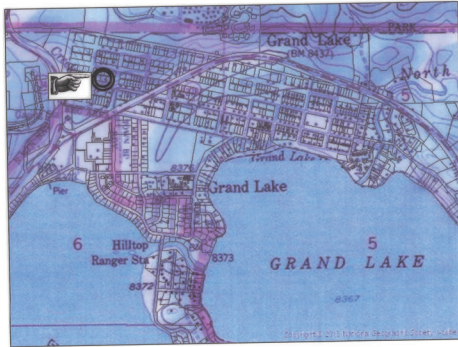


1/4 Sec.31
Sec.6

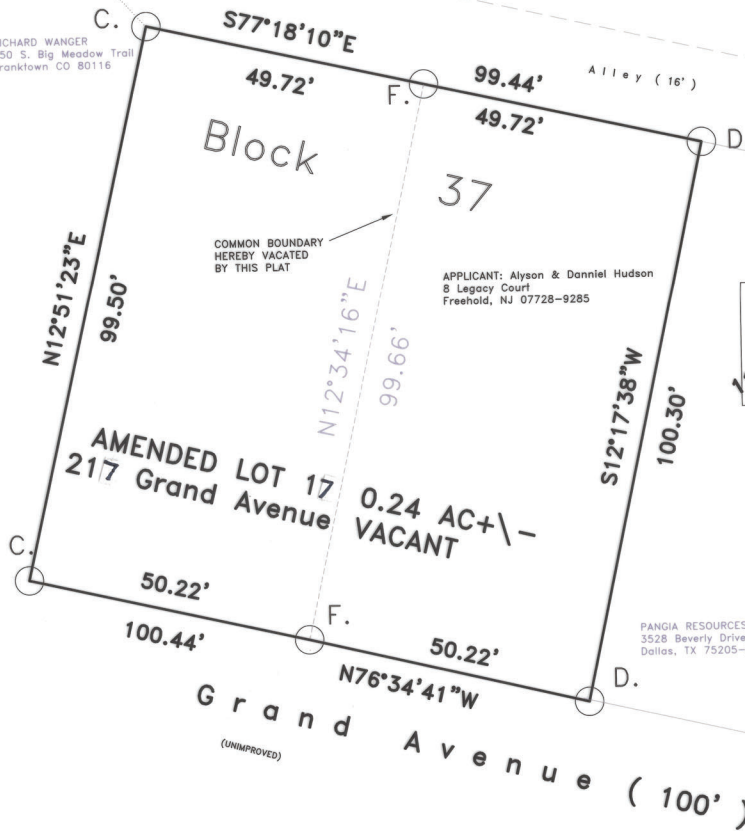
994.94' N23°36'59"W
b.o.b. - GPS/RTK

CONSOLIDATION PLAT
Amended Lot 17, Block 37
Replat of Lots 12 & 13, Block 37
Town of Grand Lake Grand County, Colorado
Part of Sec. 6, Township 3 North
Range 75 West of the 6th Principal Meridian



VICINITY MAP: 1" = 2000.00'

RICHARD WANGER
250 S. Big Meadow Trail
Franktown CO 80116



DEDICATION:

Know all people by these presents:

That Alyson & Danniell Hudson are the owners of that real property in the Town of Grand Lake, Colorado, described as follows:

Lots 12 & 13, Block 37

That they have caused said real property to be laid out and surveyed as Amended Lot 17, Block 37, Grand Lake, and do hereby cause said property to become one single Lot.

In witness whereof, Alyson & Danniell Hudson have caused their names to be hereunto subscribed this 11 day of November, 2023.

Alyson Hudson
Danniell Hudson

State of Colorado
County of Montezuma ss

The foregoing instrument was acknowledged before me this 11 day of November, 2023, by Alyson & Danniell Hudson.

My Commission Expires: 03-31-2027

Patricia A. Schiarappa
Notary Public
My Commission Expires March 31, 2027

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.

Mayor _____
Attest:
Town Clerk _____

I, w ward, surveyor, hereby certify that this plat of Consolidation Plat, Amended Lot 17, Block 37, Grand Lake, shows the result of a field survey done by me and under my responsible charge based on facts known to me, and that said plat complies with 38-51, CRS, and the Town of Grand Lake Subdivision Regulations, and that the monuments required by said CRS and Town of Grand Lake regulations have been placed on the ground.

w ward - surveyor

NOTES:

- For title, reference to a title insurance commitment is recommended.
- Wellands are not addressed.
- Buried utilities are not shown.
- BEARINGS: A "bearing" (NW/SE, NE/SW) is a mathematical angular value with identical reciprocal angular values. Bearings do not "go" in any direction.
- RTK = Real - Time Kinematic
- GPS = Global Positioning System, including European Galileo & Russian GIONASS.
- b.o.b. = basis of bearings along the straight line between monuments noted.

Planning Commission Certificate
Approved this 28th day of December AD, 2023,
Town Planning Commission, Grand Lake, Colorado
Chair: _____

Azimuth Survey Company
P.O. Box 653 Fraser, Colorado 80442
1800-725-2734 p970-531-1120

CONSOLIDATION PLAT
Amended Lot 17, Block 37
Replat of Lots 12-13, Block 37
Town of Grand Lake
Grand County, Colorado

DATE: 09-08-23
SCALE: 1" = 10' BY: w A14-49 JOB:

UNITS: INTERNATIONAL SURVEY FOOT
GRAPHIC SCALE - FEET

- KEY:
- A. - EXTANT PLSS CORNER NOTED. FOUND 1928 G.L.O. BRASS CAP.
 - B. - FOUND 1" IRON PIPE, APPARENT ORIGINAL MONUMENT.
 - C. - FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED Is 25971.
 - D. - FOUND BOAT SPIKE.
 - F. - SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED Is 25971.

