



Scale 1" = 50'

**Legend**

- FOUND SECTION MONUMENT #6 REBAR
- FOUND QUARTER CORNER MONUMENT #6 REBAR
- FOUND #4 REBAR & CAP C/PLS 34978
- SET REBAR & CAP C/PLS 38118
- SECTION LINE
- ORIGINAL PROPERTY LINES TO BE VACATED
- NEW PROPERTY LINES
- RIGHT OF WAY
- Existing Irrigation Ditch
- Existing Improvements as shown
- Existing Water Meters
- Existing Sanitary Sewer Connections

**EASEMENT STATEMENT:**

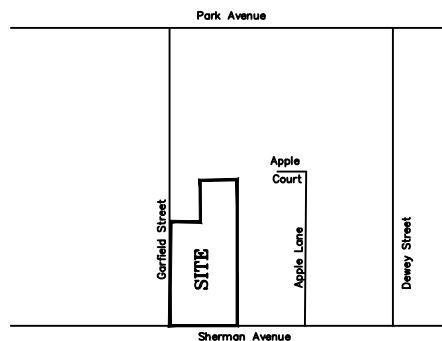
Easements for public purposes, including utilities, are as indicated on the plat, with the sole responsibility for maintenance being vested with the adjacent property owners except as otherwise noted. All interior lot lines are subject to a five (5) foot utility easement on both sides of lot lines. Exterior subdivision boundary not fronting public way is subject to a ten (10) foot utility easement.

**ROADWAY EASEMENT:**

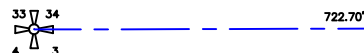
- A ten foot (10') wide easement is hereby platted adjacent to the existing right-of-way for Garfield Street on the West side of the property for the purposes of future roadway improvements including utilities and drainage.
- A ten foot (10') wide easement is hereby platted adjacent to the existing right-of-way for Sherman Avenue on the South side of the property for the purposes of future roadway improvements including utilities and drainage.

**NON-COMPLIANT STRUCTURES:**

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.

