

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS: That Spirit Lake Condos, LLC, A Colorado Limited Liability Company, is owner of the real property situated in The Town of Grand Lake, Grand County, Colorado, more particularly described as follows:

Lots 4-6 & Lots 9-16, Block 5

That it has caused said real property to be laid out and surveyed as Leatherwood Lots 1 & 2

That it hereby dedicates all rights of ways shown on the accompanying plat to the public forever, and that it hereby dedicates all easements shown on the accompanying plat as easements.

In Witness Whereof:

By: Patricia Kreutzer, Manager
For: Spirit Lake Condos, LLC

STATE OF COLORADO

COUNTY OF _____) SS

IN WITNESS WHEREOF: The foregoing instrument was acknowledged before me this _____ day of _____ 20____, by Patricia Kreutzer as Manager of Spirit Lake Condos, LLC.

My Commission Expires:

Notary Public

STATE OF COLORADO

COUNTY OF _____)SS

SURVEYORS CERTIFICATE:

I W. D. Ward Colorado Registered Surveyor No. 25971, hereby certify that this plat of Leatherwood represents the result of a field survey done by me or under my responsible charge, based on facts known to me, and that said survey complies with Article 38, Article 51, Colorado Revised Statutes, 1973, as applicable, and that the monuments required by said statutes and the Town of Grand Lake Subdivision Regulations have been placed on the ground.

W.D. Ward, PLS 25971

BOARD OF TRUSTEES CERTIFICATE

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

Mayor
Town of Grand Lake
Grand County, Colorado

Attest:

Town Clerk

NOTES:

1. Applicant: Spirit Lake Condos, LLC, P.O.Box 11, Grand Lake, CO, 80447
2. For title, reference to a title insurance commitment is recommended.
3. Zoned Commercial
4. General Common Elements, Limited Common Elements and Open Space are hereby dedicated to and maintained by the Leatherwood HOA.
5. Platted interior lot lines, within Lots 4-6, and Lots 5-9, Block 5, Town of Grand Lake, are hereby vacated.
6. All garages are Limited Common Element.

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.

FINAL PLAT OF
LEATHERWOOD LOTS 1 & 2
 A REPLAT OF LOTS 4-6, 9-14, BLOCK 5
 PART OF SECTION 5,
 TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M.,
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

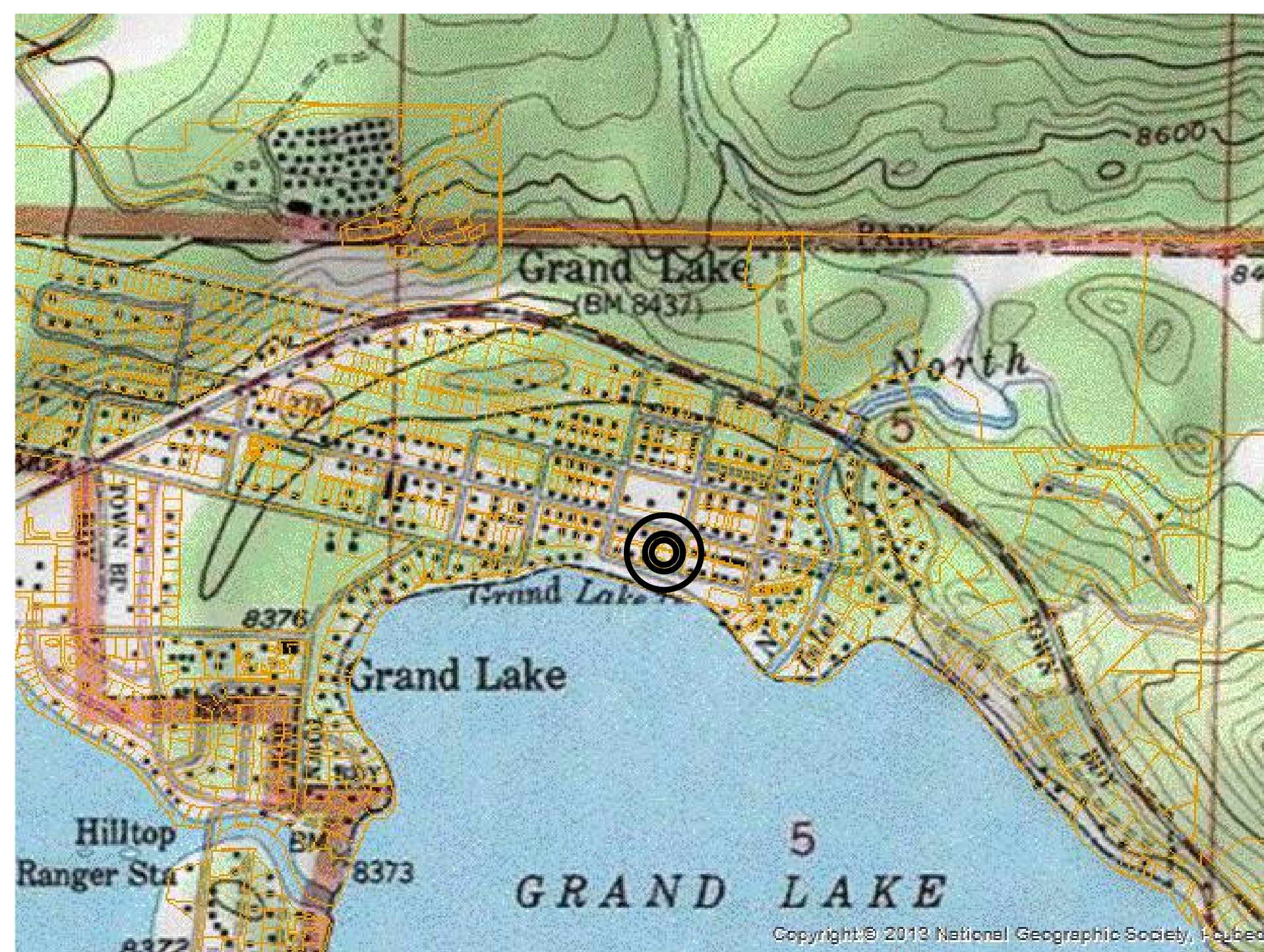
Per this plat, a blanket easement upon, across, above, over, under and through the subject property is granted to Mountain Parks Electric, Inc. for the purpose of ingress to and egress from and the installation, repair, replacement, operation and maintenance of an electric distribution system, including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

With respect to the electric utility easement granted hereby, no part of a structure (including decks, overhangs, footers, etc) shall be allowed closer than ten feet (10) from 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 Parks Electric, Inc., no trees or boulders may be planted or placed within five feet (5) of any power line or electric equipment. All equipment will have a minimum of ten feet (10) of clearance in front of any openings or equipment doors.

Xcel Energy (PSCo) Notes

Ten-foot (10') wide dry utility easement are hereby dedicated on private property adjacent to the front and side lot lines of each lot in the subdivision or platted area identified as single-family lots. Ten-foot (10') wide dry utility easements are hereby dedicated on the private property adjacent to all public streets, and around the perimeter of each commercial/industrial and multi-family lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City/County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable and telecommunications facilities(Dry Utilities). Utility easement shall also be granted within any access easements and private streets on the subdivision. Permanent structures, improvements, objects, building, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PSCo Note #2:
Each building on the property shall have a gas meter(s) on the gable end of one (1) end unit (meter bank).
_____ Hereby grants to Xcel (PSCo) a utility easement for one (1) meter bank on the end of one (1) end unit per building and (II) all other things reasonably necessary to construct, install, maintain and operate such gas meter bank on each of the building (the "gas metering easement") . All lines and other facilities related to such gas meter bank, such as meter boxes (but not individual gas meters), shall be the property of a homeowners ' association designated by _____. All gas meters used for such gas meter banks shall be the property of Xcel (PSCo). All of the foregoing rights and benefits of Xcel (PSCo) with respect to the gas metering easement shall be binding upon and shall insure to the benefit of Xcel's (PSCo) successors and assigns.



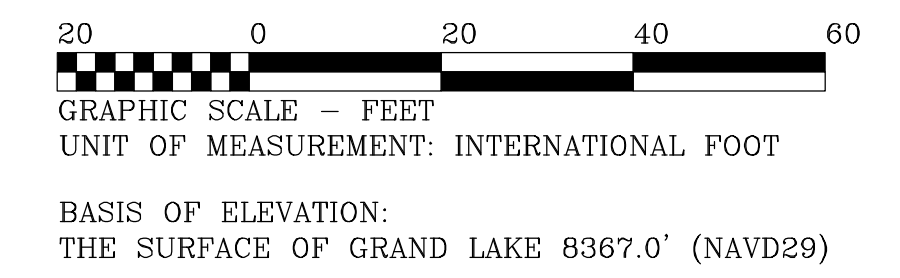
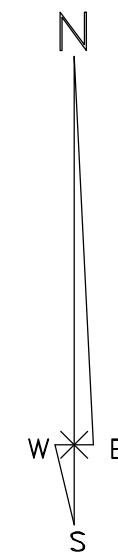
VICINITY MAP = 1:2000

Azimuth Survey Company
P.O.Box 653 Fraser, Colorado 80442
f800-725-2734 p970-531-1120

