

**Administration Department**  
 (970) 984-2311  
 Fax: (970) 984-2716  
[www.newcastlecolorado.org](http://www.newcastlecolorado.org)



**Town of New Castle**  
 PO Box 90  
 450 W. Main Street  
 New Castle, Co 81647

### DEVELOPMENT APPLICATION

Applicant: Tom Powis	
Address: 191 N. 4th Street New Castle, CO 81647	Phone: (970) 379-7448 FAX: E-mail: <a href="mailto:americanelectricservice@gmail.com">americanelectricservice@gmail.com</a>
Property Owner: Thomas R. Powis and Maria J. Ruiz deContreras	
Address: 191 and 181 N. 4th Street New Castle, CO 81647	Phone: FAX: E-mail:
Contact Person: Erika S. Gibson Esq., Balcomb & Green, P.C.	
Address: 818 Colorado Avenue Glenwood Springs, CO, 81601	Phone: (970)945-6546 FAX: (970)945-8902 E-mail: <a href="mailto:erika@balcombgreen.co">erika@balcombgreen.co</a>
Property Location/Address: 191 and 181 N. 4th Street, New Castle, CO 81647	
Legal Description: See attached vesting deeds	Acres: 0.26
Existing Zone (Not sure? <a href="#">Click here for help</a> ): City/PUD	
Existing Land Use: Residential	
<b>TYPE(S) OF LAND USE(S) REQUESTED</b>	
<input type="checkbox"/> Pre-Annexation Agreement <input type="checkbox"/> Annexation <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) <input type="checkbox"/> Amended Plat <input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) <input type="checkbox"/> Floodplain Development Permit	<input checked="" type="checkbox"/> Lot Line Adjustment or Dissolution <input type="checkbox"/> Site Specific Development Plan/Vested Rights <input type="checkbox"/> Variance <input type="checkbox"/> Zoning <input type="checkbox"/> Zoning Amendment <input type="checkbox"/> Re-zoning <input type="checkbox"/> R-1-HC Identification <input type="checkbox"/> Conditional Use Permit or Special Review Use Permit <input type="checkbox"/> Other
This development would create <u>  0  </u> residences and <u>  0  </u> square feet of commercial space.	
Applicant must also complete and submit the appropriate <u>checklist</u> for the type of land use requested. Both the applicant and the property owner must sign this application.	
Applicants are encouraged to schedule a pre-application meeting with the Town Administrator and/or Town Consultants prior to submitting this application.	

**AGREEMENT TO PAY CONSULTING FEES AND EXPENSES**

It is the policy of the Town of New Castle that all land use applications must be filed in the Office of the Town Clerk to receive formal consideration. Please refer to the Town Clerk's Office for all applicable procedures.

However, the Town encourages land use applicants to consult informally with members of the Town Staff, including outside consultants, prior to filing applications if the applicant has questions regarding areas within Staff members' particular expertise; PROVIDED THAT THE POTENTIAL APPLICANT AGREES TO REIMBURSE THE TOWN FOR ALL FEES AND EXPENSES RELATING TO SUCH INFORMAL MEETINGS.

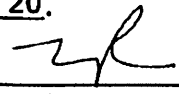
The Town employs outside consultants for engineering, surveying, planning, and legal advice. These consultants bill the Town on an hourly basis as well as for expenses including but not limited to copies, facsimile transmissions, and long distance telephone calls.

It is the Town's policy that all persons wishing to hold informal meetings with members of the Town Staff acknowledge responsibility for all fees and expenses charged by outside consultants by signing this Agreement below.

I acknowledge and agree to pay the Town of New Castle all actual costs incurred by the Town in relation to legal, engineering, surveying, planning, or other services performed by consultants to the Town as a result of such consultants' review and comment upon, or other services related to, land use proposals and/or applications proposed by me or on my behalf, regardless of whether or not such application is formally filed with the Town. Interest shall be paid at the rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect all costs of collection in addition to the amount due and unpaid, including but not limited to reasonable attorney's fees and costs.

SO AGREED this \_\_\_ day of Oct. 29, 2020.

