

TOTAL: 512 sq. ft
FLOOR 1: 512 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**

EXTERIOR FEATURES

Solar array with underground lines

1700-gallon cistern with buried pipes, 10 gpm from cistern - 5 gpm from well

1000-gallon underground propane tank

2.5 acres around cabin fenced, electric; separate 2.5 acres fenced w/electric

Raised covers on septic tank

Outdoor shower with hot & cold water

Fire pit

4x4 storage shed, 8x12 bunkhouse with electric

Two 40-foot storage containers / workshop with tools

Hot / cold exterior hose bib

Exterior electric outlets front & back of cabin

40x30 concrete slab in back yard

Animal shelters

20x20 timber tech deck

2" ridged foam on outside basement walls, plastic under basement slab

Metal siding with foam backer; metal roof with snow & ice shield

Side boundary lines staked

No HOA, Agricultural taxes

INTERIOR FEATURES

Over spec wiring, 5500 watts inverter, 2 charges

48V system, 200A panel, oversize mechanical room

120-gallon pressure tank, copper pipes, all valves tagged

3/4 and 5/8 plywood floor and roof substrate

Hurricane (130 mph rated) oversize windows, slider

Full 2x6 wall cavity spray foam, closed cell

Custom kitchen – oak cabinets, soapstone countertops, farm sink, large pantry

Washer, gas dryer, 2 freezers, gas hot water tank, large refrigerator

Filtered water, charcoal filtered drinking water

Wide plank engineered oak floors

Porcelain shower tiles, copper bath sink

2 bedrooms, two ¾ bathrooms, custom loft, office space

Heated full basement with 6' sliding door

Cedar trim, copper lamp fixtures

Gun safe

Whole cabin alarm system

Fully furnished



CUSTER COUNTY PERMIT FOR INSTALLATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

102-36-735

S11092102

Issue Date: 9/21/2011

Robert Klein
1148 South Drive
North Merrick, NY 11566
(634) 921-2654

Septic Contractor: **Enos Mullett** Perc done by: **Kit Shy** Perc Date: **7/29/2011** Applicant: **Owner**

Permit Type: **Installation** System Type: **Standard**

Property Address: **535 Brittany Road**

Legal: **Centennial Ranch, Lot 455**

Lot size: **36.3 acres** Number of people: **4** Number of bedrooms: **2** Tank Size: **1000**

Garbage Disposal: **No** Clothes washer and/or dishwasher: **Yes**

This septic will serve a **Dwelling Water: Private Well**

Conditions: Depth to bedrock: **>96"** Depth to water: **>96"** Slope: **1-5%**

Hole #1: **13.00** Hole #2: **12.96** Hole #3: **13.61**

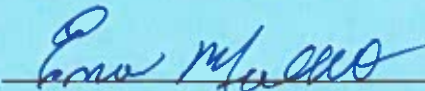
Leach field size if pipe and gravel: **457.60 sq ft**

Number of chambers required, if used (round up for .20 or more):

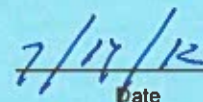
Infiltrators - Bed	17.71	Infiltrators - Trench	14.76
Bio 3 - Bed	25.42	Bio 3 - Trench	16.58
Quick 4 Standard - Bed	24.87	Quick 4 Standard - Trench	23.18
Quick 4 Low Profile - Bed	23.54	Quick 4 Low Profile - Trench	19.81
Quick 4 EQ36 - Bed	35.75	Quick 4 EQ36 - Trench	25.23

Comments:

I hereby certify that I have installed this system as designed:

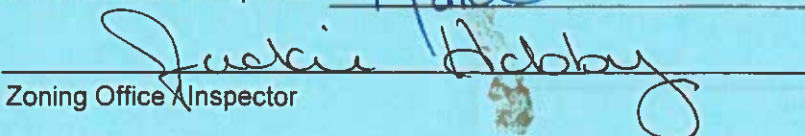


Licensed Contractor / Homeowner


Date

Inspected on: 7-17-12

Amount use tax paid: None


Zoning Office Inspector

By: YSH

Date: _____

Final approval date: _____



Septic Inspection

Property Owner(s): **Robert Klein**

Date: 7/16/12

Property Address: **535 Brittany Road**

Inspected By: JSH

Legal: **Centennial Ranch, Lot 455**

Septic Contractor: **Enos Mullett**

Schedule #: **102-36-735**

Permit Number: **S11092102**

Distance of Pipe from House to Tank: 20'
Number of cleanouts needed (50 feet): NA
Check slope ($\frac{1}{2}$ inch per 2 feet for last 10 feet before tank): ok
Type of pipe (schedule number): Sch 40
Building Sewer extended to foundation: no

