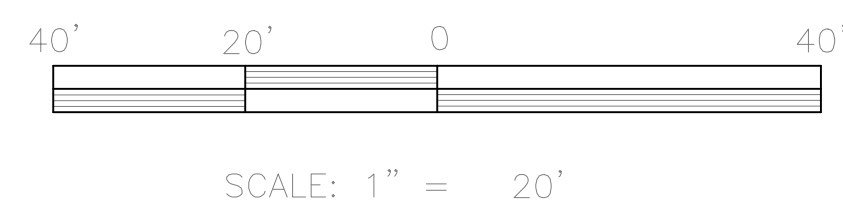
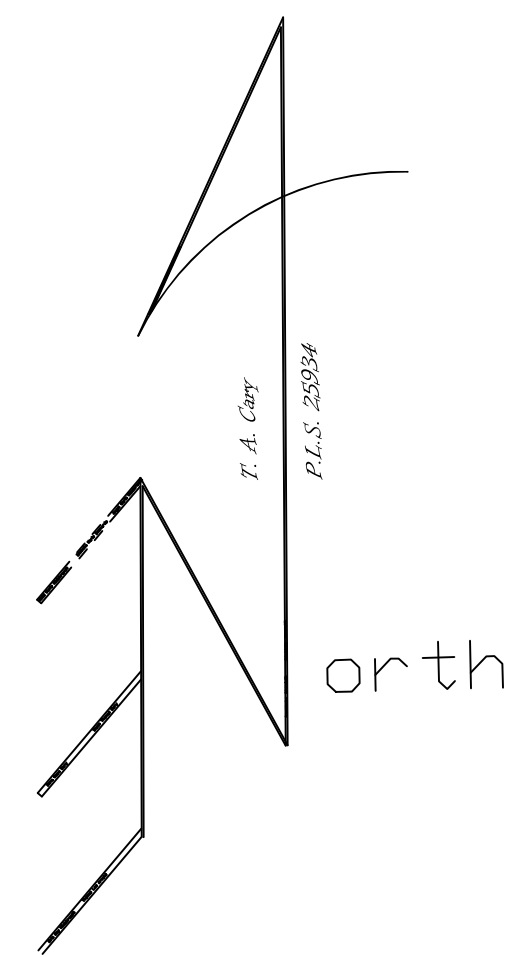
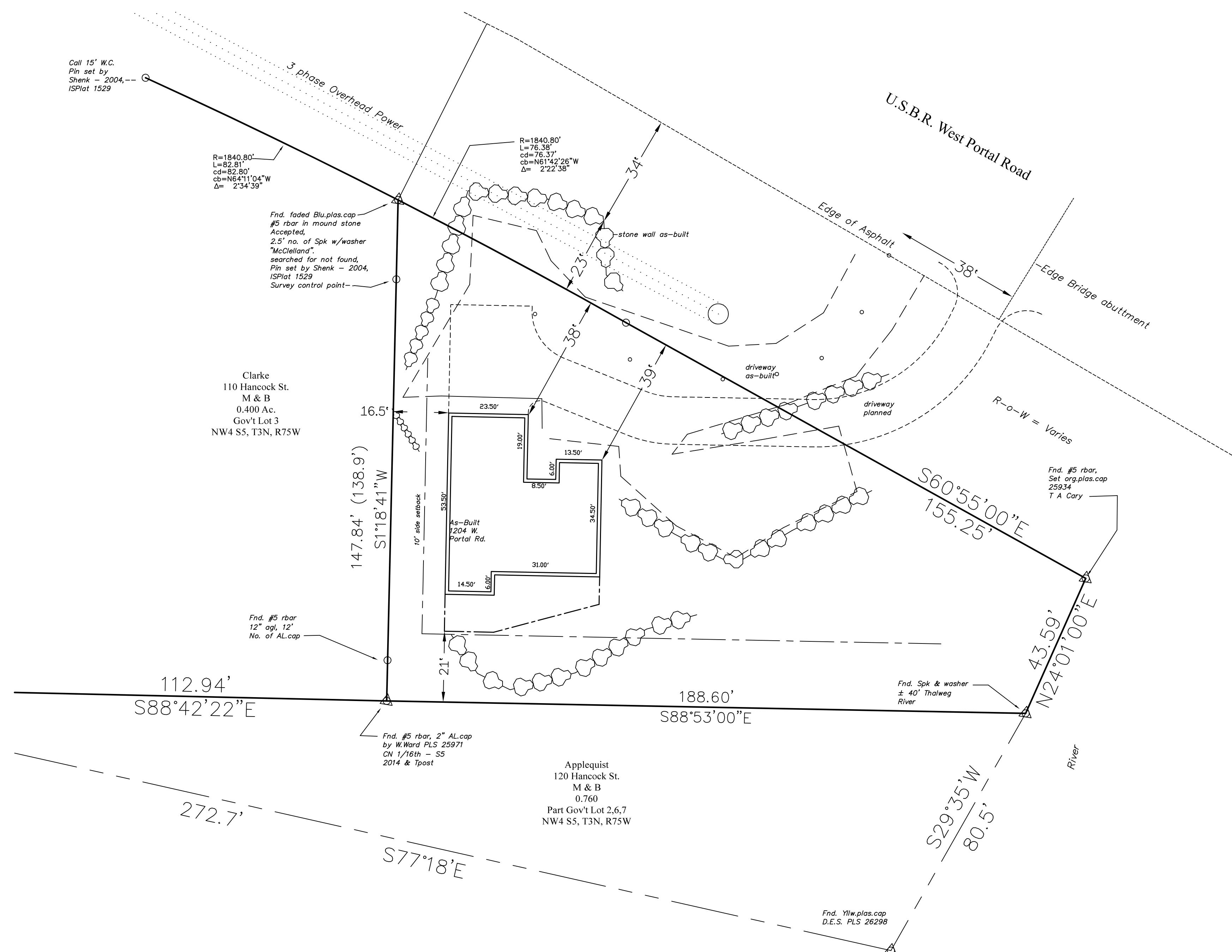


