

DEDICATION:

Know all people by these presents:

That Kirks Mountain Adventures LLC is the owner of that real property in the Town of Grand Lake, Colorado, described as follows:

Lots 5 through 8, Block 20, Town of Grand Lake.

That they have caused said real property to be laid out and surveyed as Amended Lot 5, Consolidation Plat of Lots 5 through 8 Block 20, Town of Grand Lake, and do hereby cause said property to become one single Lot.

In witness whereof, Gary Bien has caused his name to be hereunto subscribed this ____ day of _____, 20____.

Gary Bien

State of Colorado)

County of _____) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Gary Bien as authorized representative of Kirks Mountain Adventures, LLC

My Commission Expires:

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 _____, 2023 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.

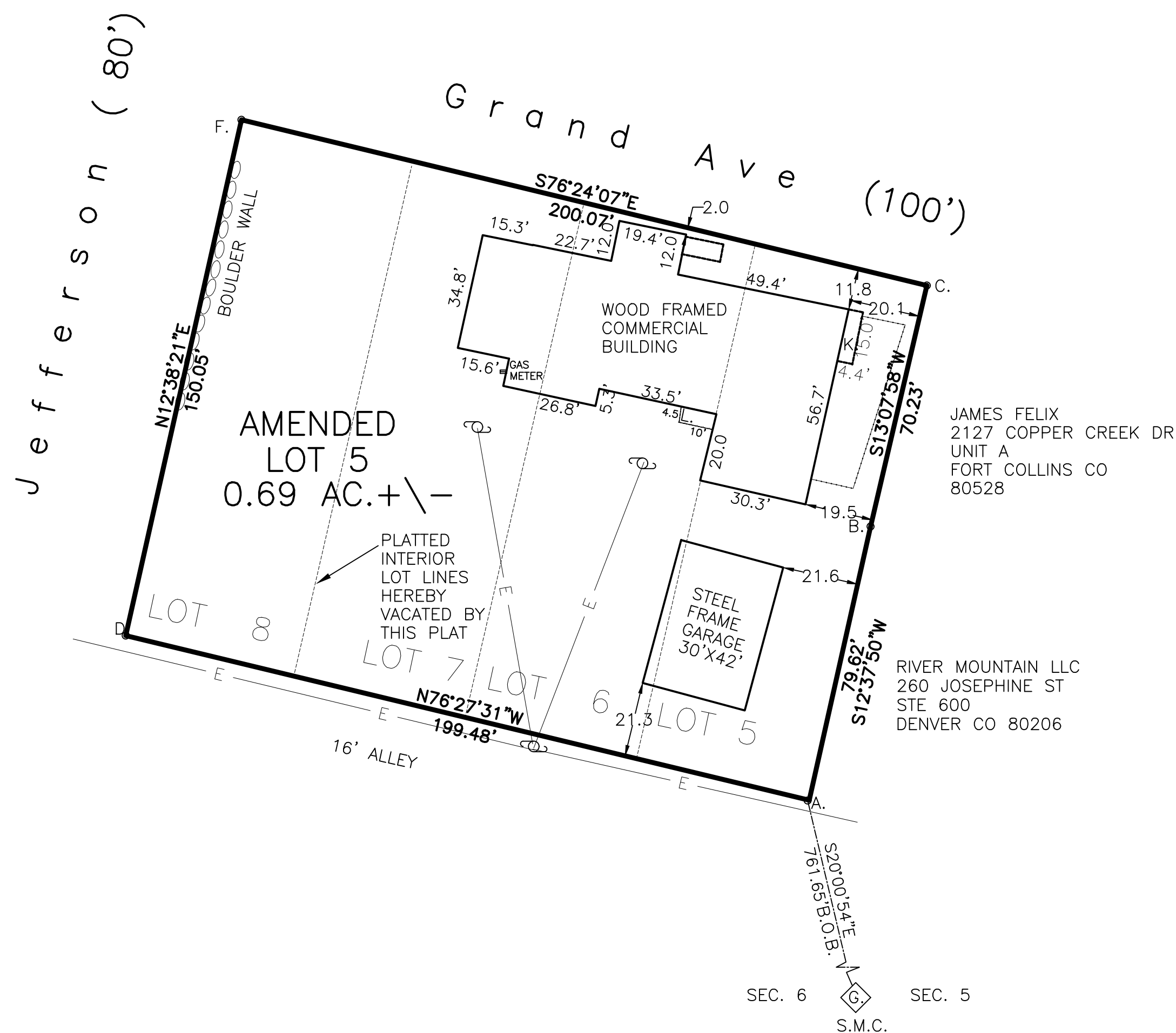
ATTEST CLERK _____ MAYOR _____ Town Clerk Mayor

SURVEYOR'S CERTIFICATE

I hereby certify that this Consolidation Plat of Lots 5 through 8, Block 20, Town of Grand Lake shows the result of a field survey done by me or under my responsible charge, based on facts known to me, and that this plat complies with applicable statutes set forth in Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by these statutes and the Town of Grand Lake subdivision regulations have been set on the ground.

Warren Dale Ward, Colorado PLS NO. 25971

CONSOLIDATION PLAT
612 Grand Avenue
Of Lots 5-8, Block 20, Town of Grand Lake, Grand County, Colorado, Part of Sec. 6, Township 3 North, Range 75 West of the 6th P.M.

