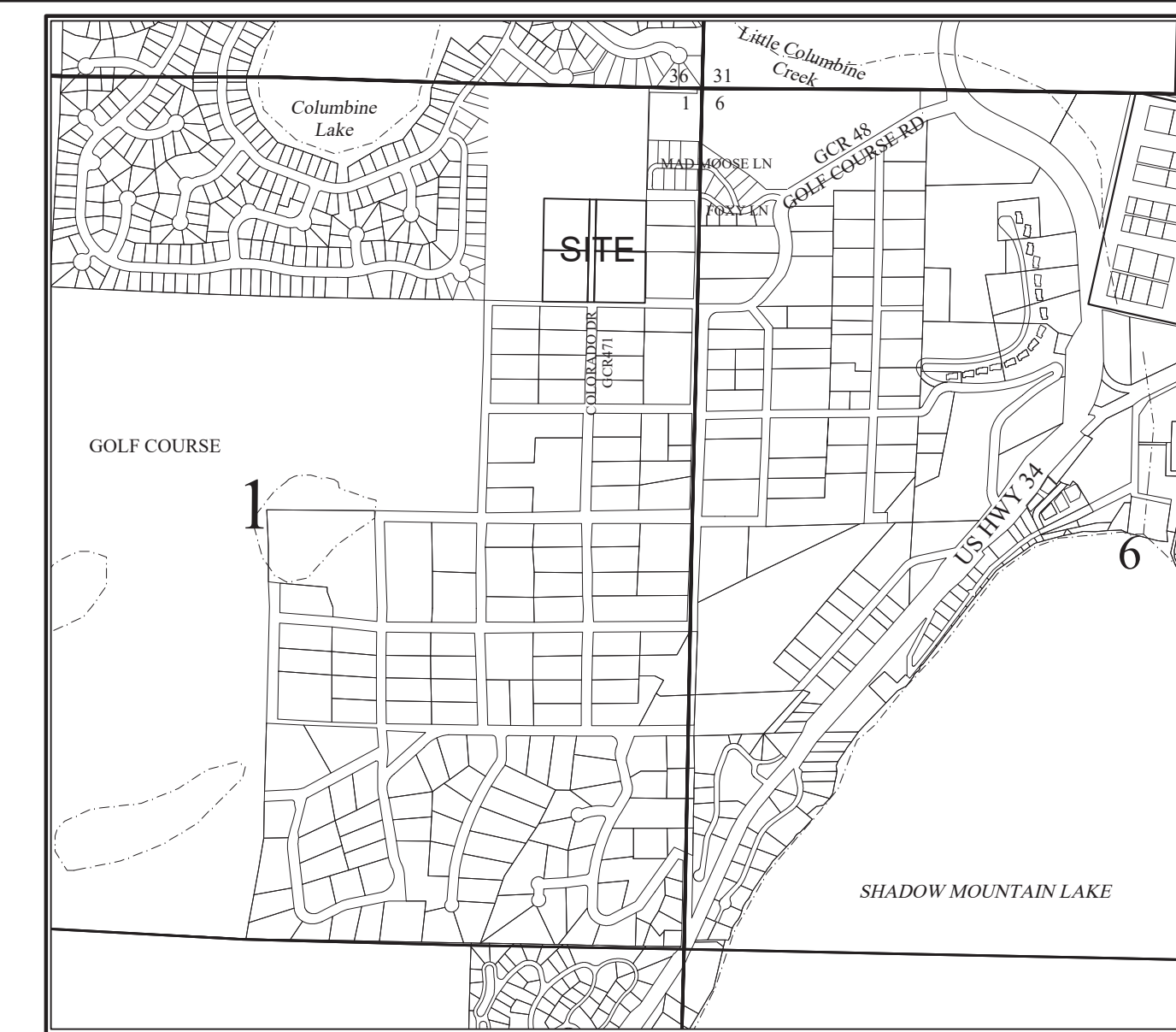


LUCY LOVE MINOR SUBDIVISION

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., 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 N1/16TH 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°09' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;
THENCE S 89°03' 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 style 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 as easements on the accompanying plat as easements.

IN WITNESS WHEREOF GENETTE SIMPKINS REVOCABLE LIVING TRUST has caused it's name to be hereunto 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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT GRAND COUNTY BOARD OF COUNTY COMMISSIONERS, GRAND COUNTY, COLORADO, IS THE OWNER OF A STRIP OF GROUND SIXTY FEET WIDE, IT BEING THIRTY FEET ON EACH SIDE OF THE CENTER LINE DESCRIBED AS FOLLOWS:

A 60 FOOT STRIP OF GROUND, IT BEING 30 FEET EITHER SIDE OF THE CENTERLINE AS DESCRIBED IN BOOK 92 AT PAGE 150 OF THE GRAND COUNTY RECORDS LESS AND EXCEPT THAT PORTION OF THE 60 FOOT STRIP OF LAND DESCRIBED AT 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 style 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 as easements on the accompanying plat as easements.

IN WITNESS WHEREOF THE TOWN OF GRAND LAKE HAS CAUSED IT'S NAME TO BE HEREUNTO SUBSCRIBED THIS

_____ day of _____, A.D., 20____

ATTEST:
CHAIR PERSON, BOARD OF GRAND COUNTY COMMISSIONERS: _____

NOTARY:
STATE OF _____)
COUNTY OF _____)SS

The foregoing instrument was acknowledged before me this

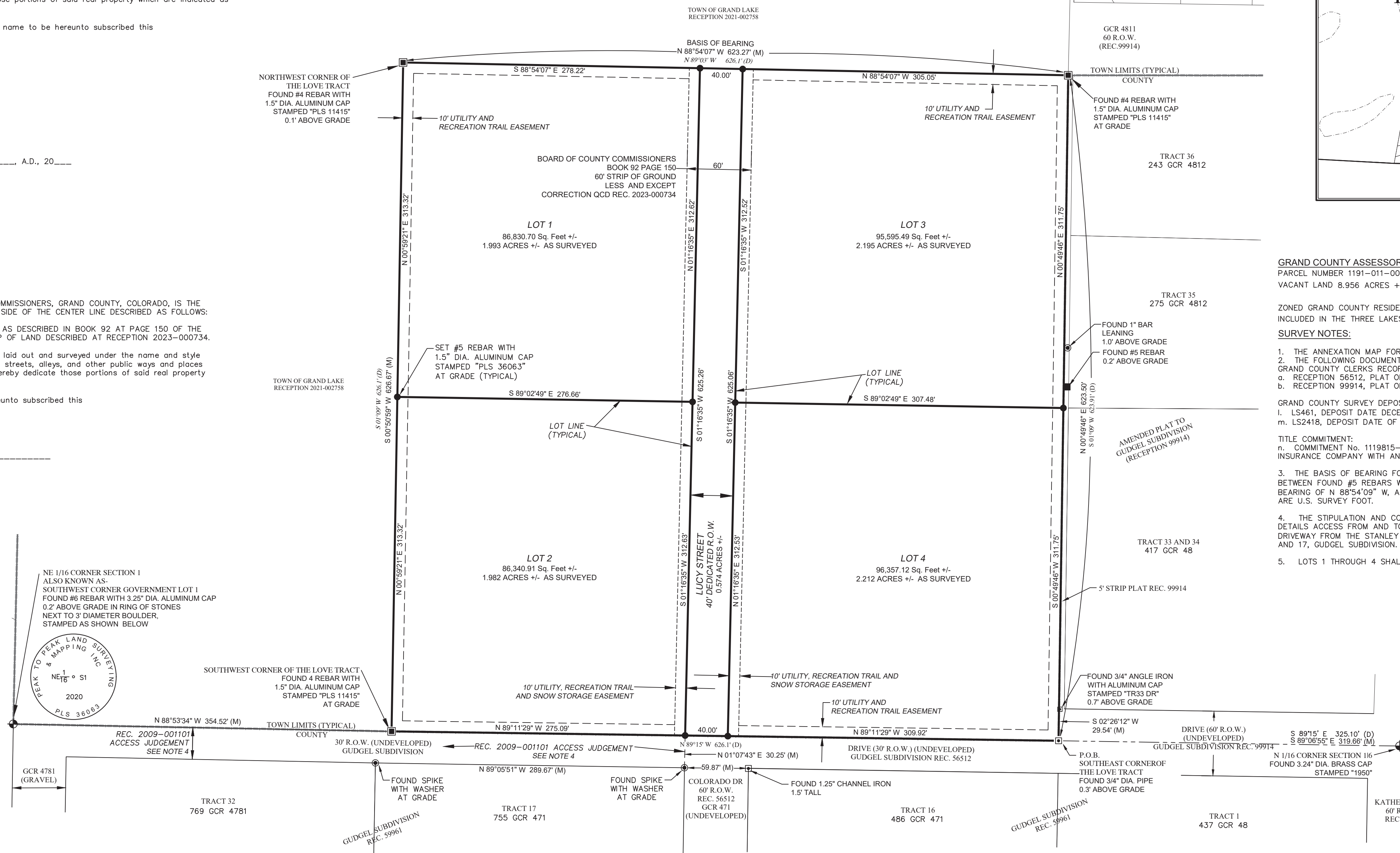
_____ day of _____, A.D., 20____

by THE CHAIR PERSON, BOARD OF GRAND COUNTY COMMISSIONERS

Witness my hand and official seal.

My Commission Expires: _____

(SEAL) _____
NOTARY PUBLIC



PLANNING COMMISSION CERTIFICATE

APPROVED THIS _____ day of _____, A.D., 20____

Town Planning Commission, Grand Lake, Colorado

CHAIR: _____
Chairman