Thomas R. Powis  
Applicant (Print Name)

  
Signature

(970) 379-7448  
Telephone

191 N. 4th Street, New Castle, CO 81647  
Mailing Address

Thomas R. Powis  
Property Owner

\_\_\_\_\_  
Mailing Address If Different From Above

\_\_\_\_\_  
Relationship to Applicant or Potential Applicant

Type of application: Lot Line Adjustment

Property description: See attached vesting deeds



# BALCOMB & GREEN

WATER LAW | REAL ESTATE | LITIGATION | BUSINESS ESTD 1953

Erika S. Gibson  
Direct Dial (970) 928-3485  
erika@balcombgreen.com

October 30, 2020

Via Email

Town of New Castle  
c/o Paul Smith  
psmith@newcastlecolorado.org

*Re: Lot Line Adjustment Application – 191 and 181 N. 4th Street*

Dear Paul,

As discussed, enclosed is an application for a lot line adjustment between two properties located at 191 N. 4<sup>th</sup> Street (owned by Tom Powis) and 181 N. 4<sup>th</sup> Street (owned by Maria deContreras).

A. **Summary of Lot Line Adjustment.** The requested adjustment extends Mr. Powis's property line by approximately one foot on to Ms. deContreras's property to include a current encroachment of his cabin and fence.<sup>1</sup> The total adjusted area is 69 sq. ft. and is depicted on the enclosed plat (the "Adjustment Plat"). The adjustment increases the square footage of the Powis property to approximately 6,169 sq. ft. and reduces the deContreras Property to 5,167 sq. ft. Both property owners and the only lienholder (U.S. Bank National Association) have all certified their consent to the lot line adjustment on the Adjustment Plat.

B. **Application Materials.** The application includes the following documents required by § 16.40.020(A)-(G):

1. A completed and executed lot line adjustment application. § 16.40.020(A).
2. A legal description of the two properties affected by the lot line adjustment. § 16.40.020(B).
3. Deeds for the Powis and deContreras properties, as proof of legal ownership, and a copy of the deed of trust for the Powis property, which includes the lien holder's address. § 16.40.020(C).
4. Title commitments for both properties. § 16.40.020(E).

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<sup>1</sup> The requested adjustment resolves a civil dispute between the two property owners. Since the 1930s, the cabin and a fence existed in the same location to demarcate the boundary line between the two properties. Events in 2018 led to litigation between the owners regarding the cabin and fence location. The parties resolved the dispute by preparing and agreeing to the boundary line adjustment in the Adjustment Plat.

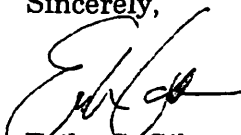
5. A copy of the certified Adjustment Plat; there are no drainage easements. § 16.40.020(F). The Adjustment Plat includes the original plat indicating the lot configuration and existing easements/setbacks. § 16.40.020(D). Recording the Adjustment Plat, which includes the property owners' certified consent, will effectuate the adjustment should the application be approved. § 16.40.020(G).

C. **Approval Criteria.** The application meets the approval criteria outlined in § 16.40.040 of the Town Code as follows:

- The adjustment does not create additional lots. § 16.40.040(A).
- The resulting lots comply with the R/1 zoning requirements of § 17.20: Both lots exceed the 5,000 sq. ft. minimum lot area for single family residences. The floor area has not changed, and the floor area ratio remains well under the 43% maximum allowed.<sup>2</sup> While the adjustment shifts the internal 10-foot setback on Ms. deContreras's property, no structures will be brought within the new setback area. § 16.40.040(B).
- The adjustment does not affect building envelopes. § 16.40.040(C).
- There are no utility easements within the adjusted area. § 16.40.040(D).
- There are no other easements associated with the property that are involved in this application. § 16.40.040(E).
- The properties are not part of a subdivision. § 16.40.040(F).
- The town has not granted any lot line adjustment or vacation for the same properties within the past year. § 16.40.040(G).
- The adjustment is to the internal boundaries of the subject properties, so it does not affect any surrounding lot. § 16.40.040(H).

Please let me know if you should have any questions. Thank you for your attention to this matter.

Sincerely,



Erika S. Gibson

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<sup>2</sup> The floor areas remain the same at 182 sq. ft. (Powis) and 690 sq. ft. (deContreras) which results in a FAR of 19% and 18% respectively.

