



Date: January 5th, 2022

To: Chairman Shockey and the Planning Commission

From: Kimberly White, Town Planner

Re: Resolution 01-2022; A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION OF LOTS 9-14, BLOCK 26, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED TO AS 505 AND 517 GRAND AVENUE

Background

Any property owner requesting to combine two or more contiguous legal lots in a previously recorded subdivision, planned development, or traditional residential development, which are owned by the same person or entity must apply for a Lot Consolidation to be submitted for review by the Planning Commission and approval by the Board of Trustees.

1. Lot Consolidations are defined as meeting all of the following criteria:

- a. Affecting property that was previously subdivided into legally recognized lots or parcels
- b. Not relocating or reconfiguring previously established lot lines
- c. Not resulting in a new lot that had previously been separate lots divided by a public or private road
- d. Not creating or resulting in the creation of a lot or parcel of land that would violate or fail to conform to any applicable zoning or other standard or regulation including, but not limited to, lot area, minimum frontage, building height, setbacks, density, public or private road or private drive standards, parking, or access.
- e. Not altering public right-of-way or easements reserved for drainage or utilities of any kind located on the combined lots

2. Submittal Requirements

- a. The applicant shall provide the following submission materials:
 1. Application Form
 2. Application fee or deposit
 3. Proof of ownership in the form of a deed of title
 4. Project description (narrative) including the following:
 - a. Detailed description of lot and block numbers, new location of adjusted lot line with project coordinates, and resulting lot acreages
 - b. Detailed description of type, size, and location of existing structures on all lots.
 5. A list of and addresses for all owners of adjacent property and all owners of easements over, through, or across the property.
 6. Lot Consolidation Plat (24" x 34") prepared by a registered land surveyor and drawn to a scale of no less than 1" = 50' (see 12-9-2 (E) and 12-9-11 (K) for specific items)

Analysis

P.O. BOX 99, GRAND LAKE, COLORADO 80447-0099

PH. 970/627-3435

FAX 970/627-9290

E-MAIL: town@townofgrandlake.com



The owner of the property has submitted all the required documentation listed above and the property complies with all of the requirements for lot consolidation. The lot consolidation will dissolve the interior lot lines.

Commission Action

The Commission has several options to consider including:

1. Grant the request by adopting the resolution as presented.
2. Grant the request with certain conditions by adopting the resolution with other conditions; or
3. Not grant the request.

Suggested Motions for non-conforming request:

1. **I move to adopt Resolution 01-2022, A Resolution Recommending Approval of A Lot Consolidation Of Lots 9-14, Block 26, Town Of Grand Lake, More Commonly Referred To As 505 And 517 Grand Avenue, as presented.**

Or

2. **I move to adopt Resolution 01-2022, A Resolution Recommending Approval of A Lot Consolidation Of Lots 9-14, Block 26, Town Of Grand Lake, More Commonly Referred To As 505 And 517 Grand Avenue, with the Following Modifications _____.**

Or

3. **I Move To Deny The Request As Presented.**

**TOWN OF GRAND LAKE
PLANNING COMMISSION
RESOLUTION NO. 01 – 2022**

**A RESOLUTION RECOMMENDING APPROVAL OF A LOT CONSOLIDATION OF
LOTS 9-14, BLOCK 26, TOWN OF GRAND LAKE, MORE COMMONLY REFERRED
TO AS 505 AND 517 GRAND AVENUE**

WHEREAS, Grand Sunset, LLC (“Applicant”) is the owner of certain real property located within the Town of Grand Lake, more particularly described as follows:

Town of Grand Lake Subdivision Lots 9, 10, 11, 12, 13, and 14, Block 26, Grand Lake, Colorado

Also known as: 505 Grand Avenue and 517 Grand Avenue, Grand Lake, Colorado 80447(“the Property”); and

WHEREAS, the Applicant has submitted an application seeking approval of a lot consolidation (“the Application”), pursuant to Section 12-6-8(B) of the Town Code; and

WHEREAS, Section 12-6-8(B)(4) of the Town Code provides that the Planning Commission and the Board of Trustees are to apply the following criteria in considering an application to consolidate lots:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property.
5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots.

