



**Huerfano County  
Land Use Department  
401 Main Street, Suite 304  
Walsenburg, Colorado 81089  
719-738-1220, Ext. 1117 (Bldg Department)**

August 18, 2022

This Letter is concerning Christopher Snyder at Section 15-25-70, a track in E2NW4, and W2NE4 (parcel #31755) in Gardner. After investigating, the property, there are no structures currently on the property. There are no code violations currently on file for this property/property owner.

Mr. Snyder has applied to open a bulk water permit; on the permit he states that he would like to use the Gardner water fill station to transport water to his property for use while camping and otherwise recreating on the land

Please let us know if you have any further questions or concerns.

Best Regards,

**Cheri Chamberlain**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
Walsenburg, CO 81089  
(719) 738-1220 ext. 117 (Office)  
(719) 248-6715 (Cell)  
[cchamberlain@huerfano.us](mailto:cchamberlain@huerfano.us)

**Ryan Sablich**

Huerfano County  
Building and Code Enforcement  
401 Main Street Suite 304  
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# Huerfano County, CO

## Huerfano County

401 Main Street,  
Suite 201  
Walsenburg, CO 81089  
719-738-1220 Ext.103

### PERMIT

**BULK-23-0005**

**BULK WATER APPLICATION**

**SITE ADDRESS:** NO SITUS ADDRESS UNKNOWN  
**PRIMARY PARCEL:** 31755  
**PROJECT NAME:** SNYDER- WATER

**ISSUED:**  
**EXPIRES:** 02/10/2024

**APPLICANT:** Snyder, Christopher  
1671 Marsh Hawk Circle  
Castle Rock, CO 80109  
7205856667

**OWNER:** SNYDER, CHRISTOPHER D & KELLY M  
1671 MARK HAWK CIR  
CASTLE ROCK, CO 80109-0000

### PERMIT DETAILS

Detail Name	Detail Value
What Type Of User Are You	Non County Resident
Are You A Full Time Resident	No, I Am A Part Time Or Seasonal Resident
Do You Currently Have A Residence On The Property	No
Does The Property Have Electrical Service	No
Why Are You Requesting To Open A Bulk Water Account	I would like to use the Gardner water fill station to transport water to my property for use while camping and otherwise recreating on the land for my family and I. We use the property frequently, so having bulk water on site will be life changing. In addition to this active recreational usage, I'd also like to get another IBC to keep full of water for emergency usage.

### CONDITIONS

- \* Issuance Of A Bulk Was Account Does Not Guarantee A Source Of Water In Perpetuity.
- \* By Submitting This Application The Applicant Agrees To Hold The District Harmless For Any Damages To Their Property As A Direct Result Of Using The Bulk Water Fill Station.
- \* Huerfano County Has Land Use Regulations. Account Holders Charged With A Land Use Violation(S) Shall Have Their Bulk Water Account Suspended. If Determined That A Violation Does Exist The Remaining Account Balance Will Be Forfeited And The Account Terminated.
- \* Approval Of All Bulk Water Accounts Is Subject To Inspection Of The Property By A County Representative And Board Of County Commissioners Approval.
- \* A Non-refundable Application Administrative Fee Of \$50.00 Dollars Is Due At The Time Of The Application Submission.



# Huerfano County, CO

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719-738-1220 Ext.103

<b>FEES:</b>	<b><u>Paid</u></b>	<b><u>Due</u></b>
Administrative Fee	\$50.00	\$0.00
<b>Totals :</b>	<b>\$50.00</b>	<b>\$0.00</b>

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### REQUIRED INSPECTIONS

Property Inspection

**WARRANTY DEED**

THIS DEED is dated the 10th day of December, 2021, and is made between:

SUNNY ACRES, LLC  
(whether one, or more than one), the "Grantor" of the County of ---  
and State of Texas and

CHRISTOPHER D SNYDER and KELLY M SNYDER  
the "Grantees", whose legal address is 1671 Marsh Hawk Cir, Castle  
Rock, CO 80109 of the County of --- and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of ( \$82,000.00 ) Eighty Two Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with any improvements thereon, located in the County of Huerfano and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO  
also known by street and number as: TBD GARDNER Road, GARDNER, CO 81040

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

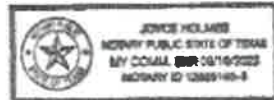
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.  
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns; that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to

SEE ATTACHED EXHIBIT "B"