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTIES**

**Powis Parcel:**

Lots 27 and 28 and the South 8 Feet of Lot 29  
Block A  
Town of New Castle

Also known as 191 N. 4<sup>th</sup> Street, New Castle, Colorado 81547

**deContreras Parcel:**

Lots 25 and 26  
Block A  
Town of New Castle

Also known as 181 N. 4<sup>th</sup> Street, New Castle, Colorado 81647

**EXHIBIT "A" LEGAL DESCRIPTION**

Page: 1 of 1

Account #: 26052458  
Order Date : 06/22/2018  
Reference : 20181733104004  
Name : THOMAS POWIS  
Deed Ref : 819207

Index #:  
Registered Land:  
Parcel #: 212331110003

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**SITUATED IN THE COUNTY OF GARFIELD, STATE OF COLORADO,**

**LOTS 27 AND 28 AND THE SOUTH 8 FEET OF LOT 29 BLOCK A, TOWN OF NEWCASTLE, COUNTY OF GARFIELD, STATE OF COLORADO.**

**BEING THAT SAME PROPERTY CONVEYED BY INSTRUMENT NUMBER 819207 IN THE GARFIELD COUNTY, COLORADO RECORDS.**

**SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE**



**QUITCLAIM DEED**

**THIS DEED**, made on September 2, 2011, between Humberto Contreras of the County of Garfield and State of CO, grantor(s), and Maria J. Ruiz DeContreras whose legal address is 181 N. 4th Street New Castle, CO 81647 of the County of Garfield and State of CO, grantee(s):

**WITNESS**, that the grantor(s), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and **QUITCLAIMED**, and by these presents do remise, release, sell and **QUITCLAIM** unto the grantee(s), their heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Garfield and State of Colorado, described as follows:

Lots 25 and 26  
Block A  
Town of New Castle

also known by street and number as: 181 N. 4th Street, New Castle, CO 81647  
assessor's schedule or parcel number:

**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(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s) their heirs and assigns forever.

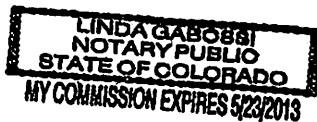
**IN WITNESS WHEREOF**, the grantor(s) have executed this deed on the date set forth above.

  
\_\_\_\_\_  
Humberto Contreras

State of Colorado            )  
  ) ss.  
County of Garfield         )

The foregoing instrument was acknowledged before me on September 2, 2011, Humberto Contreras.

Witness my hand and official seal.  
My commission expires:



  
\_\_\_\_\_  
Notary Public

Return to:  
Maria J. Ruiz De Contreras  
181 N. 4th Street  
New Castle, CO 81647



**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

**State Documentary Fee**  
**Date: May 21, 2012**  
**\$ 8.90**

THIS DEED, made on May 21, 2012 by JOHN MATHESSEN Grantor(s), of the County of GARFIELD and State of COLORADO for the consideration of (\$89,000.00) \*\*\* Eighty Nine Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to THOMAS R. POWIS Grantee(s), whose street address is 191 N. 4TH STREET NEW CASTLE, CO 81647, County of GARFIELD, and State of COLORADO, the following real property in the County of Garfield, and State of Colorado, to wit:

LOTS 27 AND 28 AND THE SOUTH 9 FEET OF LOT 29  
BLOCK A  
TOWN OF NEW CASTLE  
COUNTY OF GARFIELD  
STATE OF COLORADO

also known by street and number as: 191 N 4TH ST NEW CASTLE CO 81647

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey/Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within an special tax district; and other NONE

\_\_\_\_\_  
JOHN MATHESSEN

State of COLORADO                                )  
  ) ss.  
County of GARFIELD                            )

The foregoing instrument was acknowledged before me on this day of May 21, 2012 by JOHN MATHESSEN

\_\_\_\_\_  
Notary Public  
My commission expires 9/28/2014

**REBECCA WESTPHAL**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**

My Commission Expires 09/28/2014

When Recorded Return to: THOMAS R. POWIS  
191 N. 4TH STREET NEW CASTLE, CO 81647





**CERTIFICATE OF DEDICATION AND OWNERSHIP AND BOUNDARY LINE AGREEMENT**

THE UNDERSIGNED THOMAS R. POWIS, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, DESCRIBED AS FOLLOWS:

LOT 27 & LOT 28 & THE SOUTH 8 FEET OF LOT 29, BLOCK A, ORIGINAL TOWNSITE OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

