



*First*  
**COLORADO LAND**  
*Office*

**LISTING BROKER**

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**\$49,000**

**MLS #7123078**

***000 Forest Lane, Howard***



- ♦ **0.87 Acres**
- ♦ **Unimproved Land**
- ♦ **Dirt/Public Road**
- ♦ **Many Mixed Pine Trees**
- ♦ **Building Area**
- ♦ **Nestled for Privacy**
- ♦ **Close to Town**
- ♦ **Views of the Twin Sisters**
- ♦ **Lots of Fresh Air**
- ♦ **A Slice of Heaven**
- ♦ **2021 Taxes: \$533**



*FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201*

ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.



# **LAND SURVEY PLAT** **CLIFTON PARCEL** **SECTION 22, TOWNSHIP 48 NORTH** **RANGE 10 EAST OF THE N.M.P.M** **COUNTY OF FREMONT, STATE OF COLORADO**

## **LEGAL DESCRIPTION**

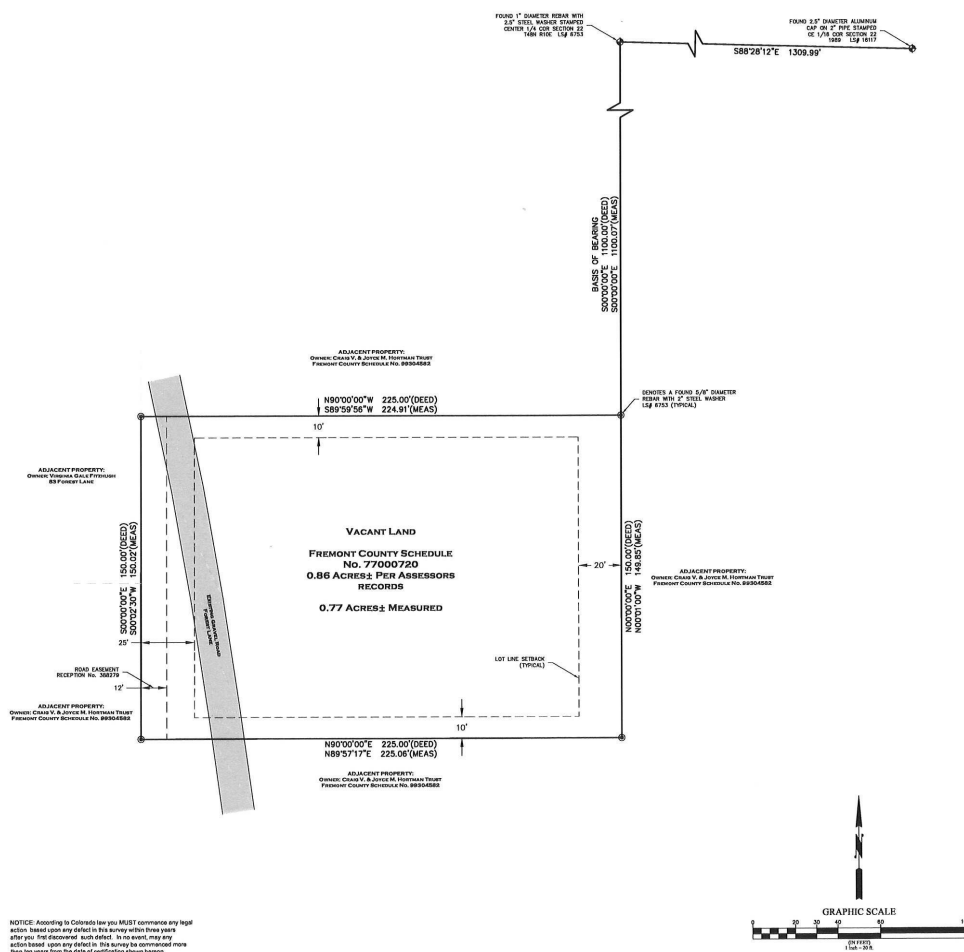
BEGINNING AT A POINT 1100.00 FEET SOUTH OF THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M.P.M. THENCE WEST 225.00 FEET, THENCE SOUTH 100.00 FEET, THEN EAST 225.00 FEET, THENCE NORTH 100.00 FEET TO THE POINT OF BEGINNING. For Warranty Deed Recorded on August 28, 1998 in Book 1258, Page 424 in the Office of the Clerk and Recorder, Fremont County, Colorado.

## **SURVEYORS NOTES**

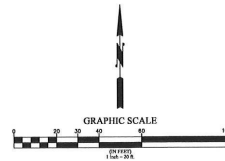
- 1) Survey Date: July 13, 2021.
- 2) This Survey was performed without the aid of a current title commitment.
- 3) Boundary and Easement information were derived from the following Documents recorded in the Office of the Clerk and Recorder, Lake County, Colorado:
  - Warranty Deed Recorded on August 26, 1998 in Book 1258, Page 424 in the Office of the Clerk and Recorder, Fremont County, Colorado.
  - Deed Recorded on September 13, 1971 as Reception No. 388279 in the Office of the Clerk and Recorder, Fremont County, Colorado. 17' Easement derived from the Document.
 This property may be subject to additional easements.
- 4) Mark of Bearing as shown herein assumed to bear 890°00'00".
- 5) Unit of Measure: U.S. Survey Feet.
- 6) No Utilities were observed on the subject property at the time of Survey.
- 7) Central Rockies Land Surveying, LLC does not warrant or certify the integrity of any Digital Data supplied in conjunction with this map and survey.
- 8) STREET ADDRESS: No assigned address or partial address at time of Survey.
- 9) Schedule on basis upon the Fremont County Subdivision and Zoning Regulations Zoning Resolution for Agricultural Suburban Zone District. This Property may be subject to additional setbacks.

I, Kevin L. Dean, a Professional Land Surveyor licensed to practice in the State of Colorado, do hereby certify that this plat was created by me and under my supervision and that this plat represents the results of a survey performed by me and is true and accurate to best of my knowledge.

Kevin L. Dean, PLS 36318  
 Colorado Professional Land Surveyor



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.



|                                                                                                               |                         |
|---------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>CENTRAL ROCKIES</b><br><b>LAND SURVEYING, LLC</b><br>648 HUNT ST<br>SALIDA, COLORADO 81201<br>719-850-1802 | DRAWN BY: KLD           |
|                                                                                                               | DATE: 7-13-21           |
|                                                                                                               | JOB NAME: CLIFTON - LSP |
|                                                                                                               | JOB No. 21-043          |

From Howard, go south on County Road 47 for about 3.4 miles and turn left on Forest Lane. Following Forest Lane until you see the First Colorado Land Office sign, which is located on the draw to take you to the building site.



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