



**CHAD & MICHELLE HELFER
MINOR SUBDIVISION
MS 26-002**

**February 11, 2026 - PLANNING COMMISSION 6:00 PM
March 11, 2026 - BOCC 8:30 AM**

LIST OF EXHIBITS

1. STAFF REPORT
2. APPLICATION
3. RECEIPT OF PAYMENT
4. DEED
5. OWNERSHIP & ENCUMBRANCE REPORT
6. WELL PERMIT 280736
7. PROPOSED PLAT
8. ASSESSOR RECORD
9. GIS NOTIFICATION AERIAL MAP
10. LIST OF ADJOINING PROPERTY OWNERS
11. EXAMPLE LETTER TO NEIGHBORS
12. ACFPD COMMENTS
13. DWR COMMENTS
14. ROAD & BRIDGE COMMENTS
15. PUBLIC NOTICE
16. NOTICE TO APPLICANT
17. PARTIAL RELEASE OF DEED OF TRUST
18. LIENHOLDER AUTHORIZATION

**Alamosa County
Land Use & Building Department
Case Memorandum**



County Commission Meeting

Date: March 11, 2026
Case Number: MS 26-002
Applicant: Chad & Michelle Helfer
Prepared By: Darcy Barraclough, Planner & Richard Hubler, Director

Subject:

Chad & Michelle Helfer, Applicants, are requesting approval of a Minor Subdivision on property currently addressed as 4094 N County Rd 113 (Parcel 513908300316). They are proposing to subdivide the existing ~40 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres. This property is in the Rural (RU) zone district.

The legal description of the property is: The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East, of the New Mexico Principal Meridian, County of Alamosa, State of Colorado.

Public Notice Process:

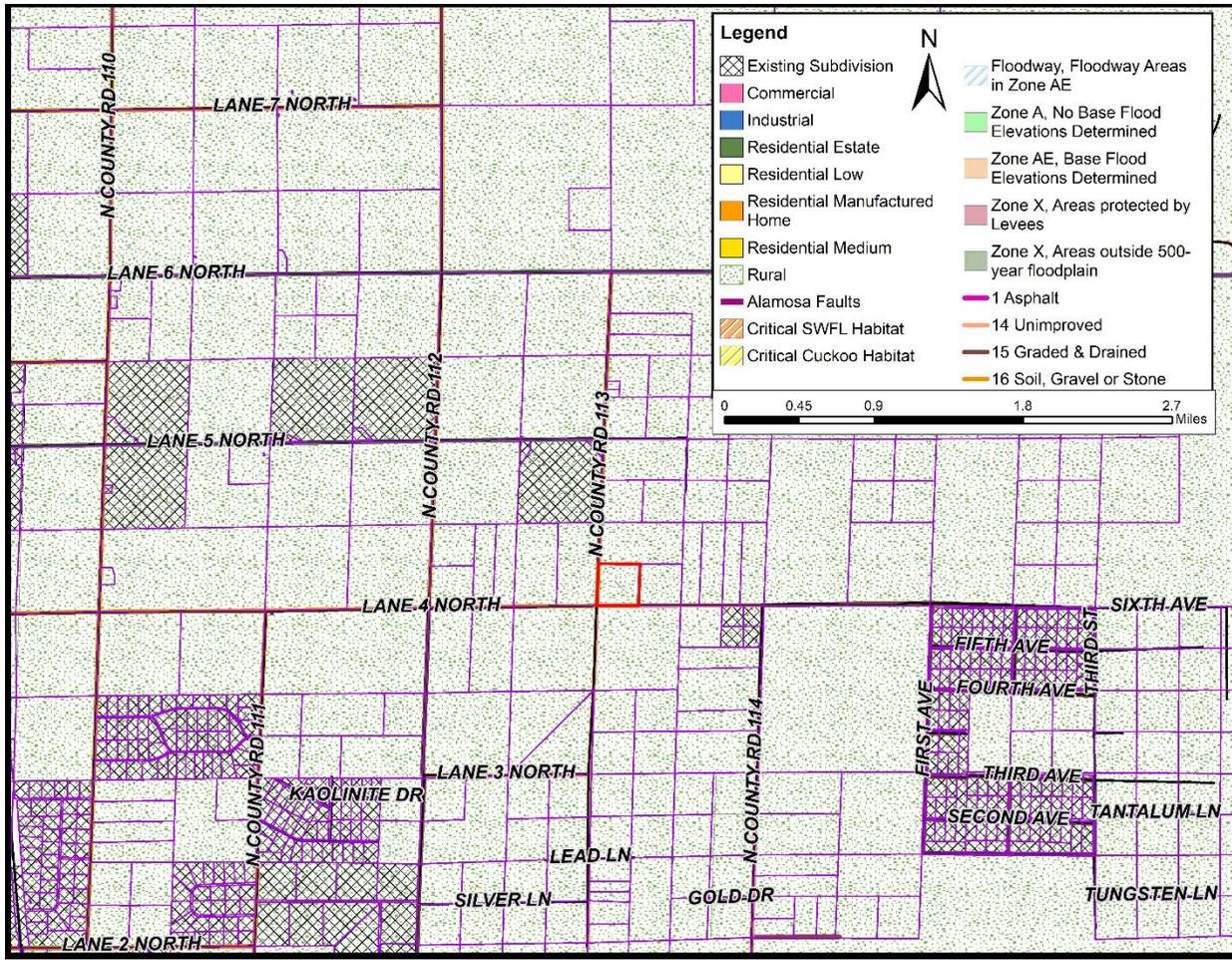
Public Notice was published in the Valley Courier on January 3, 2026. Neighbor notification letters for 9 property owners were mailed on January 5, 2026.

Background

The Applicants own an existing ~ 40 acre quarter quarter section which they propose to divide into two tracts. The property currently has a single residence on proposed Tract 1 and the existing home is served by a well, permit #280736. Proposed Tract 2 is intended for future residential development. The Applicants have started the process of re-permitting domestic well #280736 to the proposed 35 acre Tract 1. Tract 2 will then be eligible for an in-house use only well permit, and augmentation is also available. The subject property currently has an existing access onto N County Rd 113.

Neighboring Zoning and Development:

The subject property is located within the Rural (RU) zone district ~ 4 miles southeast of Mosca. It is typical of the surrounding area which consists of mainly large undeveloped lots with some scattered single-family residences. Immediately west and north of the subject property lie two ~80 acre parcels with current and historic residential development. Adjacent to the east is a 39.5 acre with a home and directly south lies a 316 acre investor owned undeveloped parcel. The subject property is within the Agriculture and Rural Preservation (ARP) future land use, which is described as being parcels typically 35 acres or larger with small to large-scale agricultural uses including rangeland and both irrigated and non-irrigated agricultural activity. This proposal does create a small lot of 3.65 acres, which is inconsistent with the ARP designation.



