

**SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE, AMENDED LOT 20, BLOCK 1
 CONSOLIDATION OF LOTS 3, 4 & 5, BLOCK 1, SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE, RECEPTION NO. 15299
 SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO**

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MARTELL REAL ESTATE GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRAND LAKE, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, & 5, BLOCK 1, SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE, AMENDED LOT 20, BLOCK 1, 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, MARTELL REAL ESTATE GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS HEREUNTO SUBSCRIBED ITS NAME THIS _____ DAY OF _____, 20____.

MARTELL REAL ESTATE GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY

JAMES MARTELL, MANAGER

STATE OF _____)
 COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY JAMES MARTELL, AS MANAGER OF MARTELL REAL ESTATE GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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 _____

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)
 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 _____

LIEN HOLDERS CERTIFICATE:

TOMLYN, INC. AS A MORTGAGE HOLDER OF RECORD (RECEPTION NO. 2202202411) ON PART OR ALL OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY JOINS IN THIS PLAT.

IN WITNESS WHEREOF, SAID TOMLYN, INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED

THIS _____ DAY OF _____, 20____.

BY: _____ AS _____ (TITLE) OF TOMLYN, INC.

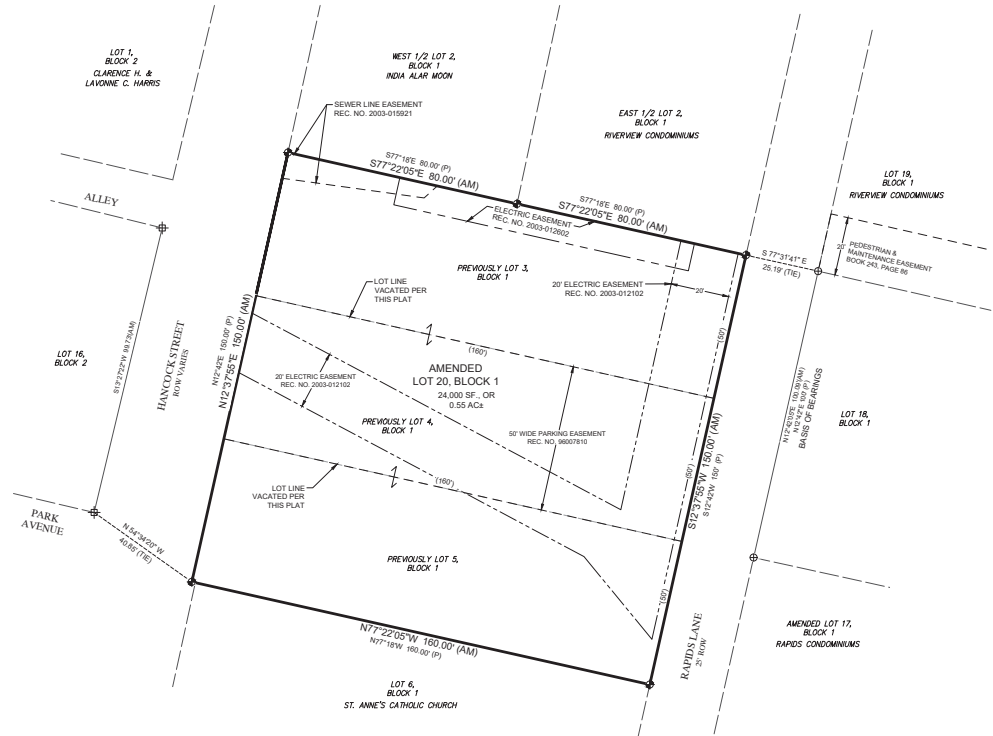
STATE OF _____)
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY: _____ AS _____ (TITLE) OF TOMLYN, INC.

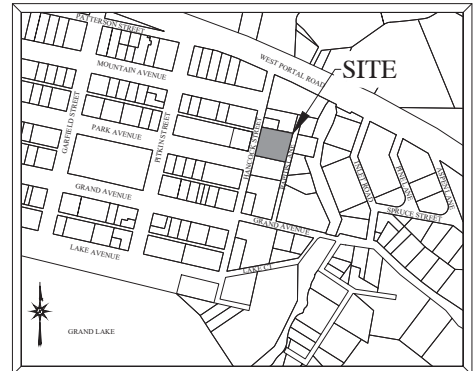
WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



LEGEND

REC. NO.	RECEPTION NUMBER
SF	SQUARE FEET
AC	ACREAGE
PLATED	PLATED
(AM)	AS MEASURED
⊕	FOUND ALUMINUM CAP, PLS #31942
⊕	FOUND PLASTIC CAP, PLS #26865
⊕	FOUND ALUMINUM CAP, PLS #11415
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	ELECTRICAL BOX
⊕	ELECTRICAL PEDESTAL
⊕	ELECTRIC METER
⊕	SANITARY SINKER MANHOLE
⊕	POWER POLE
⊕	PROPERTY LINE
---	BUILDING ENVELOPE LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	ADJACENT LOT
---	GAS LINE
---	SANITARY SINKER LINE
---	UNDERGROUND ELECTRIC
---	WATER LINE
---	OVERHEAD ELECTRIC
---	TELEPHONE LINE



VICINITY MAP
 SCALE: 1" = 300'

- NOTES:**
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - GRAND COUNTY RECORDS, PLAT OF THE SUNNYSIDE ADDITION TO GRAND LAKE, RECEPTION NO. 15299.
 - GRAND COUNTY RECORDS, TOWN OF GRAND LAKE, RECEPTION NO. 8066.
 - GRAND COUNTY RECORDS, IMPROVEMENT SURVEY PLAT, U.S. 1320.
 - TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 1119204-C2, EFFECTIVE DATE OF MARCH 09, 2022 @ 7:00 A.M., ISSUED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR WESTCORN LAND TITLE INSURANCE COMPANY FOR LEGAL DESCRIPTIONS, RIGHTS OF WAY AND EASEMENTS.
 - BASIS OF BEARING IS N14°42'00" (ASSUMED) AS MEASURED FROM THE SOUTHWEST CORNER OF LOT 18, BLOCK 1, (ALUMINUM CAP, PLS #11415) TO THE NORTHWEST CORNER OF LOT 18, BLOCK 1 (ALUMINUM CAP, PLS #11415), WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
 - UNDERGROUND UTILITIES ARE NOT SHOWN EXCEPT WHERE INDICATED.
 - DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND/OR 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- PROPERTY HISTORY NOTES:**
- OWNERSHIP VESTED BY WARRANTY DEED RECORDED AT RECEPTION NO. 20220202410
 - CONSOLIDATION LETTER (RECEPTION NO. 2022-009745)
 - PARKING EASEMENT (RECEPTION NO. 96007810)
 - ELECTRIC EASEMENT (RECEPTION NO. 2003-012022)
 - 20' ELECTRIC EASEMENT (RECEPTION NO. 2003-012102)
 - SEWER LINE EASEMENT (RECEPTION NO. 2003-015921)

LAND SURVEYOR'S CERTIFICATE:

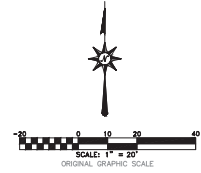
I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LOT CONSOLIDATION PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 91, COLORADO REVISED STATUTES, 1973, AND THE TOWN OF GRAND LAKE RE-SUBDIVISION REGULATIONS (THE MONUMENTS REQUIRED BY SAID STATUTE AND REGULATIONS HAVE BEEN PLACED IN THE GROUND. IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED).

DATED THIS 30 DAY OF NOVEMBER, 2023.



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

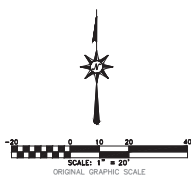
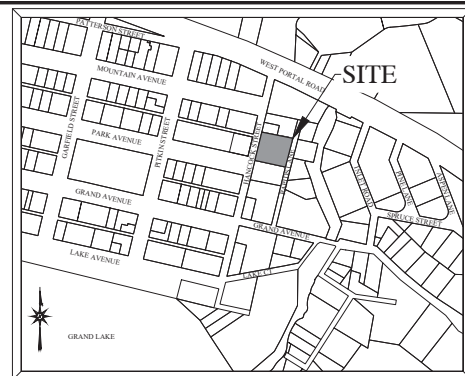
**TIM SHENK
 LAND SURVEYING, INC.**
 P.O. BOX 1670
 GRANBY, CO 80446
 (970) 887-1046