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OF THE 6TH P.M., TOWN OF GRAND LAKE,
GRAND COUNTY, COLORADO

OFFICE USE ONLY
DATE: 12/10/2025 PG: 1 OF 12
SCALE: . . . BY: JT JOB: 30005414

FINAL PLAT OF
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KEY

- A: DENOTES EXISTENT PLSS CORNER NOTED, FOUND 1950 USBR BRASS CAP.
- B: FOUND BOAT SPIKE, LS 3660.
- C: FOUND BRASS DISC IN BOARDWALK SCRIBED LS 25971.
- D: FOUND ALUMINUM CAPPED, 1/2" REBAR SCRIBED LS 25971
- E: OVERHEAD ELECTRIC LINE
- F: SET BRASS TAG SCRIBED LS 25971
- G: SET ALUMINUM CAPPED, 1/2" REBAR SCRIBED LS 25971

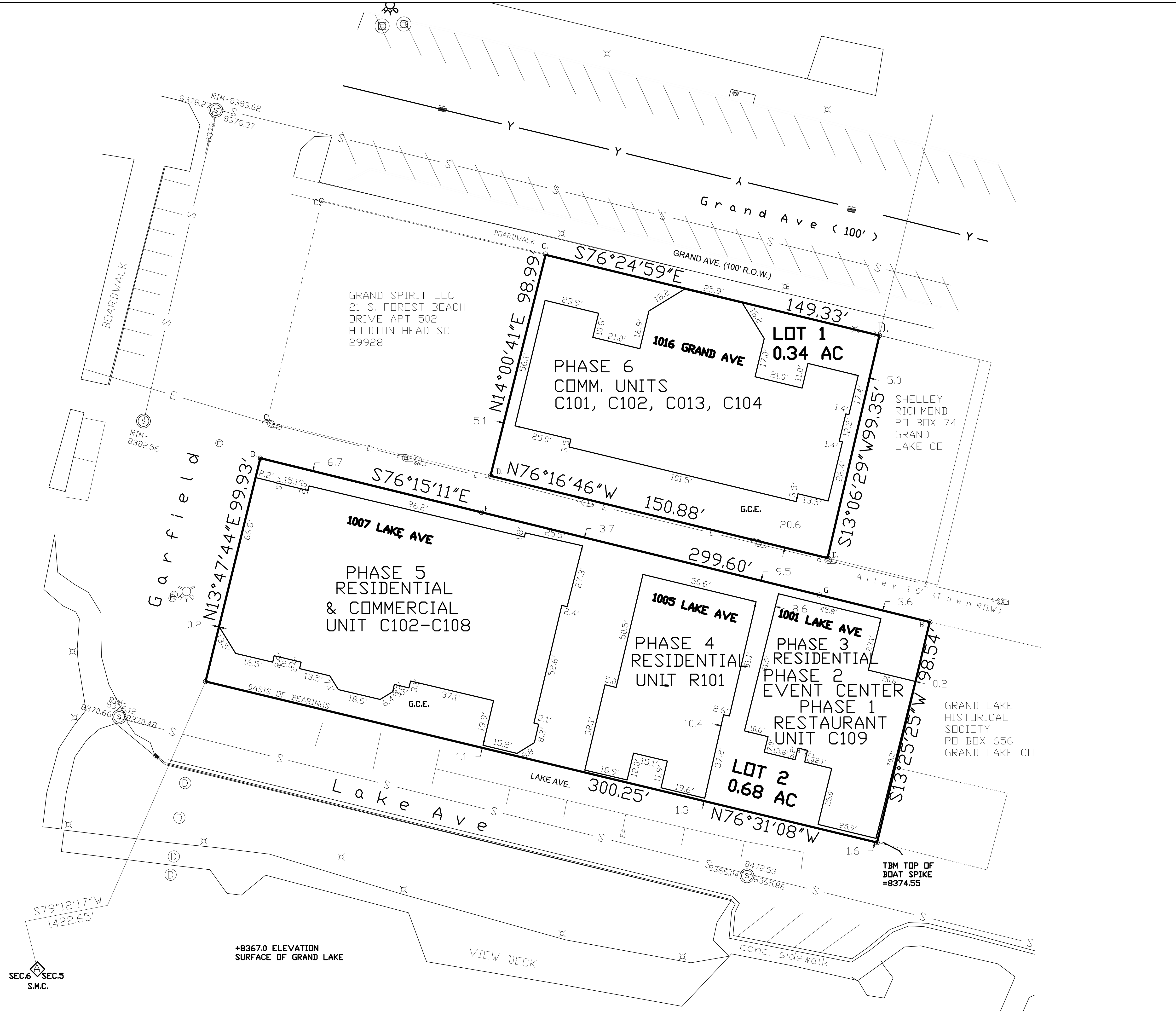
UTILITY LEGEND

- UTILITY PEDESTAL
- ⊙ POWER POLE
- ⊙ POWER POLE W/ ELEVATED TRANSFORMER
- ⊙ POWER POLE W/ ELECTRIC METER
- ⊙ WATER VALVE OR CURB STOP
- ⊙ SEWER MANHOLE
- ⊙ DRAINAGE MANHOLE
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ SPIGOT
- CATCH BASIN