WHEREAS, following proper notice, the Application was presented to and considered by the Planning Commission at its regular meeting on January 5th, 2022; and

WHEREAS, staff has recommended approval of the Application; and

WHEREAS, based on the Application, the representations of the Applicant to the Planning Commission and the comments of the public, the Planning Commission finds:

1. The combined lots are legal lots as defined in section 12-6-8(A)(1).
2. The combined lots would not subsequently create additional lots other than the resultant lots.
3. The consolidation would not adversely affect existing access, drainage, utility easements, or rights-of-way.
4. The lot consolidation would not adversely affect adjacent properties and the property owners’ enjoyment of their property.

5. Any covenants, deed restrictions, or other conditions of approval that apply to the original lots must also apply to the resultant lots.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:

1. The Planning Commission recommends that the Application be approved by the Board of Trustees subject to the conditions set forth in Section 2, below.
2. The Planning Commission's recommendation for approval is based on the Applicant satisfying the following conditions. Unless specified otherwise, such conditions should be satisfied before the matter is considered by the Board of Trustees:
 - a. Payment by Applicant of all legal, engineering and administrative fees incurred by the Town in connection with review, processing, consideration and approval of the Application
 - b. Compliance by the Applicant with all representations made to the Planning Commission during all public hearings or meetings related to the Application
 - c. The resultant lot is to be considered one new lot in perpetuity, never to be sold or mortgaged separately without the reapplication and approval from the Town to re-subdivide. This limitation shall be noted on the face of the Lot Consolidation Plat prior to recording.
3. Severability: If any Article, Section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Planning Commission declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
4. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED, AND APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO, THIS 5th DAY OF JANUARY 2022.

(S E A L)

Votes Approving:	0
Votes Opposed:	0
Absent:	0
Abstained:	0

ATTEST:

TOWN OF GRAND LAKE

James Shockey
Planning Commission Chairman



Town of Grand Lake

Planning Department

- P.O. Box 99 • 1026 Park Avenue • Grand Lake, CO 80447
- Phone: 970-627-3435 • Fax: 970-627-9290
- Email: glplanning@townofgrandlake.com • Website: townofgrandlake.com

LAND USE REVIEW APPLICATION FORM

APPLICATION DEADLINE IS NOON, 21 DAYS PRIOR TO THE NEXT REGULARLY SCHEDULED MEETING

PROPERTY

- Street Address (or general location if not addressed): 505 Grand Avenue
- Legal Description: Lot 9-14 Block 26 Subdivision Grand Lake
- Lot Area (in square feet or acres): 5,000 sq. ft. / 1.69 acres
- Existing Use of Property: Commercial

TYPE OF REVIEW (circle one): • Rezoning • Subdivision • Minor Subdivision • Annexation • Planned Development • Conditional Use • Vacation – Public right-of-way • Amendments to approved Subdivision or PD • Other (explain below)

PROPOSAL

Description of Proposal (include proposed use and summarize number and size of units/buildings/lots, as applicable):

To consolidate lots 9-14, Block 26 by removing all interior lot lines upon recording the Final Plat Map for the Portal Crossing Subdivision.

- Name of Development: Portal Crossing
- Name of Applicant: GRK LLC Email: glplanning@townofgrandlake.com
- Address: P.O. Box 11 Phone: 720-546-7390
- City: Grand Lake State: CO Zip: 80447 Fax: N/A
- Contact Person (if not applicant): Jim Krueger Email: glplanning@townofgrandlake.com
- Address: P.O. Box 11 Phone: 720-546-7390
- City: Grand Lake State: CO Zip: 80447 Fax: N/A

STAFF USE ONLY

Application Received By: _____ Date / Time: _____
File Name: _____
Fee Paid: _____ Amount: _____ Reimbursement Form Signed: _____