Analysis of Relevant Regulations:

The proposed tracts exceed the lot area minimum and dimensional requirements for the Rural zone district. Tract 1 is served by an existing domestic well and proposed tract 2, intended for residential development, is eligible to be served by an in-house use only well. Tract 1 has an existing driveway access onto N County Rd 113 and proposed tract 2 has direct frontage onto Lane 4 N for a new driveway access.

Regarding the Minor Subdivision approval criteria, Staff proposes the below findings:

1. The proposed parcel to be subdivided is a tract/parcel of land that has not been subdivided in at least fifteen years; *The proposed parcel to be subdivided has only ever been transferred by aliquot description and has never been subdivided by the county's regulations. This requirement has been met.*
2. The division of land will not create more than three (3) additional building parcels, sites, tracts, or lots; *The application proposes creation of a single new tract, for a total of two tracts. This requirement has been met.*
3. The subdivision is in conformance with the goals, objectives, and policies of the Alamosa County Master Plan, Land Use Code, and/or other County guidelines; *The proposal for a minor subdivision is consistent with the dimensional*

requirements of the land use code and access and legal water are available for the proposal. However, the subject property is in an area designated as Agriculture and Rural Preservation in the Imagine Alamosa County Comprehensive Plan, which prefers large lots for single family development and agricultural character. While proposed Tract 1 is 35 acres, the proposed tract 2 of 3.65 acres is inconsistent with this future land use. This requirement has not been met.

4. All sites, tracts, lots, or parcels shall have access to a public maintained road; *Tract 1 has existing access onto N County Rd 113 while Proposed Tract 2 has direct access onto Lane 4 N, both unpaved roads maintained by the County. Staff recommended a related condition requiring a driveway permit at time of development.*
5. All sites, tracts, lots, or parcels shall have adequate potable water; if well-sharing is approved by the Colorado Division of Water Resources, a shared well agreement shall be recorded in the office of the County Clerk and Recorder; *Proposed Tract 1 will be served by domestic re-permitted well #280736 and proposed Tract 2 is eligible to apply for an in-house use only well permit. Augmentation is also currently available. This requirement has been met.*
6. The proposed area is not in any of the following:
 - a. Geologic Hazard Area
 - b. Floodplain Area
 - c. Critical Wildlife Habitat Area:*The subject property is not located in any of the above areas. This requirement has been met.*

Comments from Review Agencies:

Agency review requests were sent to the Alamosa County Road & Bridge and Sheriff's departments, Mosca Hooper Conservation District, Alamosa County Fire Protection District, Mosca-Hooper Volunteer Fire Department, San Luis Valley Water Conservancy District, and the Colorado Division of Water Resources.

Both ACFPD and R&B Road stated they had no concerns with this application. DWR noted the options of re-permitting the existing well and correlating options for Tract 2.

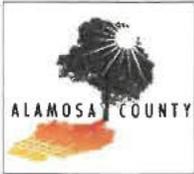
We did not receive any other agency responses.

Planning Commission Hearing and Recommendation:

The Planning Commission heard this case on February 11, 2026. There was extensive discussion about the need for the proposal and the compliance with the future land use maps in the Comprehensive Plan. The Applicants described their need to sell their house and move closer to family, combined with their desire to keep some property in case they are able to return in the future. Commissioners described the small lot as inconsistent with the immediate area, noting the excess of undeveloped small lots from prior major subdivisions in this portion of the county. One Commissioner stated that the lack of development plans and speculative nature of the proposal was cause for denial. The Planning Commission voted 3-2 to **Recommend Denial** of the application.

Staff had noted that the small lot proposal was inconsistent with the Comprehensive Plan and future land use mapping, but had recommended approval with the following conditions.

1. Prior to a hearing before the BOCC, the Applicant must provide a lender authorization letter.
2. Prior to recording the final plat, the Applicant shall submit a current certificate of taxes due showing a zero balance.
3. At the time of development of tract 2, the property owner shall obtain an access permit from Alamosa County Road and Bridge and comply with any stipulated conditions.



LAND USE OFFICE
8999 INDEPENDENCE WAY ALAMOSA, CO 81101
PHONE: (719) 589-3812. FAX: (719) 589-5888

This application must be completed in its entirety, failure to do so will mean an incomplete application and will be given back to the applicant. *Unless specifically waived by the Alamosa County Land Use Office, all items in this application must be completed. Your application will not be scheduled for a Planning Commission meeting if this application, including the Site Plan is incomplete. Additional information may be requested by the Alamosa County Land Use and Planning Staff and/or Planning Commission during review of this application.*

FOR ADMINISTRATIVE USE ONLY:

APPLICATION DATE: 12/29/2025 CASE NUMBER: _____ PARCEL # 51390800316
 APPLICATION REC'D BY: BB TREASURER'S RECEIPT # 255610
 PC DATE: 2/11/2026 BOCC DATE: 3/11/2026

ACTIVITY: PLEASE CHECK ONE

<input type="checkbox"/> REPLAT/VACATION (\$300)	<input checked="" type="checkbox"/> MINOR SUBDIVISION (\$500)	<input type="checkbox"/> SPECIAL USE (\$500)
<input type="checkbox"/> MAJOR SITE PLAN (\$500)	<input type="checkbox"/> BOA-VARIANCE/APPEALS (\$500)	<input type="checkbox"/> SPECIAL USE / MED MARIJUANA (\$1000)
<input type="checkbox"/> MINOR SITE PLAN (\$300)	<input type="checkbox"/> AMENDMENT TO ZONING (\$500)	<input type="checkbox"/> SPECIAL USE AMENDMENT (\$300)
<input type="checkbox"/> MAJOR SUBDIVISION (\$3000 + \$50/lot)	<input type="checkbox"/> TEXT AMENDMENTS (\$500)	<input type="checkbox"/> PLANNED UNIT DEVELOPMENT (\$3000 + \$50/lot)

ZONING: PLEASE CHECK ONE

<input type="checkbox"/> RESIDENTIAL LOW	<input checked="" type="checkbox"/> RURAL	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> RESIDENTIAL MEDIUM	<input type="checkbox"/> RESIDENTIAL ESTATE	<input type="checkbox"/> INDUSTRIAL
<input type="checkbox"/> RESIDENTIAL HIGH	<input type="checkbox"/> RESIDENTIAL MANUFACTURED HOME	

APPLICANT OR AUTHORIZED REPRESENTATIVE (A notarized letter authorizing representation by the applicant or owner must be submitted.)

NAME: Chad Helfer & Michelle Helfer
 ADDRESS: 4094 County Rd 113 Mosca CO 81146
 TELEPHONE: _____ EMAIL: _____

PROPERTY OWNER (If different than applicant, a copy of a contract for sale or lease between applicant and owner, or a notarized letter from the owner consenting to this application, must be submitted):

NAME: _____
 ADDRESS: _____
 TELEPHONE: _____ EMAIL: _____

LEGAL DESCRIPTION OF PROPERTY: also include mileage from highway or county road and directions from the city. (please attach description if necessary) *See Quit claim Deed & Survey*

ADDRESS OF THE PROPERTY: *4094 County Rd 113
Mosca, CO 81146*

GIVE A SHORT NARRATIVE OF YOUR PROPOSED USE: (may be attached)

Parcel off 3.65 acres from the current 40.46 Acres so that in the future if we decide to sell the home on larger # of acres we will still own the 3.65 Acres for us to use in the future.

