# 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 1:203,313.7.

2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS ANNEXATION MAP.
GRAND COUNTY CLERKS RECORDS:
a. BOOK 152 PAGE 268, WARRANTY DEED, MATTHEWS TO MATTHEWS, FILED JANUARY 19, 1966.
b. BOOK 359 PAGE 950, WARRANTY DEED, MATTHEWS TO BEYER, FILED OCTOBER 4, 1984.
c. RECEPTION 56512, PLAT OF GUDGEL 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 354, WARRANTY DEED, ESTATE OF CLIFTON B. HOWARD TO MATTHEWS, RECORDED MAY 4, 1956.
f. RECEPTION 99914, PLAT OF AMENDED PLAT TO GUDGEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.
g. RECEPTION 110970, PLAT OF COLUMBINE LAKE, RECORDED MAY 21, 1969.
h. RECEPTION 2021-002758, WARRANTY DEED, RECORDED MARCH 10, 2021. SUBJECT VESTING DEED WITH PROPERTY DESCRIPTION USING CALLS TO THE COLUMBINE LAKE MONUMENTS DONE JUNIOR AND WRITTEN BY LS11415 BY LAND SURVEY DEPOSIT LS461.
i. RECEPTION 2022-008429, 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 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.
GRAND COUNTY SURVEY DEPOSIT:
l. LS461, DEPOSIT DATE DECEMBER 12, 1995, IMPROVEMENT SURVEY PLAT BY PLS 11415 DATED 12/5/1995.
m. LS2418, DEPOSIT DATE OF JULY 14, 2021, IMPROVEMENT SURVEY PLAT BY PLS 36063 DATED 11/16/2021.
TITLE COMMITMENT:
n. 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 REBARS WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 88°54'09" 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 LS2418, FOR MATHEW BOUNDARY INFORMATION.

5. THE STIPULATION AND CONSENT JUDGEMENT AT RECEPTION 2009-001100 AND 2009-001101 RESPECTIVELY DETAILS ACCESS FROM AND TO THE STANLEY PROPERTY. BULLET 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, GUDGEL SUBDIVISION.

## LEGEND

- ⊕ —FOUND 30" LONG #6 REBAR WITH 3.25" DIA. ALUMINUM CAP STAMPED PLS 36063, AS DESCRIBED
- ⊞ —FOUND SECTION CORER AS DESCRIBED
- ■ —FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON LS461
- ◆ —FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "DES PLS 26298", 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

N

SCALE: 1" = 100'
LINEAL UNIT IS
US SURVEY FOOT
0 100' 200' 300'

## 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 ANNEXING 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 GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

KEITH E. LUTTRELL PLS 36063
FOR AND ON BEHALF OF:
PEAK TO PEAK LAND
SURVEYING & MAPPING, INC.

FOR REVIEW

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.

## VICINITY MAP
SCALE: 1"=1000'

SITE
TOWN OF GRAND LAKE
GOLF COURSE
SHADOW MOUNTAIN LAKE

## 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 1°09' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NW CORNER OF THIS TRACT;
THENCE S 89°03' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NE CORNER OF THIS TRACT AND THE INTERSECTION WITH THE WEST LINE OF GUDGEL SUBDIVISION;
THENCE ALONG SAID WEST LINE OF GUDGEL 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

## TRUSTEES STATEMENT:

APPROVED FOR ANNEXATION BY ORDINANCE No. _____

APPROVED BY THE TOWN OF GRAND LAKE BOARD OF TRUSTEES ON THIS _____ DAY OF _____, 20___.

BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE

MAYOR                                          DATE

ATTEST:

TOWN CLERK                                DATE

TOWN ATTORNEY                        DATE

ORDINANCE No. _____            EFFECTIVE DATE

## LOVE TRACT ANNEXATION CALCULATION

TOTAL PERIMETER TO ANNEX = 2,502.2'
1/6 PERIMETER REQUIRED = 417.0'
CONTIGUITY LENGTH = 1,252.2'

TOTAL AREA = ±8.98 ACRES

## LOVE TRACT ANNEXATION
GENETTE SIMPKINS
REVOCABLE LIVING TRUST
QCD 2021-002942
WD 2005-000641
ALSO KNOWN AS THE
"8.98 ACRE LOVE TRACT"
(VACANT LAND)

MATTHEWS
METES AND BOUNDS TRACT
BOOK 359 PAGE 950
VESTING DEED AT WD 2021-002758
20.542 ACRES +/-
LAND SURVEY DEPOSIT LS2418
(195 GCR 48)

MATTHEWS ANNEXATION 1 OF 2
16.39 ACRES +/- TOTAL
TOWN OF GRAND LAKE ORDINANCE
No. 08-2022

MATTHEWS ANNEXATION 2 OF 2
5.88 ACRES +/- TOTAL
TOWN OF GRAND LAKE
ORDINANCE No. 09-2022

TRACT 36
AMENDED PLAT TO
GUDGEL SUBDIVISION
REC. 99914
243 GCR 4812

TRACT 35
AMENDED PLAT TO
GUDGEL SUBDIVISION
REC. 99914
275 GCR 4812

TRACT 33 AND 34
AMENDED PLAT TO
GUDGEL SUBDIVISION
REC. 99914
417 GCR 48

TRACT 16
AMENDED PLAT TO
GUDGEL SUBDIVISION
REC. 99914
486 GCR 471 (COLORADO DR)

TRACT 1
AMENDED PLAT TO
GUDGEL SUBDIVISION
REC. 99914
435 GCR 48

TRACT 32
GUDGEL SUBDIVISION
REC. 56512
769 GCR 4781

TRACT 17
GUDGEL SUBDIVISION
REC. 56512
(LS1008)
755 GCR 471

BASIS OF BEARING
N 88°54'09" W 623.29' (M)
S 89°03' E   626.1' (D)

## NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

Peak to Peak Land
Surveying & Mapping, Inc.
P.O. Box 100
Kremmling, Colorado 80459
970-724-0734

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.-3-N. R.-76-W OF THE 6th P.M.,
COUNTY OF GRAND, STATE OF COLORADO
(VACANT LAND)

SHEET 1 OF 1

Draftsman: JL    Checked by: KL    Date: 03/09/2023    Job no.:22-0161STANLEY