Portal Crossing Project
505 – 517 Grand Avenue
Grand Lake, Colorado 80447

Consists of Lots 9, 10, 11, 12, 13, 14 (all 50' x 100')

Block 26

Town of Grand Lake

County of Grand

State of Colorado

30,000 total square feet

.69 acre



GRAPHIC SCALE - FEET

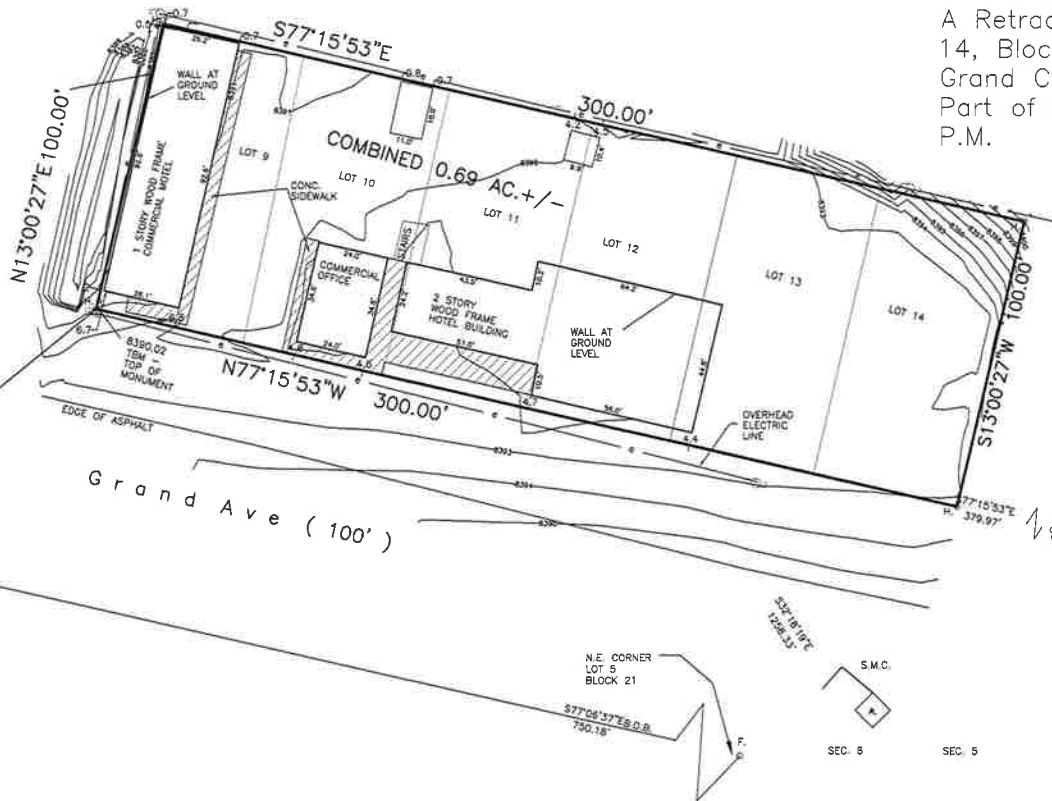
BASIS OF BEARINGS: S77°06'37"E, along the south right of way boundary of Grand Avenue, monumented as shown, derived with GPS/RTK.

KEY:

- A. - EXTANT PLSS CORNER NOTED, FOUND 1950 BLM BRASS CAP.
- B. - FOUND AXLE
- C. - FOUND PLASTIC CAPPED, 1/2" REBAR STAMPED PLS 25971.
- D. - FOUND PLASTIC CAPPED, 1/2" REBAR STAMPED PLS 26698.
- F. - FOUND 1/2" REBAR
- G. - FOUND BRASS TAG IN CONCRETE, STAMPED PLS 25971.
- H. - SET ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971.

CONTOUR INTERVAL: 1'

DATUM: NAVD29 - THE SURFACE OF GRAND LAKE IS THE ELEVATION OF 8367.0'



TOPOGRAPHIC SURVEY 505 Grand Avenue 517 Grand Avenue

A Retracement Survey of Lots 9 - 14, Block 26, Town of Grand Lake, Grand County, Colorado
Part of Sec. 6 T3N R76W of the 6th P.M.

NOTICE:

1. For title, reference to a title insurance policy is recommended.
2. Buried utilities are not located or shown.
3. Wetlands are not addressed.
4. This document is certified as one, complete document. Any alteration, addition, change, or edit of any part of this document, as-is or after being transferred to other parties, supercedes and invalidates all previous information and certifications.
5. The client did not require recorded easements, if any, to be shown.
6. Subject to applicable building setbacks and zoning restrictions duly enacted and added after the recording of this subdivision.
7. A property corner is defined when the first surveyor, acting in good faith, sets a monument. A property line is defined as the line where property rights change. Neither moves once they are established.

This land survey plot shows the result of a field survey done by me or under my responsible charge, based on facts known to me, complies with applicable statutes set forth by Title 38, Articles 50 and 51, C.R.S., and is not a warranty or guarantee, either expressed or implied.



Azimuth Survey Company
P.O. Box 655 Fraser, Colorado 80442
1800-725-2734 970-531-1120

TOPOGRAPHIC SURVEY 505 Grand Avenue

A Retracement Survey of Lots 9 - 12, Block 26, Town of Grand Lake, Grand County, Colorado
Part of Sec. 6 T3N R76W of the 6th P.M.

DATE: 12-05-19
SCALE: 1" = 50' SPT BY: JCB A14-32

Narrative for Lot Consolidation
of Lots 9-14, Block 26, Town of Grand Lake,
County of Grand, Colorado

This consolidation is to remove the interior lot lines of lots 9-14, Block 26, Town of Grand Lake.

The consolidation is to combine all the lots for the recordation of a Final Plat for a Major Subdivision process of the lots. This lot consolidation will be recorded per the Final Plat of the "Portal Crossing" subdivision.

It will include all structures currently on the site (Phase #1-Condominium building, Phase #2-Motel Building, Phase #3-Pool Building,, and Phase #4-4 Townhome lots).

The Project contains 6-50x100 lots for a total of .69 acres.

Included in this consolidation is a "Final Plat Map" delineating the size, type, and location of the structures.

The "Lot Consolidation Map" will be the "Final Plat Map" which vacates all interior lot lines.

STEWART TITLE GUARANTY COMPANY

ALTA LOAN POLICY OF TITLE INSURANCE

SCHEDULE A

Name and Address of Title Insurance Company:

Stewart Title Guaranty Company
55 Madison Street, Suite 400
Denver, CO 80206

File No.: CO-19-16672

Policy No.: M-9302-005808249

Loan No.: N/A

Address Reference: 505 AND 517 GRAND AVENUE, GRAND LAKE, CO 80447

Amount of Insurance:

Date of Policy: June 27, 2019 at 10:32 AM

Premium: \$500.00

1. Name of Insured:

2. The estate or interest in the Land which is encumbered by the Insured Mortgage is:

Fee Simple

3. Title is vested in:

GRAND SUNSET LLC

4. The Insured Mortgage and its assignments, if any, are described as follows:

5. The Land referred to in this policy is described as follows:

SEE SCHEDULE C ATTACHED HERETO

Ascendant Title Inc.



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AMERICAN
LAND TITLE
ASSOCIATION




stewart
title guaranty company

SCHEDULE A
(Continued)


stewart
title guaranty company

David Miller





Matt Morris
President and CEO



Denise Carraux
Secretary

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LAND TITLE
ASSOCIATION



stewart
title guaranty company

ALTA LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

File No.: CO-19-16672

Policy No.: M-9302-005808249

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

PART I

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspections of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservations or exceptions in Patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B. NOTE: Item will not appear on the Lender's Policy (if any) to be issued hereunder.
7. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.
8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS. A TAX CERTIFICATE HAS BEEN ORDERED.
9. RESERVATIONS, EXCEPTIONS AND RIGHTS OF WAY, AS RESERVED IN THE UNITED STATES PATENT RECORDED JUNE 13, 1903 IN BOOK 19 AT PAGE 446.
10. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF THE TOWN OF GRAND LAKE, RECORDED APRIL 6, 1995 AT RECEPTION NO. 8913.