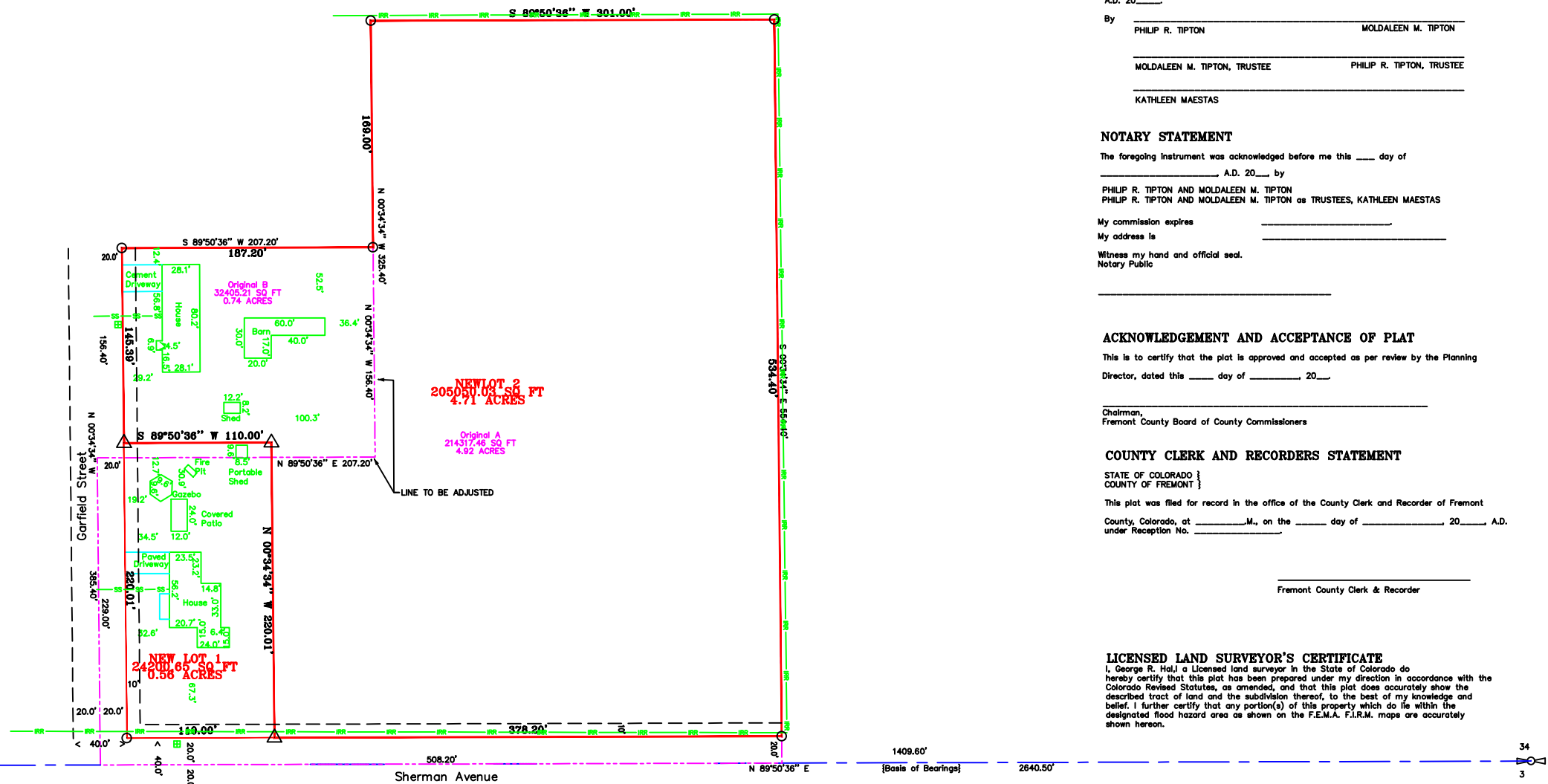


VICINITY MAP  
not to scale



# TIPTON BOUNDARY LINE ADJUSTMENT

A BOUNDARY LINE ADJUSTMENT  
BEING A PORTION OF THE SW1/4 OF THE SW1/4  
SECTION 34, TOWNSHIP 18 SOUTH, RANGE 70 WEST,  
OF THE 6TH P.M., FREMONT COUNTY, COLORADO



**KNOW ALL MEN BY THESE PRESENTS that**

PHILIP R. TIPTON AND MOLDALEEN M. TIPTON  
PHILIP R. TIPTON AND MOLDALEEN M. TIPTON LIVING TRUST, KATHLEEN MAESTAS  
are the owners of the following described land:

**TO WIT:**

**Parcel A**  
A tract of land in the SW/4 of the SW/4 of Section 34, Township 18 South, Range 70 West of the 6th P.M., Fremont County, Colorado, described as follows: Beginning at a point on the South line of the SW/4 SW1/4 of said Section 34 which is 722.70 feet East of the Southwest corner thereof; thence North 229.00 feet; thence East 207.20 feet; thence North 325.40 feet; thence East 301.00 feet; thence South 554.40 feet to the South line of the SW1/4 SW 1/4 of said Section 34; thence West along said South line 508.20 feet to the point of beginning. Excepting the West 20 feet.

**Parcel B**  
A tract of land in the SW/4 of the SW/4 of Section 34, Township 18 South, Range 70 West of the 6th P.M., Fremont County, Colorado, described as follows: Beginning at a point which is 722.70 feet East and 229.00 feet North of the SW corner of said Section 34; thence East 207.20 feet; thence North 156.40 feet; thence West 207.20 feet; thence South 156.40 feet to the point of beginning. Excepting the West 20 feet.

County of Fremont  
State of Colorado  
Containing 5.66 Total acres more or less.

**DEDICATION:**

We, PHILIP R. TIPTON AND MOLDALEEN M. TIPTON LIVING TRUST  
KATHLEEN MAESTAS  
being the owners of the above described land being platted and/or subdivided in  
Fremont County, Colorado, under the name of

**TIPTON  
BOUNDARY 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,**

PHILIP R. TIPTON AND MOLDALEEN M. TIPTON  
PHILIP R. TIPTON AND MOLDALEEN M. TIPTON as TRUSTEES, KATHLEEN MAESTAS  
have subscribed their names this \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_\_\_

By \_\_\_\_\_  
PHILIP R. TIPTON MOLDALEEN M. TIPTON  
MOLDALEEN M. TIPTON, TRUSTEE PHILIP R. TIPTON, TRUSTEE  
KATHLEEN MAESTAS

**NOTARY STATEMENT**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_ by

PHILIP R. TIPTON AND MOLDALEEN M. TIPTON  
PHILIP R. TIPTON AND MOLDALEEN M. TIPTON as TRUSTEES, KATHLEEN MAESTAS

My commission expires \_\_\_\_\_  
My address is \_\_\_\_\_  
Witness my hand and official seal.  
Notary Public

**ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT**

This is to certify that the plat is approved and accepted as per review by the Planning Director, dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman,  
Fremont County Board of County Commissioners

**COUNTY CLERK AND RECORDERS STATEMENT**

STATE OF COLORADO }  
COUNTY OF FREMONT }  
This plat was filed for record in the office of the County Clerk and Recorder of Fremont County, Colorado, at \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. under Reception No. \_\_\_\_\_

\_\_\_\_\_  
Fremont County Clerk & Recorder

**LICENSED 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.

DRAWN BY: GRH  
File name: 2021332TIPTONbld  
Plot date: 12/27/2021

Client: TIPTON  
1010 & 1032 GARFIELD STREET  
CANON CITY, COLORADO, 81212  
719-458-1249  
719-568-5631

**NOTICE**  
According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover 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.  
**LINEAL UNITS**  
Lineal units = U.S. Survey foot = 1.00" = 12 inches

**Crown Point Land Services**  
719-275-5005 Office  
P.O. Box 749  
Canon City, CO 81215-0749  
391 Arrowhead Drive  
Floresant, CO 80816  
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 File Number 1506582 prepared by Unified Title Company, A division of Stewart Title Company, dated December 1, 2021.

**BASES OF BEARINGS:**  
Bearings are based on G.P.S. observation on the South line of the SW1/4 Section 34, Township 18 South, Range 70 West of the 6th P.M., as being N 89°50'36" E. Both corners being Found monument per Monument record on file.

George R. Hall, C/PLS 38118  
Date: