METER
 - ⊙ GAS METER



KNOW ALL MEN BY THESE PRESENTS that

Raymond W. (Ray) Stoner and Sharon A. Stoner are the owners of the following described land:

TO WIT

TRACT 1
Lot 2, Red Canyon Heights, County of Fremont, State of Colorado
1.01 Acres

TRACT 2
Tract B Briley-Adams Boundary Line Adjustment, according to the recorded Plat thereof, County of Fremont, State of Colorado
1.26 Acres
Total - 2.28 Acres

DEDICATION We

Raymond W. (Ray) Stoner and Sharon A. Stoner being the owners of the above described land being platted and/or subdivided in Fremont County, Colorado, under the name of

T-K Processing Vacation of Interior Lot Line

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

Raymond W. (Ray) Stoner and Sharon A. Stoner

have subscribed their names this ____ day of _____, A.D. 20____
By _____

Raymond W. (Ray) Stoner and Sharon A. Stoner

NOTARY STATEMENT

The foregoing instrument was acknowledged before me this ____ day of _____ A.D., 20____ by Raymond W. (Ray) Stoner and Sharon A. Stoner

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.

COUNTY CLERK AND RECORDS STATEMENT

STATE OF COLORADO } ss
COUNTY OF FREMONT }

This plat was filed for record in the office the County Clerk and Recorder of Fremont County, at _____M., on the _____ day of _____, 20____ A.D., under reception number _____

Fremont County Clerk & Recorder

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.

DRAWN BY: **KJH**
Client: **T&K Processing**
FILENAME: **2023154NORTHSTREETVIL**
DATE(S): **07/14/2023 07/27/2023**
1910 North Street
Canon City, Colorado 81212

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 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 Admonition or other survey monument pursuant to Colorado State Statute 18-6506, of the Colorado Revised Statutes shall be liable to the State of Colorado.
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. 2087561-10 prepared by Stewart Title Company, dated July 18, 2023

BASIS OF BEARINGS:
Bearings are based on G.P.S. observation on the NORTH line of LOT 1 as being N 89°50'48" E. Both corners being a FOUND REBAR NO CAP.

George R Hall, License #38118 _____ Date