

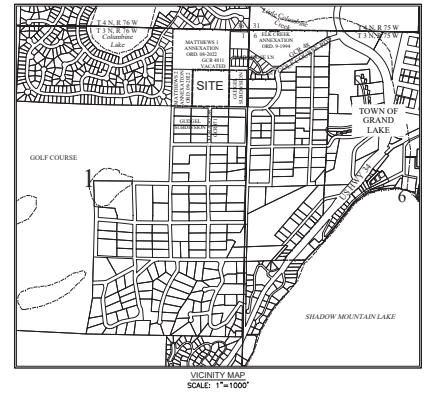
# LOVE TRACT ANNEXATION MAP

## A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641

A TRACT OF LAND IN THE NE/4NE/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 1:20333.7.
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS ANNEXATION MAP. GRAND COUNTY CLERKS RECORDS:
  - a. BOOK 102 PAGE 246, WARRANTY DEED, MATTHEWS TO MATTHEWS, FILED JANUARY 19, 1986.
  - b. BOOK 104 PAGE 265, WARRANTY DEED, MATTHEWS TO BEYER, FILED OCTOBER 4, 1984.
  - c. RECORD 10975, PLAT OF GUGDEL SUBDIVISION, RECORDED NOVEMBER 9, 1994.
  - d. BOOK 92 PAGE 150, RIGHT OF WAY DEED, CLIFTON B. HOWARD TO THE BOARD OF COUNTY COMMISSIONERS, FILED SEPTEMBER 25, 1941.
  - e. BOOK 116 PAGE 354, WARRANTY DEED, ESTATE OF CLIFTON B. HOWARD TO MATTHEWS, RECORDED MAY 4, 1956.
3. RECEPTION 2001-00076, AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED FEBRUARY 24, 1994.
4. RECEPTION 110970, PLAT OF COLUMBINE LAKE, RECORDED MAY 21, 1969.
5. RECEPTION 2001-00076, AMENDED PLAT TO GUGDEL SUBDIVISION, RECORDED MARCH 10, 1994. SUBJECT VESTING DEED WITH PROPERTY DESCRIPTION USING CALLS TO THE COLUMBINE LAKE MONUMENTS DONE JUNIOR AND WRITTEN BY LS1415 BY LAND SURVEY DEPOSIT 15415.
6. 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.
7. RECEPTION 2022-008430, QUIT CLAIM DEED TO THE TOWN OF GRAND LAKE FOR A PORTION A OF THE 60' WIDE RIGHT-OF-WAY DESCRIBED ON RIGHT-OF-WAY DEED BOOK 92 PAGE 150.
8. RECEPTION 110970, PLAT OF COLUMBINE LAKE, RECORDED MAY 21, 1969.
9. GRAND COUNTY SURVEY DEPOSIT 15415.
10. LS461, DEPOSIT DATE DECEMBER 12, 1995, IMPROVEMENT SURVEY PLAT BY PLS 11415 DATED 12/5/1995.
11. LS2418, DEPOSIT DATE OF JULY 14, 2021, IMPROVEMENT SURVEY PLAT BY PLS 30663 DATED 11/16/2021. TITLE COMMITMENT.
12. COMMITMENT NO. 1189815-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.
13. THE BASIS OF BEARING FOR THIS ANNEXATION MAP IS ALONG THE NORTH LINE OF THE LOVE TRACT, BETWEEN FOUND #5 REBAR WITH 1.5" DIA. ALUMINUM CAPS STAMPED "PLS 11415" AS SHOWN HEREON HAVING A BEARING OF N 89°02'00" W, AS MEASURED BY RTN/GPS METHOD ON NOVEMBER 6, 2020. URBAN UNITS SHOWN ARE U.S. SURVEY FOOT.
14. REFERENCED IS HEREBY MADE TO THE LAND SURVEY DEPOSIT 152418, FOR MATHEW BOUNDARY INFORMATION.
15. THE STIPULATION AND CONSENT ADJUDGMENT 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, GUGDEL SUBDIVISION.



