

04/27/2014

Mr. Carl Young  
Huerfano County Administrator  
401 Main Street  
Walsenburg, CO 81089

RE: Tax Assessor Account # 19234 i/n/o Oberlin, Frank L.; End of CR 576

Mr. Young:

Thank you for your time on the phone. I understand that the County has a rule against issuing an address until a Residence is started on the property. I own the 204-acres shown on the attached Tax Assessor's page and Bargain and Sale Deed. The attached aerial shows a Power Pole in the top right (clouded in red). It is at this power pole location we are setting an RV (Buyer's Agreement, attached) on a concrete pad with permanent electric, telephone/internet, a water well, septic, and 500-gallon buried propane tank (the Utilities).

The property is located near the end of CR 576. CR 576 makes a left hand turn before its terminus at 1049 CR 576 (Cordova Residence, Acct 17585). Instead of making that left hand turn, you continue straight past a 2-acre tract, the gravel road enters our property.

While the RV will not be our permanent residence, it will be our temporary residence when we travel up there from Oklahoma 4-5 times per year so we can be onsite monitoring the build of our retirement home on the site. Our permanent plans are to construct an earth-home or metal country-style home, located East of the Power Pole on the little red-clouded peninsula. We intend to start construction hopefully next Spring so it can be dried-in before winter sets in, however, it may be Spring of 2026 given all that must be designed and decided and our ability to pay for it.

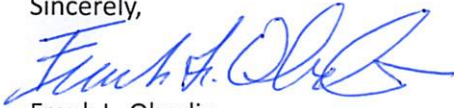
I have run two homebuilding companies and Austin, TX's largest master planned community, and formerly held an IRC-licenses in South Carolina. I understand and support the need for policies, rules and regulations, especially, governing land development and use.

However, my wife suffered a large brain tumor when we lived just to the North in Westcliffe. She had to be life-flighted twice to Denver and we need a hardline phone in the event she has another seizure.

Centurylink refuses to install the phone line unless we have an address. The other utilities would prefer to have a physical address. For the above stated reasons, the RV being our temporary residence (a Residence); my wife's safety, and intent to build our retirement home on the property in relatively short order; I am requesting a one-time interpretation that the RV will qualify as a Residence given that it is on a concrete slab with permanent utilities. If there is concern of that setting an unfavorable precedence, I am requesting a waiver of the rule issuing an address based on the facts of this situation and my wife's safety so we can have a hardline phone and the other permanent utilities.

As mentioned above, we live in Oklahoma and please pardon my absence from your proceedings given the distance. Thank you and the County Commissioners for your time and consideration.

Sincerely,



Frank L. Oberlin

5723-522-0935

[frank@theoberlins.com](mailto:frank@theoberlins.com)

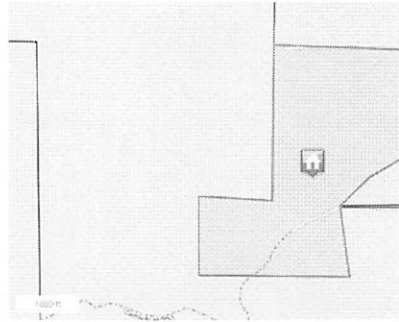


19234

OBERLIN, FRANK L  
16328 WINDING PARK DR EDMOND

Total Actual Value  
\$7,230

No Photo Available



KEY INFORMATION

Account #	19234
Owner	OBERLIN, FRANK L
Situs Address	-
Legal Description	TWP 27 RNG 71: SEC 9: E2NE4N2SE4 160A. SEC 10: THAT PT OF NW4 DES AS FOLL: BEG AT NW COR TH E ALONG N LINE OF SEC 9 40 FT TH S & PARALLEL TO W LINE 1760 FT TH S 43 DEG 25' W 240 FT TH S 67 DEG W 500 FT TH S 49 DEG W 444 FT TO A PT ON W LINE WHICH PT IS LOC 189 FT N OF W4
Use Code	40000 AGRICULTURAL
Tax District	1GS
Total Land Size	204.84