**Improvement Survey Plat  
1204 Portal Road  
Metes & Bounds,  
0.447 Acres,  
Located in a portion of the  
NE 1/4 of of Section 5,  
Township 3 North,  
Range 75 West of the 6th P.M.  
County of Grand,  
State of Colorado  
Conveyance to the Owner  
is recorded at Reception  
No. 2018007380**

**Legal Description:**  
A tract of land lying South of the tunnel road and West of the North inlet to Grand Lake, located in Lot 2, Section 5, T3N, R75W of the 6th PM, described as follows:  
beginning as the SW corner of said lot 2, whence the N 1/4 corner of said Sec.5 bears N1°E for a distance of 1336.8 feet;  
Thence along the N-S 1/4 line, N1°12'E for a distance of 138.9 feet to a point on the Southerly R-o-W line of the U.S.B.R. Tunnel Road;  
Thence along said Tunnel Road R-o-W line and on a curve to the right with a radius 1,844.0 feet for 72.5 feet to a point of tangent;  
Thence along said U.S.B.R. R-o-W line S60°55'E for a distance of 155.9 feet to a point on the West bank of the North inlet to Grand Lake;  
Thence along the West bank S24°01'W for a distance of 35.9 feet to a point on the South line of said Lot 2;  
Thence along said South line of said Lot 2, N88°53'W for a distance of 188.6 feet to the point of beginning.  
County of Grand, State of Colorado.



On PDF drawing, scale may be distorted  
Scaled original drawing = 24" x 36"  
any other printed size will not match



**PLAT NOTES:**

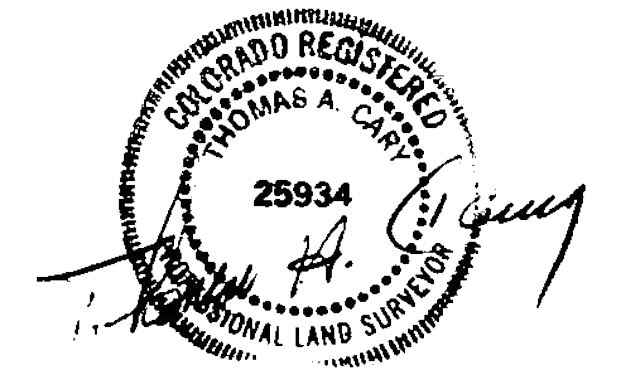
1. Basis of Bearings is based upon the North-South 1/4 Line of Sec. 5, T3N, R75W of the 6th P.M. as outlined in Legal description Book 266 Page 463 which bears N 1°12' E .
2. Survey based on :Legal description Brown to Thorsheim, 12 October 1979 at rec.no. 167543 ( also in Book 266 Page 462-463); WD Carbone to Kinder, 24 September 2001 at rec.no. 2001009487; WD Kinder to Biersdorfer, 14 September 2018 at rec.no. 2018007380; ISPlat Lot 1, Blk. 1 Sunnyside addition, 10 August 2004 deposited at LS 1529;.
4. This Improvement Survey Plat was performed without the benefit of a Title Commitment.
- 5.
6. Notice: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years after the date of certification shown heron.

**Land Surveyor's Certificate:**

I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Improvement Survey Plat of 1204 Portal Rd., was made by me and under my supervision and that said survey complies with title 38, article 51, CRS, 1973, and that the monuments required by statutes and by the Grand County subdivision regulations have been placed on the ground

Dated this 12 day of July, 2023 (year)  
(SEAL)

Colorado registration number: 25934



Elev. = 110'	Driveway Profile		← 25
Elev. = 105'			
Elev. = 100'			
Elev. = 95'			
Elev. = 90'			

-Sta. 0+00 - 107.8'  
Edge of existing asphalt,  
West Portal Rd.  
 6.11%  
 -Sta. 0+18 - 106.7'  
 11.67%  
 -Sta. 0+36 - 104.6'  
 21.43%  
 -Sta. 0+50 - 101.6'  
 20.0%  
 -Sta. 0+66 - 98.4'  
 15.35%  
 -Sta. 0+94 - 94.1'  
 1.61%  
 -Sta. 1+25 - 93.6'

Prepared For:  
Cynthia Biersdorfer  
Keith Nichols  
7293 S. Harrison Way  
Centennial, CO. 80122-1934

Cary Enterprise-D  
Thomas A. Cary  
305 GCR 1933  
PO Box 122  
Kremmling, Colorado 80459  
1.970.724.2912 / 970.509.0185

Field Work: 11 July 2023  
Drawing: 10 Aug. 2023  
Rev: 2 Oct. 2023  
NSCAD 2022  
PLS 25934  
Loosehorse56@gmail.com

Sheet 1 of 1  
Scale 1" = 20'