DESCRIBE HOW THE PROPOSED USE WILL BE COMPATIBLE WITH SURROUNDING LAND USES:
rural land

WHAT IS THE DISTANCE TO THE NEAREST RESIDENCE: *our current house on ~~4094~~ 4094 County Rd 113 Mosca*

- SOURCE OF WATER:**
- Public Water/ District Name: _____
 - Private Well (Attach Well Permit)
 - Water Shares (Attach Letter)

- SEWAGE DISPOSAL:**
- Public Sewage System
 - New OWTS System
 - Existing OWTS System

TRAFFIC EXPECTED TO BE GENERATED BY THIS CHANGE

Trips per day/week	Vehicle type
<i>No Change to traffic</i>	

- FIRE DISTRICT**
- ALAMOSA
 - CENTER
 - NW CONEJOS
 - MOSCA

- PLEASE SELECT ONE OF THE FOLLOWING:**
- Colorado Department of Transportation Highway Access Permit: CDOT telephone: (970) 385-8362
 - Alamosa County Driveway Access Permit: Department telephone: (719) 589-6262
 - Existing Alamosa County Driveway.

GIVE DETAILS ON THE ACCESS FOR THE PROPOSED SUBDIVISION.

ALL REQUIRED ITEMS MUST BE SUBMITTED FOR APPLICATIONS TO BE PROCESSED OR ADDED TO SCHEDULE: [R] = REQUIRED [NR] = NOT REQUIRED

[R] [NR] PLEASE SELECT ANY OF THE FOLLOWING THAT APPLY TO YOUR PROPERTY:

- The property is subject to restrictive covenants or deed restrictions: attach a copy
- The property is subject to homeowners or property owner's regulations: attach a copy
- The property is subject to a deed of trust(s) or mortgage(s): Attach notarized letter of approval from lender
- Attach a copy of the current deed (s) filed in the Alamosa County Clerk and recorder's office

[R] [NR] ATTACH ONE OF THE FOLLOWING: INFORMATION MUST BE DATED WITHIN 180 DAYS OF APPLICATION DATE

- Title insurance commitment showing the applicant as owner; OR
- Ownership & Encumbrance report issued by a licensed and bonded title insurer - *from Alpine Title*

[R] [NR] CERTIFICATE OF TAXES DUE (This is not the same as a tax bill or receipt) *from mortgage co.*

- Attach a copy of the Certificate of taxes paid from the Alamosa County Treasurer's Office

[R] [NR] WATER DOCUMENTATION *well permit*

- Attach documentation of the water source listed on page 2 of this application: i.e. well permit, letter from the water & sanitation district or water certificates.

[R] [NR] LAND SURVEY PLAT: (Subdivisions, Replat/Plat Vacation, Major Site Plans, and Variances).

- Include all proposed for immediate or future development. The land survey plat must be prepared by a surveyor licensed in the State of Colorado. The land survey plat must meet the criteria outlined in §C.R. S. 38-51-106. For preliminary review, please provide one (11"x17" copy). Final recording requires a (24"x36") mylar plat

[R] [NR] SITE PLAN: (Amendment to Zoning, Site Plan Review, Special Use, and Board of Adjustments).

- Include all land proposed for immediate or future development. The site plan may be a simple hand-drawn sketch. It must be legible, clearly marked, does not need to be to scale, and include all of the items listed below. It must be signed and dated by the person who drew it. Please provide one copy of at least 11"x17". Digital copies are preferred. All items on this checklist must be provided on plot plan:
- Total acreage
- Roads, streets, highways, and access easements which will serve this proposed development. The name of the proposed private road
- Location of all existing utilities on the property (septic systems, wells, lines) or electric, gas, phone lines which may provide service
- Stock drive easements and fence lines
- Irrigation and drainage ditches, and patterns
- Driveways/parking areas, both existing and proposed
- Locations and sizes of existing structures
- Setbacks from property lines (BOA, Replat, & Plat Vacation application only)
- Location and sizes of proposed structures
- Proposed lot changes
- North arrow

[R] [NR] MASTER PLAN: (Planned Unit Development only)

- Prepared by a professionally certified landscape architect, engineer, or architect.

FEES: **PAYMENT IS REQUIRED BEFORE APPROVAL.** Payment of application fees must be made at the time of filing this application. The Alamosa County Land Use Office will determine the amount to be paid when you submit this application.

Application Fee: \$500

Date Paid:

Check dropped off in person #305 12/29/25

Additional final fees: Due upon conclusion of the application process and before recording of the resolution and Mylar are - publication fees, mapping fees, postage and recording fees. If denied, recording, postage and publication fees will still be due on all applications.

I/we declare under penalty of perjury in the second degree, and any other applicable state or federal laws that the statements made on this application are true and complete to the best of my knowledge. I understand that this application may be denied or revoked if:

- I provide misleading information on this application, or
- I violate the rules and regulations of Alamosa County
- I violate the provisions of the Colorado Subdivision Regulations (§C.R.S. 30-1-133)

Michelle Helber

Signature of Applicant

Chad H...

Signature of Applicant

Signature of Applicant

Signature of Owner

Michelle Helber

Signature of Owner

Chad H...

Signature of Owner

Signature of Owner



EXHIBIT 3
ALAMOSA COUNTY TREASURER

8999 Independence Way, Ste 104

Alamosa, CO 81101

(719)589-3626

MISCELLANEOUS GENERAL LEDGER RECEIPT

Receipt Date: 12/30/2025

Transaction #: 255610

Print Date: 12/30/2025

Comments: Land Use/Minor Subdivision/Chad or Michelle Helfer

Reference:

#	Information	Tender	Check #	Routing #	Amount Paid
1	Chad or Michelle Helfer 4094 CNTY RD 113 Mosca, CO 81146	CHECK	305		\$500.00
TOTAL RECEIVED					\$500.00

TEMPLATE ID	GL TEMPLATE DESCRIPTION	Amount
10-2400	COUNTY GENERAL - SUBDIVISION EXEMPTION Land Use/Minor Subdivision/Chad or Michelle Helfer	\$500.00

QUITCLAIM DEED

THIS DEED, made this 29 day of September 2025, between

Michelle Y. Smith n/k/a Michelle Y. Helfer and Chad L. Helfer

of the County of Alamosa, Colorado, Grantor, and

Michelle Y. Helfer and Chad L. Helfer as Joint Tenants

Whose legal address is 4094 County Road 113, Mosca, CO 81146; grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, remised, released, sold and **QUITCLAIMED**, and by these presents does remise, release, sell and **QUITCLAIM**, unto the Grantee, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of **Alamosa**, and the State of **COLORADO**, described as follows:

The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East of the N.M.P.M., County of Alamosa, State of Colorado

Together with all water and water rights, ditches and ditch rights, and rights of way appurtenant to and used in connection with the above described property, and all wells, pumps, motors and related equipment located thereon. Including but not limited to Permit No(s). 280736.