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stewart
title guaranty company

ALTA LOAN POLICY OF TITLE INSURANCE

SCHEDULE B

File No.: CO-19-16672

Policy No.: M-9302-005808249

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

NONE

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA LOAN POLICY OF TITLE INSURANCE

SCHEDULE C LEGAL DESCRIPTION

File No.: CO-19-16672

Policy No.: M-9302-005808249

The land referred to in this Policy is described as follows:

PARCEL A:

LOTS 9, 10, 11, AND 12, BLOCK 26,
TOWN OF GRAND LAKE,
COUNTY OF GRAND,
STATE OF COLORADO.

PARCEL B:

LOTS 13 AND 14, BLOCK 26,
TOWN OF GRAND LAKE,
COUNTY OF GRAND,
STATE OF COLORADO.

PARCEL IDS: 1193-061-14-012 & 1193-061-14-011

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AMERICAN
LAND TITLE
ASSOCIATION



stewart
title guaranty company

State Documentary Fee
Date:
\$0.00
No Doc Fee Required

Quit Claim Deed
(Pursuant to C.R.S. 38-30-113(1)(d))

Grantor(s), **GRAND SUNSET LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 11**, City or Town of **GRAND LAKE**, County of **GRAND** and State of **COLORADO, 80447**, for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **PLK LLC, A COLORADO LIMITED LIABILITY COMPANY** as Entity whose street address is **PO BOX 11**, City or Town of **GRAND LAKE**, County of **GRAND** and State of **COLORADO**, the following real property in the County of **Grand** and State of **Colorado**, to wit:

LOT 11, BLOCK 26, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.

also known by street and number as **505 GRAND AVE AND 517 GRAND AVE, GRAND LAKE, CO 80447**

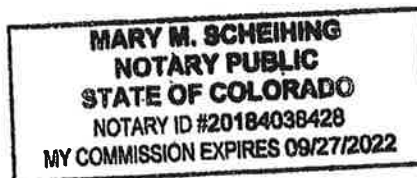
with all its appurtenances.

Signed this day of 17 March, 2020.

GRAND SUNSET LLC, A COLORADO LIMITED LIABILITY COMPANY

Melinda Nelson, Manager
MELINDA NELSON, MANAGER

State of Colorado)
)ss
County of Grand)



The foregoing instrument was acknowledged before me on this day of 17 March 2020 by
MELINDA NELSON AS MANAGER OF GRAND SUNSET LLC, A COLORADO LIMITED LIABILITY COMPANY

M. Scheining
Notary Public
My Commission expires 09/27/2022

Return To: P.O. Box 11
Grand Lake, Colo. 80447



State Documentary Fee
Date:
\$0.00
No Doc Fee Required

Quit Claim Deed
(Pursuant to C.R.S. 38-30-113(1)(d))

Grantor(s), **GRAND SUNSET LLC A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 11**, City or Town of **GRAND LAKE**, County of **GRAND** and State of **COLORADO, 80447**, for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **PLK LLC A COLORADO LIMITED LIABILITY COMPANY** as Entity whose street address is **PO BOX 11**, City or Town of **GRAND LAKE**, County of **GRAND** and State of **COLORADO**, the following real property in the County of **Arapahoe** and State of Colorado, to wit:

LOTS 12, 13 AND 14, BLOCK 26,

TOWN OF GRAND LAKE, GRAND COUNTY,

STATE OF COLORADO

with all its appurtenances.

Signed this day of .

