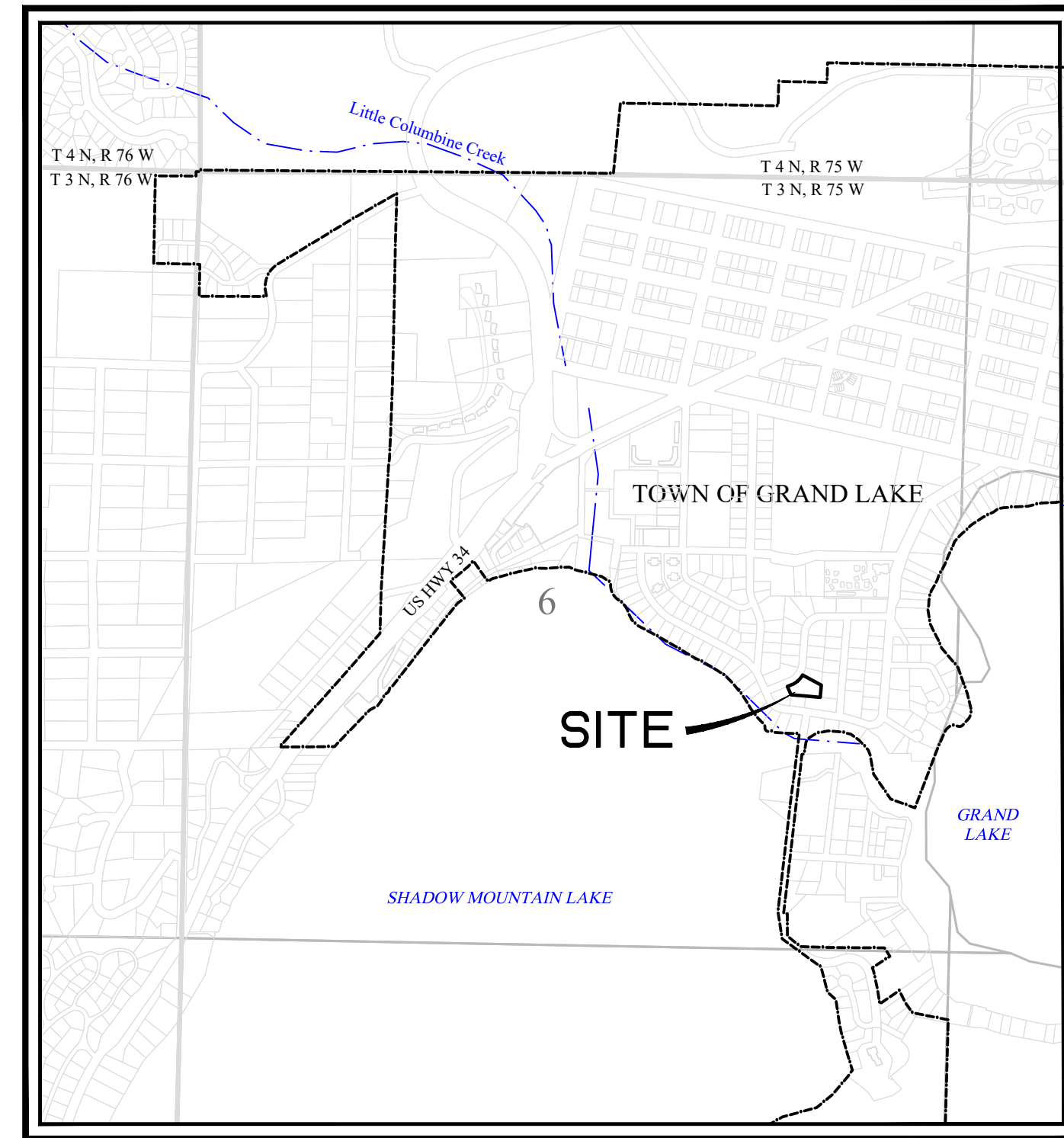


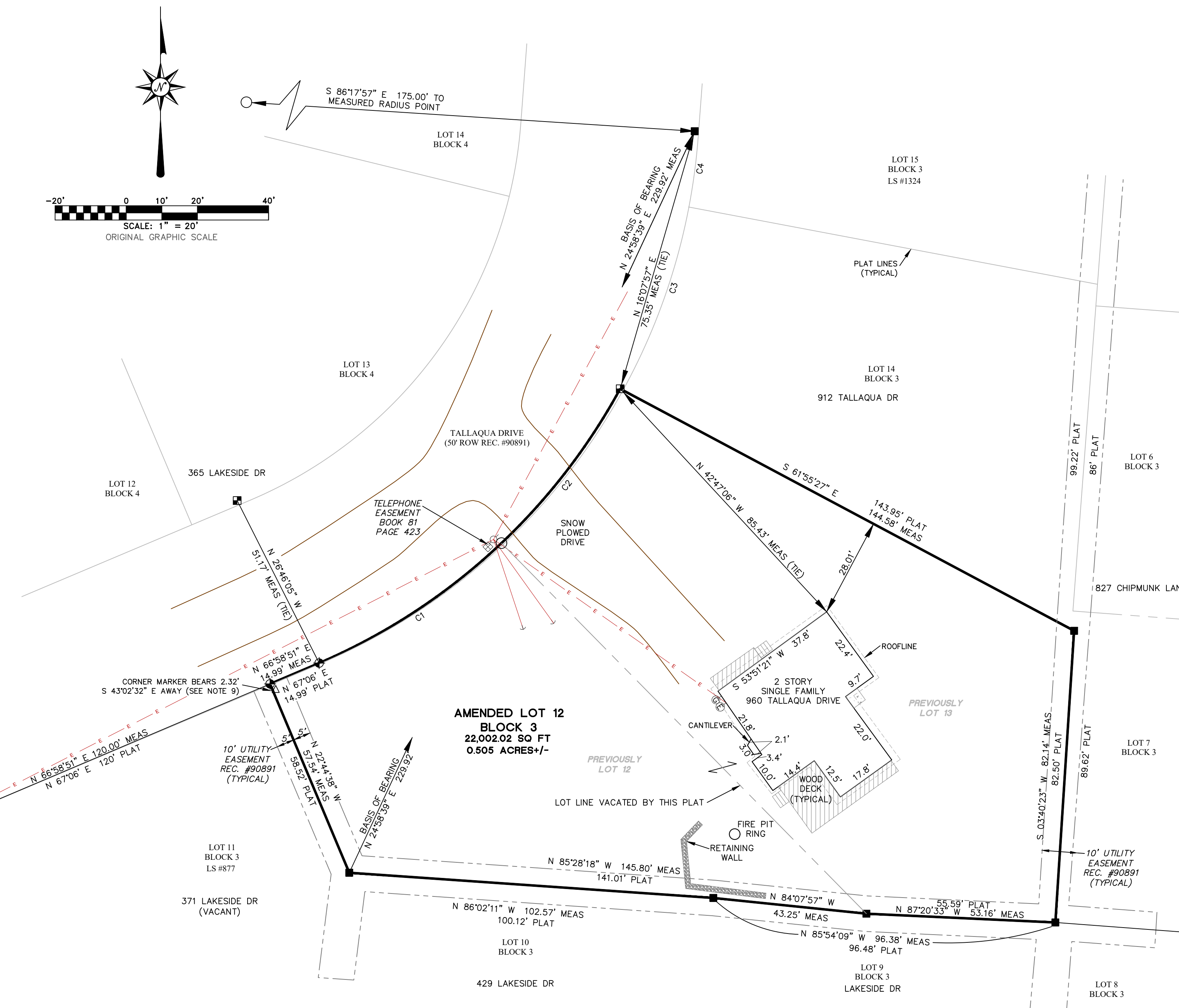
MINOR SUBDIVISION / LOT CONSOLIDATION PLAT
AMENDED LOT 12, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING, RECEPTION #90891
 BEING A CONSOLIDATION OF LOTS 12 & 13, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING
 SITUATED IN THE SE1/4 SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
 OWNERSHIP VESTED BY WARRANTY DEED 2014-005830
 ALSO KNOWN AS 960 TALLAQUA DRIVE



VICINITY MAP
 SCALE: 1" = 1000'

- LEGEND**
- ◆ SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942, AT GRADE
 - FOUND #5 REBAR, 0.3'+/- ABOVE GRADE
 - FOUND #4 REBAR
 - △ FOUND ALUMINUM CAPPED REBAR, PLS #25971
 - CALCULATED POINT ONLY, NO MONUMENT SET
 - ⊕ TELEPHONE/COMMUNICATION PEDESTAL
 - ⊕ GAS METER
 - ⊕ ELECTRIC METER
 - POWER POLE
 - ⊕ GUY WIRE WITH ANCHOR
 - MEAS - REFERS TO MEASURED DISTANCE & BEARING, PER THIS SURVEY
 - PLAT - REFERS TO GRAND LAKE ESTATES, FIRST FILING PLAT, REC. #90891
 - REC. - RECEPTION
 - ROW - RIGHT OF WAY
 - CONCRETE

CURVE TABLE (PLAT)			CURVE TABLE (MEAS)		
CURVE	ARC LENGTH	RADIUS	CURVE	ARC LENGTH	RADIUS
C1	61.70'	175.0'	C1	61.65'	175.00'
C2	55'	175.0'	C2	54.96'	175.00'
C3	55'	175.0'	C3	55.00'	175.00'
C4	20.11'	175.0'	C4	175.00'	175.00'



