

LOVE TRACT ANNEXATION MAP

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,
COUNTY OF GRAND, STATE OF COLORADO
(VACANT LAND)

SURVEY NOTES:

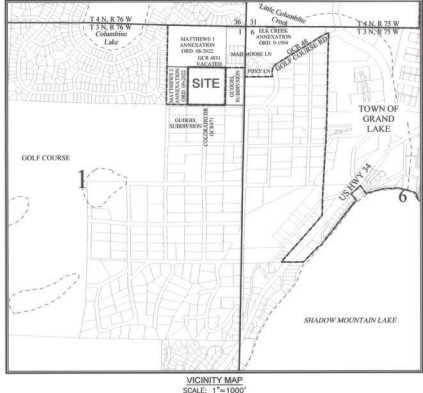
1. THIS ANNEXATION MAP IS NOT A BOUNDARY SURVEY OR SHALL IT BE CONSTRUED AS A BOUNDARY DETERMINATION OF OWNERSHIP AND/OR OCCUPATION. THIS ANNEXATION IS 8.98 ACRES PER DEED RECORDED AT RECEPTION 2005-000641 HAVING A DEED CLOSURE OF 1:203313.7.

2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS ANNEXATION MAP:
a. BOOK 122 PAGE 266, WARRANTY DEED, MATTHEWS TO MATTHEWS, FILED JANUARY 19, 1966.
b. BOOK 359 PAGE 950, WARRANTY DEED, MATTHEWS TO BEVER, FILED OCTOBER 4, 1984.
c. RECEPTION 26212, PLAT OF GUGDEL SUBDIVISION, RECORDED NOVEMBER 5, 1941.
d. BOOK 92 PAGE 150, RIGHT OF WAY DEED, CLIFTON B. HOWARD TO THE BOARD OF COUNTY COMMISSIONERS, FILED SEPTEMBER 20, 1944.
e. BOOK 116 PAGE 254, WARRANTY DEED, ESTATE OF CLIFTON B. HOWARD TO MATTHEWS, RECORDED MAY 4, 1956.
f. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.
g. RECEPTION 110970, PLAT OF COLUMBINE LAKE, RECORDED MAY 21, 1969. SUBJECT VESTING DEED WITH PROPERTY DESCRIPTION SOME CALLS TO THE COLUMBINE LAKE MONUMENTS DONE ANJOUR AND WRITTEN BY L31415 BY LAND SURVEY DEPOSIT L5481.
h. RECEPTION 2021-002756, WARRANTY DEED, RECORDED MARCH 10, 2021. SUBJECT VESTING DEED WITH PROPERTY DESCRIPTION SOME CALLS TO THE COLUMBINE LAKE MONUMENTS DONE ANJOUR AND WRITTEN BY L31415 BY LAND SURVEY DEPOSIT L5481.
i. RECEPTION 2022-008430, COUNTY RESOLUTION TO VACATE A PORTION OF THE 60' WIDE RIGHT-OF-WAY DESCRIBED ON RIGHT-OF-WAY DEED BOOK 92 PAGE 150.
j. RECEPTION 2022-008430, QUIT CLAIM DEED TO THE TOWN OF GRAND LAKE FOR A PORTION A THE 60' WIDE RIGHT-OF-WAY DESCRIBED ON RIGHT-OF-WAY DEED BOOK 92 PAGE 150.
k. RECEPTION 110970, PLAT OF COLUMBINE LAKE, RECORDED MAY 21, 1969.
l. GRAND COUNTY SURVEY DEPOSIT L5481.
m. L5481, DEPOSIT DATE DECEMBER 12, 1995, IMPROVEMENT SURVEY PLAT BY PLS 11415 DATED 12/5/1995.
n. L52418, DEPOSIT DATE OF JULY 14, 2021, IMPROVEMENT SURVEY PLAT BY PLS 36063 DATED 11/16/2021. TITLE COMMITMENT.
o. COMMITMENT No. 1119815-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.

3. THE BASIS OF BEARING FOR THIS ANNEXATION MAP IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 BEARS WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 85°20'0" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FOOT.

4. REFERENCED IS HEREBY MADE TO THE LAND SURVEY DEPOSIT L52418, FOR MATHEW BOUNDARY INFORMATION.

5. THE STIPULATION AND CONSENT ADJUDGMENT AT RECEPTION 2009-001100 AND 2009-001101 RESPECTIVELY DETAILS ACCESS FROM AND TO THE STANLEY PROPERTY. BUULET ITEM 12 STATES THERE SHALL BE NO ROAD OR DRIVEWAY FROM THE STANLEY PROPERTY ONTO THE 30' WIDE STRIP IMMEDIATELY TO THE NORTH OF TRACTS 32 AND 17, GUGDEL SUBDIVISION.



PROPERTY DESCRIPTION: (PER BOOK WARRANTY DEED REC. 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 P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF THIS TRACT WHENCE THE N1/16 CORNER BETWEEN SAID 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 10°5' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;
THENCE S 89°15' 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 BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GRAND AND STATE OF COLORADO BY INSTRUMENT RECORDED SEPTEMBER 20, 1944 IN BOOK 92 AT PAGE 150.