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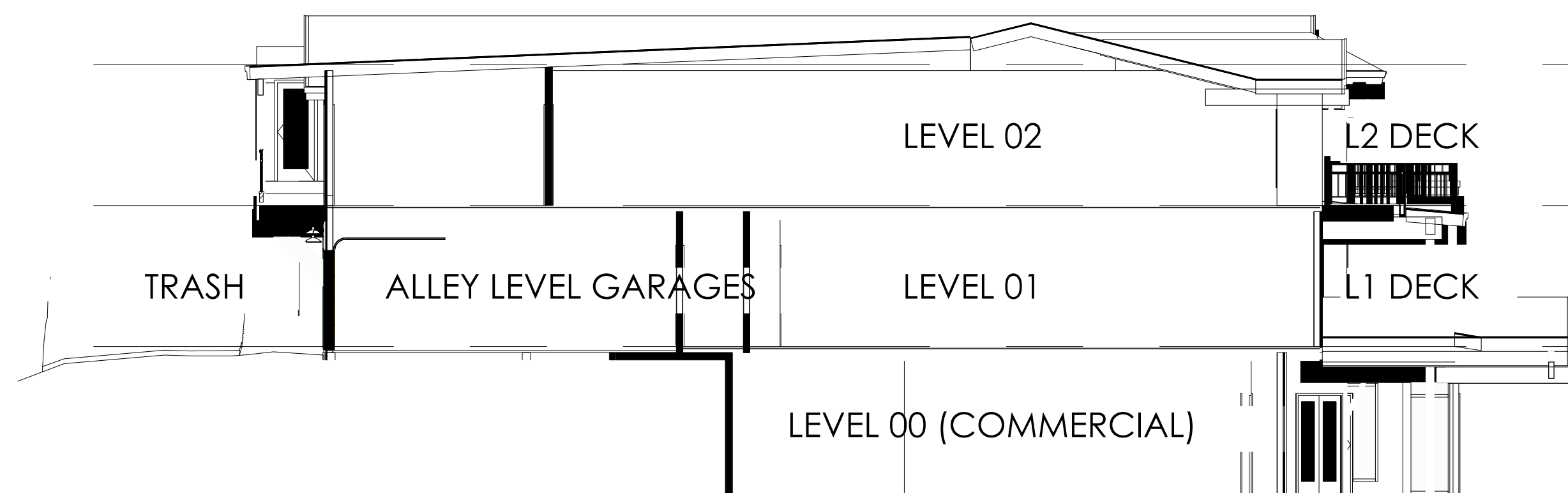
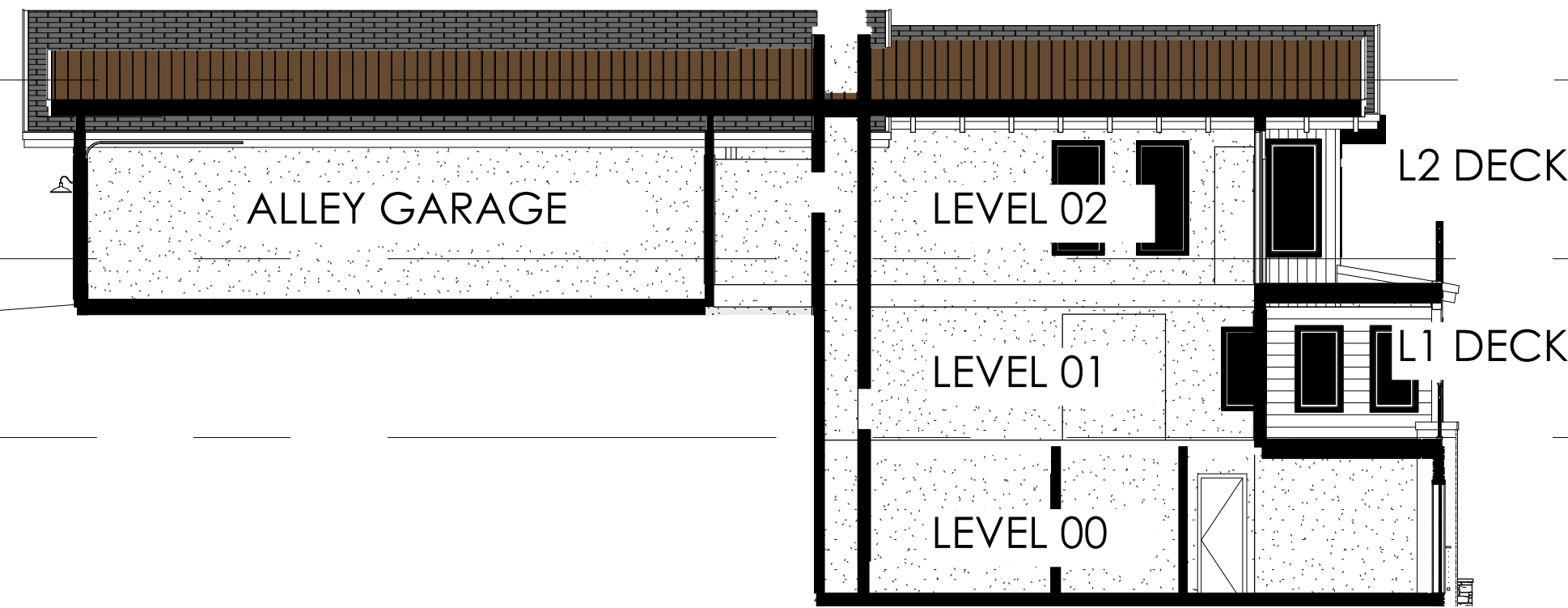
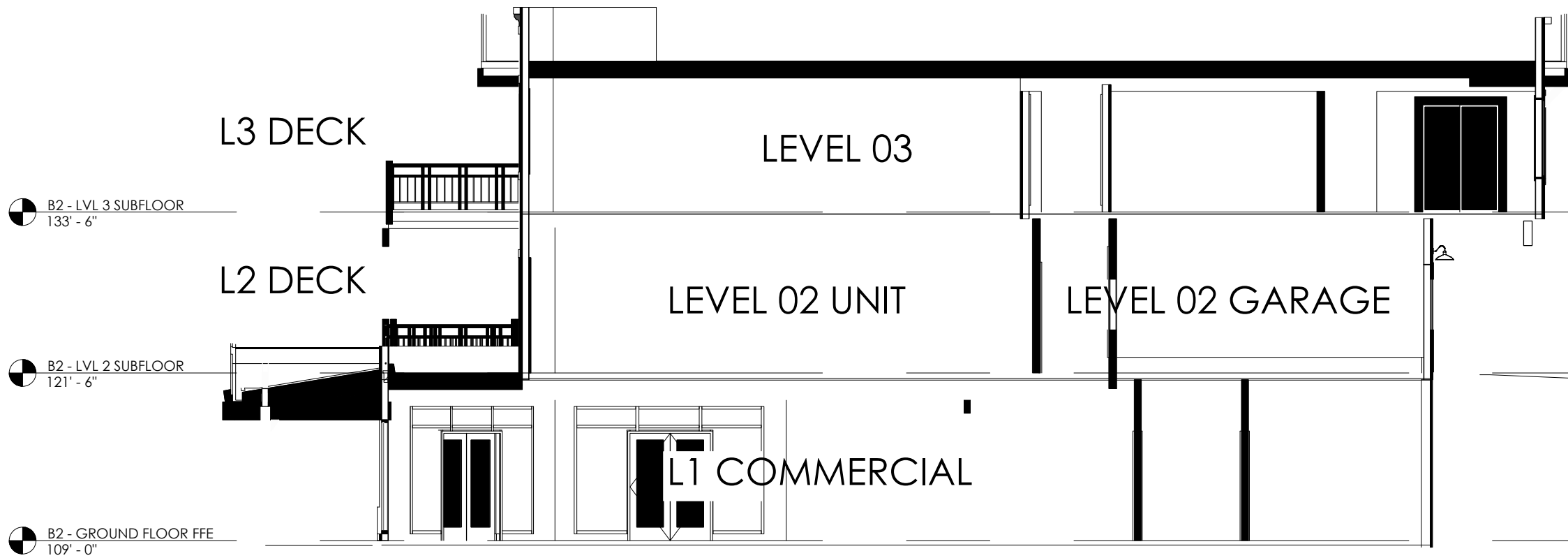
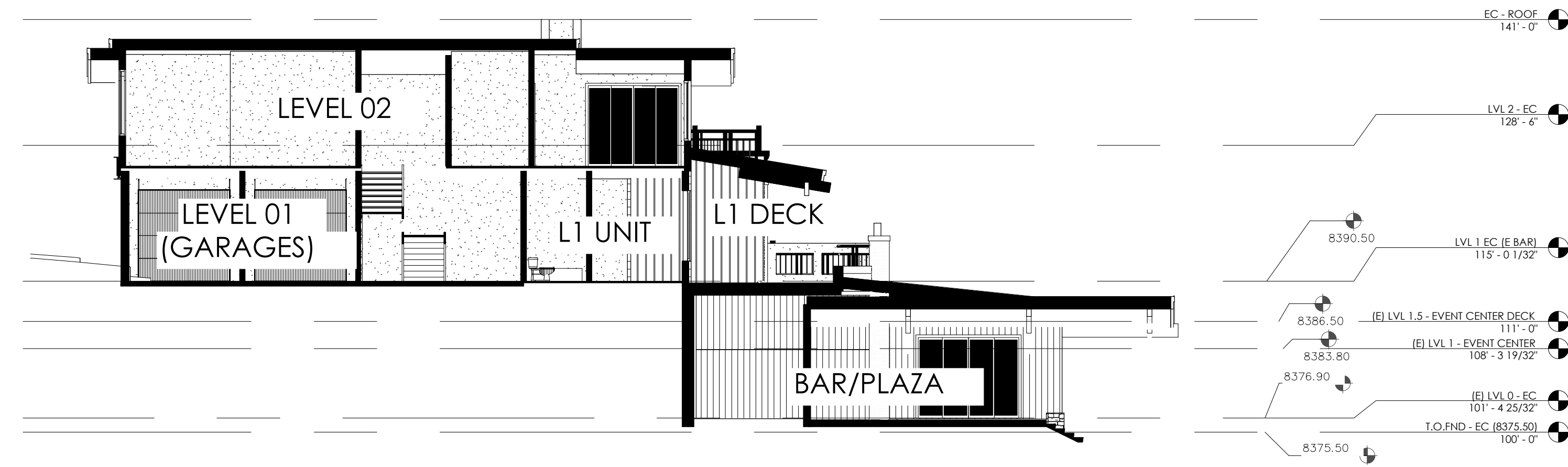
SEC. 6 SEC. 5
 S.M.C.

+8367.0 ELEVATION
 SURFACE OF GRAND LAKE

VIEW DECK

conc. sidewalk

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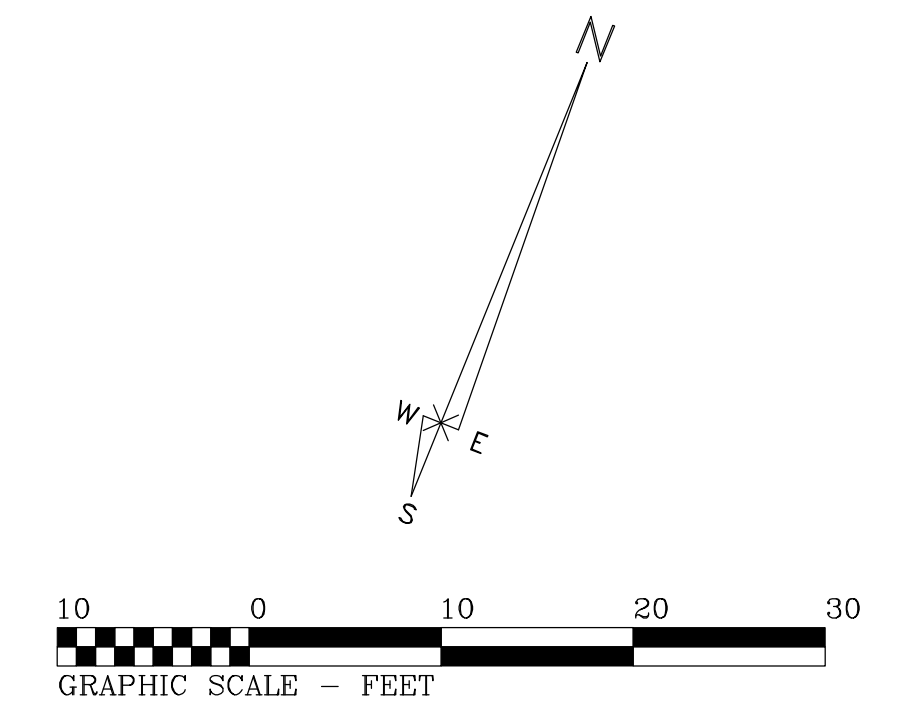
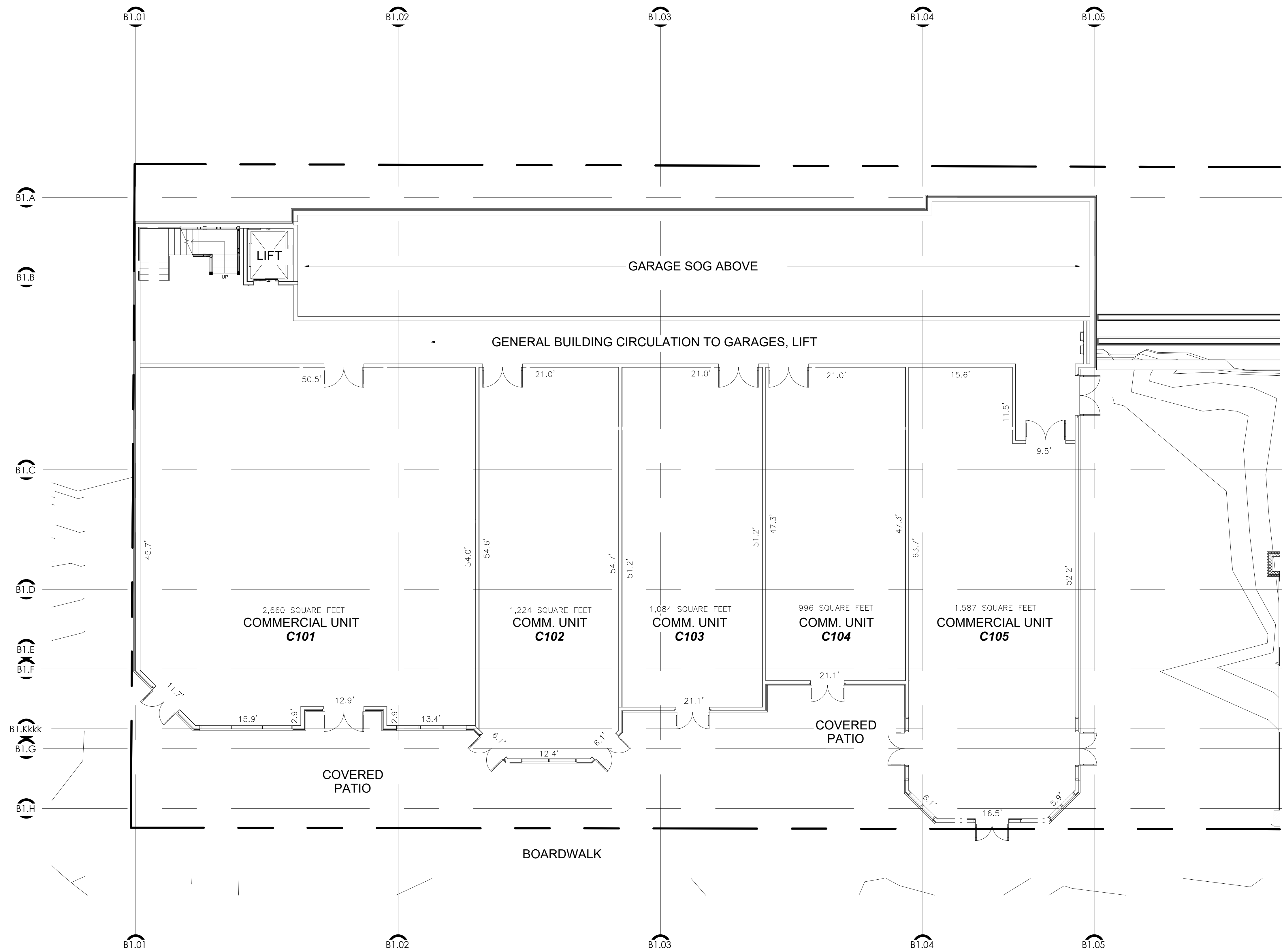
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 SCALE: . . . BY: JT JOB: 30005414