- NOTES**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 A. GRAND COUNTY RECORDS, GRAND LAKE ESTATES FIRST FILING, RECEPTION #89950, RECORDED AUGUST 17, 1959.
 B. GRAND COUNTY RECORDS, GRAND LAKE ESTATES FIRST FILING, RECEPTION #90891, RECORDED JANUARY 29, 1966.
 C. GRAND COUNTY SURVEY DEPOSIT, LS #877, DATED FEBRUARY 5, 2002.
 D. GRAND COUNTY SURVEY DEPOSIT, LS #1392, DATED JANUARY 19, 1999.
 - BASIS OF BEARING IS N 24°58'39" E, AS CALCULATED FROM THE PLATS RECORDED AT RECEPTION #89950 & RECEPTION #90891 AS MEASURED BETWEEN THE NW CORNER OF LOT 10, BLOCK 3 (FOUND #5 REBAR) AND THE POINT OF CURVATURE ON LOT 15, BLOCK 3 (FOUND #4 REBAR) AS SHOWN HEREON.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND RIGHTS OF WAY AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
 - THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.
 - UNDERGROUND UTILITIES (IF ANY) ARE NOT ADDRESSED BY THIS SURVEY.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED GRAND LAKE SINGLE FAMILY RESIDENTIAL-HIGH DENSITY, "RSH". SAID ZONING CONSISTS OF THE FOLLOWING GRAND LAKE SETBACKS:
 FRONT 25'
 SIDE 10'
 REAR 10'
 *MAXIMUM HEIGHT OF BUILDINGS 32 FEET
 - ALL DISTANCES ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
 - FIELD WORK PERFORMED DECEMBER 31, 2019 THRU JANUARY 10, 2020 WITH APPROXIMATELY 2 FEET OF SNOW COVER.
 - THIS CORNER MONUMENT IS SET PER GRAND COUNTY RECORDS LS #877, HOWEVER, PER LS#877 AN APPARENT CALCULATING ERROR APPEARS EVIDENT RESULTING IN AN INCORRECT PLACEMENT, CONSEQUENTLY, SAID MARKER IS NOT CONSIDERED WITHIN ACCEPTABLE TOLERANCES AND IS NOT UTILIZED FOR THIS SURVEY.
 - 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 FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DEDICATION:
 KNOW ALL MEN BY THESE PRESENTS: THAT, CRAIG A. ENGELSEN & KRISTEN FRISBIE ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRAND LAKE, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:
 LOTS 12 AND 13, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING
 THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS MINOR SUBDIVISION/LOT CONSOLIDATION PLAT, AMENDED LOT 12, BLOCK 3, GRAND LAKE ESTATES, FIRST FILING AND DO 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 DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF CRAIG A. ENGELSEN, HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20_____

 STATE OF _____)
 COUNTY OF _____) SS
 CRAIG A. ENGELSEN

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____
 BY CRAIG A. ENGELSEN.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

IN WITNESS WHEREOF KRISTEN FRISBIE, HAS CAUSED HER NAME TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____ 20_____

 STATE OF _____)
 COUNTY OF _____) SS
 KRISTEN FRISBIE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____
 BY KRISTEN FRISBIE.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

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 HEREON 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
 TOWN CLERK _____ MAYOR _____

CLERK'S CERTIFICATE
 STATE OF COLORADO)
 TOWN OF GRAND LAKE) SS
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK (P/A) M., MONTH: _____, DATE: _____ 20_____, A.D., AND IS DULY RECORDED.

TOWN CLERK _____

LAND SURVEYOR'S CERTIFICATE:
 I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION/LOT CONSOLIDATION PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, THE MONUMENTS REQUIRED BY SAID STATUTE HAVE BEEN PLACED IN THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.
 DATED THIS _____ DAY OF _____ 2020.

PLANNING COMMISSION CERTIFICATE
 APPROVED THIS _____ DAY OF _____ A.D., 20_____, TOWN PLANNING COMMISSION, GRAND LAKE, COLORADO.
 CHAIRMAN _____

LAND SURVEYOR'S CERTIFICATE:
 TIMOTHY R. SHENK, COLORADO P.L.S. 31942
 PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

TIM SHENK
LAND SURVEYING INC.
 P.O. BOX 1670
 GRANBY, CO 80446
 (970) 887-1046

MINOR SUBDIVISION/LOT CONSOLIDATION PLAT
 AMENDED LOT 12, BLOCK 3,
 GRAND LAKE ESTATES, FIRST FILING
 SE1/4 SECTION 6, T-3-N, R-75-W, 6 P.M.,
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO