

**RESUBDIVISION /LOT CONSOLIDATION PLAT,  
AMENDED LOT 5, BLOCK 39, TOWN OF GRAND LAKE**  
BEING A CONSOLIDATION OF LOTS 4 & 5, BLOCK 39, TOWN OF GRAND LAKE, RECEPTION NO. 9066  
PART OF 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, RECEPTION NO. 2017005939  
#217 MOUNTAIN AVENUE

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT JAMES EDWARD FINDLATER AND JANET JOY FINDLATER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRAND LAKE, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, BLOCK 39, TOWN OF GRAND LAKE

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS RESUBDIVISION / LOT CONSOLIDATION PLAT, AMENDED LOT 5, BLOCK 39, TOWN OF GRAND LAKE 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 JAMES EDWARD FINDLATER HAS CAUSED HIS NAME TO BE HEREINTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JAMES EDWARD FINDLATER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY JAMES EDWARD FINDLATER.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

IN WITNESS WHEREOF JANET JOY FINDLATER HAS CAUSED HER NAME TO BE HEREINTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JANET JOY FINDLATER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY JANET JOY FINDLATER.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_

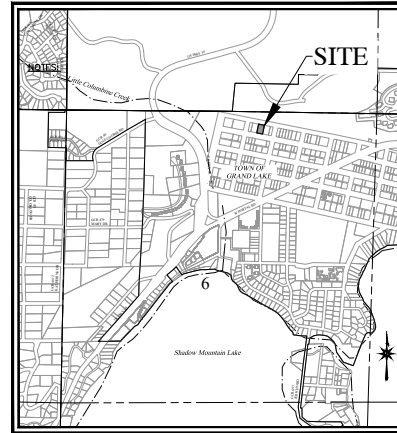
NOTARY PUBLIC

**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 \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 1000'

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, TOWN PLANNING COMMISSION, GRAND LAKE, COLORADO.

CHAIRMAN

**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

**NOTES**

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:  
A. GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, RECEPTION 8996.  
B. GRAND COUNTY RECORDS, MINOR SUBDIVISION/LOT CONSOLIDATION PLAT, AMENDED LOT 7, BLOCK 39, RECEPTION NO. 201900005.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE POLICY NO. \_\_\_\_\_ DATED \_\_\_\_\_ ISSUED BY \_\_\_\_\_ AS AN AGENT FOR \_\_\_\_\_ FOR RECORD INFORMATION REGARDING EASEMENTS AND/OR RIGHTS OF WAY.
- FIELDMETHOD PERFORMED NOVEMBER 20, 2023 THRU DECEMBER 6, 2023 AS NECESSARY.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE TOWN OF GRAND LAKE AS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY AND IS INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA. SETBACKS PER TOWN OF GRAND LAKE:  
FRONT = 25'  
SIDE = 15'  
REAR = 10'
- BASIS OF BEARINGS IS N12-06-35-E ALONG THE WESTERLY LINE OF AMENDED LOT 5, BLOCK 39 AS EVIDENCED BY A FOUND SPIKE AT THE SOUTHWESTERLY CORNER AND NORTHWESTERLY CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. SAID BEARING IS DERIVED FROM THE MINOR SUBDIVISION LOT CONSOLIDATION PLAT OF AMENDED LOT 7, BLOCK 39, RECEPTION NO. 201900005.
- DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

**LAND SURVEYOR'S CERTIFICATE**

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RESUBDIVISION/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 GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