**GRAND SUNSET LLC A COLORADO LIMITED LIABILITY
COMPANY**

Melinda Nelson member / manager
MELINDA NELSON AS MEMBER/MANAGER

State of **COLORADO**

)

)ss

County of **GRAND**

)

The foregoing Instrument was acknowledged before me on this day of 20th July 2021 by
MELISSA NELSON AS MEMBER/MANAGER FOR GRAND SUNSET LLC A COLORADO LIMITED LIABILITY COMPANY

Kendra Ahrens
Notary Public
My Commission expires 9/27/2022

**KENDRA LYN AHRENS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184038420
MY COMMISSION EXPIRES 09/27/2022**



When recorded return to: PLK LLC
PO BOX 11 grand lake CO 80447

NOTES:

1. APPLICANT: Grand Sunset LLC and PLK LLC
P.O. Box 11 Grand Lake CO 80447

2. For title, reference is hereby made to
Land Title Guarantee Company, NO. A9560012314.

3. All interior property lines common to Lots 9-14 are vacated by this plat.

4. Per this plat, a blanket easement upon, across, above, over, under and through the subject property is granted to Mountain Forks Electric, Inc. for the purpose of ingress to and egress from, and the installation, repair, replacement, operation and maintenance of an electric distribution system, including electric lines and all associated facilities.

All Townhome buildings within this subdivision shall have electric meters on one unit (gang metering) and have a perpetual, non-exclusive utility easement for the purpose of constructing and operating the electric supply for distribution. All wires and other facilities such as conduit, switches and meter boxes but not individual meters, installed on the above described lands shall be the property of Portal Crossing. All meters shall be the property of Mountain Forks Electric, Inc.

With respect to the electric utility easement granted hereby, no structure shall be allowed closer than ten feet (10') from any primary voltage power lines or within ten feet (10') around any above ground equipment. No other utility line (whether gas, water, sewer or other utility) shall be allowed closer than five feet (5') from any primary voltage power lines or within five feet (5') around any above ground equipment. Notwithstanding the foregoing, underground communication facilities shall not be allowed closer than one foot (1') to any power lines and above ground communication facilities shall not be closer than two feet (2') to any above ground electric facilities. No grade changes (fill or cut) in excess of six inches (6") are permitted within ten feet (10') of any primary electric line or within five feet (5') of any other facility, including secondary electric lines, without prior written authorization from Mountain Forks Electric, Inc.

KEY:

A - EXISTANT PLSS CORNER NOTED, FOUND 1950 BUREAU OF LAND MANAGEMENT BRASS CAP

B - FOUND 1/2" REBAR

C - FOUND PLASTIC CAPPED, 5/8" REBAR STAMPED PLS 26698.

D - FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED is 25971.

G - FOUND PLASTIC CAPPED, 1/2" REBAR SCRIBED is 25971.

H - OVERHEAD ELECTRIC LINE

W - APPROXIMATE WATERLINE

S - APPROXIMATE SEWERLINE

b.a.b. = basis of bearings along the line between monuments shown.

GPS = GLOBAL POSITIONING SYSTEM, INCLUDING RUSSIAN GLONASS AND EUROPEAN GALILEO.

RTK = REAL-TIME KINEMATIC.

BEARINGS: A "bearing" (NW/SE, NE/SW) is a mathematical value, with identical reciprocal values. Bearings do not "go" in any direction.

BOARD OF TRUSTEES CERTIFICATE

Approved this ____ day of _____, 20____, by the Grand Lake Board of Trustees.

Meyor _____

Attest:
Town Clerk _____

I, Warren D. Ward, a duly licensed Colorado Professional Land Surveyor, do hereby certify that this plat of Portal Crossing shows the result of a field survey done by me or under my responsible charge, based on facts known to me, complies with applicable statutes set forth in Article 38 Title 51 of the Colorado Revised Statutes and the Subdivision Regulations of the Town of Grand Lake, and the monuments required by 38-51, and the Town of Grand Lake have been placed on the ground.