Tank size: 1000 gpd Is tank level?: ok
Check tees or baffles on tank: Inlet ok Outlet ok
Check seals on pipes entering tank: Inlet ok Outlet ok
Check for cracks in tank: ok Date on tank: 1-9-12

Distance of pipe from tank to leach field: 38' Check for slope: ok
Check for level distribution field: ok Type of pipe (schedule number) Sch 40

Type of leach field: Quick 4 Number, if chambers: 24
Type of baffle used (per installer): plastic
Check for screws on chamber connections: ok
Configuration: Trench or Bed Check for level: ok
Depth: 2' Check distance between trenches (6 feet minimum): NA

Distance from well to tank: 100' Distance from well to leach field: 100'
Distance from leach field to any irrigation ditch or creek: _____
(Minimums: Cistern - 25'; property line - 10'; water course - 50'; dry gulch - 25')

Additional comments: _____



Form no.
GWS - 31
11/90

"WELL CONSTRUCTION AND TEST REPORT"
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

for office use only

RECEIVED

MAR 20 2013

WATER RES.
STATE ENGINEER
COLO

1. **WELL PERMIT NUMBER** 281850

2. **OWNER NAME(S):** KLEIN ROBERT
Mailing Address: 9 N TRAINOR AVE
City, St. Zip: MANORVILLE, NY 11949
Phone:

3. **WELL LOCATION AS DRILLED:** 1/4 1/4, Sec.: 25 Twp.: 24S Range: 71W
DISTANCES FROM SEC. LINES ft. from Sec. line, and ft. from Sec. Line OR
(south or north) (east or west)
SUBDIVISION: CENTENNIAL RANCH **LOT:** 455 **BLOCK:** **FILING (UNIT):**
STREET ADDRESS AT WELL LOCATION: EASTING: 0475815 NORTHING: 4199172

4. **GROUND SURFACE ELEVATION:** ft. **DRILLING METHOD** AIR PERCUSSION
DATE COMPLETED: 5/10/2012 **TOTAL DEPTH:** 380 ft. **DEPTH COMPLETED:** 380 ft.

5. **GEOLOGIC LOG:**
Depth Description of Material (Type, Size, Color, Water location)

0-3 BROWN TOPSOIL
3-136 LOOSE SAND & GRAVEL
136-336 TAN CLAY
336-380 RED DECOMPOSED GRANITE

6. **HOLE DIAM. (in.)** **From (ft)** **To (ft)**
8 3/4 0 140
6.00 140 380

7. **PLAIN CASING**
OD (in) **Kind** **Wall Size** **From (ft)** **To (ft)**
6 5/8 STFEI .188 1- 140
4.5 PVC .214 20 320
4.5 PVC .214 360 380

PERF. CASING Screen Slot Size 3/32"
4 1/2 PVC 0.214 320 360

8. **FILTER PACK** **9. PACKER PLACEMENT**
Material: **Type:** FORMATION
Size:
Interval: **Depth:** 39'

10. **GROUTING RECORD:**
Material **Amount** **Density** **Interval** **Placement**
CEMENT 6 SACKS 15.3 9'-39' Poured
Vibrated

REMARKS: WATER 360'

11. **DISINFECTION, Type** CHLORINE **Amt. Used:** 1 GALLON, WATER INJ., 18 HRS

12. **WELL TEST DATA** ☐ Check box if test data is submitted on supplemental form

TESTING METHOD: AIR LIFT

Static Level: 120 ft. **Date/Time Measured:** 5/10/2012 2:00 **Production Rate** 15+ gpm.
Pumping Level: 380 ft. **Date/Time Measured:** 5/10/2012 3:00 **Test Length (hrs)** 1.00

Remarks:

13. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
(pursuant to section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.

