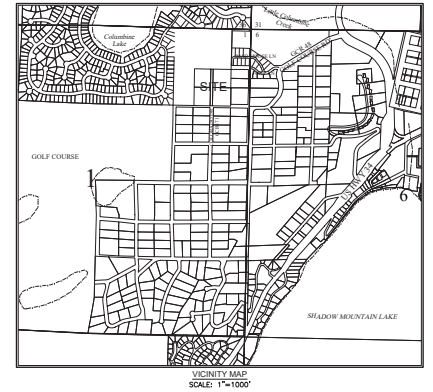


LUCY LOVE MINOR SUBDIVISION

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, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT GENETTE SIMPKINS REVOCABLE LIVING TRUST IS THE OWNER OF 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 N1/2E 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°57' EAST, FOR A DISTANCE OF 325.1 FEET;
THENCE RUNNING ALONG THE N1/2E 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°57' EAST, FOR A DISTANCE OF 626.1 FEET TO THE NE CORNER OF THIS TRACT AND THE INTERSECTION WITH THE WEST LINE OF GUGGEL SUBDIVISION 0109' WEST, FOR A DISTANCE OF 623.9 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

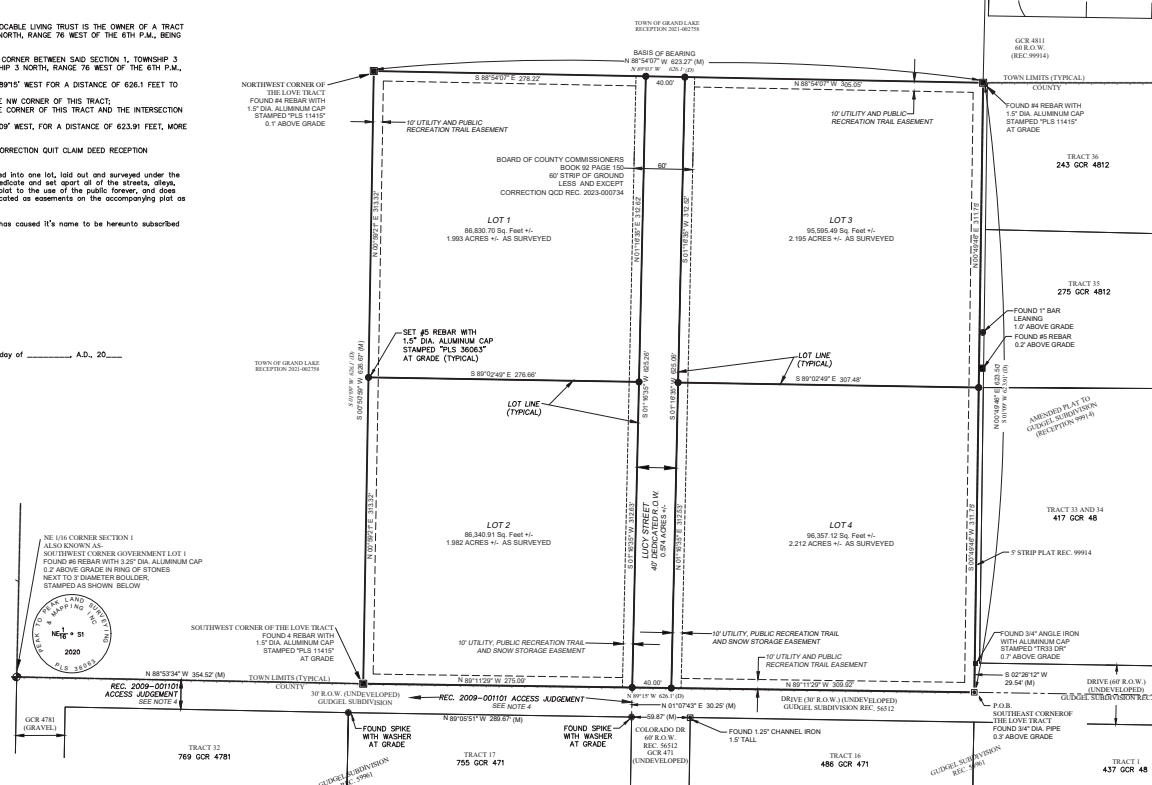
EXCEPT THAT PORTION CONVEYED TO THE TOWN OF GRAND LAKE CORRECTION QUIT CLAIM DEED RECEPTION 2023-000734.

That the owner(s) have caused said real property to be consolidated into one lot, laid out and surveyed under the name and title LUCY LOVE MINOR SUBDIVISION, and does hereby dedicate and set apart all of the streets, alleys, and other public ways and places as shown on the accompanying plat to the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements.

IN WITNESS WHEREOF GENETTE SIMPKINS REVOCABLE LIVING TRUST has caused it's name to be hereunto subscribed this _____ day of _____, A.D., 20____.