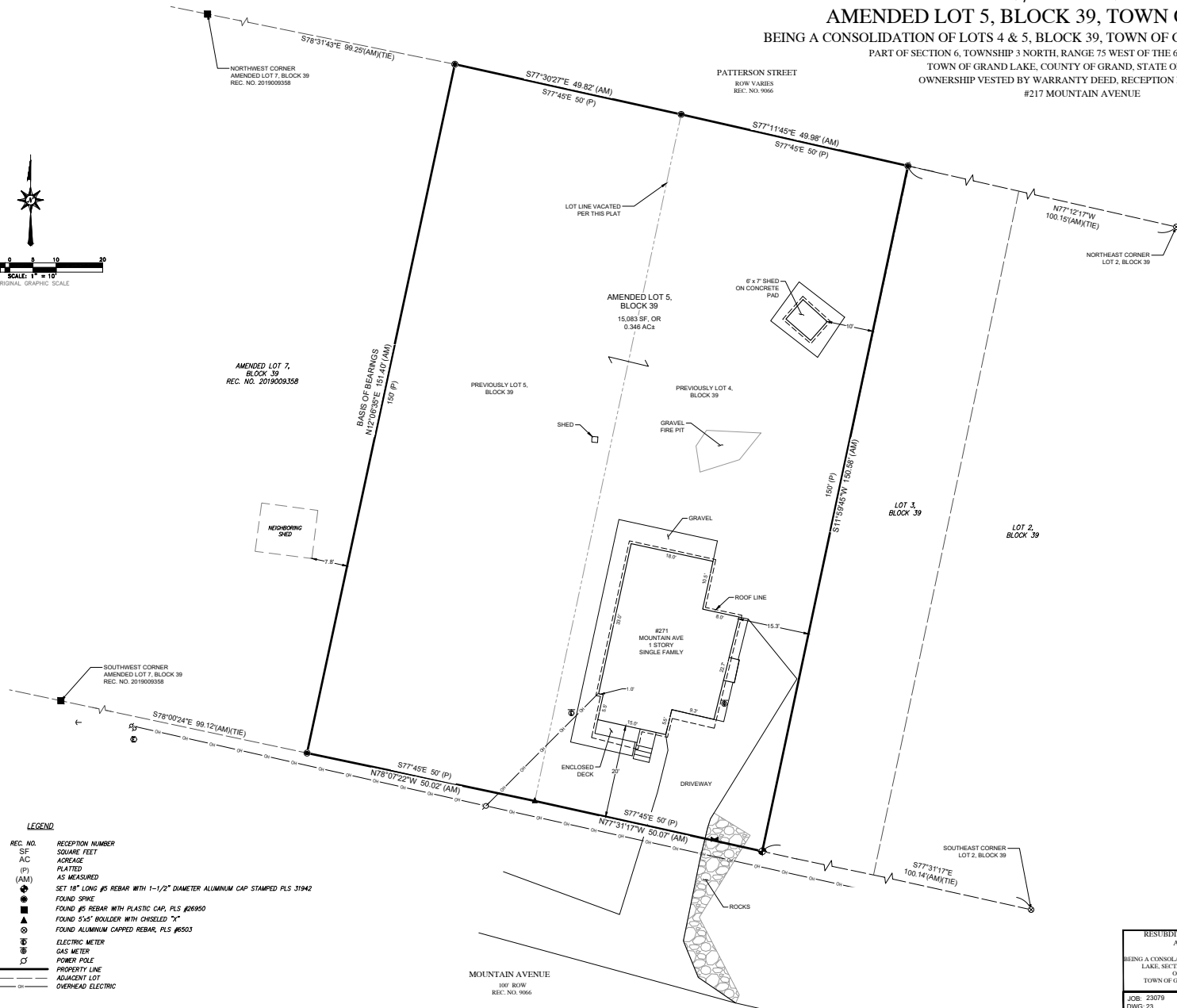
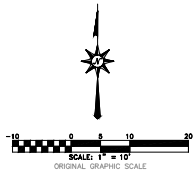
TIMOTHY R. SHENK, COLORADO P.L.S. 31942  
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

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

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OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
#217 MOUNTAIN AVENUE

JOB: 23079 SCALE: 1" = 20' DATE: 02/14/2023 DRAWN BY: JAN  
DWG: 23 CRD: 23079\_PLAT CHECKED: TRS SHEET: 1 OF 2

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**LEGEND**

- REC. NO. RECEPTION NUMBER
- SF SQUARE FEET
- AC ACREAGE
- (P) PLATTED
- (AM) AS MEASURED
- SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS 31942
- FOUND S/WNE
- FOUND #5 REBAR WITH PLASTIC CAP, PLS #06950
- FOUND 5'x5' BOULDER WITH CHESELED "X"
- FOUND ALUMINUM CAPPED REBAR, PLS #6503
- ELECTRIC METER
- GAS METER
- POWER POLE
- PROPERTY LINE
- ADJACENT LOT
- OVERHEAD ELECTRIC

MOUNTAIN AVENUE  
100' ROW  
REC. NO. 9066

TIM SHENK  
LAND SURVEYING, INC.

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