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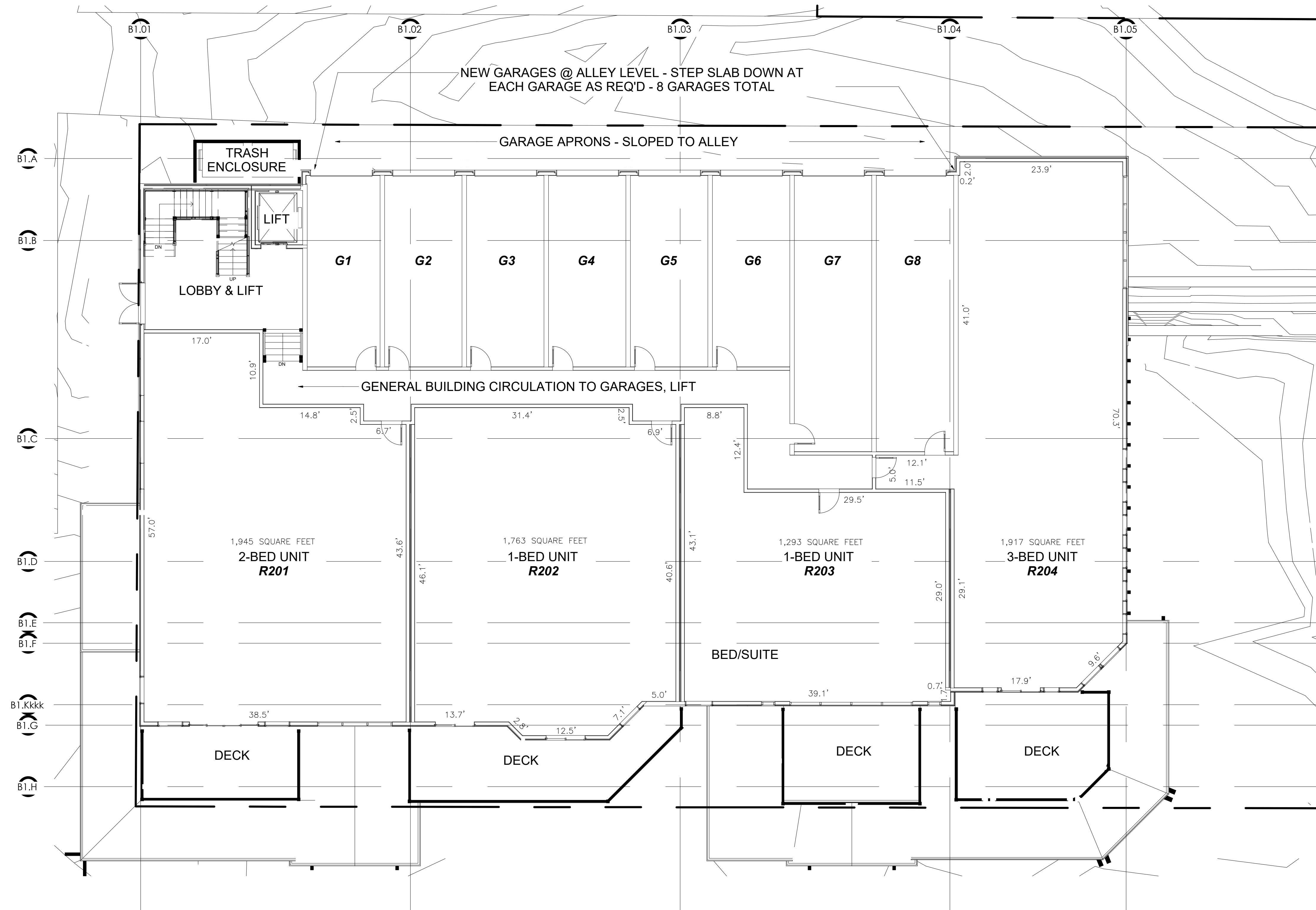


BUILDING #1 - LEVEL 0 (LAKE AVENUE)

Azimuth Survey Company P.O. Box 653 Fraser, Colorado 80442 f800-725-2734 p970-531-1120	
FINAL PLAT OF LEATHERWOOD LOTS 1 & 2 A REPLAT OF LOTS 4-6, 9-14, BLOCK 5 PART OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO	
OFFICE USE ONLY DATE: 12/10/2025	PG: 4 OF 12 BY: JT JOB: 30005414
SCALE: 1" = 10'	