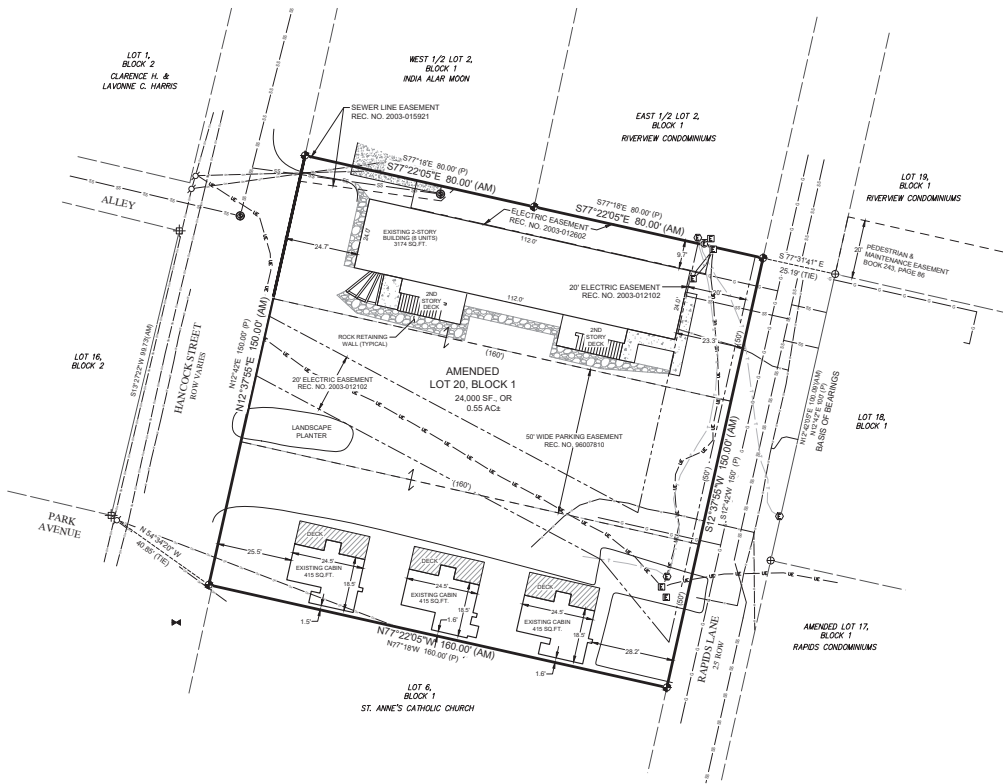
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JOB: 0146	SCALE: 1" = 20'	DATE: 11/30/2023	DRAWN BY: JAN
DWG: 0146_CONS_PLAT	CRD: 0146	CHECKED: TRS	SHEET: 1 OF 2

1:10/2023 11/30/2023 11:29:03 13.3 44

EXISTING CONDITIONS MAP
SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE, AMENDED LOT 20, BLOCK 1
 CONSOLIDATION OF LOTS 3, 4 & 5, BLOCK 1, SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE, RECEPTION NO. 15299
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 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO



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- REC. NO. RECEPTION NUMBER
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 - (P) PLATTED
 - (AM) AS MEASURED
 - ⊕ FOUND ALUMINUM CAP, PLS #31942
 - ⊕ FOUND PLASTIC CAP, PLS #26685
 - ⊕ FOUND ALUMINUM CAP, PLS #11415
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ ELECTRICAL BOX
 - ⊕ ELECTRICAL PEDESTAL
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TIM SHENK
 LAND SURVEYING, INC.
 P.O. BOX 1670
 GRANBY, CO 80446
 (970) 887-1046

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 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

JOB: 0146	SCALE: 1" = 20'	DATE: 11/30/2023	DRAWN BY: JAN
DWG: 0146_CONS PLAT	CRD: 0146	CHECKED: TRS	SHEET: 2 OF 2

1:15:00 PM 11/30/2023 11:27:03 AM 11/30/2023 11:27:03 AM 11/30/2023 11:27:03 AM