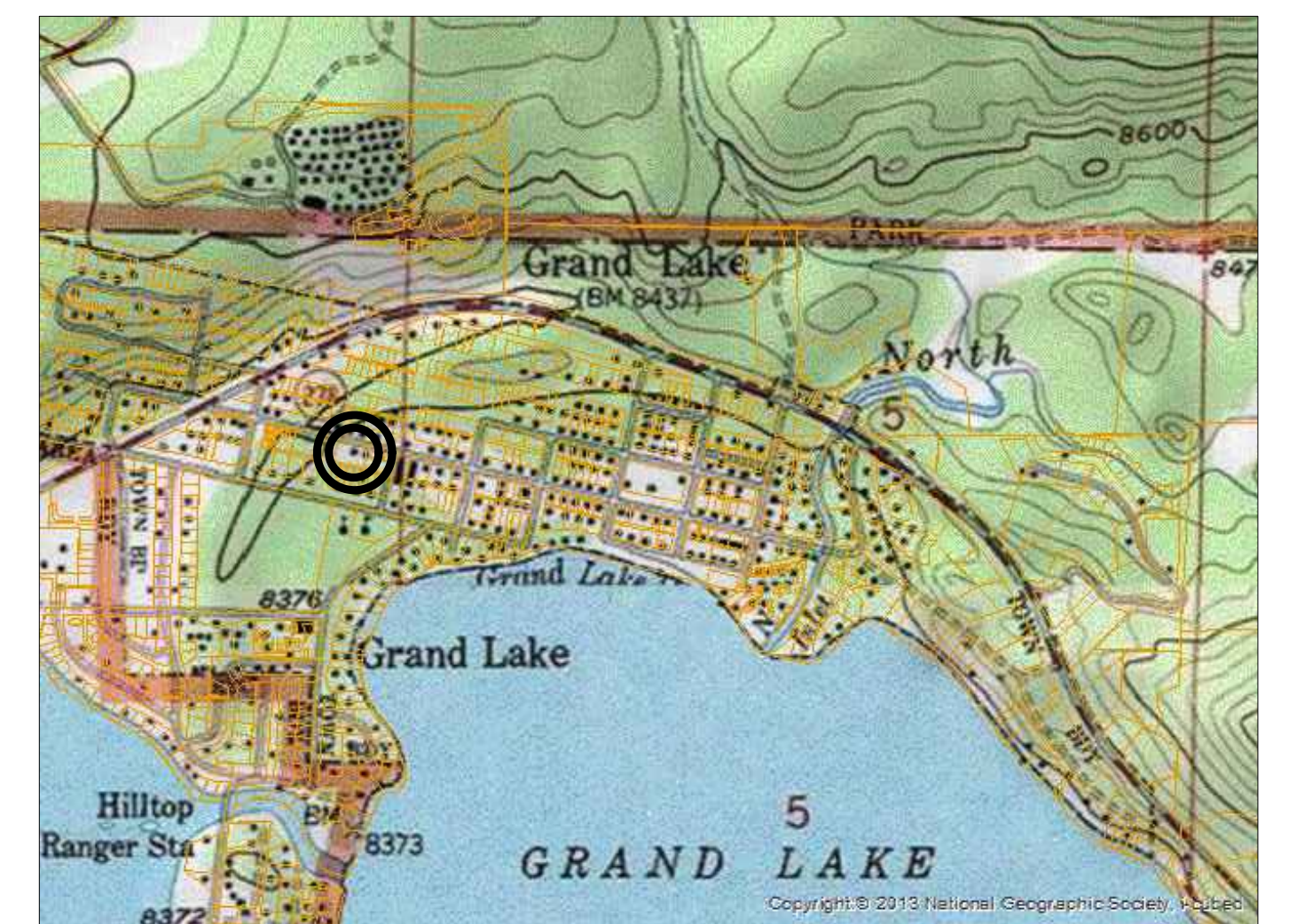


NOTES:

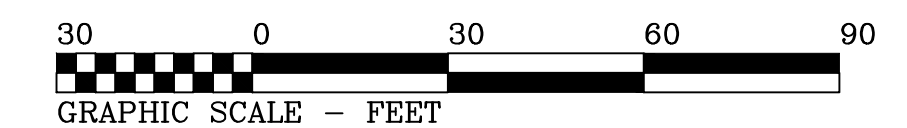
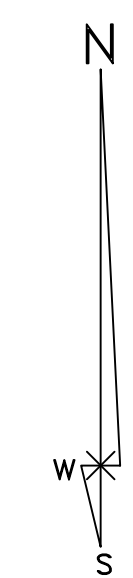
- 1. For title, reference to a title insurance commitment is recommended.
2. Property shown is zoned Commercial C.
3. Applicant: Kirks Mountain Adventures, PO Box 1662, Estes Park, CO 80517

KEY:

- A. - Found boat spike/washer, LS 3660
B. - Found bent aluminum capped, 1/2" rebar scribed ls 25971
C. - Found 1/2" rebar
D. - Found 3/8" rebar
E. - Overhead service line
F. - Found aluminum capped, 1/2" rebar scribed ls 25971
G. - Extant PLSS corner noted, found 1950 USBR Brass cap



VICINITY MAP - NO SCALE



BASIS OF BEARINGS: S20°00'54"E, from the S.E. Corner of Lot 5, to the special meander corner of Sec.5 and Sec. 6, monumented as shown, derived with GPS/RTK.

Survey company contact information: Azimuth Survey Company, P.O. Box 653 Fraser, Colorado 80442. Includes project title 'CONSOLIDATION PLAT' and details: 612 Grand Avenue, Of Lots 5-8, Block 20, Town of Grand Lake, Grand County, Colorado. Scale: 1 IN = 30 FT. Job: A14-25.