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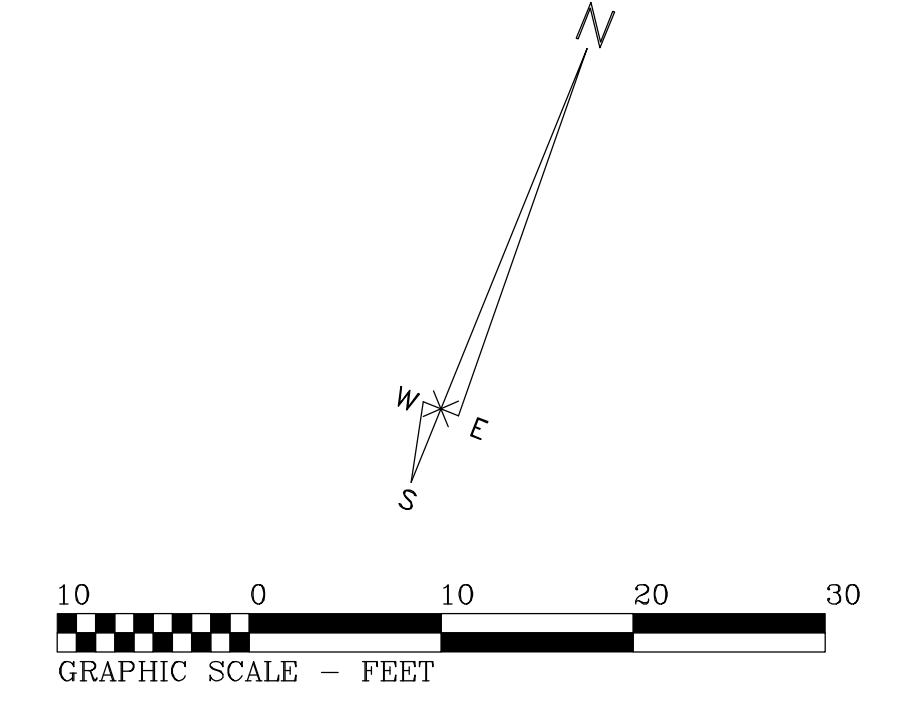
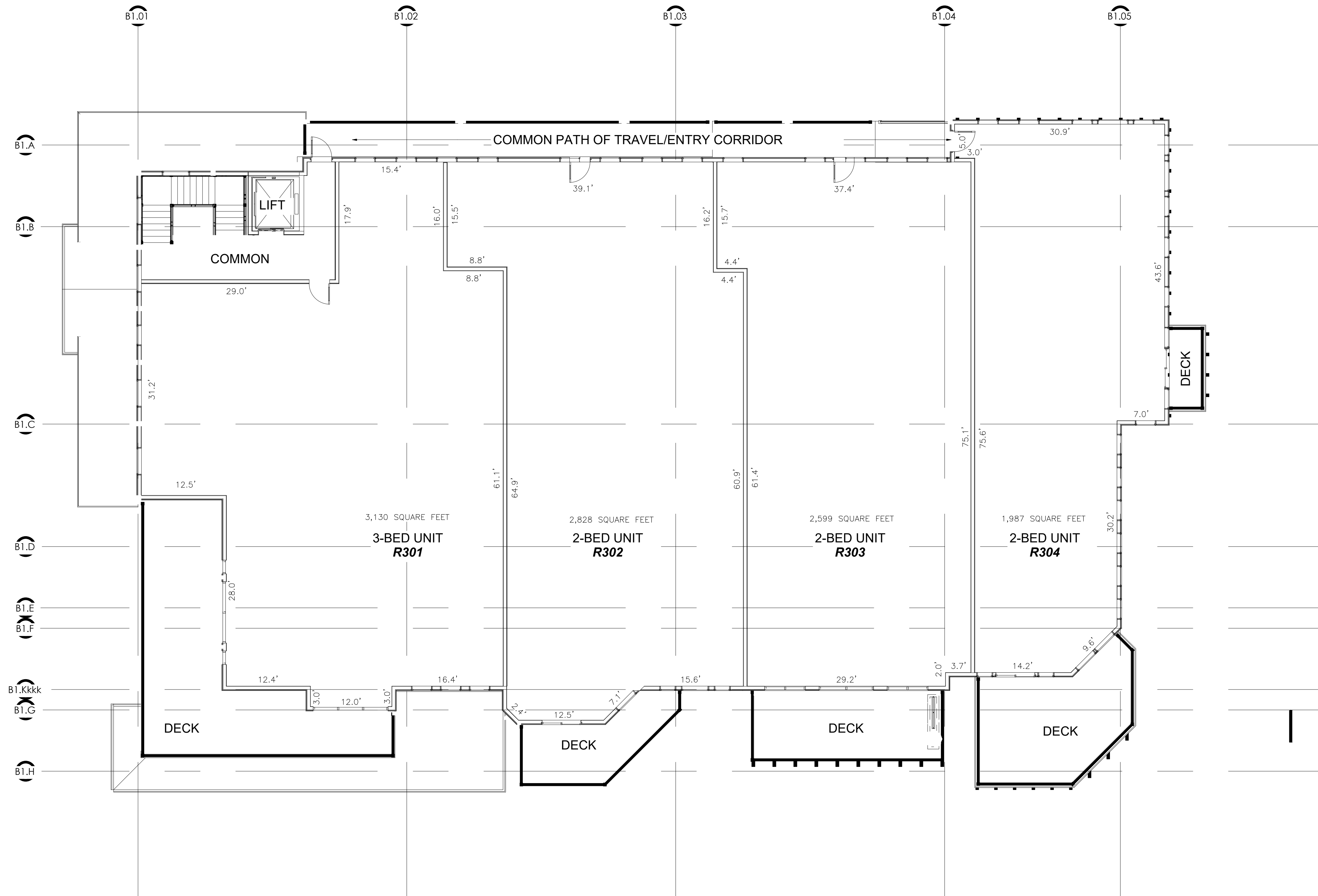
BUILDING #1 - LEVEL 1 (ALLEY PARKING)

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BUILDING #1 - LEVEL 2 (UPPER / RESIDENTIAL)

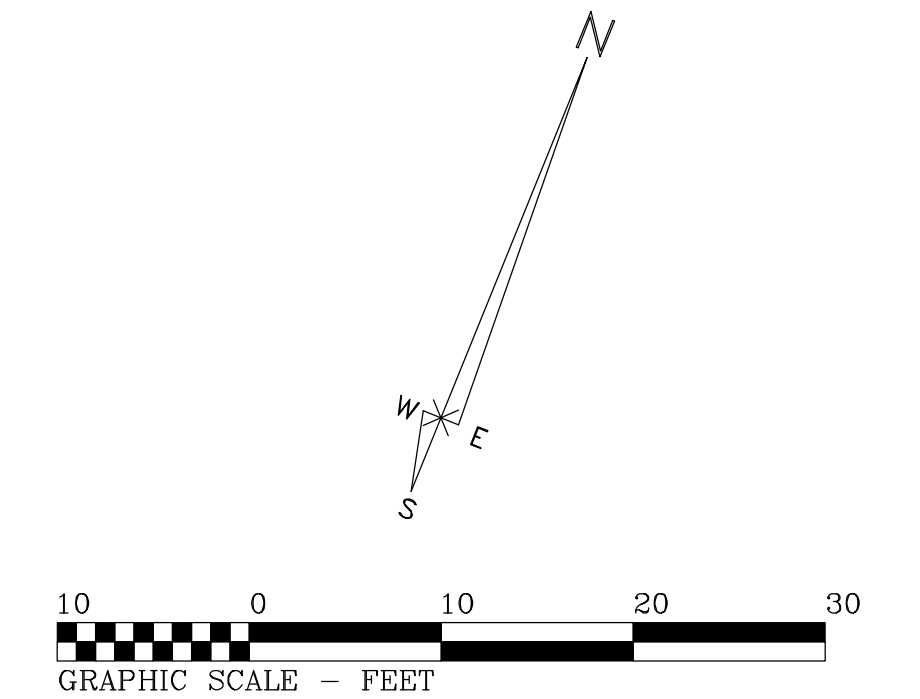
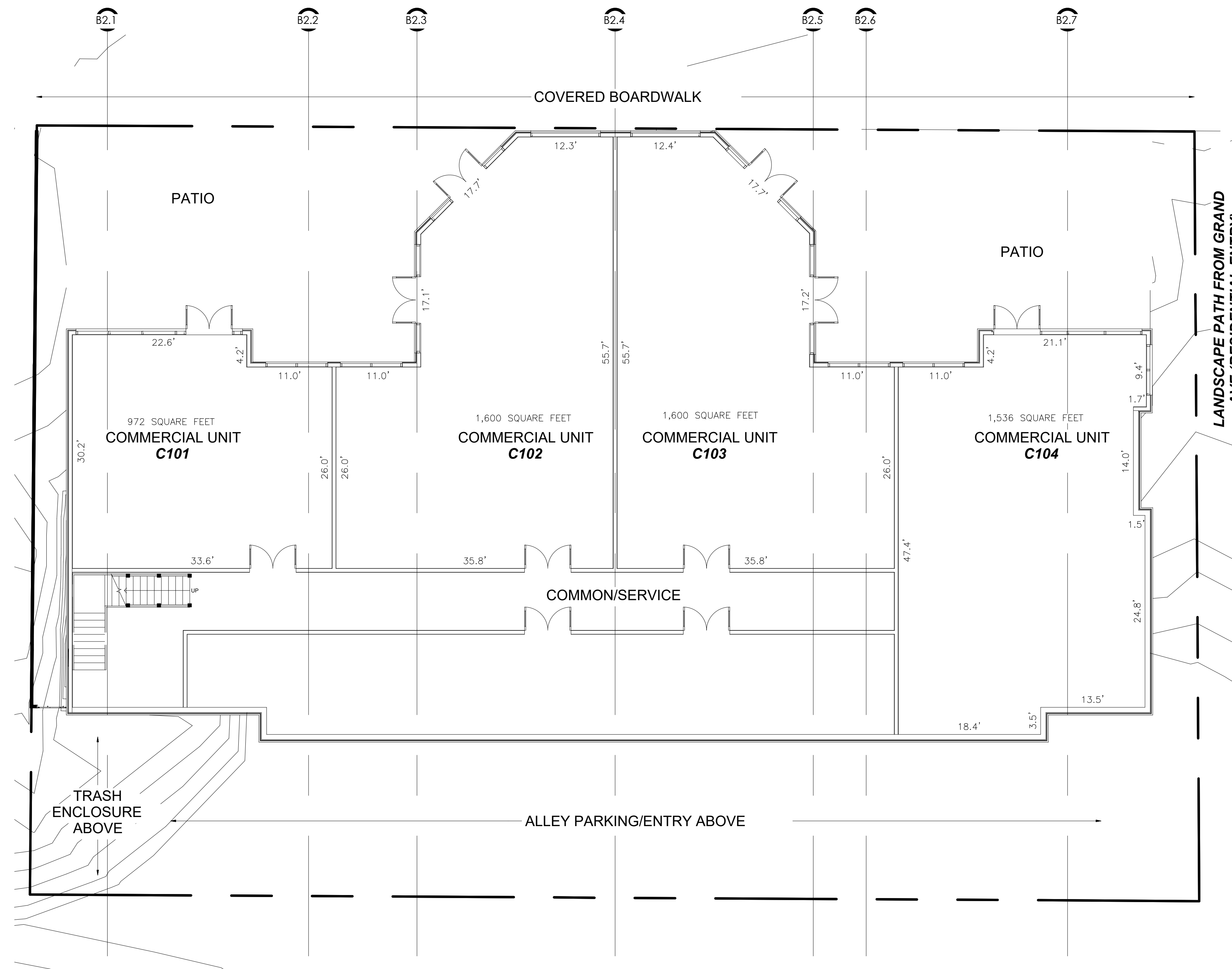
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BUILDING #2 - LEVEL 1 (GRAND AVENUE)

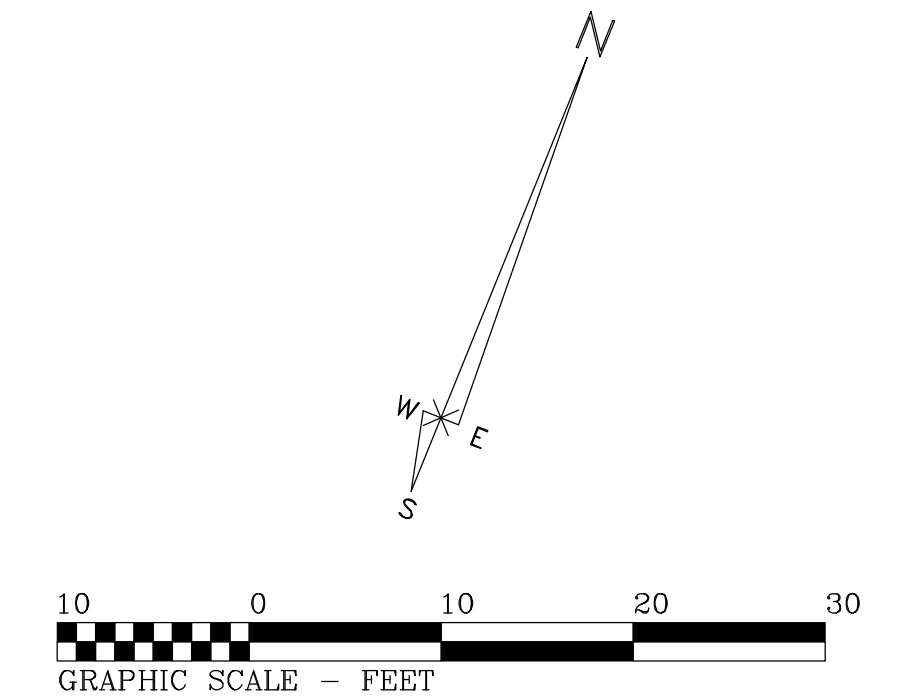
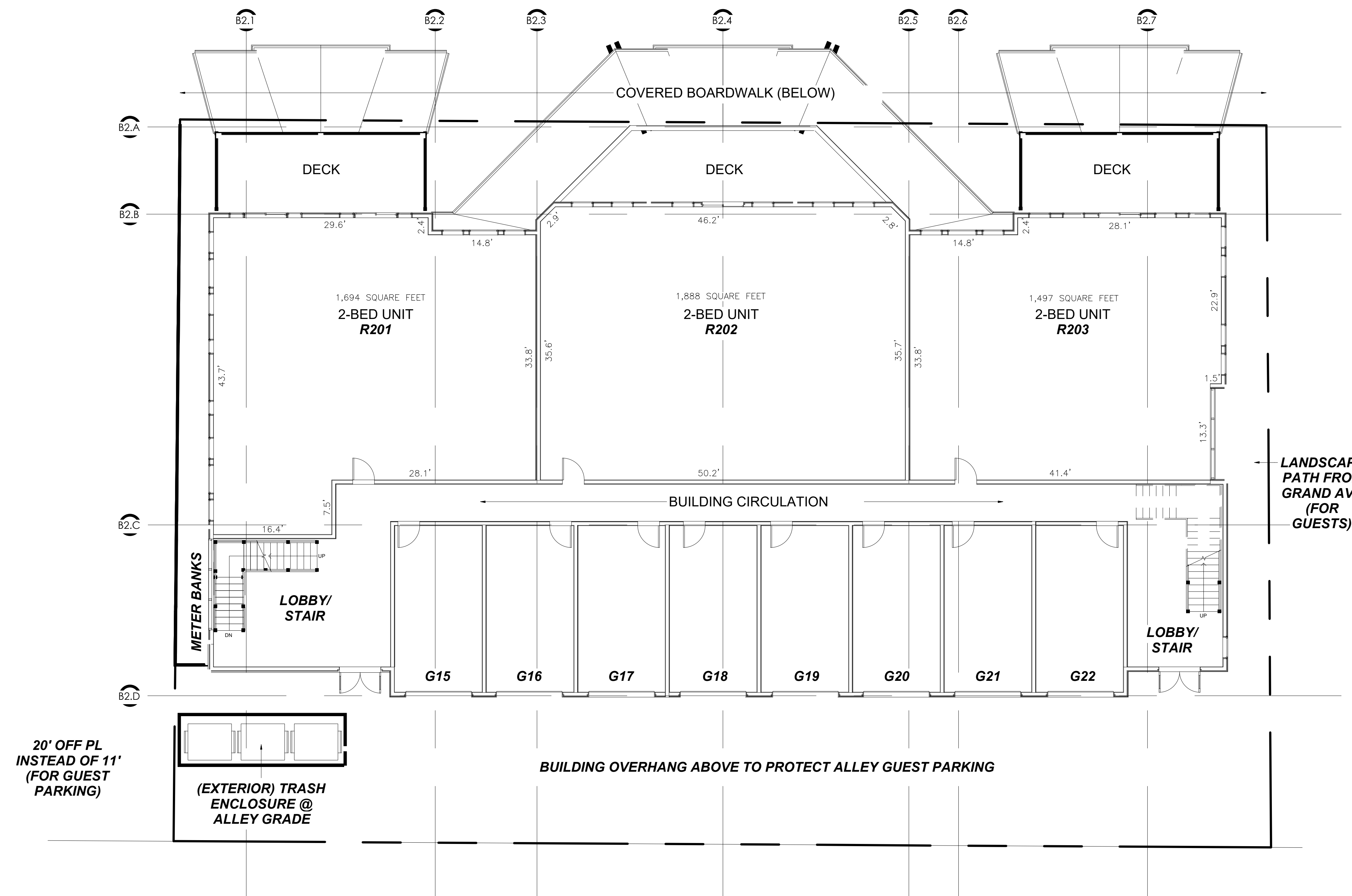
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BUILDING #2 - LEVEL 2 (ALLEY PARKING)

