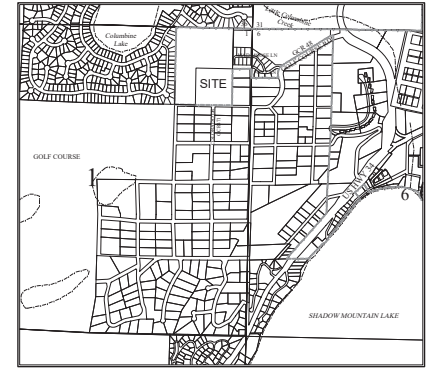


# LUCY LOVE MINOR SUBDIVISION

## A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641

A TRACT OF LAND IN THE NE1/4NE1/4 (LOT 1) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT GENETTE SIMPKINS REVOCABLE LIVING TRUST IS THE OWNER OF A TRACT OF LAND IN THE NE1/4NE1/4 (LOT 1) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SE CORNER OF THIS TRACT WHENCE THE N1/2 CORNER BETWEEN SAID SECTION 1, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., AND SECTION 6, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH P.M., BEARS SOUTH 89°15' EAST, FOR A DISTANCE OF 325.1 FEET;  
THENCE RUNNING ALONG THE N1/2 LINE OF SECTION 1, NORTH 89°15' WEST FOR A DISTANCE OF 626.1 FEET TO THE SW CORNER OF THIS TRACT;  
THENCE NORTH 1°59' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;  
THENCE S 89°15' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NE CORNER OF THIS TRACT AND THE INTERSECTION WITH THE WEST LINE OF GUGDEL SUBDIVISION;  
THENCE ALONG SAID WEST LINE OF GUGDEL SUBDIVISION SOUTH 01°09' WEST, FOR A DISTANCE OF 623.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF GRAND LAKE CORRECTION QUIT CLAIM DEED RECEPTION 2023-000734. That the owner(s) have caused said real property to be consolidated into one lot, laid out and surveyed under the name and state LUCY LOVE MINOR SUBDIVISION, and does hereby dedicate and set apart all of the streets, alleys, and other public ways and places as shown on the accompanying plat to the use of the public forever, and does hereby dedicate those portions of said real property which are indicated on easements on the accompanying plat as easements.

IN WITNESS WHEREOF GENETTE SIMPKINS REVOCABLE LIVING TRUST has caused it's name to be hereto subscribed this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