Also known as street and number: **4094 County Road 113, Mosca, CO 81146**

Assessor's schedule or parcel number: **513908300316**

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, either in law or equity, to the only proper use, benefit and behoof of the Grantee, their heirs, successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date first written above.

Michelle Y. Smith n/k/a Michelle Y. Helfer
Michelle Y. Smith n/k/a Michelle Y. Helfer

Chad L. Helfer
Chad L. Helfer

STATE OF COLORADO
COUNTY OF ALAMOSA

The foregoing instrument was acknowledged before me this 29 day of September, 2025, by Michelle Y. Smith n/k/a Michelle Y. Helfer and Chad L. Helfer.

[Handwritten Signature]

Notary's Official Signature

WARREN GRAHAM HOSTETTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20054017978
MY COMMISSION EXPIRES 05-04-2029

My Commission Expires:

***NOTE: that this Deed is being prepared at Grantor's request without the benefit of a title search or title examination. No title opinion, title insurance, or title assurances have been requested or given in connection with the preparation of this Deed.

OWNERSHIP AND ENCUMBRANCE REPORT



Parcel No.: **513908300316**

Property Address: 4094 County Road 113, Mosca, CO 81146

Legal Description: **The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East of the N.M.P.M., County of Alamosa, State of Colorado.**

Owner: **Chad L. Helfer and Michelle Y. Helfer**

Ownership Documents: **Quitclaim Deed** recorded on **September 30, 2025** at **Reception No. 396146.**

Open Liens:

A Deed of Trust from Chad L. Helfer and Michelle Y. Smith to the Public Trustee of Alamosa County in favor of Guaranteed Rate, Inc. as beneficiary dated October 16, 2024 in the original principal amount of \$300,000.00 and recorded on October 16, 2024 at 01:33pm as Instrument #393175 in the official records of the Alamosa County Recording Office.

Matters of interest to the subject property:

NONE

The foregoing information was compiled as of **September 30, 2025 at 8:06 AM** up to and including **December 25, 2025 at 8:00 AM**, solely for the benefit of

Michelle Helfer

This information is deemed reliable but not guaranteed. No insurance product is associated with this information and Allpine Title, Inc. does not certify the information contained in this report and assumes no liability as to loss, consequence, or damage resulting from the use of this information.

The instruments referred to have not been examined to determine their legal sufficiency and no search has been made as to any reservations, covenants, easements or rights of way, if any.



Glenna Clayton

EXHIBIT 6



COLORADO
Division of Water Resources
Department of Natural Resources

WELL PERMIT NUMBER 280736-
RECEIPT NUMBER 9304189

ORIGINAL PERMIT APPLICANT(S)

HARRISON DERRICK C & HEATHER M

APPROVED WELL LOCATION

Water Division: 3 Water District: 20
Designated Basin: N/A
Management District: N/A
County: ALAMOSA
Parcel Name: N/A
Physical Address: 4094 COUNTY ROAD 113 MOSCA, CO
81146

SW 1/4 SW 1/4 Section 8 Township 39.0 N Range 11.0 E New Mexico
P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 429446.0 Northing: 4165663.0

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT OR GUARANTEE WATER AVAILABILITY
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40.00 acres described as the SW 1/4 of the SW 1/4, Sec. 8, Twp. 39 N, Rng. 11 E, New Mex P.M., Alamosa County.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) Ground water production is limited to the unconfined aquifer. The depth of this well shall not exceed 70 feet or the top of the confining clay series, whichever comes first.
- 7) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTICE: This permit has been approved subject to the following changes: The distances from section lines, quarter/quarter, quarter, Section, Township, Range and P.M. were determined from UTM coordinate values provided with the permit application. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Test Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: <http://www.water.state.co.us/pubs/forms.asp>

See Original Permit

Date Issued: 5/28/2009

Issued By _____

Well must be constructed by 5/28/2011

PERMIT HISTORY

09-29-2025	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO MICHELLE Y. HELFER
12-05-2024	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO CHAD L. HELFER
10-21-2024	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO CHAT L. HELFER
10-21-2024	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO MICHELLE Y. SMITH
07-06-2021	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO SUZANNE SANTORO
07-06-2021	CHANGE IN OWNER NAME/MAILING ADDRESS. CHANGED TO EDGAR SANTORO
11-05-2014	CHANGE IN OWNER NAME/MAILING ADDRESS

Quarter Section Corner Recovered No. 6 Rebar w/3/4" Alum. Cap, PE-LS 2281

7

8

EXHIBIT 7

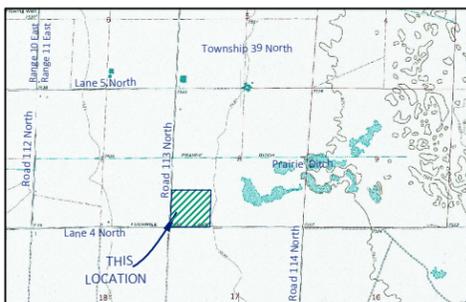
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BEARING BASIS
Courses are referred to South line SW1/4SW1/4 Section 8 between monuments shown hereon.
Observed Bearing was S89°28'37" W.



Scale 1" = 100'



LOCATION MAP

Center West Sixteenth Corner

HELPER MINOR SUBDIVISION

THE SW1/4SW1/4 SECTION 8,
TOWNSHIP 39 NORTH, RANGE 11 EAST,
NEW MEXICO PRINCIPAL MERIDIAN,
ALAMOSA COUNTY,
COLORADO.

Center Quarter Section Corner Recovered No. 6 Rebar w/3/4" Alum. Cap, PLS 23891

N 02°38'27" E

- LEGEND**
- Aliquot Section Corner Set (or as described)
 - Property Boundary
 - Aliquot Section Line
 - County Road Limits
 - Fence Line
 - Overhead Electrical Power Line
 - Calculated Position (Northing Found or Set)
 - Set Pin & Red Plastic Cap, PLS 23891

AREA SUMMARY

Tract 1	35.00 Acres ±
Tract 2	3.65 Acres ±
County Road	1.81 Acres ±
Total SW1/4SW1/4 Sec. 8	40.46 Acres ±

ROAD 113 NORTH

South Sixteenth Corner Recovered No. 6 Rebar w/2 1/2" Alum. Cap, PLS 23891

7

Section Corner Recovered No. 6 Rebar w/3/4" Alum. Cap, PLS 23891

7

8

17

LANE 4 NORTH

West Sixteenth Corner Recovered No. 6 Rebar w/2 1/2" Alum. Cap, PLS 23891

18

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within (3) three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

30.03'

N 89°35'41" E

1295.59'

1325.62'

N 89°35'41" E

1325.62'

1334.53'

1304.43'

1304.43'

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1304.43'

Area in County Roads (Dedicated to County) 1.81 Acres ±

TRACT 1
35.00 Acres ±

Log Residence

Pumphouse & Well
Permit #280736

TRACT 2
3.65 Acres ±

N 89°28'37" E 300.00'

N 02°26'16" E

529.94'

529.94'

529.94'

529.94'

529.94'

529.94'

529.94'

1291.14'

1321.07'

South West Sixteenth Corner Recovered No. 6 Rebar w/2 1/2" Alum. Cap, PLS 23891

17

18

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Chad L. Helper and Michelle Y. Helper are the owners of that real property situated in Alamosa County, Colorado, being the SW1/4SW1/4 Section 8, Township 39 North, Range 11 East, New Mexico Principal Meridian.