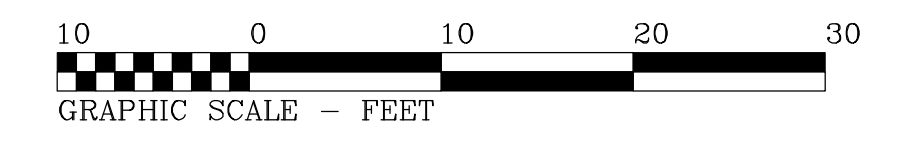
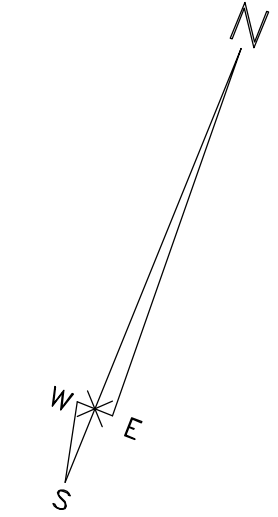
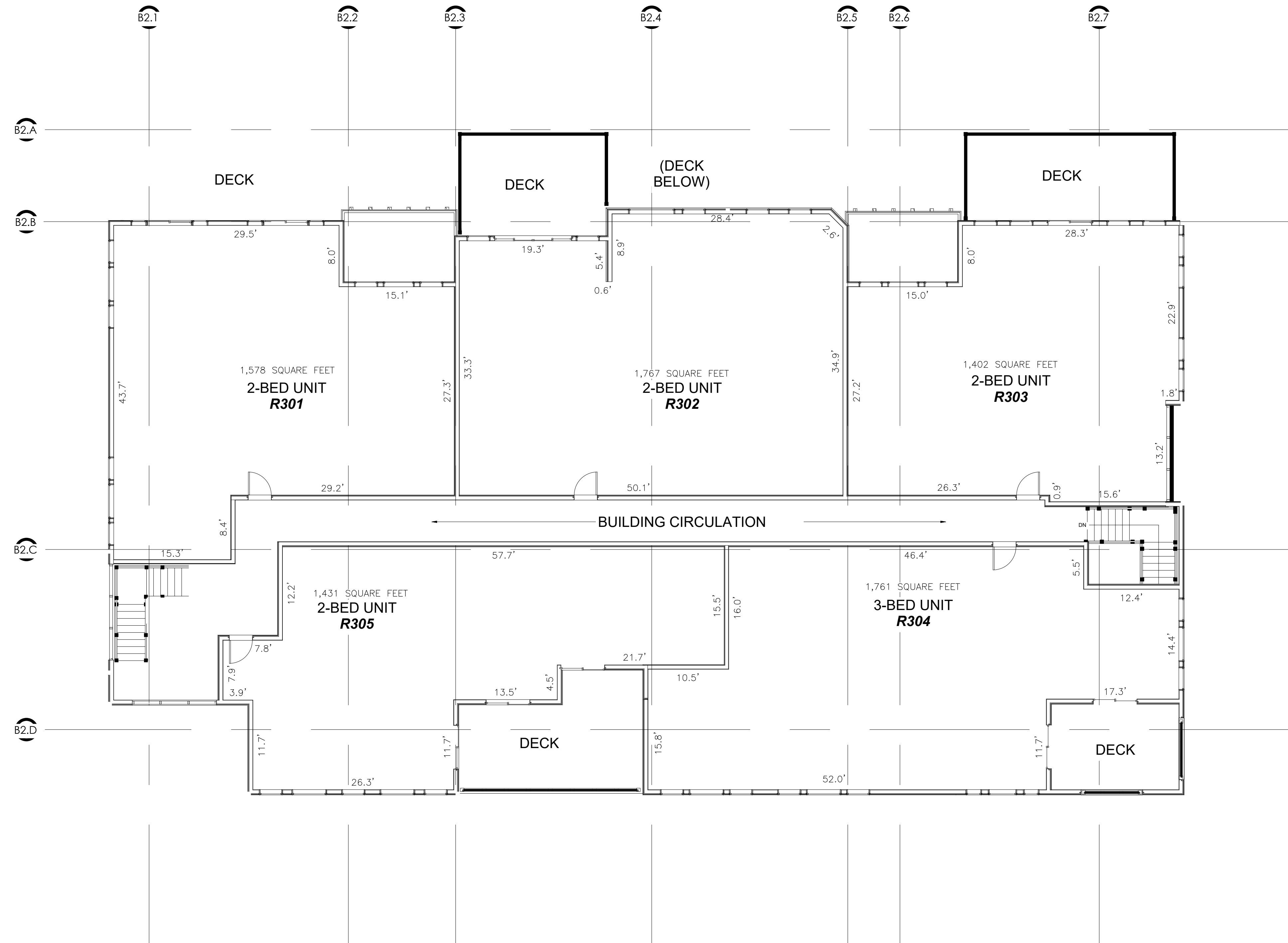
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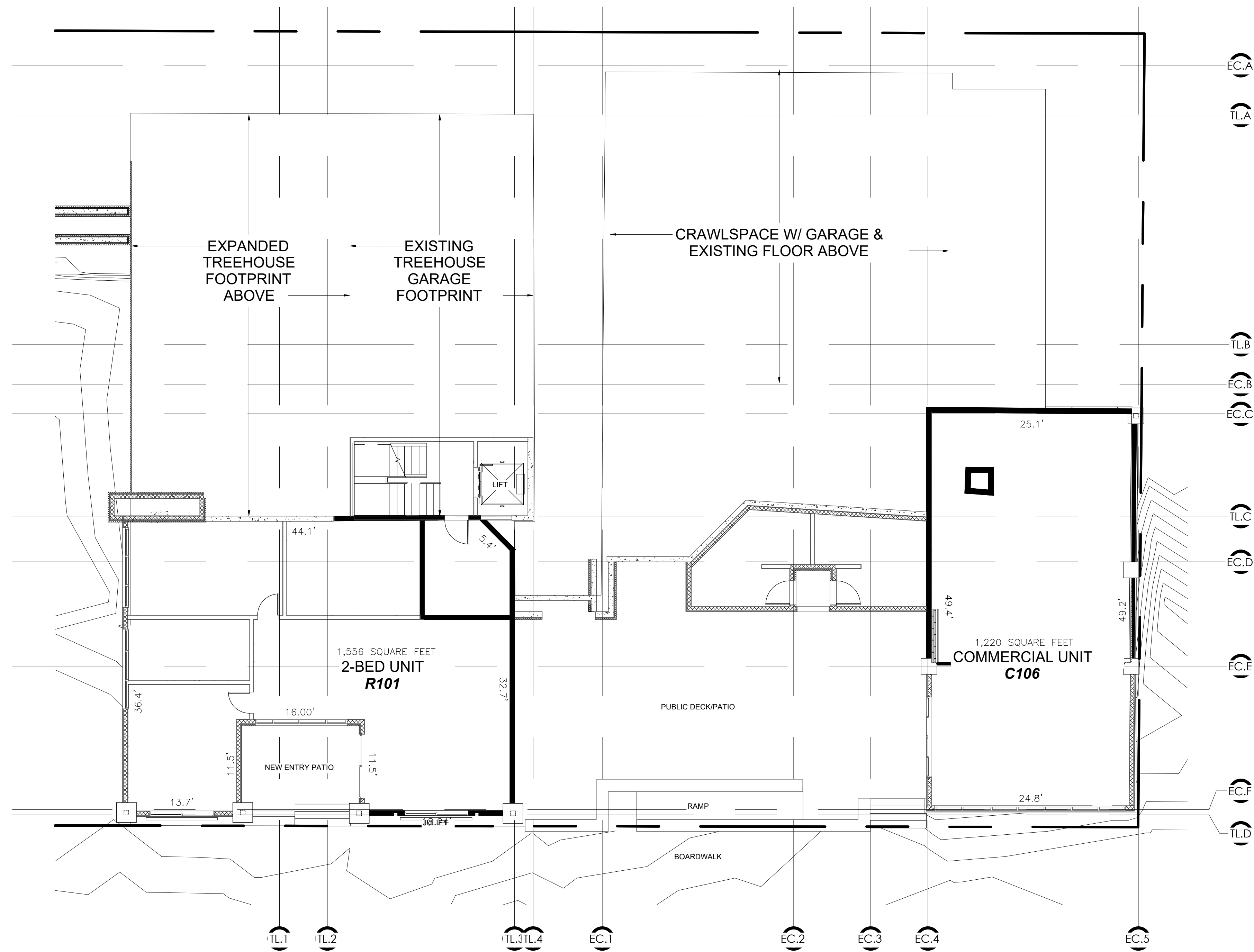
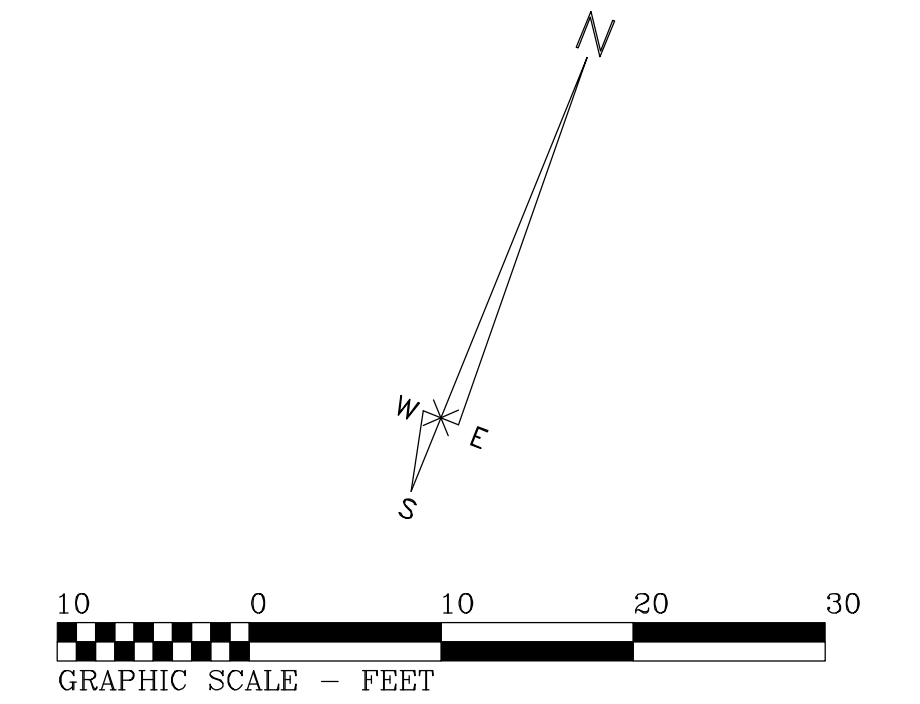
BUILDING #2 - LEVEL 3 (UPPER / RESIDENTIAL)