CONTAINING 0.14 ACRES, MORE OR LESS, HAS CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE FINAL PLAT AMENDMENT OF LOTS, 25, 26, 27, 28 AND THE SOUTH 8 FEET OF LOT 29, BLOCK A, ORIGINAL TOWNSITE OF NEW CASTLE, A SUBDIVISION IN THE COUNTY OF GARFIELD. THE UNDERSIGNED, THOMAS R. POWIS, AGREES THAT THE BOUNDARY LINE BETWEEN THE ABOVE DESCRIBED PROPERTY AND MARIA J. DECONTREAS RUIZ PROPERTY IS UNCERTAIN AND IS IN DISPUTE, PRIMARILY DUE TO THE EXISTENCE OF A LONGSTANDING CABIN AND FENCE BETWEEN OUR TWO PROPERTIES. PURSUANT TO C.R.S. §38-444-112, I HEREBY AGREE AND INTEND THAT THE BOUNDARY LINE DESCRIBED HEREIN SHALL BE FOREVERMORE THE BOUNDARY LINE BETWEEN OUR TWO PROPERTIES, AND MAKE ANY CONVEYANCE REQUIRED BY LAW TO ESTABLISH THAT BOUNDARY LINE. THIS AGREED TO BOUNDARY LINE SHALL BE BINDING UPON MY HEIRS, SUCCESSORS, AND ASSIGNS.

EXECUTED THIS 18<sup>th</sup> DAY OF March, A.D., 2020

OWNER  
ADDRESS: 191 N. 4th St. NEW CASTLE, COLORADO 81647

STATE OF COLORADO) :SS  
COUNTY OF GARFIELD)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF March, A.D., 2020, BY Thomas R. Powis

MY COMMISSION EXPIRES: 10/19/2020  
WITNESS MY HAND AND OFFICIAL SEAL

*Nadya Williams*  
NOTARY PUBLIC

**NADYA WILLIAMS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20124064454  
My Commission Expires October 19, 2020

**LIENHOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED LIENHOLDER HEREBY CONSENTS TO AND APPROVES THE RECORDING OF THIS PLAT AND HEREBY SUBORDINATES ITS LIEN RECORDED AS RECEPTION NUMBER 91032 IN THE REAL PROPERTY RECORDS FOR GARFIELD COUNTY THERETO. (Ord. No. 2011-6, § 2, 7-5-2011)

**CERTIFICATE OF TITLE**

Chris Blackard, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, OR AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN Maria J. Ruiz Decontreas & Thomas R. Powis FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGEMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT, EXCEPT AS FOLLOWS:  
Deed of trust recorded at reception no. 91032 all encumbrances of record as shown on commitment nos. 4301436 & 43014507.

DATED THIS 14<sup>th</sup> DAY OF April, A.D., 2020

Land Title Guarantee Company

AGENT  
OR

ATTORNEY  
COLORADO ATTORNEY REGISTRATION NO.

**CERTIFICATE OF DEDICATION AND OWNERSHIP AND BOUNDARY LINE AGREEMENT**

THE UNDERSIGNED MARIA J. DECONTREAS RUIZ, BEING SOLE OWNER(S) IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN GARFIELD COUNTY, DESCRIBED AS FOLLOWS:

LOT 25 & LOT 26, BLOCK A, ORIGINAL TOWNSITE OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

CONTAINING 0.12 ACRES, MORE OR LESS, HAS CAUSED THE DESCRIBED REAL PROPERTY TO BE SURVEYED, LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE FINAL PLAT AMENDMENT OF LOTS, 25, 26, 27, 28 AND THE SOUTH 8 FEET OF LOT 29, BLOCK A, ORIGINAL TOWNSITE OF NEW CASTLE, A SUBDIVISION IN THE COUNTY OF GARFIELD. THE UNDERSIGNED, MARIA J. DECONTREAS RUIZ, AGREES THAT THE BOUNDARY LINE BETWEEN THE ABOVE DESCRIBED PROPERTY AND THOMAS R. POWIS PROPERTY IS UNCERTAIN AND IS IN DISPUTE, PRIMARILY DUE TO THE EXISTENCE OF A LONGSTANDING CABIN AND FENCE BETWEEN OUR TWO PROPERTIES. PURSUANT TO C.R.S. §38-444-112, I HEREBY AGREE AND INTEND THAT THE BOUNDARY LINE DESCRIBED HEREIN SHALL BE FOREVERMORE THE BOUNDARY LINE BETWEEN OUR TWO PROPERTIES, AND MAKE ANY CONVEYANCE REQUIRED BY LAW TO ESTABLISH THAT BOUNDARY LINE. THIS AGREED TO BOUNDARY LINE SHALL BE BINDING UPON MY HEIRS, SUCCESSORS, AND ASSIGNS.

EXECUTED THIS 18<sup>th</sup> DAY OF MARCH, A.D., 2020

OWNER  
ADDRESS: (Attorney in fact for Maïna J. Ruiz de Contreas)

STATE OF COLORADO) :SS  
COUNTY OF GARFIELD)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>th</sup> DAY OF March, A.D., 2020, BY Maïna J. Ruiz de Contreas on behalf of Maria J. Ruiz de Contreas

MY COMMISSION EXPIRES: 10/19/2020  
WITNESS MY HAND AND OFFICIAL SEAL

*Nadya Williams*  
NOTARY PUBLIC

**NADYA WILLIAMS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20124064454  
My Commission Expires October 19, 2020

**LIENHOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED LIENHOLDER HEREBY CONSENTS TO AND APPROVES THE RECORDING OF THIS PLAT AND HEREBY SUBORDINATES ITS LIEN RECORDED AS RECEPTION NUMBER 91032 IN THE REAL PROPERTY RECORDS FOR GARFIELD COUNTY THERETO. (Ord. No. 2011-6, § 2, 7-5-2011)

**CERTIFICATE OF TITLE**

AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, OR AGENT AUTHORIZED BY A TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN Maria J. Ruiz Decontreas & Thomas R. Powis FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES INCLUDING MORTGAGES, DEEDS OF TRUST, JUDGEMENTS, EASEMENTS, CONTRACTS AND AGREEMENTS OF RECORD AFFECTING THE REAL PROPERTY IN THIS PLAT, EXCEPT AS FOLLOWS:

DATED THIS DAY OF A.D., 20

TITLE COMPANY:

AGENT

OR

ATTORNEY  
COLORADO ATTORNEY REGISTRATION NO.