FURTHER THAT they have caused said real property to be laid out and surveyed as the "Helper Minor Subdivision", as provided by Article V, Paragraph 5.8 of the Alamosa County Land Use Development Code and do hereby dedicate and set apart all of the streets, alleys, and other public ways, places, and easements shown on the a accompanying plat as easements.

IN WITNESS WHEREOF the undersigned have caused their names to be hereunto subscribed
this _____ day of _____ A.D. 20__.

Signed: _____ Signed: _____
Chad L. Helper Michelle Y. Helper

State of Colorado) SS
County of Alamosa)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20__
by Chad L. Helper and Michelle Y. Helper.

My Commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Wm. D. Kitterman, a duly registered land surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made by me and under my direct supervision to the best of my knowledge and belief.

PLANNING COMMISSION CERTIFICATE

APPROVED this _____ day of _____, A.D. 20__, County Planning Commission, Alamosa County,
Colorado.

Chairman

COMMISSIONER'S CERTIFICATE

APPROVED, this _____ day of _____, A.D. 20__, Board of Commissioners, Alamosa County, Colorado. This approval does not guarantee that the size or soil conditions on any lot hereon are such that a building permit may be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the County of Alamosa, AND FURTHER that this approval does not in any way guarantee or indicate that either water or well permits or subsurface sewage disposal permits are available for any of the tracts shown hereon. The roads as shown on the Plat, dedicated to the public use, are accepted by the County of Alamosa on this _____ day of _____, A.D. 20__.

Attest: _____ Signed: _____
Clerk of the Board Chairman

CLERK AND RECORDER'S CERTIFICATE

State of Colorado) SS
County of Alamosa)

I hereby certify that this instrument was filed in my office at _____ O'clock _____ M., the _____ day of _____, A.D. 20__, and is duly recorded under Reception No. _____ and is filed in Plat Cabinet _____, Map No. _____.

Signed: _____
Clerk & Recorder

Quarter Section Corner Recovered No. 6 Rebar w/3/4" Alum. Cap, PE-LS 2281

17

18

Rincon Associates, Inc.
P.O. Box 1025 Alamosa, CO 81101 (719) 589-1644

HELPER MINOR SUBDIVISION

THE SW1/4SW1/4 SECTION 8,
TOWNSHIP 39 NORTH, RANGE 11 EAST,
NEW MEXICO PRINCIPAL MERIDIAN,
ALAMOSA COUNTY,
COLORADO.

Drawn by: WDK August 2025
Job No. 3900 Sheet 1 of 1

Alamosa County, CO

Summary

Parcel Number 513908300316
 Property Address ROAD 113 NORTH 04094
 Legal Description SW4SW4 8 39 11 40.00 AC EXC 3/4 INT M/RTS DC REC #393171
 02-28-2024 JWD REC #393173 10-15-2024 JQCD REC #396146
 09 29 2025
 (Note: Not to be used on legal documents)
 Acres 40
 Neighborhood 1000 NBHD 10 (1000)
 Tax District 221
 Section 8
 Township 39
 Range 11



Owners

Disclaimer: Mailing address is used for Alamosa County ad valorem taxation purposes.
 HELFER MICHELLE Y &
 HELFER CHAD L
 4094 COUNTY ROAD 113
 MOSCA, CO 81146

Land

Land Use	Units	Unit Type	Frontage	Depth
Q1 35-79 AC W/P&A	40	AC	0	0

Valuation

Assessed Year	2025	2024	2023	2022	2021
Building Value	\$215,366.00	\$209,948.00	\$209,948.00	\$131,560.00	\$131,560.00
Land Value	\$26,000.00	\$26,000.00	\$26,000.00	\$22,000.00	\$22,000.00
Extra Features Value	\$6,287.00	\$6,344.00	\$6,344.00	\$400.00	\$400.00
Total Value	\$247,653.00	\$242,292.00	\$242,292.00	\$153,960.00	\$153,960.00

Sales

Sale Date	Document Number	Instrument	Qualification	Sale Price
9/29/2025	396146	JQ	U	\$0
10/15/2024	393173	WD	Q	\$375,000
2/28/2024	393171	DC	U	\$0
6/25/2021	381473	JW	Q	\$210,000
10/22/2014	357909	JW	Q	\$120,000
6/21/2010	342547	WD	U	\$0
11/26/2008	337010	JQ	U	\$0
11/21/2008	337011	WD	U	\$22,000
11/21/2008	337012	WD	Q	\$22,000
11/17/2008	336851	QC	U	\$0

Buildings

Year Built	2009	Heating	RAD ELEC
Air Conditioning	NONE	Improvement Code	110500
Bedrooms	3	Improvement Description	RANCH OTR
Building Sq Ft	1515	Living Sq Ft	1290
Building Value	215366	Stories	1
Count		Patio Deck Area	200
Extended Description	BASE AREA (1215); WOOD DECK (200); BALCONY (100)	Patio Deck Type	WOOD DECK (200)
Exterior Walls	LOG	Porch Area	
Foundation	N/A	Porch Type	
Frame	WOOD FRAME	Roof Cover	METAL
		Roof Type	GABLE/HIP
		Total Baths	1

Yard Extras

Year Built	Dimensions	Yard Extra Count	Description	Unit Type
2022	0x0x0	1	RES BLDG	UT
2009	0x0x0	2	RES BLDG	UT
2009	0x0x0	3	RES BLDG	UT
2009	0x0x0	4	RES BLDG	UT

Tax Statements

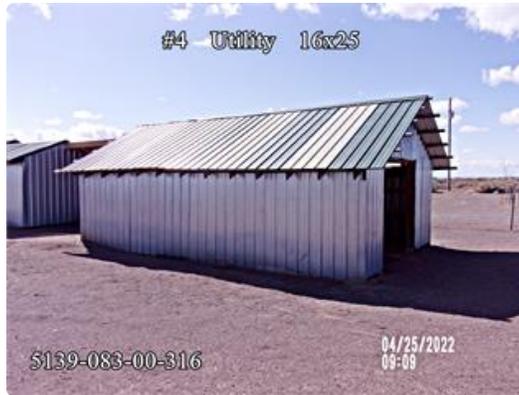
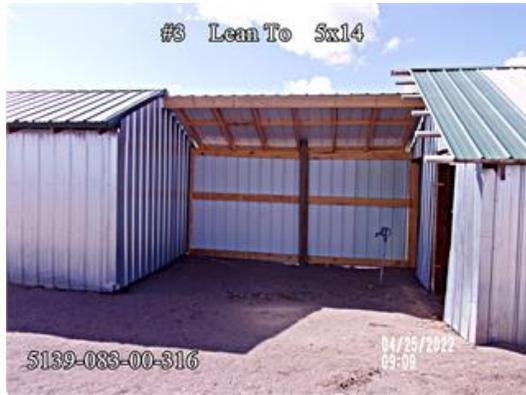
- 2024 Tax Notice (PDF)
- 2023 Tax Notice (PDF)
- 2022 Tax Notice (PDF)
- 2021 Tax Notice (PDF)
- 2020 Tax Notice (PDF)
- 2019 Tax Notice (PDF)
- 2018 Tax Notice (PDF)
- 2017 Tax Notice (PDF)
- 2016 Tax Notice (PDF)

Sketches

- 513908300316 (PDF)

Photos View





No data available for the following modules: Photos.