ASSESSMENT DETAILS

	Actual
Land Value	\$7,230
Improvement Value	\$0
Total Value	\$7,230

LAND DETAILS

AREA	UNIT TYPE
10	AC
160	AC
35	AC

BUILDINGS

No data to display

SUB AREAS

No data to display

EXTRA FEATURES

No data to display

SALE HISTORY

DOCUMENT #	BOOK	PAGE	SALE DATE	SALE PRICE	IMP / VACANT
423694	423694	-	09/01/2021	\$275,000	V
Grantor: SOUCIE, WAYNE & BETTY ALLOIS					
Grantee: OBERLIN, FRANK L					
Sale Verified: U					
-	332946	-	03/12/1998	\$0	V
-	417	136	12/13/1996	\$6,000	V

PERMITS

No data to display

### BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED, dated 1st day of September, 2021, is made between Betty Aloia Soucia and Wayne Soucia ("Grantor"),

AND

Frank L. Oberlin

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at item 4 below ("Grantee"), of the County of Huerfano and the State of Colorado whose legal address is 1010 Myles Court, Wellington, KS 67152,

WITNESS, that the Grantor(s), for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, in Severalty and the heirs, successors and assigns of the Grantee forever, all the right, title and interest which the Grantor has in and to the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Huerfano and State of Colorado, described as follows:

See Attached Exhibit "A"

ALSO KNOW AS: TBD County Road 576

Any and all water and water rights; ponds, reservoirs and storage rights; ditches and ditch rights, including but not limited to interests in water or ditch companies; and springs, wells and well permits which are adjudicated to, associated with or historically used on or in connection with the Property. All water rights appurtenant to the property

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belong, or in anywise thereunto appertaining, unto the Grantee, and the heirs, successors and assigns of the Grantee forever.

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Betty Aloia Soucia  
Betty Aloia Soucia

Wayne Soucia  
Wayne Soucia

STATE OF: Colorado  
COUNTY OF: Pueblo

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1st day of September, 2021 by Betty Aloia Soucia and Wayne Soucia

My Commission expires:

1339257  


Witness my hand and official seal.

[Signature]  
Notary Public

\*\*If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1339251

The East 1/2 Northeast 1/4 and N 1/2 SE 1/4 Section 9, Township 27S, Range 71W of the 6th P.M., and that part of the NW 1/4 Section 10, Township 27S, Range 71W of the 6th P.M., more particularly described as follows:

Beginning at the NW corner of said Section, thence East along the North line of said Section 940 ft., thence South and parallel to the West line of said Section, a distance of 1760 feet; thence South 43°25' West, a distance of 240 feet; thence South 67° West, 500 feet; thence South 49° West, a distance of 444 feet to a point on the West line of said Section 10, which point is located 189 feet North of the West quarter corner of said Section; thence North 2431 feet along the West line of said Section to the Point of Beginning, County of Huerfano, State of Colorado

TOGETHER WITH all water and water rights appurtenant thereto including but not limited to all of Sellers' rights in the No. Sixty No. 1 Irrigation ditch as decreed by the District Court, Huerfano County, State of Colorado, dated June 12, 1889, and all rights decreed in the Walker Well No. 1 by the District Court, Water Division No. 2, Case No. W-3156 on June 30, 1972.

TOGETHER WITH all oil, gas and other minerals presently owned by sellers;

TOGETHER WITH an assignment of Sellers' lease from the Bureau of Land Management covering approximately 200 acres of BLM land located North and West of the above described property.

**1/4 OF 1/8 INTEREST AS DESCRIBED IN:**

**DISTRICT COURT - WATER RECORD - READ DECREE - JUNE 12, 1889 NO. SIXTY 1 IRRIGATION DITCH. THAT SAID DITCH IS ENTITLED TO PRIORITY AND IS CLAIMED BY DELORES CARDENAS, REPITO MAES, RAMON M.Y. VALDEZ, RUMALDO ATENCIO, TOMAS MAES, JESUS CACIAS, ANTONIA C. ARCHULETA, JOSE E. MARTINEZ, VITERBO RAMIREZ, PABLO HURTADO, MANUEL HURTADO, NESTOR MANZANARES, LENTI MAES, GUADALUPE HERTADO, AND BONIFACIO MAES, IT IS SUPPLIED WITH WATER FROM THE HUERFANO RIVER. THE HEADGATE IS LOCATED ON NW1/4SE1/4, SEC. 5 T-27-S, R-71-W, AND 500 ACRES OF LAND ARE IRRIGATED THEREFROM.**

