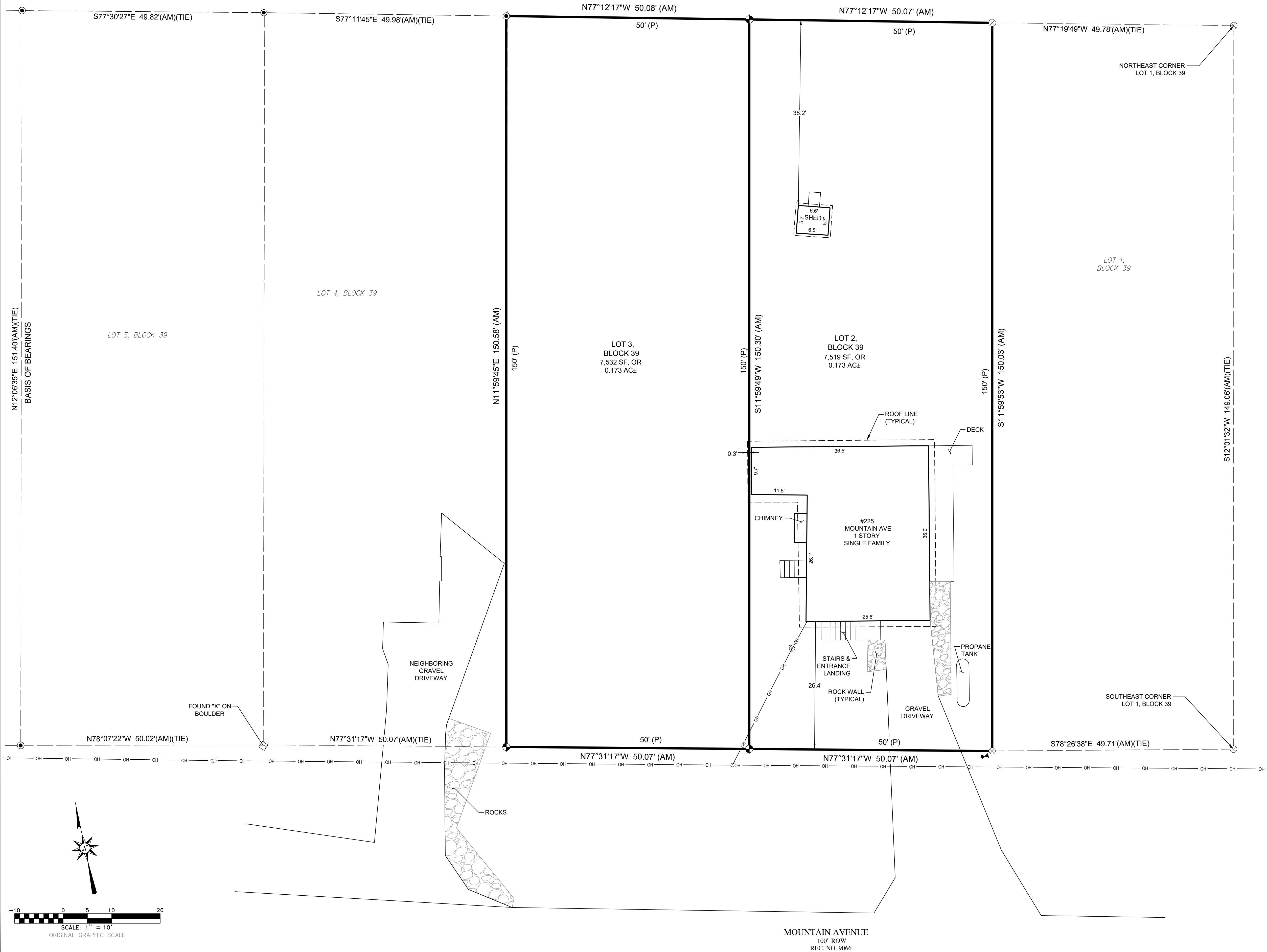


IMPROVEMENT SURVEY PLAT  
LOT 2 & LOT 3, BLOCK 39, TOWN OF GRAND LAKE, RECEPTION NO. 9066

PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO  
OWNERSHIP VESTED BY WARRANTY DEED, RECEPTION NO. 2017005939

PATTERSON STREET  
ROW VARIES  
REC. NO. 9066

#225 MOUNTAIN AVENUE

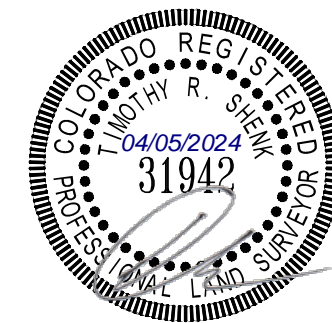


NOTES:

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:  
A. GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, RECEPTION #9066.  
B. GRAND COUNTY RECORDS, MINOR SUBDIVISION / LOT CONSOLIDATION PLAT, RECEPTION NO. 2019009358.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE POLICY. CONSEQUENTLY, RECORDED EASEMENTS AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
- FIELDWORK PERFORMED 12/20/2023.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE TOWN OF GRAND LAKE AS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY AND IS INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA. SETBACK PER TOWN OF GRAND LAKE:  
FRONT = 25'  
SIDE = 10'  
REAR = 10'
- BASIS OF BEARING IS N 12°06'35" E, ALONG THE WESTERLY BOUNDARY OF LOT 5, BLOCK 39, TOWN OF GRAND LAKE AS MEASURED BETWEEN A FOUND SPIKE LOCATED AT THE SOUTHWESTERLY CORNER THEREOF AND A FOUND SPIKE AT THE NORTHWESTERLY CORNER THEREOF, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO. SAID BEARING IS DERIVED FROM THE MINOR SUBDIVISION / LOT CONSOLIDATION PLAT, RECEPTION NO. 2019009358.
- UNDERGROUND UTILITIES (IF ANY) ARE NOT SHOWN.
- DISTANCES ARE MEASURED BY THE U.S. SURVEY FOOT.
- 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.

LAND SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID SURVEY IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973. THE MONUMENTS REQUIRED BY SAID STATUTE AND HAVE BEEN PLACED IN THE GROUND. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942  
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

LEGEND

REC. NO.	RECEPTION NUMBER
SF	SQUARE FEET
AC	ACREAGE
(P)	PLATTED
(AM)	AS MEASURED
+	SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP STAMPED PLS 31942
●	FOUND SPIKE
●	FOUND #5 REBAR WITH PLASTIC CAP, PLS #26950
▲	FOUND 5'x5' BOULDER WITH CHISELED "X"
⊗	FOUND ALUMINUM CAPPED REBAR, PLS #6503
⊙	ELECTRIC METER
⊕	GAS METER
⊖	POWER POLE
---	PROPERTY LINE
- - - -	ADJACENT LOT
- - - -	OVERHEAD ELECTRIC

TIM SHENK  
LAND SURVEYING, INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

IMPROVEMENT SURVEY PLAT  
LOT 2 & LOT 3, BLOCK 39, TOWN OF GRAND LAKE,  
SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
#225 MOUNTAIN AVENUE

JOB: 23088 DWG: 23088_ISP	SCALE: 1" = 20' CRD: 23088_PLAT	DATE: 04/05/2024 CHECKED: TRS	DRAWN BY: JAN SHEET: 1 OF 1
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