TOWN BOARD OF TRUSTEES CERTIFICATE

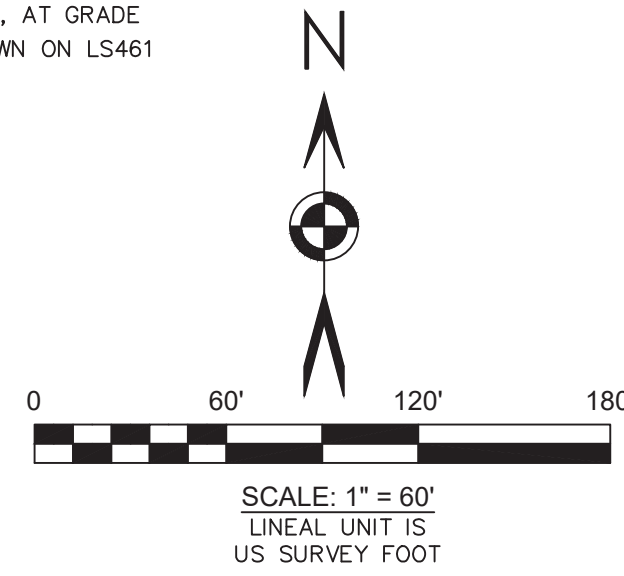
APPROVED THIS _____ day of _____, A.D., 20____, by the Board of Trustees, Grand Lake, Colorado.

This Approval does not guarantee that the size or soil or flooding conditions of any Lot shown 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:
CLERK: _____ Town Clerk
MAYOR: _____ Steve Kudron

LEGEND

- -SET 18" LONG #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED "PLS 36063", AT GRADE
- -FOUND #4 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON LS461
- -FOUND #5 REBAR, AS DESCRIBED
- -FOUND #5 REBAR, AS DESCRIBED
- ⊠ -TELEPHONE PEDESTAL
- ◇ -COMMUNICATION PEDESTAL
- ⊞ -ELECTRIC BOX
- (M) -FIELD MEASURED
- (D) -DEED DIMENSION
- DIA. -DIAMETER
- GCR -GRAND COUNTY ROAD
- LS -GRAND COUNTY LAND SURVEY DEPOSIT
- REC. -RECEPTION
- R.O.W. -RIGHT OF WAY
- - - - - PLATTED EASEMENTS



SURVEYOR'S CERTIFICATE

I, KEITH 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 38, 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.

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

FOR REVIEW

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

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

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, T-3-N, R-76-W OF THE 6th P.M., TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942

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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.