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

SUNNY ACRES, LLC  
  
JOHN FREEWALT  
Member



State of Texas  
County of TARRANT

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2021 by  
SUNNY ACRES, LLC

Witness my hand and official seal. Joyce Helms, Notary Public 01/11/2023

CS KS 12/10/2021

**EXHIBIT "A"  
LEGAL DESCRIPTION**

A parcel of land situated on the E 1/2 SW 1/4 and N 1/2 SW 1/4 of Section 13, Township 13 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the southwest corner of said E 1/2 SW 1/4, which corner is 222.10 feet South 17°45'00" East and 122.70 feet East 89°41' East from a brass cap set by the U. S. Department of the Interior marking the Northwest corner of said Section 13;

Thence South 89°45' East 222.47 feet along the South line of the E 1/2 of said Section 13, to the centerline of a road conveyed to the United States of America by deed recorded February 25, 1925, in Book 173 of page 489;

Thence along said centerline the following courses and distances:

Thence Northerly 51.22 feet along the arc of a 210.0-foot radius curve to the left (the tangent to said curve at the point of beginning bears South 12°21' West);  
 Thence South 22°47' West 10.00 feet;  
 Thence Northerly 10.00 feet along the arc of a 210.0-foot radius curve to the right;  
 Thence South 17°15' East 21.00 feet;  
 Thence Northerly 64.7 feet along the arc of a 130.0-foot radius curve to the left;  
 Thence South 8°12' West 299.00 feet;  
 Thence Northerly 155.50 feet along the arc of a 572.00-foot radius curve to the right;

Thence South 8°45' East 18.50 feet;  
 Thence, leaving said centerline, South 22°45' West 222.27 feet parallel with said South line of the E 1/2 of said Section 13, to the West line of said E 1/2 SW 1/4 of Section 13;  
 Thence South 8°12' East 222.00 feet, along said West line, to the point of beginning.

Together with a non-exclusive easement and right of way for roads, ditches and utilities, 30 feet wide, 15 feet on each side of a centerline described as follows:

Beginning at the Northwest corner of said Section 13, Thence South 89°45' East 122.70 feet along the South line of said Section 13;  
 Thence South 8°12' East 222.00 feet;  
 Thence South 89°45' East 222.00 feet to the intersection of the road conveyed to the United States of America by deed recorded in Book 173 of page 489;

Thence perpendicular South 33 feet to the West 89°45' East corner;

Thence South 22°47' West 222.00 feet;  
 Thence South 22°47' East 222.00 feet;  
 Thence South 22°47' West 222.00 feet;  
 Thence South 22°47' East 222.00 feet;  
 Thence South 22°47' West 222.00 feet;  
 Thence South 22°47' East 222.00 feet;  
 Thence South 22°47' West 222.00 feet;  
 Thence South 22°47' East 222.00 feet to the North boundary of subject property, the point of termination.

RESERVED to the previous herein, their heirs, successors and assigns, a non-exclusive easement for ditches, drains, utilities and the use, maintenance and improvement of a road, said easement being as set

in width, 15 feet on each side of a centerline described as follows: Beginning at a point on the Northerly line of subject property, at the point of termination of the easement granted herein;

Thence South 22°47' West 44.14 feet;  
 Thence South 22°47' East 44.14 feet;  
 Thence South 89°45' East 66.16 feet;  
 Thence South 89°45' West 66.16 feet;  
 Thence South 22°47' East 132.28 feet;  
 Thence South 22°47' West 132.28 feet;  
 Thence South 22°47' East 132.28 feet to the West line of subject property, the point of termination, where the Northerly corner of said E 1/2 SW 1/4 bears South 89°45' West 222.47 feet.

ACCORDING TO THE RECORDS OF THE CLERK AND RECORDER FOR HUERFANO COUNTY, COLORADO.

**EXHIBIT "B"**  
**EXCEPTIONS TO TITLE**

1. Taxes for the year 2021, a lien not yet due and payable.
2. Distribution of Utility Easements (including cable tv)
3. Those specifically described rights of third parties not shown by the public records of which Buyer has actual Knowledge and which were accepted by Buyer in accordance with § 8.3 (off record Title ) and § 9 (New ILC or New Survey)
4. Inclusion of the Property within any special taxing district
5. Any special Assessment if the improvements were not installed as the date of Buyers' Signature hereon, whether assessed prior to or after closing.
6. The within conveyance is subject to all existing roads, highways, ditches, pipelines and utilities and other easements and right of way, existing or of record, patent reservations recorded November 27, 1951 at Book 224 Page 170.
7. Reserving a non-exclusive easement for ingress, egress, utilities and for the construction and maintenance of a road, said easement being 30 feet recorded on Warranty Deed March 31, 1971 at Book 324 Page 88.