ATTEST:
GENETTE SIMPKINS : _____
NOTARY:
STATE OF _____)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20____ by GENETTE SIMPKINS.
Witness my hand and official seal.
My Commission Expires: _____
(SEAL)
NOTARY PUBLIC



GRAND COUNTY ASSESSOR DATA:
PARCEL NUMBERS 1191-011-00-002
VACANT LAND 8.956 ACRES +/- AS SURVEYED

ZONED GRAND COUNTY RESIDENTIAL-ANNEXATION TO THE TOWN OF GRAND LAKE ANTICIPATED IN 2023
INCLUDED IN THE THREE LAKES DESIGN AND REVIEW AREA AND THE GRAND COUNTY URBAN GROWTH AREA 2 SURVEY NOTES:

1. THE ANNEXATION MAP FOR THIS TRACT IS RECORDED AT RECEPTION _____
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS PLAT:
GRAND COUNTY CLERK'S RECORDS:
a. RECEPTION 99994, PLAT OF GUGGEL SUBDIVISION, RECORDED NOVEMBER 5, 1941.
b. RECEPTION 99994, PLAT OF AMENDED PLAT TO GUGGEL SUBDIVISION, RECORDED FEBRUARY 24, 1964.

GRAND COUNTY SURVEY DEPOSIT:
a. LS441, DEPOSIT DATE DECEMBER 12, 1995, IMPROVEMENT SURVEY PLAT BY PLS 11415 DATED 12/5/1995.
b. LS2418, DEPOSIT DATE OF JULY 14, 2021, IMPROVEMENT SURVEY PLAT BY PLS 36063 DATED 11/16/2021.

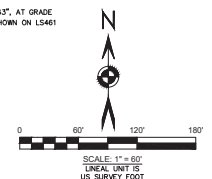
TITLE COMMITMENT:
a. COMMITMENT No. 1118815-C ISSUED BY TITLE COMPANY OF THE ROCKIES AS AGENTS FOR WESTCO LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2023.

3. THE BASIS OF BEARING FOR THIS MINOR SUBDIVISION PLAT 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°54'09" W, AS MEASURED BY RTK/GPS METHOD ON NOVEMBER 6, 2020. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
4. THE STIPULATION AND CONSENT JUDGEMENT AT RECEPTION 2009-00100 AND 2009-00101 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 12 AND 17, GUGGEL SUBDIVISION.
5. LOTS 1 THROUGH 4 SHALL BE RESTRICTED FROM FURTHER SUBDIVIDING.

PLANNING COMMISSION CERTIFICATE
APPROVED THIS _____ day of _____, A.D., 20____
Town Planning Commission, Grand Lake, Colorado
CHAIR: _____
Clerk: _____

TOWN BOARD OF TRUSTEES CERTIFICATE
APPROVED THIS _____ day of _____, A.D., 20____ by the Board of Trustees, Grand Lake, Colorado.
This approval does not guarantee that the size or soil or flooding conditions of any lot shown hereon are such that a building permit shall be issued. This approval is with the understanding that all expenses involving necessary improvements for all utility services, street improvements, parking, grading, landscaping, curbs, gutters, street signs, street signs, and sidewalks shall be financed by others and not the Town of Grand Lake. Also, that the Town of Grand Lake does not assume any responsibility for the correctness or accuracy of any information disclosed on this plat nor any representations or information presented to the Town which induced the Town to give this certificate.
ATTEST:
CLERK: _____ MAYOR: _____
Town Clerk Steve Kudron

- ### LEGEND
- - SET 18" LONG #5 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED "PLS 36063", AT GRADE
 - - FOUND #4 REBAR WITH 1.5" DIA. ALUMINUM CAP STAMPED PLS 11415, AS SHOWN ON LS461
 - - FOUND #5 REBAR, AS DESCRIBED
 - - FOUND #6 REBAR, AS DESCRIBED
 - - TELEPHONE PEDESTAL
 - - COMMUNICATION PEDESTAL
 - Ⓜ - ELECTRIC BOX
 - Ⓜ - FIELD MEASURED
 - (D) - DEED DIMENSION
 - DA - DIAMETER
 - GCR - GRAND COUNTY ROAD
 - LS - GRAND COUNTY LAND SURVEY DEPOSIT
 - REC - RECEPTION
 - R.O.W. - RIGHT OF WAY
 - PLATTED EASEMENTS



SURVEYORS CERTIFICATE
I, KATH E. LUTTRELL, PLS 36063, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MINOR SUBDIVISION PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT SAID PLAT COMPLES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 50 AND 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF GRAND LAKE DEVELOPMENT REGULATIONS HAVE BEEN PLACED ON THE GROUND. 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.

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

FOR REVIEW

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



LUCY LOVE MINOR SUBDIVISION
A METES AND BOUNDS TRACT OF LAND DESCRIBED AT RECEPTION 2015-000641
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CONVEYED BY QUIT CLAIM DEED RECEPTION 2021-002942

Draftsman: JL Checked by: KL Date: 07/20/2023 Job no.:2023-0119 STANLEY

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 THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.