The Alamosa County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 12/30/2025, 8:28:38 PM

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

EXHIBIT 9

Helper Minor Subdivision

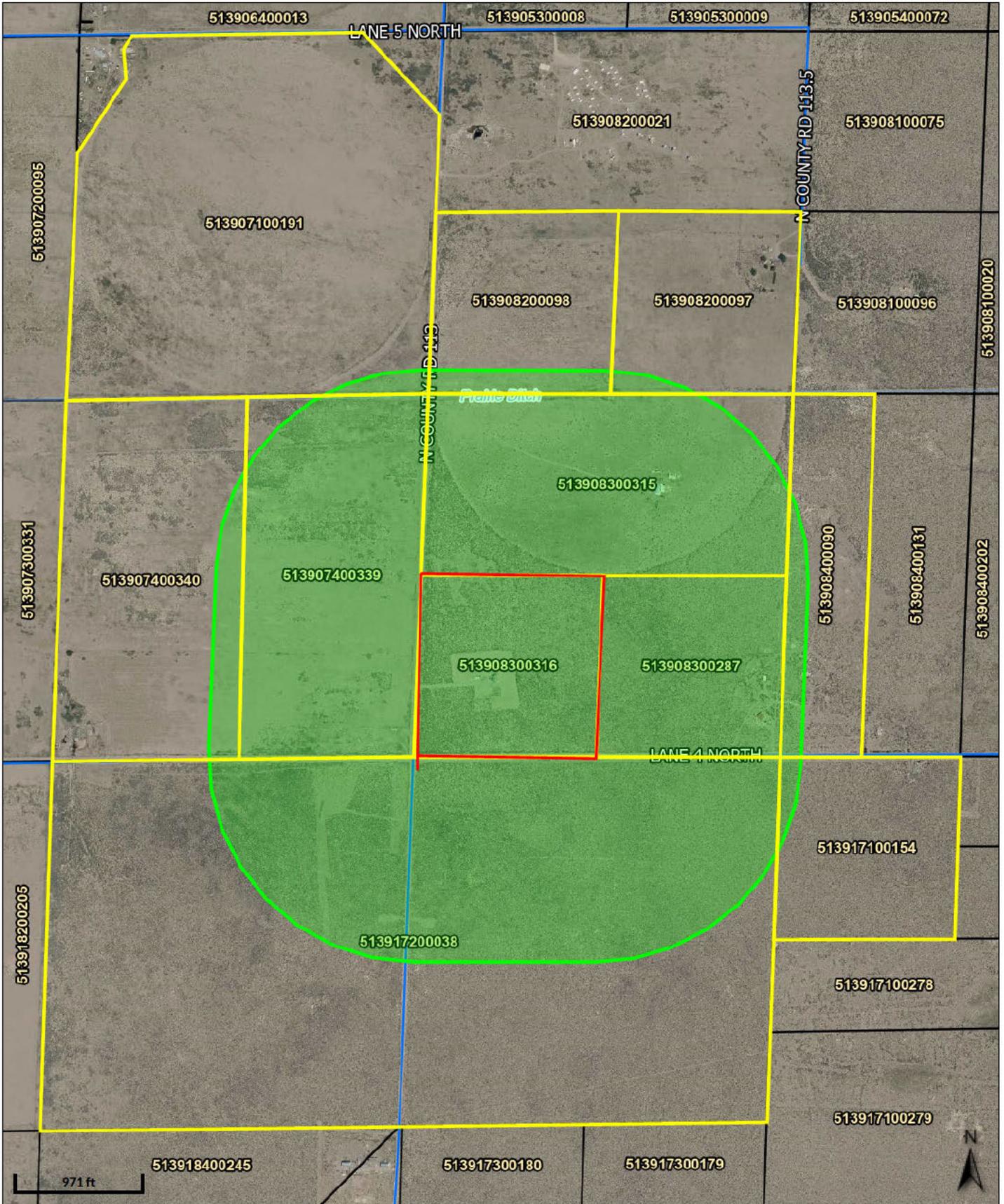


EXHIBIT 10

Helper 1500 ft neighbor list

ParcelId	OwnerName	OwnerAddress1	OwnerCityStZip
513917200038	AFC LIMITED LLC, SUITE B #493	11010 HARBOR HILL DR	GIG HARBOR WA 98332
513908300287 & 513908400090	REES JEAN K	13775 LANE 4 NORTH	MOSCA CO 81146
513908200098	TIDMORE DAUGHTER'S TRUST	16042 NORTH 10TH STREET	PHOENIX AZ 85022
513908300316	HELPER MICHELLE Y & HELPER CHAD L	4094 COUNTY ROAD 113	MOSCA CO 81146
513907400339 & 513907400340	BUTCHER SHANNON & MCCOLM LORIE	417 MADISON STREET	MONTE VISTA CO 81144
513907100191	BOWMAN RONALD R & BOWMAN GAIL J	704 COTTONWOOD CIR	ALAMOSA CO 81101
513908300315	TIDMORE DAUGHTERS TRUST	7113 EAST INGRAM ST	MESA AZ 85207
513917100154	SHONROCK CLINTON O & MARTHA V	801 7TH APT 11	LOS ALAMOS NM 87544
513908200097	BROWN HARRY R & MARY ANN	9851 COUNTY ROAD 4 S	ALAMOSA CO 81101



PUBLIC NOTICE

Land Use Office • 8999 Independence Way #100 • Alamosa, CO 81101
Email: landuse@alamosacounty.org • Phone: 719-589-3812

January 5, 2026

AFC LIMITED LLC, SUITE B #493
11010 HARBOR HILL DR
GIG HARBOR WA 98332

Dear Property Owner(s) of Parcel# 513917200038

Pursuant to Article 8 of the Alamosa County Land Use and Development Code, I am writing to inform you that Chad & Michelle Helfer have submitted an application for a **Minor Subdivision** on property currently addressed as **4094 N County Rd 113 (Parcel 513908300316)**. The applicant is requesting approval to subdivide the existing 40.46 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres pursuant to Section 5.8 of the LUDC. This property is in the **Rural (RU)** zone district.