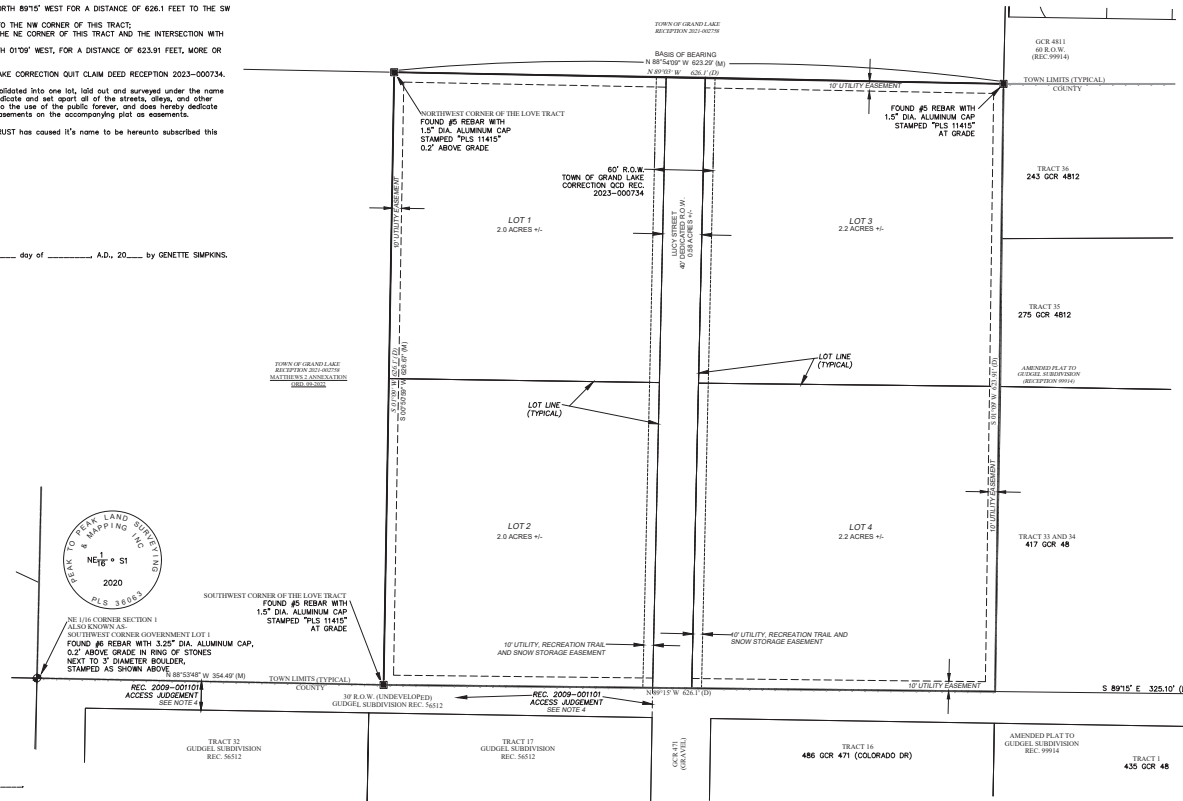
ATTEST:  
GENETTE SIMPKINS: \_\_\_\_\_

NOTARY:  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ by GENETTE SIMPKINS.  
Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

(SEAL)  
NOTARY PUBLIC



**GRAND COUNTY ASSESSOR DATA:**  
PARCEL NUMBER 1191-011-00-002  
VACANT LAND  
ZONED GRAND COUNTY RESIDENTIAL-ANNEXATION TO THE TOWN OF GRAND LAKE ANTICIPATED IN 2023  
INCLUDED IN THE THREE LAYES DESIGN AND REVIEW AREA AND THE GRAND COUNTY URBAN GROWTH AREA 2

**SURVEY NOTES:**  
1. THE ANNEXATION MAP FOR THIS TRACT IS RECORDED AT RECEPTION XXXXXXX.  
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS PLAT:  
a. RECEPTION 99914, PLAT OF GUGDEL SUBDIVISION, RECORDED NOVEMBER 5, 1941.  
b. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.  
c. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.  
3. THE BASIS OF BEARING FOR THIS MINOR SUBDIVISION PLAT IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 89°54'09" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.  
4. THE STIPULATION AND CONSENT JUDGEMENT AT RECEPTION 2009-001100 AND 2009-001101 RESPECTIVELY DETAILS ACCESS FROM AND TO THE STANLEY PROPERTY. BULLET ITEM 12 STATES, THERE SHALL BE NO ROAD OR DRIVEWAY FROM THE STANLEY PROPERTY ONTO THE 30' WIDE STRIP IMMEDIATELY TO THE NORTH OF TRACTS 32 AND 17, GUGDEL SUBDIVISION.

**TITLE COMMITMENT:**  
a. COMMITMENT No. 1119815-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.  
b. THE BASIS OF BEARING FOR THIS MINOR SUBDIVISION PLAT IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 89°54'09" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_  
Town Planning Commission, Grand Lake, Colorado  
CHAIR: \_\_\_\_\_  
Chairman

**TOWN BOARD OF TRUSTEES CERTIFICATE**

APPROVED THIS \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_ by the Board of Trustees, Grand Lake, Colorado.  
This Approval does not guarantee that the size or soil or flooding conditions of any Lot shown herein are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, street improvements, paving, grading, landscaping, curbs, gutters, street lights, street signs, and sidewalks shall be financed by others and not the Town of Grand Lake. Also, that the Town of Grand Lake does not assume any responsibility for the correctness or accuracy of any information disclosed on this plat nor any representations or information presented to the Town which induced the Town to give this certificate.

ATTEST:  
CLERK: \_\_\_\_\_ MAYOR: \_\_\_\_\_  
Town Clerk Mayor

- LEGEND**
- - FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON LS461
  - - FOUND #5 REBAR, AS DESCRIBED
  - ☐ - TELEPHONE PEDESTAL
  - ☐ - COMMUNICATION PEDESTAL
  - ⊕ - ELECTRIC BOX
  - (M) - FIELD MEASURED
  - (D) - DEED DIMENSION
  - ∅ - DIAMETER
  - GCR - GRAND COUNTY ROAD
  - REC - RECEPTION
  - R.O.W. - RIGHT OF WAY
  - - PLATTED EASEMENTS

**SURVEYORS CERTIFICATE**  
I, KETH E. LUTTRELL, PLS 36063, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 26, ARTICLE 50 AND 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF GRAND LAKE DEVELOPMENT REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KETH E. LUTTRELL, PLS 36063  
FOR AND ON BEHALF OF  
PEAK TO PEAK SURVEYING & MAPPING, INC.

SKETCH PLAN ONLY

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

Peak to Peak Land  
Surveying & Mapping, Inc.  
P.O. Box 100  
Keowning, Colorado 80459  
970-724-0724

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SHEET 1 OF 1

Draftsman: JL    Checked by: KL    Date: 06/01/2023 Job no.:2023-0119 STANLEY