ACCOUNT FILE MAINTENANCE

INQUIRY ONLY

Account 31755 Flag R LEGAL DESCRIPTION Acres  
 Name SNYDER, CHRISTOPHER D & KELLY M SEC 15-25-70: A TR IN  
 Address 1 1671 MARK HAWK CIR E2NW4, & W2NE4, 29.84 A.  
 Address 2 CASTLE ROCK FULL DESC IN 324-98 (CRAN  
 Address 3 SUBD)423529 424928  
 Address 4 429664 SRVY #1209  
 State/Zip CO 80109 0000

Property  
 Map Num 28-4731-152-00-014

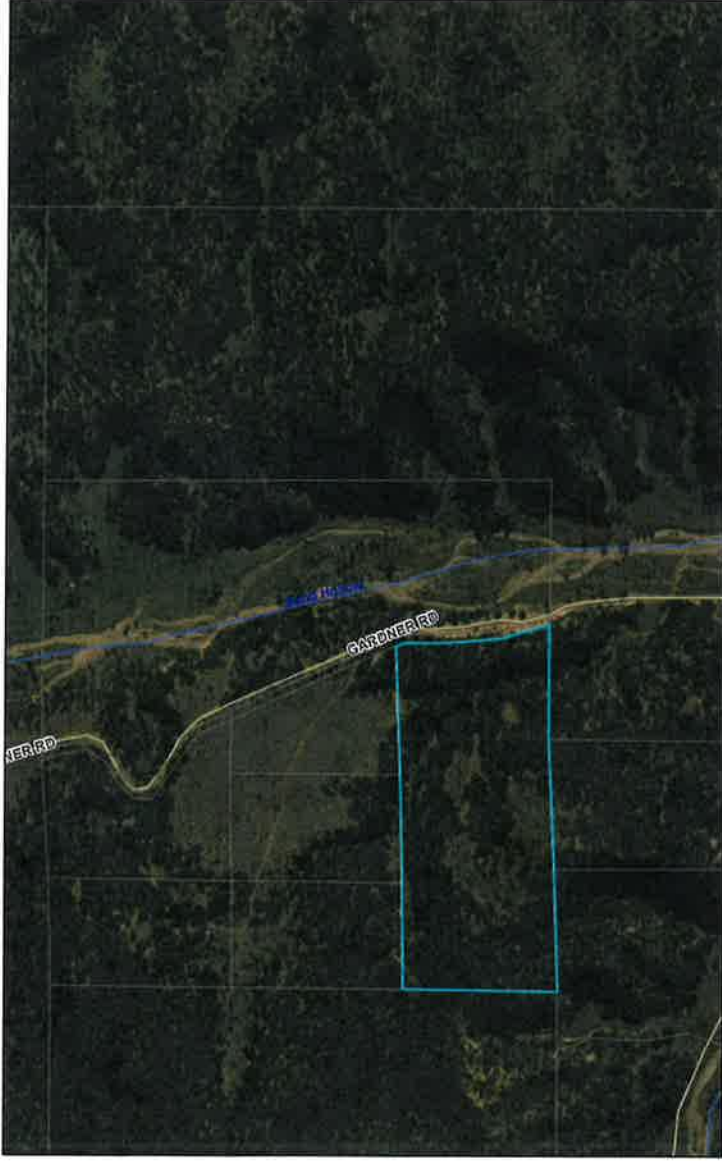
Prev Name1 SUNNY ACRES LLC  
 Prev Name2 MILLER, DOUGLAS, JOHN W & BLAINE VALUES-ASSD TAXABLE EXEMPT  
 LAND 3955

Use 0540 City 00000 Subdv 0135  
 Anlys 000 Tax/Dst 1GS Zone 00  
 Exempt Late Filing Advrt Y Bnrpt N TOTALS 3955  
 ACRES: Master Legal Value Ignore PP \$ 14508 Exemption N  
 0000002984 000 2984 NOV # 4119 NOD #

CHANGES

Parcel On 05/02/2023 By COHUPTON CMD1-Value Change CMD2-Legal Change  
 Name On 12/29/2021 By COHUPTON CMD3-Both Changes CMD4-Sales Change  
 Values On 05/01/2023 By COHUPTON  
 Legal On 05/01/2023 By COHUPTON CMD22-Abort Entry HELP-More Details

Huerfano County



Snyder