GRAND COUNTY ASSESSOR DATA:
PARCEL NUMBER 1191-011-00-002
VACANT LAND
ZONED GRAND COUNTY RESIDENTIAL
INCLUDED IN THE THREE LAKES DESIGN AND REVIEW AREA AND THE GRAND COUNTY URBAN GROWTH AREA 2

OWNERS SIGNATURE:
GENETTE SIMPKINS REVOCABLE LIVING TRUST
ATTEST:
GENETTE SIMPKINS, BY THOMAS STANLEY POWER OF ATTORNEY *Thomas Stanley*
D,
NOTARY:
STATE OF CO JSS
COUNTY OF Grand
The foregoing instrument was acknowledged before me this 28 day of August A.D., 2023
by THOMAS STANLEY - POWER OF ATTORNEY.
Witness my hand and official seal.
My Commission Expires: 07/20/2026
(SEAL) *Alayna Carrell*
NOTARY PUBLIC

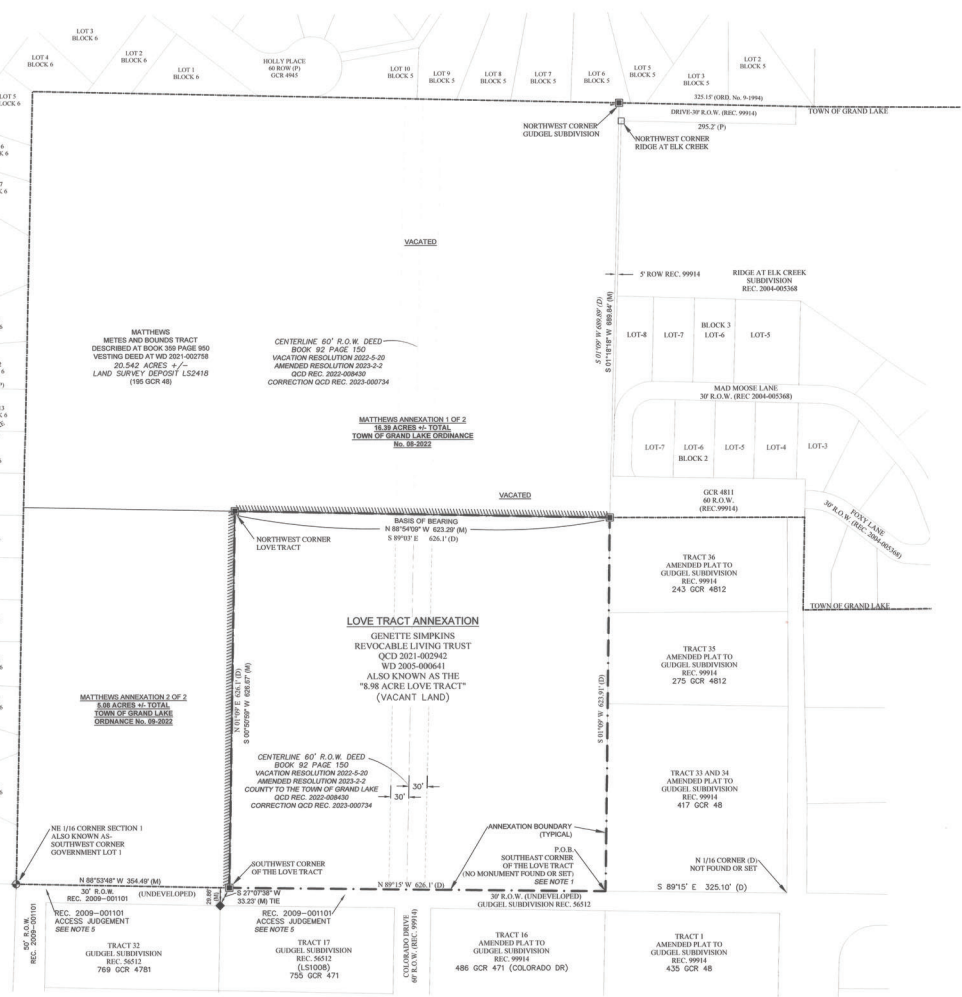
ALAYNA CARRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2014000072
MY COMMISSION EXPIRES JULY 20, 2026

LEGEND

◆ FOUND 30" LONG #6 BEAR WITH 3.25" DIA. ALUMINUM CAP STAMPED PLS 36063, AS DESCRIBED
□ FOUND SECTION CORNER AS DESCRIBED
◆ FOUND #5 BEAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON L5481
◆ FOUND #5 BEAR WITH YELLOW PLASTIC CAP STAMPED "DES PLS 26290", AT GRADE
□ POINT AS DESCRIBED
(P) - PLAT REC. 110970 BEARING AND DISTANCES
(M) - FIELD MEASURED
(D) - DEED INFORMATION
DIA. - DIAMETER
GCR - GRAND COUNTY ROAD
REC - RECEPTION
R.O.W. - RIGHT-OF-WAY
QCD - QUITCLAIM DEED
WD - WARRANTY DEED
--- EXISTING TOWN LIMITS
~~~~~ CONTIGUOUS BOUNDARY

**SURVEYORS CERTIFICATE**

I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE TOWN OF GRAND LAKE, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ADJACENT MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE TOWN OF GRAND LAKE, COLORADO CODES APPERTAINING THERETO, AND THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, 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.



**LOVE TRACT ANNEXATION CALCULATION**

TOTAL PERIMETER TO ANNEX = 2,562.2'  
1/6 PERIMETER REQUIRED = 417.0'  
CONTIGUITY LENGTH = 1,252.2'  
TOTAL AREA = ±8.98 ACRES

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL  
Peak to Peak Land  
Surveying & Mapping, Inc.  
P.O. Box 100  
Kremmling, Colorado 80649  
970-724-0724  
LOVE TRACT ANNEXATION MAP  
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-3N, R-76W OF THE 6th P.M.,  
COUNTY OF GRAND, STATE OF COLORADO  
(VACANT LAND)  
Draftman: JL Checked by: KL Date: 7/26/2023 Job no.: 22-0161STANLEY

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.