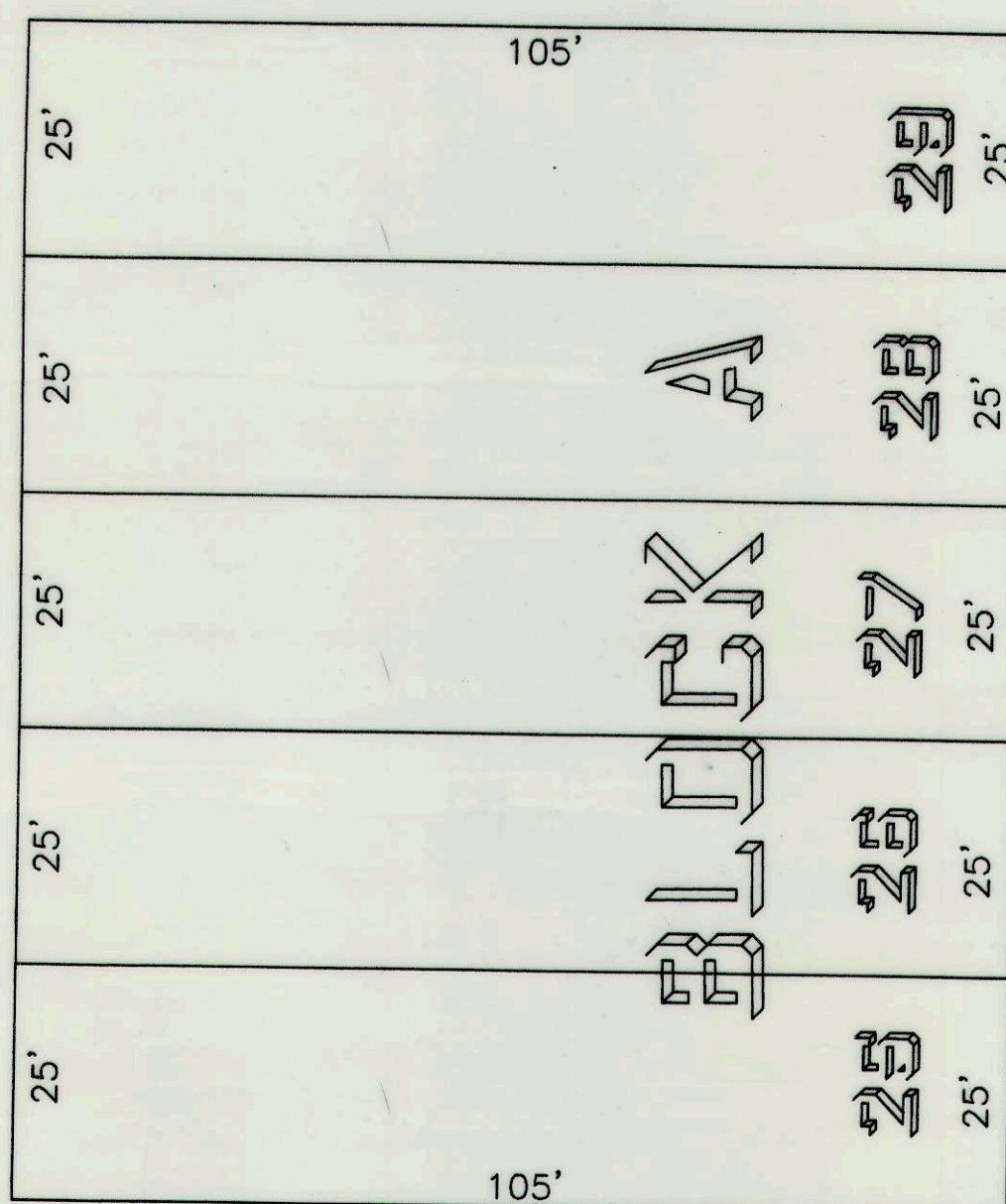


# LOT LINE ADJUSTMENT

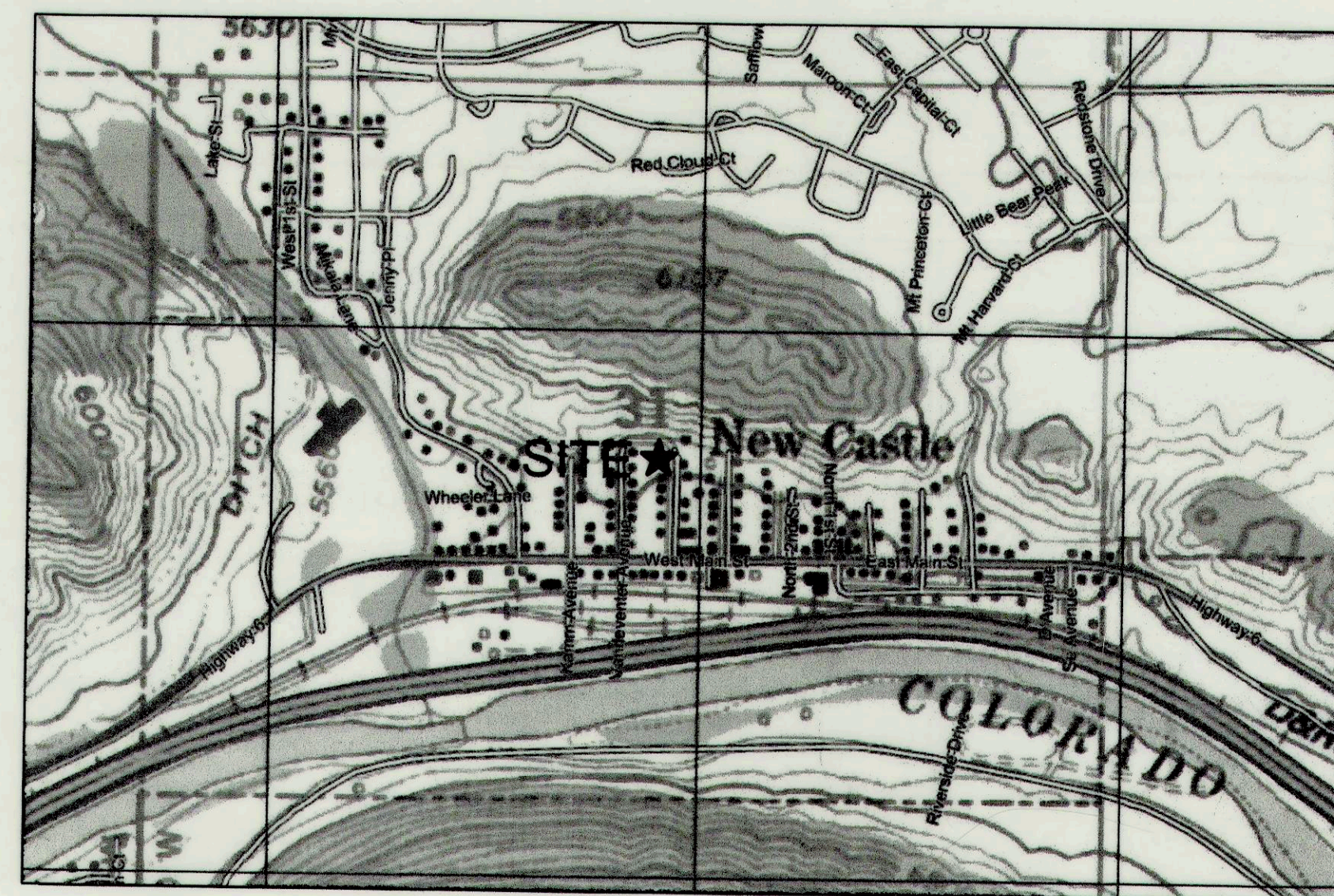
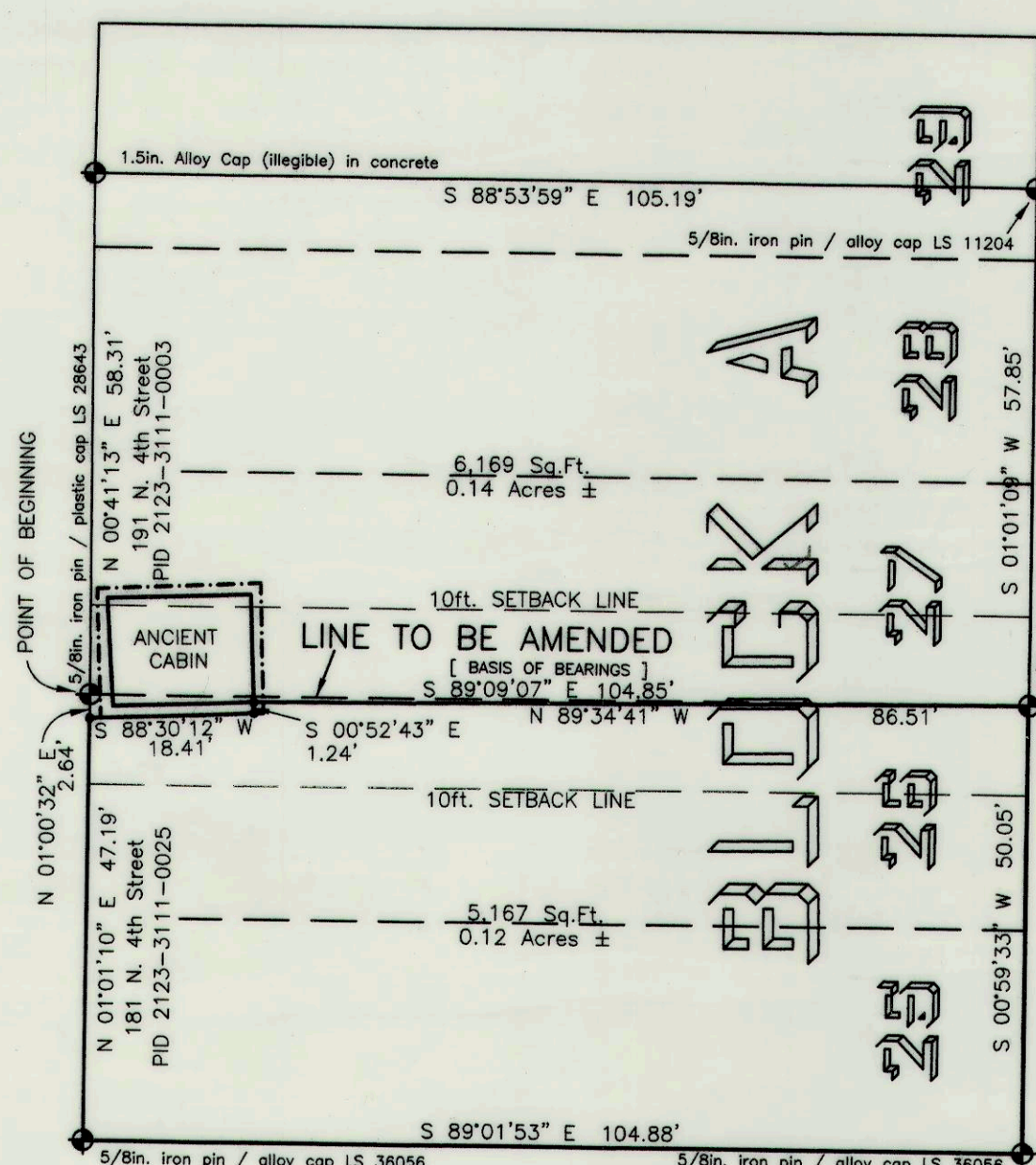
## OF LOTS 26 and 27, BLOCK A ORIGINAL TOWNSITE OF NEW CASTLE SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE 6TH P.M. CITY OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO

### ORIGINAL TOWNSITE TOWN OF NEW CASTLE

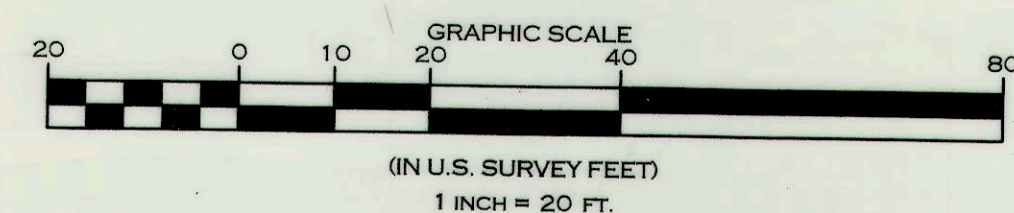
AS PLATTED



RE-PLAT



VICINITY MAP NO SCALE



**DESCRIPTION OF AREA IN DISPUTE**

LOT 26 TO LOT 27  
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, TO WIT:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 26, BLOCK A, DELINEATED ON THAT PLAT OF THE ORIGINAL TOWNSITE OF NEW CASTLE, RECORDED ON THE 14<sup>th</sup> OF APRIL, 1887 UNDER RECEPTION NUMBER 0936 IN THE PUBLIC RECORDS OF THE SAID COUNTY, THE SAID CORNER MONUMENTED BY A FOUND 5/8 IN. IRON PIN WITH PLASTIC CAP (LS 28643);  
THENCE, S 89°09'07\"/>

**SURVEYOR'S NOTES:**

- DATE OF FIELD SURVEY: 20 NOVEMBER, 2019.
- BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF S 89°09'07\"/>

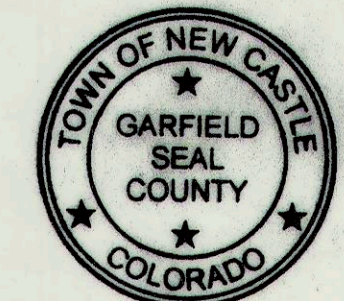
**SURVEYOR'S CERTIFICATION**

I, BILL W.A. BAKER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE POWIS / DE CONTREAS RUIZ BOUNDARY LINE ADJUSTMENT AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE GARFIELD COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.  
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 20<sup>th</sup> DAY OF JANUARY, AD. 2020.  
BILL W.A. BAKER  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR #23875

**ADMINISTRATOR TOWN COUNCIL CERTIFICATE**

THIS PLAT APPROVED BY THE TOWN ADMINISTRATOR OF THE TOWN OF NEW CASTLE, GARFIELD COUNTY, COLORADO, THIS DAY OF A.D. 20, FOR FILING WITH THE CLERK AND RECORDER OF GARFIELD COUNTY AND FOR CONVEYANCE TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF NEW CASTLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE TOWN COUNCIL.

TOWN ADMINISTRATOR  
WITNESS MY HAND AND SEAL OF THE TOWN OF NEW CASTLE.  
1/20/20



Clerk and Recorder's Certificate:  
This plat was filed for record in the office of the Clerk and Recorder of Garfield County, Colorado, at 1:17 PM, this 17<sup>th</sup> day of January 20, 2020, and is duly recorded as Reception No. 91032

Clerk & Recorder  
By Deputy  
CONFORMED COPY

CALL US FOR A QUOTE  
1-800-923-1987  
OR 970-923-1987  
CALL OR VISIT OUR WEBSITE  
WWW.HCENG.COM  
FOR MORE INFORMATION  
ON OUR SERVICES AND  
MEMBERSHIP UTILITY

NO.	DATE	REVISION	BY

DRAWN BY: EWBAB  
CHECKED BY: WJN  
DATE: 01.20.2020  
FILE: 2181660

**HIGH COUNTRY ENGINEERING, INC.**  
1517 BLAKE AVENUE, STE 101,  
GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 • FAX (970) 945-2555  
WWW.HCENG.COM

THOMAS R. POWIS  
TOWN OF NEW CASTLE  
BOUNDARY LINE ADJUSTMENT  
191 & 181 N. 4TH STREET

PROJECT NO.  
2181660

SHEET NUMBER  
1 OF 1