CONTRACTOR: ARKANSAS VALLEY DRILLING

PHONE: 719-276-6847

Lic. No.: 1305

Mailing Address: 125 DECKERS DRIVE PENROSE, CO. 81240

Name/Title (please type or print)

Signature

Date

Todd Moore

3/16/2013



RECEIVED

1. WELL PERMIT NUMBER 281850

2. OWNER NAME(S): KLEIN, ROBERT
 Mailing Address: 9 N TRAINOR AVE
 City, St. Zip: MANORVILLE, NY 11949
 Phone : 631-921-2654

NOV 02 2012
 WATER RESOURCES
 STATE ENGINEER
 COLO

3. WELL LOCATION AS DRILLED : 1/4 1/4, Sec.: 25 Twp.: 24S Range: 71W
 DISTANCES FROM SEC. LINES

ft. from Sec. line, and ft. from Sec. Line.
 (south or north) (east or west)

SUBDIVISION: CENTENNIAL RANCH

LOT : 455 BLOCK :

FILING (UNIT) :

STREET ADDRESS AT WELL LOCATION: EASTING: 475294.1 NORTHING: 4198461.5

4. PUMP DATA Type: SUBMERSIBLE Installation Completed 7/18/2012
 Pump Manufacturer GRUNFOS Pump Model No.: 5SQE07-320
 Design GPM 5.0 at RPM: NA, HP: 3/4, Volts: 240, Full Load Amps: NA
 Pump Intake Depth 360 Feet, Drop/Column Pipe Size 1" INCHES, KIND SCH 80, PVC

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM

TURBINE DRIVER TYPE ☐ Electric ☐ Engine ☐ Other: _____
 Design Head _____ feet, Number of Stages _____, Shaft size _____ Inches.

5. OTHER EQUIPMENT

Airline Installed ☐ Yes ☐ No, Orifice Depth ft. _____, Monitor Tube Installed ☐ Yes ☐ No, Depth ft. _____
 Flow Meter Mfg. _____ Meter Serial No. _____
 Meter Readout ☐ Gallons, ☐ Thousand Gallons, ☐ Acre feet, ☐ Beginning Reading _____

6. TEST DATA

Check box if Test data is submitted on Supplemental Form.

	Date	7/18/2012			
Total Well Depth	380	Time	PM		
Static Level	110	Rate (GPM)	12		
Date Measured	7/18/2012	Pumping Lvl.	360		

7. DISINFECTION : Type CHLORINE BLEACH Amt. Used 3 CUP HTH

8. Water Quality analysis available. ☐ Yes ☐ No

9. Remarks

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge, (Pursuant to Section 24-4-104 m(13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.)

CONTRACTOR: RICK'S PUMP SERVICE

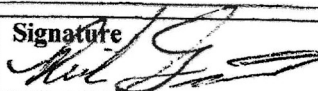
Phone: 719-275-7384

Lic. No. 1331

Mailing Address P.O. BOX 1563 CANON CITY, CO 81215

Name/Title (please type or print)
 Rick Greenstreet/Owner

Signature



Date

10-29-12





COPY Dan Slater

Attorney at Law
1415 Main Street, Suite A
Cañon City, Colorado 81212
(719) 269-3315 ▲ Fax: (719) 269-3317
dan@danslaterlaw.com ▲ www.danslaterlaw.com

February 19, 2025

Via E-Mail - midmug3266@gmail.com

Rob Klein
535 Brittany Road
Westcliffe, CO 81252

RE: 535 Brittany Road, Westcliffe, Colorado

Dear Rob:

You retained me to review the status of your property vis a vis the existence of covenants for Centennial Ranch and Aspen Mountain Ranch Association. Specifically, you asked me to review whether your property at 535 Brittany Road (Ranch #455) is subject to a recorded "Declaration of Covenants, Conditions and Restrictions for Centennial Ranch and Aspen Mountain Ranch," (hereinafter, the "Covenants") recorded at reception number 142199 of the Custer County Clerk and Recorder.

Based upon the information you provided to me, it appears that the Covenants were recorded with the Clerk and Recorder on January 23, 1986. The Covenants were recorded by the Bea Kay Real Estate Corp., who purported to own all land subject to the Covenants.

However, on April 6, 1985, Bea Kay Real Estate Corp. apparently transferred your property to Brett R. Skelton. Thus, Bea Kay Real Estate Corp. did not own your property at the time the Covenants were executed. Further, there is no mention of covenants on the Skelton deed.

There is no indication in any of the recorded documents that you have provided that Mr. Skelton, or any subsequent owner, ever voluntarily subjected your property to the Covenants. Accordingly, it is my opinion based on such documentation, that the Covenants do not apply to your lot (Ranch #455). As such, I do not see how the homeowners' association can legally assess dues to your property, and any lien on your property asserted by the association would be a slander of your title. Further, any restrictions on use of your property purportedly imposed by the Covenants would not be considered valid or in any way enforceable.

I hope this answers your concerns regarding the applicability of the Covenants to your property. Please advise if you have additional questions that are either raised by this opinion, or that are not answered sufficiently herein. Thank you for your patience as I have reviewed this matter and considered the documentation provided.

Sincerely,

Dan Slater
Attorney at Law

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