

BEING A RE-PLAT OF LOT 7 AND LOT 8, BLOCK 31, TOWN OF GRAND LAKE
ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN THE NE1/4 SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO

BOOK 449 PAGE 957 AND BOOK 505 PAGE 543

IN WITNESS WHEREOF EDNA L. STODDARD has caused her name to be hereunto subscribed this ____ day of _____, 19__.

_____, A.D., 20____.

ATTEST:

EDNA L. STODDARD : _____

NOTARY:

STATE OF _____

))SS

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____
by EDNA L. STODDARD.

Witness my hand and official seal.

My Commission Expires: _____

(SEAL) _____

NOTARY PUBLIC

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 loading conditions of any Lot shown herein 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, paving, grading, landscaping, curbs, gutters, street lights, 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 plot nor any representations or information presented to the Town which induced the Town to give this certificate.

ATTEST:

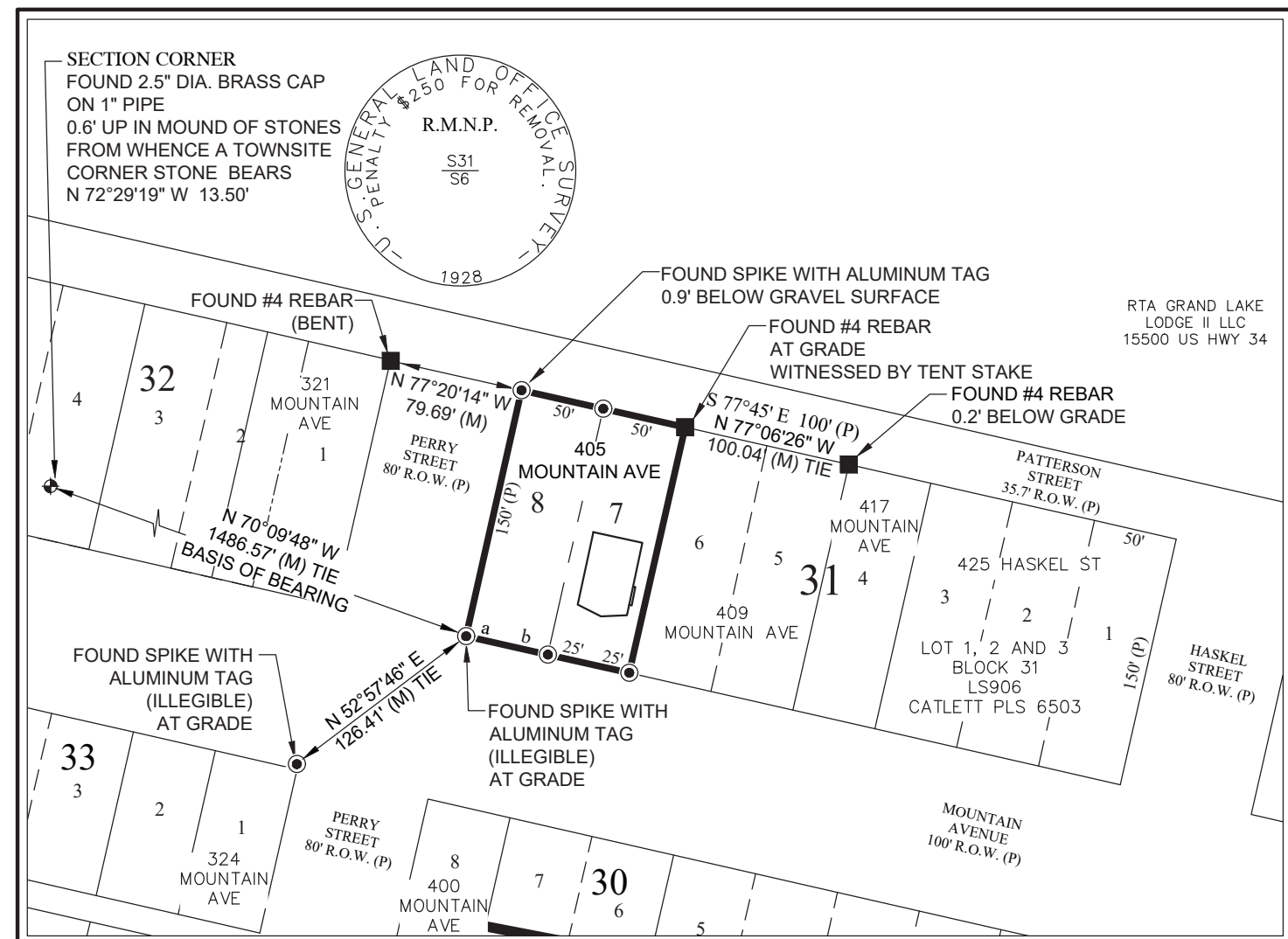
CLERK: _____
Town Clerk

MAYOR: _____
Mayor

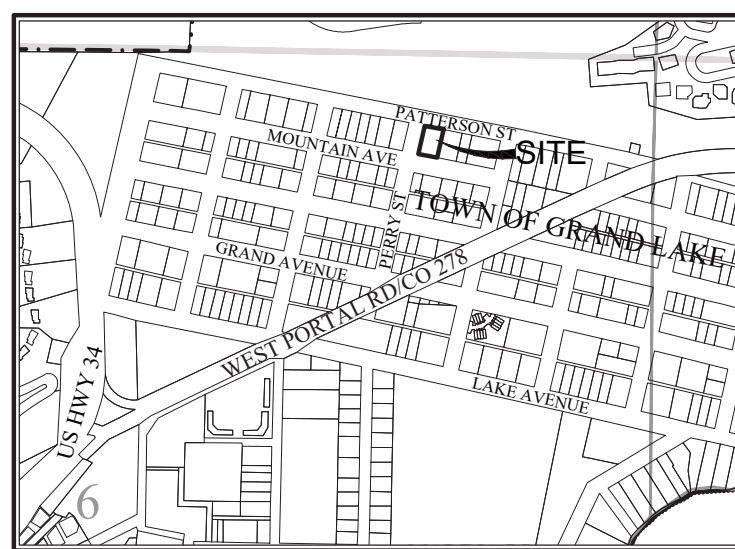
APPROVED THIS _____ day of _____ A.D., 20____

Town Planning Commission, Grand Lake, Colorado

CHAIR: _____
Chairman



BLOCK MONUMENT TIE DETAIL
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 100'

PROPERTY DESCRIPTION: (VESTED BY WARRANTY DEEDS AT BOOK 449 PAGE 957 AND BOOK 505 PAGE 543)

LOT 7 AND LOT 8, BLOCK 31, TOWN OF GRAND LAKE,
COUNTY OF GRAND,
STATE OF COLORADO.

SURVEY NOTES:

1. THESE LOTS ARE FOREVER COMBINED, NEVER TO BE SOLD, MORTGAGED, OR TRANSFERRED SEPARATELY.
2. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
- U.S. LAND OFFICE RECORDS:
- a. GRAND LAKE TOWNSITE, BLM MAP C0606030N0750W0, DATED JUNE 29, 1889