**AND IT IS HEREBY ADJUDGED AND DECREED THAT THERE BE ALLOWED TO FLOW INTO SAID DITCH FROM SAID RIVER FOR THE PURPOSE OF IRRIGATION FOR THE BENEFIT OF THE PARTIES LAWFULLY ENTITLED THERETO UNDER AND BY VIRTUE OF PRIORITY OF APPROPRIATION NO. 74 A SUFFICIENT AMOUNT OF WATER TO IRRIGATE 500 ACRES OF LAND COMPUTED AT 10 CUBIC FEET PER SECOND OF TIME**

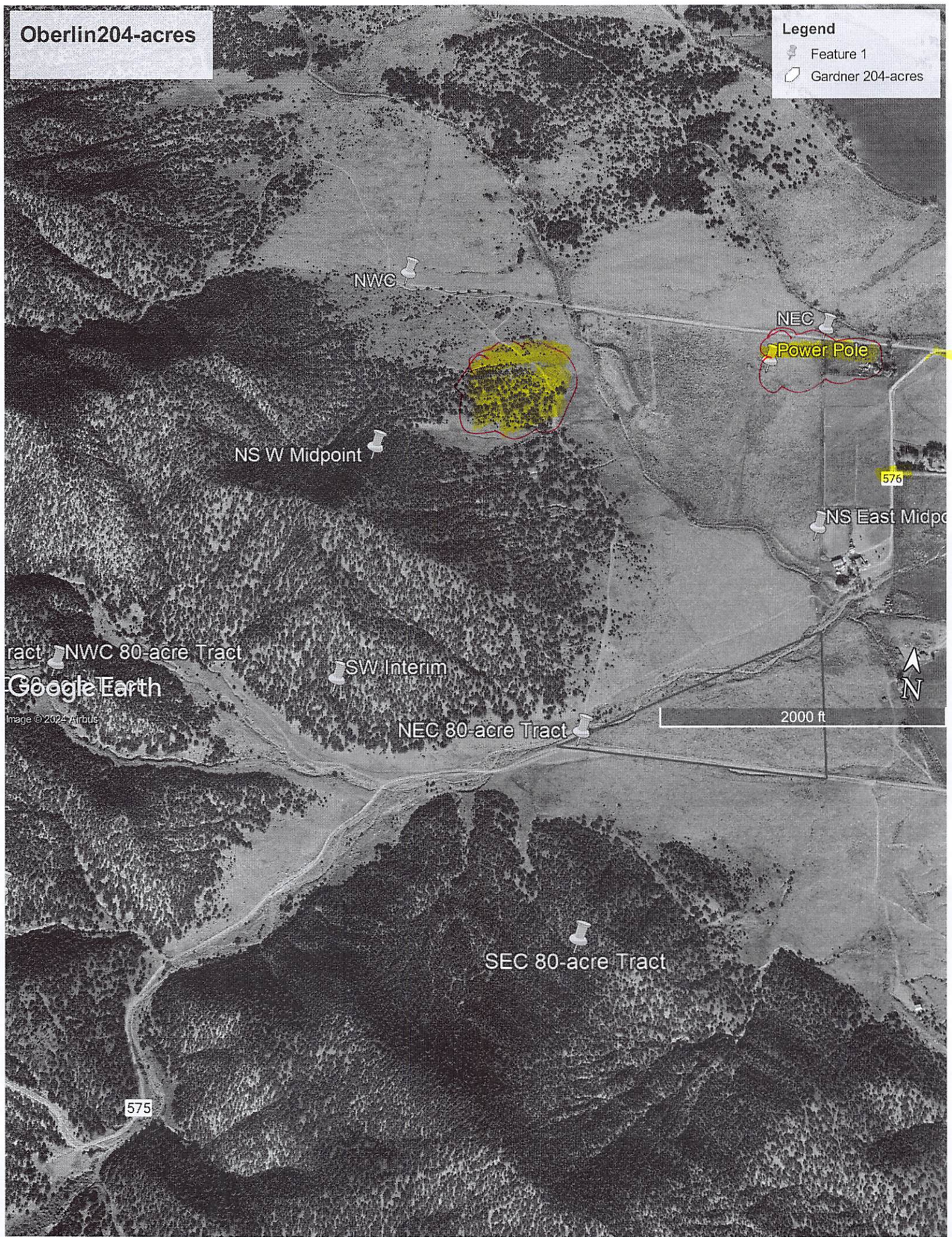
**DISTRICT COURT-WATER DIVISION NO. 2- CASE NO. W-3156-JUNE 30, 1972**  
**WALKER WELL NO. 1, LOCATED IN THE NW1/4NW1/4SE1/4 SECTION 9 T-27-S, R-71-W 6<sup>TH</sup> P.M. HUERFANO COUNTY, COLORADO.**