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LAKEHOUSE - LEVEL 0

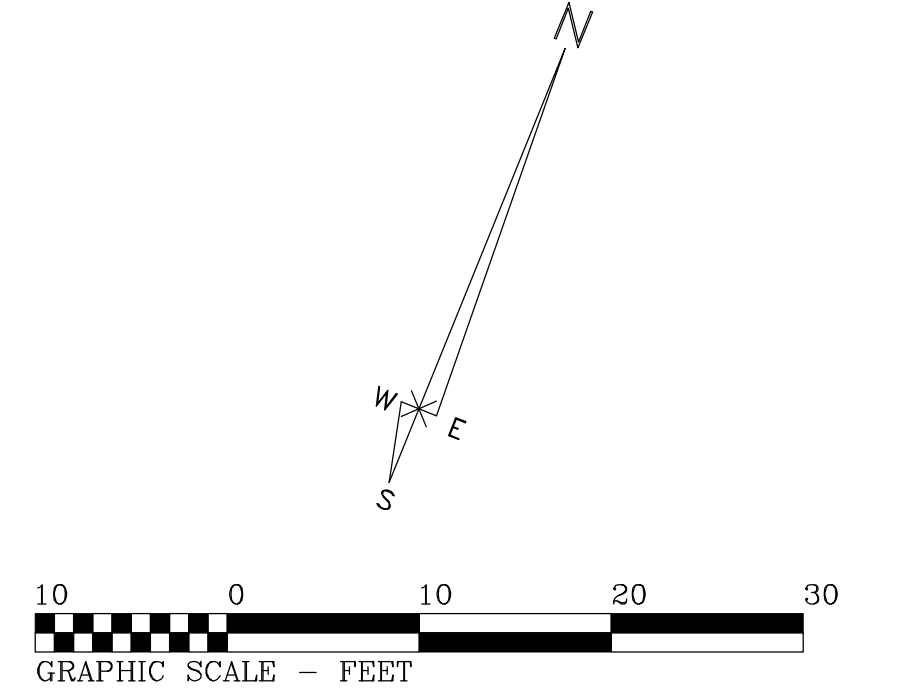
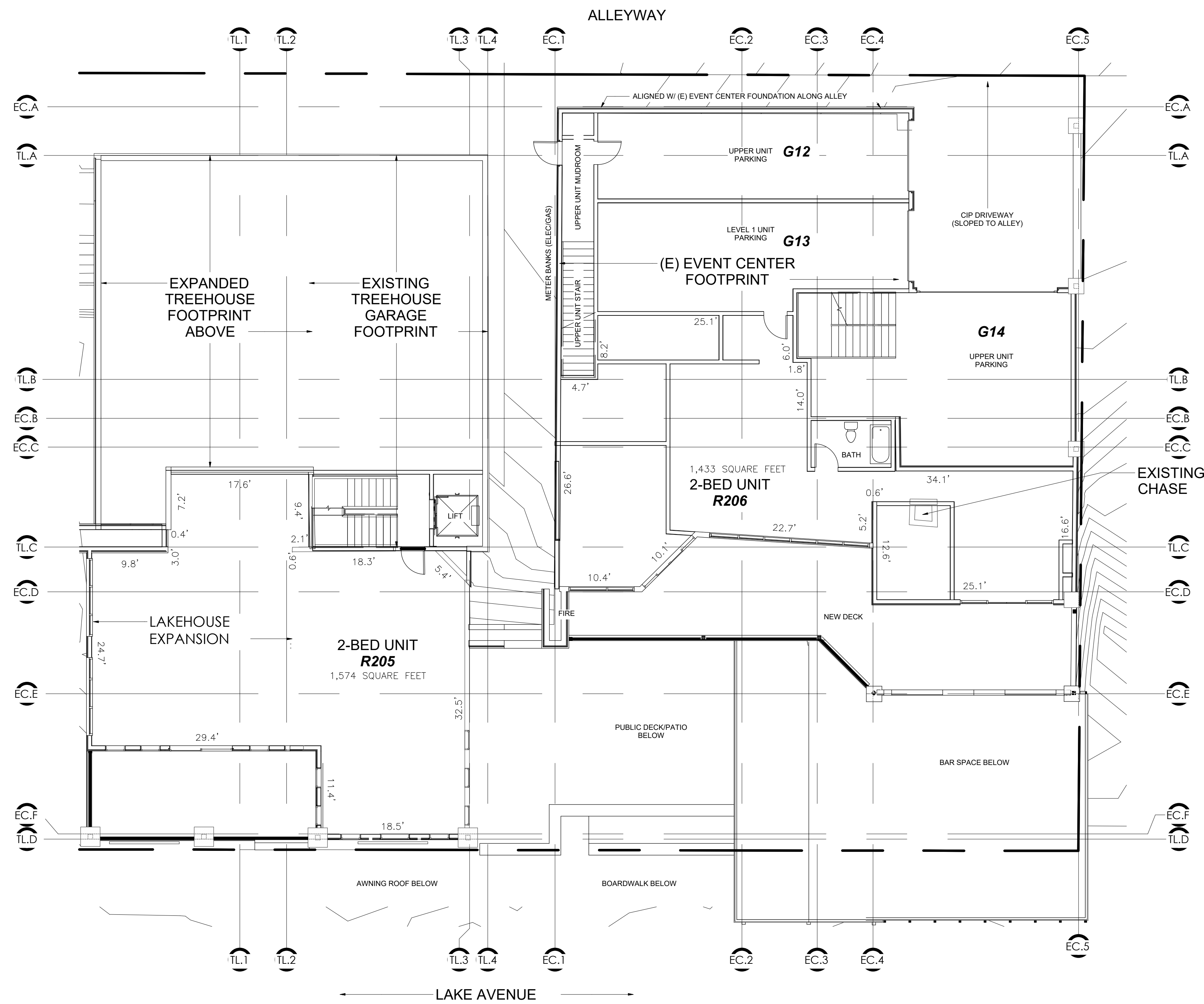
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LAKE HOUSE - LEVEL 1

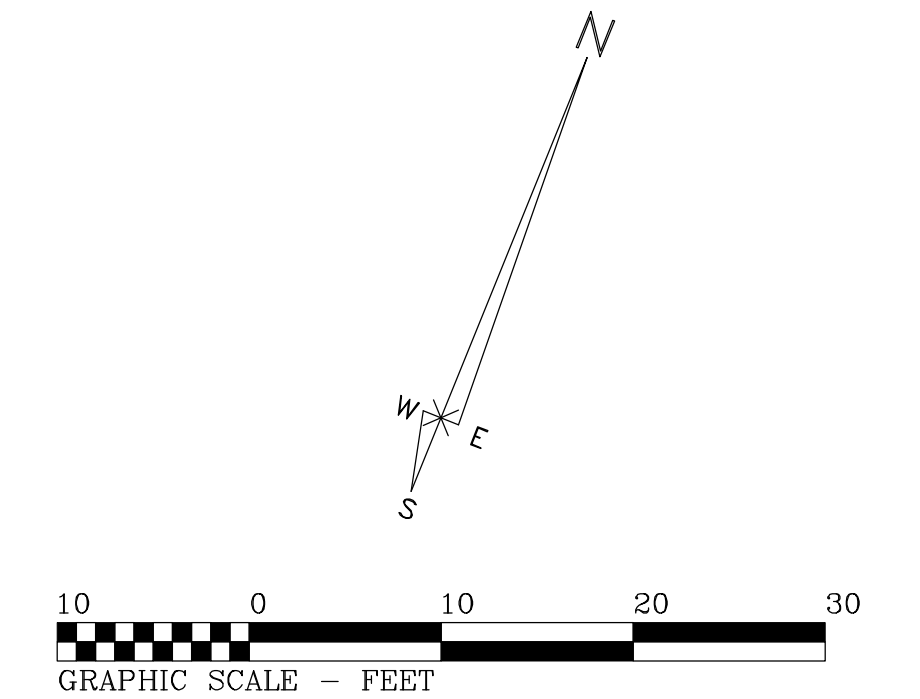
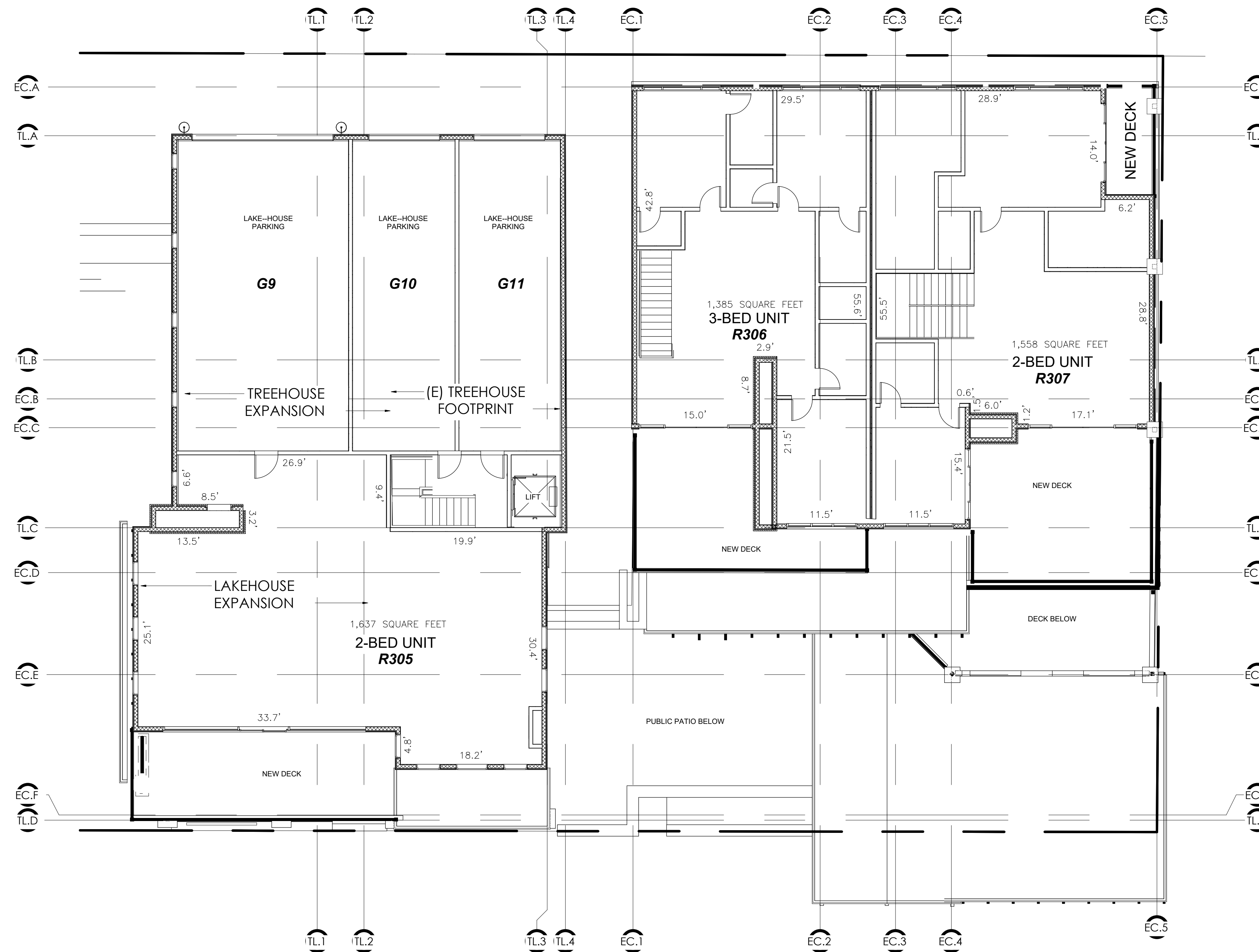
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LAKE HOUSE - LEVEL 2

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