

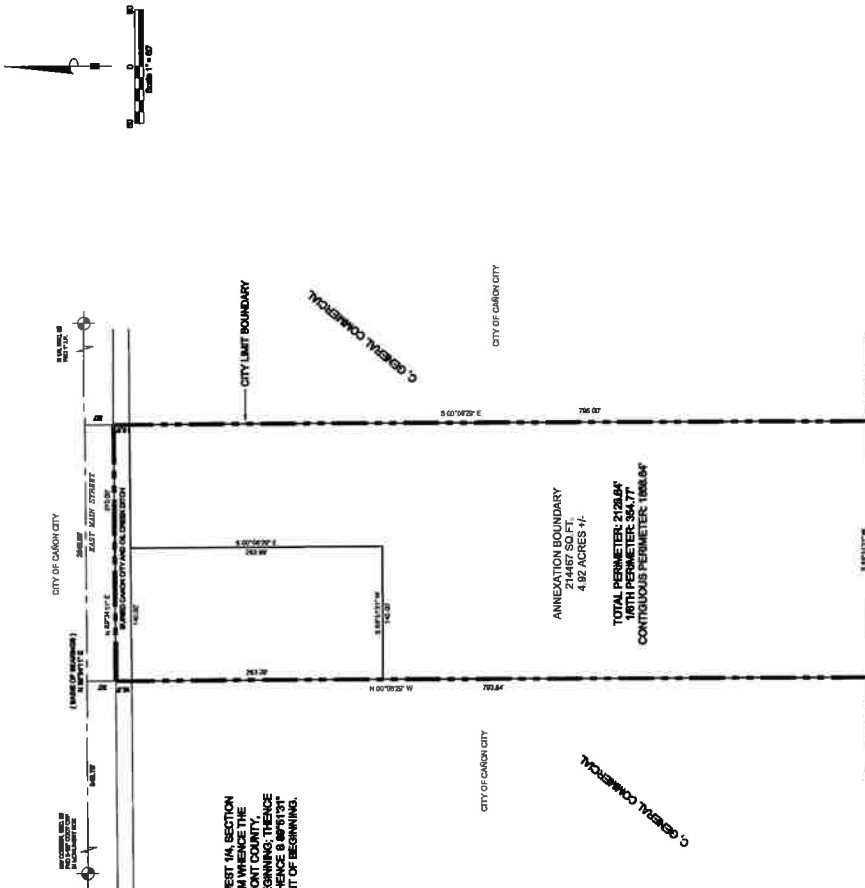
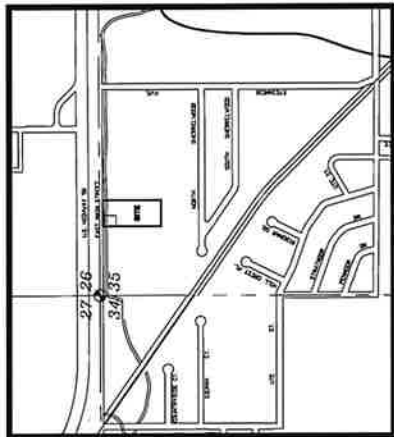


**Vicinity Map**

3040 / 3050 E. Main, Cañon City, CO 80121  
Currently Unannexed. Requested Zoning: GC – General Commercial District

# ZONE DESIGNATION PLAT

FOR JAVERNICK, GC, GENERAL COMMERCIAL  
 LOCATED IN THE NW 1/4, SECTION 35, TOWNSHIP 18 SOUTH,  
 RANGE 70 WEST OF THE 6TH P.M.,  
 FREMONT COUNTY, COLORADO



**ZONE DESIGNATION LEGAL DESCRIPTION:**

COMMENCING AT A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 18 SOUTH, RANGE 70 WEST OF THE 6TH P.M. FROM WHENCE THE NORTHWEST CORNER BEARS S 89°34'11" W, 1088.75 FEET, FREMONT COUNTY, COLORADO, THENCE S 00°00'29" E, 30 FEET TO THE POINT OF BEGINNING, THENCE N 70°00'00" E, 270.00 FEET, THENCE S 89°34'11" W, 1088.75 FEET, THENCE N 70°00'00" E, 270.00 FEET, THENCE N 00°25'41" W, 262.64 FEET TO THE POINT OF BEGINNING, CONTAINING 4.82 ACRES +/-.

**OWNER:**

SALENE JAVERNICK  
 3040 EAST MAIN STREET  
 CANON CITY, CO 81222

**CORNERSTONE  
 LAND SURVEYING**  
 1022 PHAY AVE.  
 CANON CITY, COLORADO 81212  
 719-275-8881

NOTICE: ACCORDING TO C.R.S. 13-60-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY OR COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.