The legal description of the property is: The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East, of the New Mexico Principal Meridian, County of Alamosa, State of Colorado.

This application will be heard before the Alamosa Planning Commission on **Wednesday, February 11, 2026** at 6:00 PM and again before the Alamosa Board of County Commissioners on **Wednesday, March 11, 2026** at 8:30 AM. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

As a neighboring property owner, you are encouraged to participate in the public hearing. You are welcome to join the meeting in person or via [Zoom Meeting ID #270-314-6874](#) or call in 719-359-4580 or 253-215-8782 and use Meeting ID# 270-314-6874.

Details regarding this application are available for public inspection in the Alamosa County Land Use Office 8999 Independence Way, Suite 100, during regular office hours. If you have any questions regarding this application, you may contact me at the above telephone number.

Sincerely,

Richard Hubler
Land Use Administrator

Darcy Barraclough

From: Frank Wirth <fwirth@ci.alamosa.co.us> on behalf of Frank Wirth
Sent: Monday, January 5, 2026 11:06 AM
To: Darcy Barraclough
Cc: ronnie.medina@alamosacounty.org; rjackson@alamosacounty.org; kanderson@alamosacounty.org; mswoods@alamosacounty.org; fwirth@alamosa.gov; moscahoopercd1@gmail.com; Richard Hubler; mhvfd@gojade.org
Subject: Re: agency review request

Darcy,

I have reviewed the application and find no concerns with the subdivision moving forward.

Thanks,

Frank

On Mon, Jan 5, 2026 at 8:41 AM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application before Alamosa County.

1. Chad & Michelle Helfer have submitted an application for a Minor Subdivision on property currently addressed as **4094 N County Rd 113, Parcel 513908300316**. The applicant is requesting approval to **subdivide the existing 40.46 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres**. This property is in the **Rural (RU)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, February 11, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, March 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Tuesday, January 27**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

=

Richard Hubler

From: Boyle - DNR, Kevin <kevin.boyle@state.co.us> on behalf of Boyle - DNR, Kevin
Sent: Monday, January 5, 2026 4:06 PM
To: Darcy Barraclough
Cc: Heather@slvwcd.org; matt@slvwcd.org; kyle.mcmillan@state.co.us; Richard Hubler
Subject: Re: updated agency request

Ms. Barraclough,

Our review showed that well permit no. 280736 is currently serving the subject parcel and encumbers the SW of the SW 1/4 of Section 8, Twp. 39N, Rng. 11E, NMPM so that no other exempt well permit can be issued. In order for Tract 2 to qualify for an exempt permit well permit no. 280736 would need to be repermited so that it only encumbers the 35 acres on Tract 1. Alternatively, under C.R.S. 37-92-602(IV) this well permit can remain as is and retain the presumption of non-injury only as long as the conditions outlined in the statute are met. As such, in order to retain permit no. 280736 as a full domestic well, the SW of the SW 1/4 of Section 8, Twp. 39N, Rng. 11E, NMPM will not qualify for any other exempt well permit in the future and well permit no. 280736 can only serve Tract 1. If the applicant wishes to retain the domestic status of this permit by keeping permit no. 280736 in place and encumbering 40 acres it is recommended that the County not approve this request until the recorded plat for this request is updated to explicitly state that the SW of the SW 1/4 of Section 8, Twp. 39N, Rng. 11E, NMPM is encumbered by well permit no. 280736 and that the SW of the SW 1/4 of Section 8, Twp. 39N, Rng. 11E, NMPM will not qualify for any other exempt well permit.

Thank You,
Kevin Boyle, P.E.
Assistant Division Engineer
Division 3
(719) 589-6683 ext. 3119



kevin.boyle@state.co.us | www.dwr.colorado.gov

On Mon, Jan 5, 2026 at 11:50 AM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application before Alamosa County.

1. Chad & Michelle Helfer have submitted an application for a Minor Subdivision on property currently addressed as **4094 N County Rd 113, Parcel 513908300316**. The applicant is requesting approval to **subdivide the existing 40.46 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres**. This property is in the **Rural (RU)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, February 11, 2026** at 6:00 P.M. and before the Board of County

Commissioners on **Wednesday, March 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Tuesday, January 27**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

Richard Hubler

From: Ronnie Medina <ronnie.medina@alamosacounty.org> on behalf of Ronnie Medina
Sent: Tuesday, January 6, 2026 3:05 PM
To: Darcy Barraclough
Cc: Richard Hubler
Subject: Re: updated agency request

Good afternoon,

From the Road & Bridge perspective, this proposal should not affect or impact any service my department provides.

Thanks,

Ronnie Medina
Alamosa County Road and Bridge Director
8663 S CR 109
Alamosa CO. 81101
Phone 719.589.6262
Cell 719.850.2993

On Mon, Jan 5, 2026 at 1:05 PM Darcy Barraclough <dbarraclough@alamosacounty.org> wrote:

Good Day,

Your agency has been selected by Alamosa County to provide input on the below land use application before Alamosa County.

1. Chad & Michelle Helfer have submitted an application for a Minor Subdivision on property currently addressed as **4094 N County Rd 113, Parcel 513908300316**. The applicant is requesting approval to **subdivide the existing 40.46 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres**. This property is in the **Rural (RU)** zone district.

Please review the attached information and provide any comments relevant to:

- How these proposals may affect the services you provide.
- Concerns you may have about impacts.
- Suggestions for modifications to the proposal.

These applications are scheduled for a Public Hearing before the Alamosa County Planning Commission on **Wednesday, February 11, 2026** at 6:00 P.M. and before the Board of County Commissioners on **Wednesday, March 11, 2026** at 8:30 A.M. Both meetings will be held in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado.

If you wish to comment on these applications, please submit your response in writing or by email to the Alamosa County Land Use Office by **Tuesday, January 27**. You are also welcome to participate during the public hearings noted above in person or via Zoom Meeting <https://zoom.us/j/2703146874>

Further details regarding this application are available upon request. If you have any questions, please contact me at 719-589-3812 or dbarraclough@alamosacounty.org

Thank You,

Darcy Barraclough

Planner

Alamosa County Land Use and Building Dept.

[8999 Independence Way, Suite 100](#)

[Alamosa, CO 81101](#)

719-589-3812

dbarraclough@alamosacounty.org

**ALAMOSA COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Alamosa Planning Commission on **Wednesday, February 11, 2026** at 6:00 PM and again before the Alamosa Board of County Commissioners on **Wednesday, March 11, 2026** at 8:30 AM, in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado for the purpose of considering an application for a **Minor Subdivision** submitted by Chad & Michelle Helfer on property currently addressed as **4094 N County Rd 113 (Parcel 513908300316)**.

The applicant is proposing to subdivide the existing 40.46 acre tract into two lots: Tract 1 of 35 acres, and Tract 2 of 3.65 acres. This property is in the **Rural (RU)** zone district.