- GRAND COUNTY RECORDS:
- b. THE TOWN OF GRAND LAKE, RECEPTION 9066 RECORDED AUGUST 15, 1903.
- GRAND COUNTY LAND SURVEY DEPOSIT:
- c. L5906, LAND SURVEY PLAT DEPOSITED ON APRIL 21, 1999 OF LOTS 1, 2 AND 3, BLOCK 31, STAMPED BY PLS 6503.
3. TITLE COMMITMENT NO. XXXXXX
4. THE BASIS OF BEARING FOR THIS SURVEY IS N 70°09'48" W, AS MEASURED BY REAL TIME KINEMATICS (RTK) GPS METHODS BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER BLOCK 31, TOWN OF GRAND LAKE AND THE SECTION CORNER AS SHOWN ON THE BLOCK MONUMENT DETAIL.
5. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE ONLY. AN UNDERGROUND UTILITY LOCATE SERVICE IS RECOMMENDED FOR FURTHER DETAIL OF THEIR LOCATION. PLEASE CALL FOR A UTILITY LOCATE SERVICE BEFORE ANY EXCAVATION IS MADE.
6. GRAND LAKE ZONING IS SINGLE FAMILY RESIDENTIAL-HIGH DENSITY & INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.
- SETBACKS PER TOWN OF GRAND LAKE:
- FRONT= 25' SIDE= 10' REAR= 10'

SURVEYORS CERTIFICATE

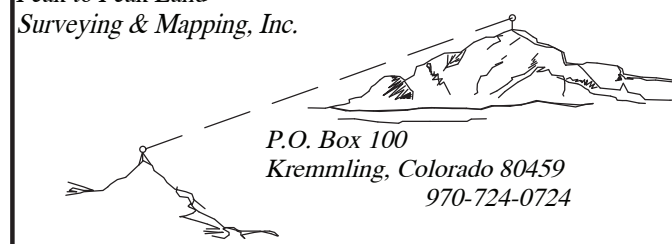
I, KEITH E. LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS AMENDED FINAL PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE 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.

ELL PLS 36063
EHALF OF:
LAND
MAPPING, INC.

SHEET 1 OF 1
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

*Peak to Peak Land
Surveying & Mapping, Inc.*



AMENDED FINAL PLAT
LOT 7A, BLOCK 31, TOWN OF GRAND LAKE
BEING A RE-PLAT OF LOTS 7 AND 8, BLOCK 31,
TOWN OF GRAND LAKE
ACCORDING TO THE PLAT RECORDED AT RECEPTION 9066
SITUATED IN THE NE1/4 SECTION 6, T 3 N, R 75 W OF THE 6TH P.M.,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
ALSO KNOWN AS 405 MOUNTAIN AVENUE

Draftsman: JL

Checked by: KL

Date: 5/13/2025

Job no.:25-0100 STODDARD