COLEMAN – WRIGHT
BOUNDARY LINE ADJUSTMENT

LOCATED IN THE

SW 1/4 of the SE 1/4 of Sec. 14, T 48 N, R 10 E, N.M.P.M.

FREMONT COUNTY, COLORADO

GRAPHIC SCALE 1"=100'

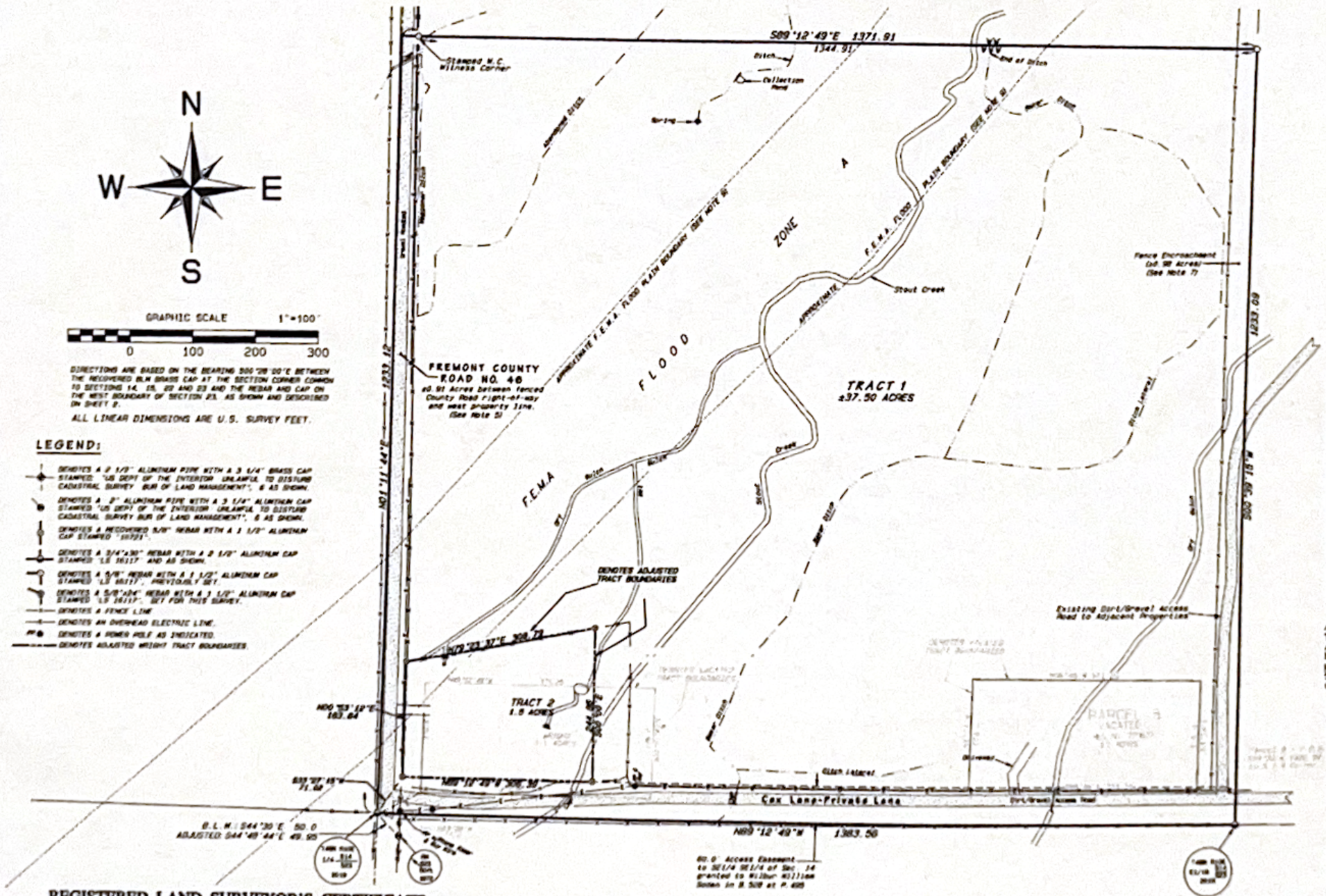
0 100 200 300

DIRECTIONS ARE BASED ON THE BEARING S00°28'20"E BETWEEN THE RECOVERED B.L.M. BRASS CAP AT THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22 AND 23 AND THE REBAR AND CAP ON THE WEST BOUNDARY OF SECTION 23, AS SHOWN AND DESCRIBED ON SHEET 2.

ALL LINEAR DIMENSIONS ARE U.S. SURVEY FEET.

LEGEND:

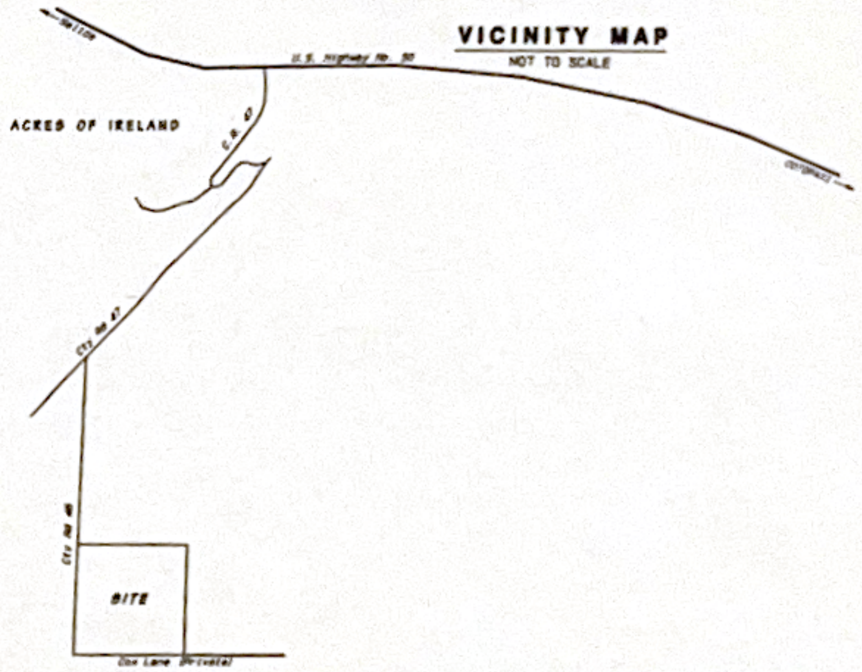
- DENOTES A 2 1/2" ALUMINUM PIPE WITH A 3 1/4" BRASS CAP STAMPED "US DEPT OF THE INTERIOR UNLAWFUL TO DISTURB CADASTRAL SURVEY BUR OF LAND MANAGEMENT", 6 AS SHOWN.
- DENOTES A 2" ALUMINUM PIPE WITH A 3 1/4" ALUMINUM CAP STAMPED "US DEPT OF THE INTERIOR UNLAWFUL TO DISTURB CADASTRAL SURVEY BUR OF LAND MANAGEMENT", 6 AS SHOWN.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
- DENOTES A 3/4"x30" REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "LS 16117" AND AS SHOWN.
- DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", PREVIOUSLY SET.
- DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", SET FOR THIS SURVEY.
- DENOTES A FENCE LINE
- DENOTES AN OVERHEAD ELECTRIC LINE.
- DENOTES A POWER POLE AS INDICATED.
- DENOTES ADJUSTED WRIGHT TRACT BOUNDARIES.



N1/2 NE1/4

VICINITY MAP

NOT TO SCALE



KNOW ALL MEN BY THESE PRESENTS that Bryan Lee Coleman and Tiffany Shea Coleman are the owners of the following described land:

TO WIT:

A tract of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 14, Township 48 North, Range 10 East of the New Mexico Principal Meridian, Fremont County, Colorado, being more particularly described as follows:

Beginning at the South 1/4 corner of said Section 14;
thence North 01°11'44" East along the West boundary of the said SW 1/4 SE 1/4, a distance of 1233.12 feet; thence South 89°12'49" East 1371.91 feet to the East boundary of said SW 1/4 SE 1/4; thence South 00°28'20" West along said East boundary 1233.09 feet to the south boundary of said Section 14; thence North 89°12'49" West along said South section line, 1383.58 feet to the point of beginning.
(Containing 39.0 Acres)
EXCEPTING THEREFROM:

Parcel No. 1

Beginning at a point whence the South quarter corner of said Section 14 bears South 88°50' West a distance of 77.4 feet; thence East parallel with the South line of said Section 14 a distance of 371.25 feet; thence North (parallel with the West line of the SE 1/4 of said Section 14 a distance of 178.0 feet; thence West 371.25 feet; thence South 178.0 feet to the point of beginning. (Containing 1.5 Acres.)
County of Fremont, State of Colorado

Parcel No. 2

Beginning at a point 60 feet North of the South line of said Section 14 whence the South quarter of said Section 14 bears South 88°50' West a distance of 1320.94 feet; thence North 01°14' East 178 feet; thence North 88°46' West 371.25 feet; thence South 01°14' West 178 feet; thence South 88°46' East 371.25 feet; thence South 01°14' West 371.25 feet to the point of beginning.

TOGETHER WITH

PARCEL B:

Beginning at a point 60 feet North of the South line of said Section 14 whence the South quarter of said Section 14 bears South 88°50' West a distance of 1320.94 feet; thence North 01°14' East 178 feet; thence North 88°46' West 371.25 feet; thence South 01°14' West 178 feet; thence South 88°46' East 371.25 feet; thence South 01°14' West 371.25 feet to the point of beginning.

AND THAT Jodell G. Wright is the owner of the following described land:

TO WIT:

A tract of land in the SW1/4 SE1/4 Section 14, Township 48 North, Range 10 East of the N.M.P.M. described as follows:
Beginning at a point whence the South quarter corner of said Section 14 bears South 88°50' West a distance of 77.4 feet; thence East parallel with the South line of said Section 14 a distance of 371.25 feet; thence North parallel with the West line of the SE 1/4 of said Section 14 a distance of 178.0 feet; thence West 371.25 feet; thence South 178.0 feet to the point of beginning. (Containing 1.5 Acres.)
County of Fremont, State of Colorado

DEDICATION:

We, Bryan Lee Coleman, Tiffany Shea Coleman and Jodell G. Wright, being the owners of the above described lands being platted and/or subdivided in Fremont County, Colorado, under the name of COLEMAN-WRIGHT 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 and 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 design use or vacate is vested with the Board of County Commissioners.

ACKNOWLEDGEMENT:

In witness whereof Bryan Lee Coleman and Tiffany Shea Coleman have subscribed their names this 18 day of April A.D., 2025.

By _____ Owner — Bryan Lee Coleman

By _____ Owner — Tiffany Shea Coleman

NOTARY STATEMENT:

County of Chaffee }
State of Colorado } ss

The foregoing instrument was acknowledged before me this 18 day of April A.D. 2025 by Bryan Lee Coleman and Tiffany Shea Coleman.
My commission expires 7/20/2026
My Address is 128 E. G Street Salida, CO 81201
Witness my hand and official seal. Jessie L Kyles

ACKNOWLEDGEMENT:

In witness whereof Jodell G. Wright has subscribed her name this 18 day of April A.D., 2025.

By _____ Owner

NOTARY STATEMENT:

County of Chaffee }
State of Colorado } ss

The foregoing instrument was acknowledged before me this 18 day of April A.D. 2025 by Jodell G. Wright.
My commission expires 7/20/2026
My Address is 128 E. G Street Salida, CO 81201
Witness my hand and official seal. Jessie L Kyles

REGISTERED LAND SURVEYOR'S CERTIFICATE::

I, Michael K. Henderson, a registered land surveyor licensed to practice in the State of Colorado, do hereby certify that this plat has been prepared under my direction in accordance with 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 areas as shown on F.E.M.A. F.I.R.M. maps, are accurately shown hereon.

Dated this 17th day of April 2025.

Michael K. Henderson
Reg. L.S. No. 16117
State of Colorado

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 23rd day of April 2025.

Chairman, Fremont County Board of County Commissioners

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.

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 _____ 2025, A.D. under Reception No. _____

Fremont County Clerk & Recorder

GENERAL LAND SURVEYOR'S NOTES:

1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH FOR THE COLEMAN PROPERTY BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 930-F0484-24, EFFECTIVE DECEMBER 6, 2024.
2) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH FOR THE WRIGHT PROPERTY BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 930-F0093-25, EFFECTIVE JANUARY 6, 2025.
3) AFTER ADJUSTMENT PROPERTY DESCRIPTIONS PREPARED BY MICHAEL K. HENDERSON, 205 G STREET, SALIDA, CO 81201.
4) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTIONS, ON A STATUTORY BREAKDOWN OF SECTION 14 AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS, ALL AS SHOWN AND DESCRIBED HEREIN.
5) IT APPEARS, BASED ON SAID TITLE COMMITMENTS, THAT THERE IS NO RECORDED DEED FOR FREMONT COUNTY ROAD NO. 46 AND THE RIGHT-OF-WAY FOR SAID ROAD MAY BE A PRESCRIPTIVE EASEMENT FOR PUBLIC USE. THERE ARE PUBLIC UTILITY LINES LOCATED WITHIN THE FENCED AREA OF SAID RIGHT-OF-WAY EASEMENT.
6) THE ABOVE DESCRIBED COLEMAN TRACT IS SUBJECT TO A 80 FOOT WIDE ACCESS EASEMENT ADJACENT TO THE SOUTH BOUNDARY OF THE SW1/4 SE1/4 OF SEC. 14 AS GRANTED IN BOOK 508 AT PAGE 495 OF THE FREMONT COUNTY RECORDS.
7) THERE IS EVIDENCE OF A CONFLICT IN POSSESSORY BOUNDARIES AS RELATED TO DEED BOUNDARIES IN THAT FENCE LINES DO NOT FOLLOW DEED LINES ALONG THE EAST PROPERTY BOUNDARY AND THE LANS OF ADVERSE POSSESSION MAY HAVE RIPENED. THERE IS ALSO AN ACCESS ROAD LOCATED WITHIN THIS AREA BEING USED FOR ACCESS TO THE ADJOINING PROPERTY AND THERE IS NO APPARENT RECORDED EASEMENT DOCUMENT FOR USE OF SUCH ROAD.
8) THE PROPERTIES ARE SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE, MAINTAIN, INSPECT AND REPAIR EXISTING UTILITY LINES AND IRRIGATION DITCHES CROSSING THE TRACTS.
9) FLOOD PLAIN BOUNDARIES ARE APPROXIMATE, PLOTTED AND BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 8F1.R.U.J. CROSS-CUTTING THE F.I.R.M. INDICATES THE FLOOD PLAIN AREA AS ZONE A, 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), NO FLOOD ELEVATIONS DETERMINED.

COLEMAN–WRIGHT BOUNDARY LINE ADJUSTMENT in the W1/2 of the SE1/4 of SECTION 14, T48N R10E N.M.P.M. FREMONT COUNTY COLORADO	
JOB NUMBER: J-25-012 FILE: J-25-014 DRAWN BY: B.E.H. CHECKED:	HENDERSON LAND SURVEYING CO., INC. SALIDA, COLORADO 205 G STREET
DATE: 2/12/25	DRAWING NO. L-25-04