Warren Dale Ward, Colorado PLS 25971

FINAL PLAT 505 Grand Avenue Portal Crossing

A replat of Lots 9 - 14, Block 26, Town
of Grand Lake, Grand County, Colorado

Part of Sec. 6 T3N R75W of the 6th P.M.



By:
For: Indicate Capital Fund 1, LLC

LIENHOLDERS CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, for Indicate Capital Fund 1, LLC.

My Commission Expires: _____

Notary Public

By:
For: Grand Corner, LLC

LIENHOLDERS CERTIFICATE:

STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, for Grand Corner, LLC.

My Commission Expires: _____

Notary Public

DEDICATION:

Know all men by these presents:

That Grand Sunset, LLC and PLK LLC are the owners of that real property in the Town of Grand Lake, Colorado, described as follows:
Lots 9, 10, 11, 12, 13 & 14, Block 26.

That they have caused said real property to be laid out and surveyed as Portal Crossing and does hereby cause said property to become one single Lot and does hereby cause said property indicated as Open Space to be owned by the Portal Crossing Owners Association.

In witness whereof, Grand Sunset, LLC and PLK LLC has caused their names to be hereunto subscribed this ____ day of _____, 20____.

By: Patricia L. Kreutzer
For: Grand Sunset, LLC
For: PLK LLC

State of Colorado)
County of Grand) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Patricia L. Kreutzer as authorized representative of Grand Sunset, LLC and PLK LLC.

My Commission Expires: _____

Notary Public

LIENHOLDER'S CERTIFICATE:

By:
For: Joseph D. Freund irrevocable Trust

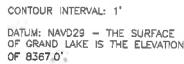
STATE OF _____)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, as authorized representative of Joseph D. Freund irrevocable Trust.

My Commission Expires: _____

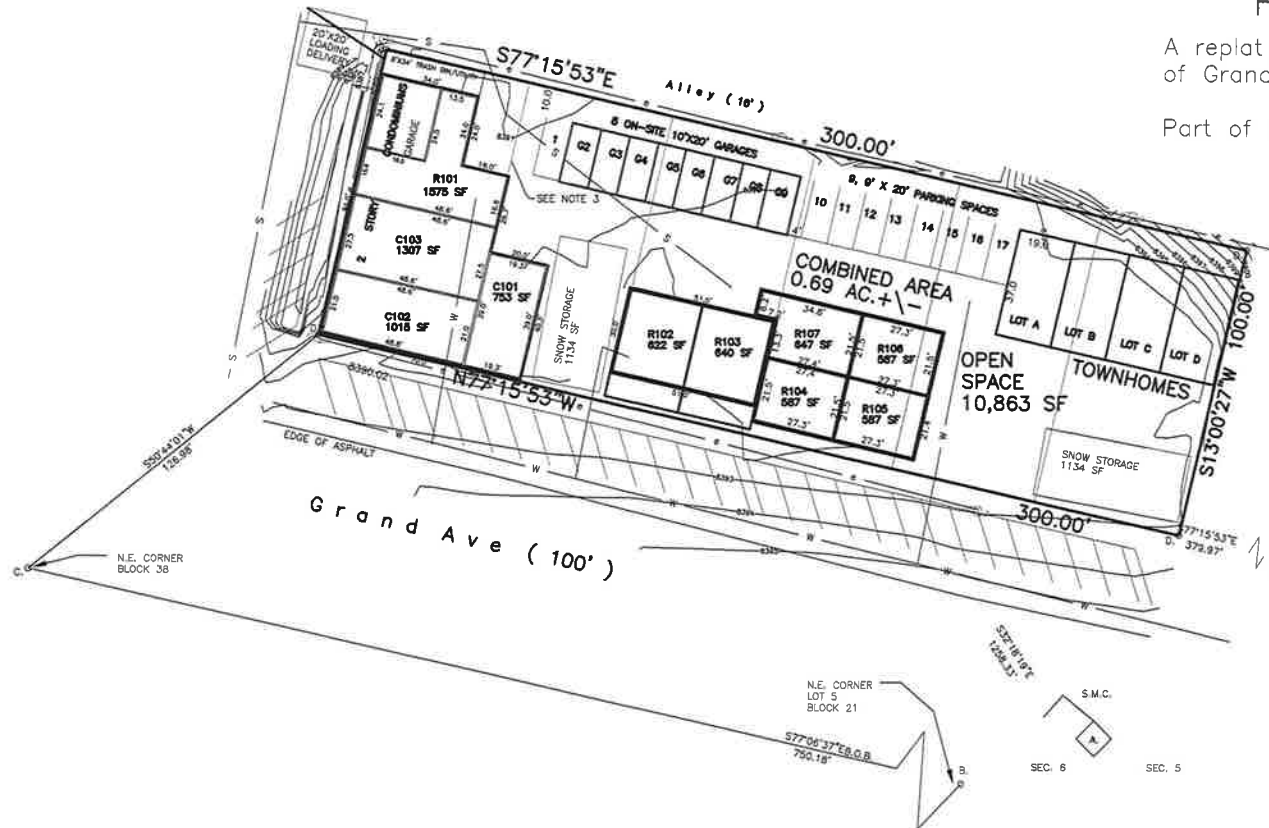
Notary Public

Azimuth Survey Company P.O. Box 633 Fraser, Colorado 80442 1800-725-2734 p970-531-1120	
FINAL PLAT Portal Crossing 505 Grand Avenue A replat of Lots 9 - 14, Block 26, Town of Grand Lake, Grand County, Colorado Part of Sec. 6 T3N R75W of the 6th P.M. SHEET 1 OF 3	
DATE: 10-14-21, 11-08-21, 12-01-21 SCALE: 1" = 20' USPT 871 11-2008 A14-52	



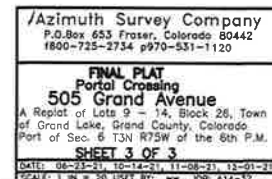
A replat of Lots 9 - 14, Block 26, Town
of Grand Lake, Grand County, Colorado

MAIN FLOOR
SHEET 2 OF 3



FINAL PLAT
Portal Crossing
505 Grand Avenue
A Replat of Lots 9 - 14, Block 26, Town
of Grand Lake, Grand County, Colorado
Part of Sec. 8 T3N R7SW of the 6th P.M.

SHEET 2 OF 3



List of surrounding neighbors

BLAIR, AMY M & C & J PROPERTIES, LLC CANON, ROBERT B GRACEY DILLON & GRAND LAKE, TOWN OF GRAND SUNSET, LLC HAINES, ROBERT L & MARGARET KG MCCOY ENTERPRISES, LLC KISH, JUDY DENISE KUPFER, BRAD A & DEBRA L LUTON, GARY LYNN & SUSAN MATHEWS MOUNTAIN MONGRELS, LLC PETERSON, KELLY A PLK, LLC RAVENWOOD TOWNHOMES HOMEOWNERS ASSOC REYNOLDS, BRIAN S & GRETCHEN R SKIBA, DAVID J & MICHELLE M WARREN, LOY F III & DARLENE M WINDLER, CARL A & LAURA R	70 CLERMONT ST 16947 W 63RD DR 826 N 12TH ST 899 OLD WAGON TRAIL CIR PO BOX 6 PO BOX 11 2650 NEWLAND ST PO BOX 1151 PO BOX 1524 16705 SINGLETREE CT PO BOX 1552 PO BOX 1611 PO BOX 2266 PO BOX 11 PO BOX 2190 747 COUNTY ROAD 4480 423 WHITE ASH DR 8665 E 29TH PL 8206 LAKEVIEW DR	DENVER, CO, 80220 ARVADA, CO, 80403 ROCHELLE, IL, 61068 LAFAYETTE, CO, 80026 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 WHEAT RIDGE, CO, 80214 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 MORRISION, CO, 80465 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 GRAND LAKE, CO, 80447 GOLDEN, CO, 80403 DENVER, CO, 80238 PARKER, CO, 80134
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