The legal description of the property is: The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East, of the New Mexico Principal Meridian, County of Alamosa, State of Colorado.

Details regarding this application are available for public inspection in the Alamosa County Land Use Office at 8999 Independence Way Suite 100 during regular office hours or at (719) 589-3812.

Darcy Barraclough
Alamosa County Planner

Published in the Valley Courier 1/3/2026



Land Use Office • 8999 Independence Way #100 • Alamosa, CO 81101
Email: landuse@alamosacounty.org • Phone: 719-589-3812

January 30, 2026

Chad & Michelle Helfer
4094 N County Rd 113
Mosca, CO 81146



Dear Applicant(s):

Your application for a Minor Subdivision Permit has been scheduled before the Alamosa County Planning Commission for Wednesday **February 11, 2026 at 6:00 p.m.** in the Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

It is also tentatively scheduled before the Board of County Commissioners for Wednesday **March 11, 2026 at 8:30 a.m.** at the same location, provided that you can obtain authorization from your lender by that date. The BOCC hearing may be delayed until that lender authorization documentation is provided.

It is imperative that you or someone acting as your representative be present at this meeting to answer questions the Board may have. Should you decide to appoint a representative, please submit a notarized letter of your appointee to the Land Use Office prior to the scheduled Board meeting.

You are welcome to join the meeting in person or via [Zoom Meeting ID #270-314-6874](#) or call in 719-359-4580 or 253-215-8782 and use Meeting ID# 270-314-6874.

If you have questions or concerns, please call at (719) 589-3812 or email me at rhubler@alamosacounty.org.

Thank you,

Richard Hubler,
Land Use Administrator

When recorded return to: Allpine Title, Inc., 225 6th Street, Suite D, Alamosa, CO 81101

**REQUEST FOR FULL / PARTIAL X
RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT
PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a) and (3), COLORADO REVISED STATUTES**

January 9, 2026	Date
Michelle Y Smith and Chad L Helfer	Original Grantor (Borrower)
4094 County Road 113, Mosca, CO 81146	Current Address of Original Grantor, Assuming Party, or Current Owner
<input type="checkbox"/> Check here if current address is unknown	Original Beneficiary (Lender)
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS MIN #100196399045641519	
October 16, 2024	Date of Deed of Trust
October 16, 2024	Date of Recording and/or Re-Recording of Deed of Trust
393175	Recording Information

County Rpt. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF Alamosa COUNTY

(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:

See Attached Exhibit "A" Legal Description

Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or as a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to § 38-39-102(3)(c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

1. The purpose of the Deed of Trust has been fully or partially satisfied.
2. The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
3. It is one of the following entities (check applicable box):
 - a. The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this request for release;
 - b. The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a corporate surety bond as specified in § 38-39-102(3)(b), Colorado Revised Statutes;
 - c. A title insurance company licensed in Colorado, as specified in § 38-39-102(3)(c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this request for release and that has caused the indebtedness secured by the deed of trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness; or
 - d. A holder, as specified in § 38-39-102 (3)(d)(I), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. **E-FILE ONLY**

Name and address of the holder of the evidence of debt secured by Deed of Trust (lender) or name and address of the Title Insurance Company authorized to request the release or a Deed of Trust

Mortgage Electronic Registration Systems, Inc. & PHH Mortgage - 200 Midatlantic Dr., Suite 410, Mt Laurel, NJ 08054

Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

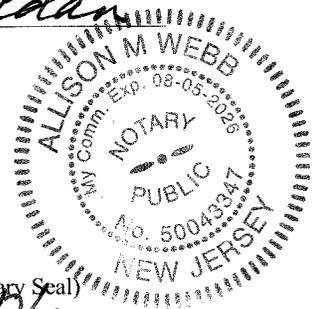
Christine D'Amico and Rose M. Roldan as representatives - 200 Midatlantic Dr., Suite 410, Mt Laurel, NJ 08054

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., PHH MORTGAGE CORPORATION
AS NOMINEE FOR GUARANTEED RATE, INC.,
ITS SUCCESSORS AND ASSIGNS

Christine D'Amico
Signature

Rose M. Roldan
Signature

Allison M. Webb
Notary Public
New Jersey
My Comm. Exp. 08-05-2026



State of New Jersey, County of Burlington

The foregoing Request for Release was acknowledged before me on 1/27/26 (Date)

by: *Christine D'Amico and Rose M. Roldan*
for Mortgage Electronic Registration Systems Inc.

Witness my hand and official seal

Allison M. Webb
Notary Public

8/5/26
Date Commission Expires

"MERS" is a Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and tele 1901 E Voorhees Street, Suite C, Danville, IL 61834, P.O. Box 2026, Flint, Michigan 48501-2026 tel. (888) 679-MERS.

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to in the Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;

NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances belonging to the real property.

(Public Trustee use only; use appropriate label)

(Public Trustee Seal)



(If applicable: Notary Seal)

Amy McKinley
Public Trustee
Amy McKinley February 05, 2026
Deputy Public Trustee

(If applicable, name and address of person creating new legal description as required by § 38-35-106.5, Colorado Revised Statutes.)

Exhibit "A" Legal Description

A tract of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8, T.39N., R.11E., N.M.P.M., Alamosa County, Colorado, which tract is more particularly described by metes and bounds as follows: Beginning at the SE corner of the tract herein described, whence the W1/16th corner for Section 8 and Section 17, bears S02°26'16"W a distance of 30.04 feet; thence S89°28'37"W, along the North limit of Lane 4 North, a distance of 300.00 feet to the SW corner of the tract herein described; thence N02°26'16"E a distance of 529.94 feet to the NW corner of the tract herein described; thence N89°28'37"E a distance of 300.00 feet to the NE corner of the tract herein described; thence S02°26'16"W, along the East line of the said SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 8, a distance of 529.94 feet to the place of beginning, which tract contains 3.65 acres, more or less.

Also Known as Tract 2 of the Helfer Division of Land.

LIEN HOLDER APPROVAL

THE UNDERSIGNED, being the holder of an evidence of debt which is secured by a deed of trust, mortgage deed, or other lien recorded in the Alamosa County records against the following legally described property: The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 11 East, of the New Mexico Principal Meridian, County of Alamosa, State of Colorado, hereby consents and agrees to the submittal of a Land Use Application to Alamosa County by Chad L Helfer and Michelle Y. Helfer (property owners) for a Subdivision to create two lots of 35.00 acres and 3.65 acres from the original legal lot.

Dated this 18 day of February, 2026.

Lien holder/Bank: PHH Mortgage

By: Rose M. Koldan
Title: Assistant Secretary

COUNTY OF Burlington,
STATE OF New Jersey, SS.

The foregoing instrument was acknowledged before me this 18 day of February, 2026, by Rose M Koldan.

Witness my hand and official seal.

Allison M Webb
NOTARY PUBLIC
My commission expires 8/15/26

Allison M. Webb
Notary Public
New Jersey
My Comm. Exp. 08-05-2026