**PROPERTY DESCRIPTION:** (PER BOOK WARRANTY DEED REC. 2015-000641)

A TRACT OF LAND IN THE NE/4NE/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 326.1 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°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

**TRUSTEES STATEMENT:**  
 APPROVED FOR ANNEXATION BY ORDINANCE No. \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE

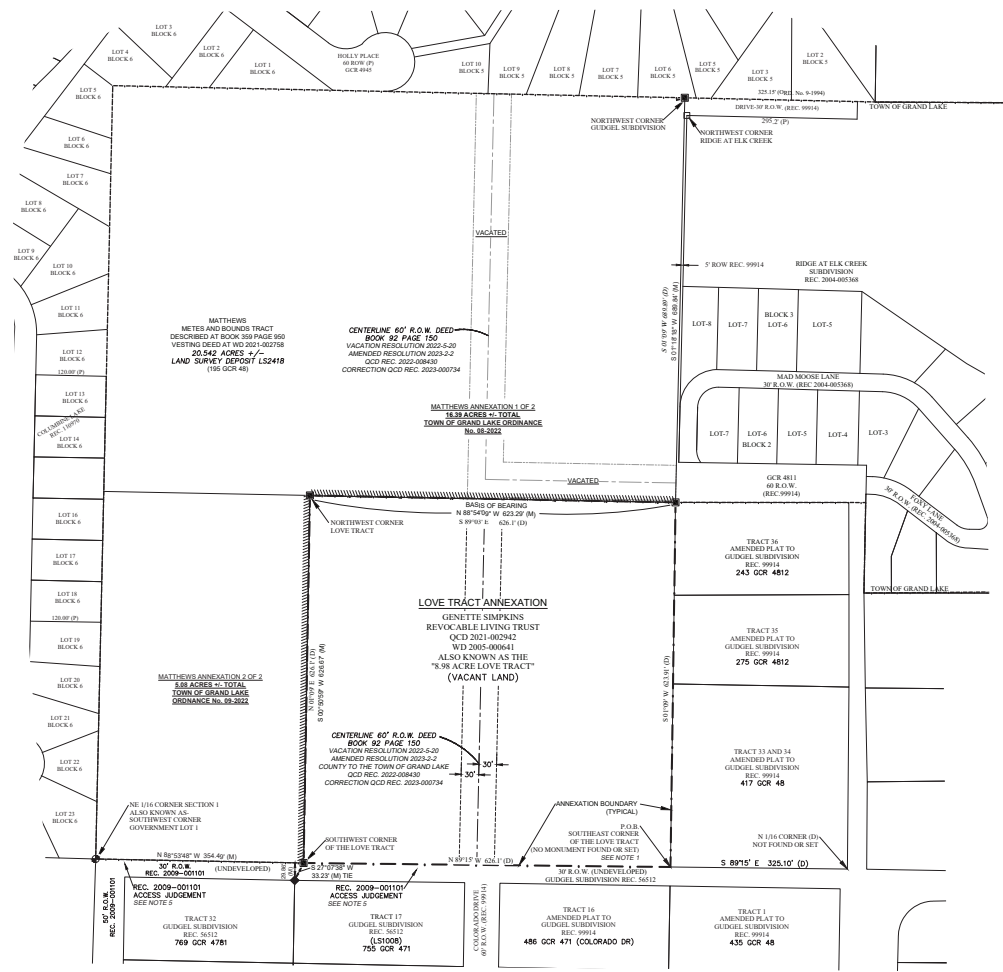
MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

TOWN ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

ORDINANCE No. \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_

SHEET 1 OF 1



**LOVE TRACT ANNEXATION CALCULATION**

TOTAL PERIMETER TO BE ANNEXED = 2,502.2'  
 1/8 PERIMETER REQUIRED = 417.0'  
 CONTIGUITY LENGTH = 1,252.2'

TOTAL AREA = 88.98 ACRES

- LEGEND:**
- FOUND 30" LONG #5 REBAR WITH 3.25" DIA. ALUMINUM CAP STAMPED PLS 30663, AS DESCRIBED
  - FOUND SECTION CORNER 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
  - (C) - 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 ANNEXING MUNICIPALITY AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE TOWN OF GRAND LAKE, COLORADO CODES APPLICABLE THERE TO, 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 WARRANTY 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.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

Peak to Peak Land  
 Surveying & Mapping, Inc.

P.O. Box 100  
 Kremmling, Colorado 80469  
 970-724-0724

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