Oberlin204-acres

Legend

- Feature 1
- Gardner 204-acres



NWC

NEC

Power Pole

NS W Midpoint

576

NS East Midpoint

NWC 80-acre Tract

SW Interim

NEC 80-acre Tract

2000 ft

SEC 80-acre Tract

Google Earth

Image © 2022 Airbus

575



Camperland of Oklahoma - Tulsa  
 8347 E. 11th Street  
 Tulsa, OK 74112  
 P: 918-836-6606 F: 918-836-1546  
 www.CamperlandOK.com



Camperland of Oklahoma - Sapulpa  
 9889 OK-66  
 Sapulpa, OK 74066  
 P: 918-224-9444 F: 918-224-9414  
 www.CamperlandOK.com

**BUYER'S AGREEMENT**

TITLE AS: Frank Alicia Oberlin DATE: 3/30/24

ADDRESS: 16328 Winding Park Dr CITY: Edmond STATE: OK ZIP: 73013

PRIMARY PHONE: 512-522-0935 BUSINESS PHONE: \_\_\_\_\_ EMAIL: Frank@theoberlins.com

MAKE: Jayco MODEL / MODEL NUMBER: SEISMIC 4113 COLOR: \_\_\_\_\_ YEAR: 2021 STOCK #: 21-217404

VIN: 1UJLJSCV5M19N0061 CHASSIS VIN: \_\_\_\_\_  NEW  USED

MH  MMH  FW  TT  FD  PUC  OTHER: \_\_\_\_\_ MILES: \_\_\_\_\_ NAME: Andrew NAME: X

OPTIONAL EQUIPMENT OR SERVICES		SALES PRICE:
EQUIPMENT OR SERVICES	PRICE	TOTAL ADDS:
1. PDL	<del>79,995</del>	FREIGHT: \$1195.00
2. Demo		NEW PDI: \$595.00
3. Camp ready, then winterize		PRE-OWNED INSPECTION: \$495.00
4. B+W Companion slider 20K 14-0520	<del>1,895</del>	TAXES:
5. Clean (DEEP) Back camp, Appliances		SUB TOTAL:
6. <del>Back</del> Back screen replaced	\$77,900 OTD w/ hitch CB	TRADE-IN:
		DIFFERENCE:
		TRADE PAYOFF:
		CASH DEPOSIT:
		CASH DOWN AT CLOSING:
		DOCUMENTARY FEES: \$275.00
		AMOUNT FINANCED:
TOTAL ADDED EQUIPMENT OR SERVICES		APPROXIMATE MONTHLY PAYMENTS:

SERVICE DEPT HAS BEEN ADVISED AND GIVEN COPY

\$75,000

TRADE-IN ALL TRADE-IN DEBTS MUST BE PAID BY CUSTOMER

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ LENGTH: \_\_\_\_\_

VIN: \_\_\_\_\_ MILES: \_\_\_\_\_ PAYOFF: \_\_\_\_\_ MO. PAYMENT: \_\_\_\_\_

LIEN HOLDER: \_\_\_\_\_  MH  MMH  FW  TT  FD  PUC  OTHER: \_\_\_\_\_

TOW VEHICLE MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_  LONG BED  SHORT BED

DEMO DATE AND TIME:  
 MON-FRI:  9:30  11:00  1:00  2:00  3:30 SATURDAY:  9:00  10:30  11AM  2:00  2:00

HITCH DATE AND TIME: April 13th

Title to the unit purchased will remain with Camperland of Oklahoma LLC until the agreed upon price is paid in cash, at which time title passes to the Buyer even though the actual delivery of the unit purchased may be made at a later date.  
 NOT VALID UNLESS SIGNED AND ACCEPTED BY AN OFFICER OF THE COMPANY.

The buyer acknowledges receipt of a copy of this order and the buyer(s) have read and understand this agreement.  
 THIS DEAL IS CONTINGENT UPON CAMPERLAND OF OKLAHOMA LLC SEEING AND APPRAISING TRADE-IN(S) FOR ACTUAL TRADE-IN VALUE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_ BUYER: [Signature] DATE: 3-30-24