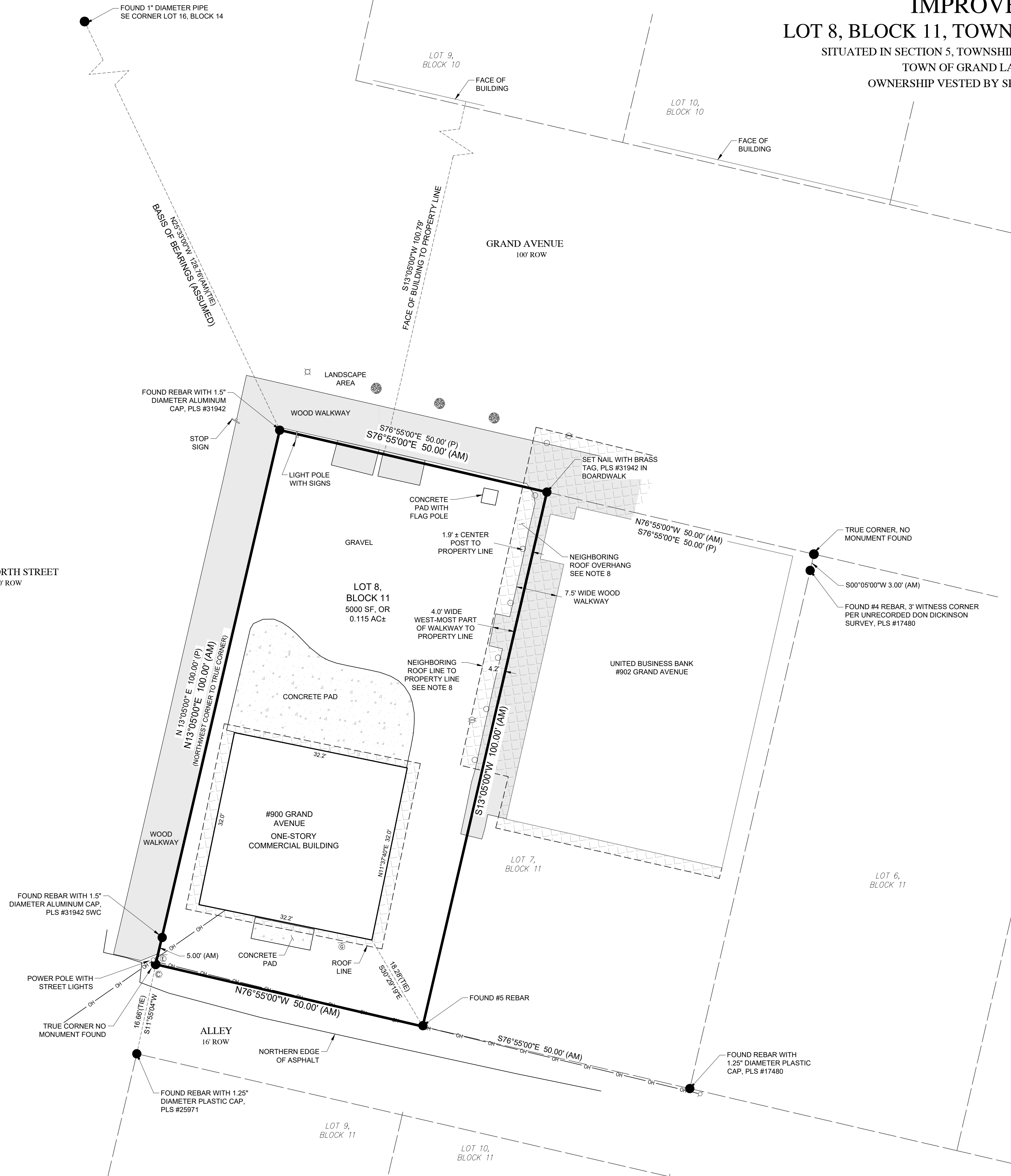
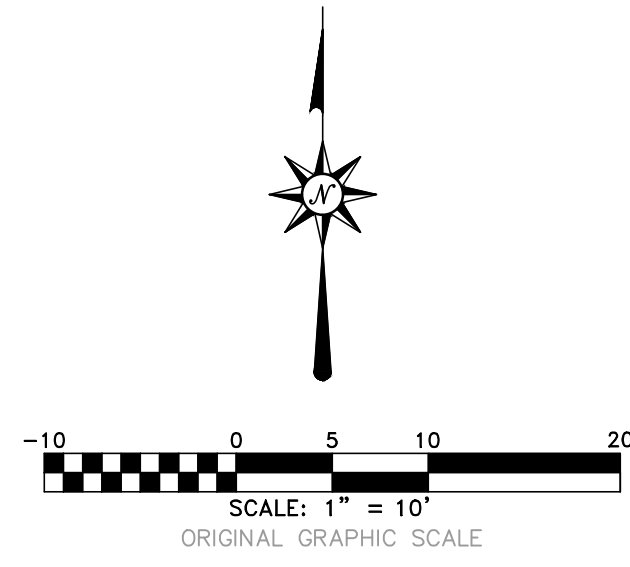


IMPROVEMENT SURVEY PLAT

LOT 8, BLOCK 11, TOWN OF GRAND LAKE, RECEPTION NO. 9066

SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY SPECIAL WARRANTY DEED, RECEPTION NO. 2024004803
#900 GRAND AVENUE

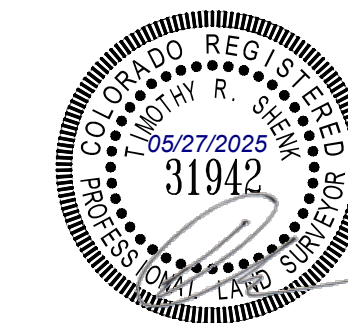


NOTES:

1. THE FOLLOWING IS A PARTIAL LIST OF SURVEY PLATS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - A. GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, RECEPTION NO. 9066.
2. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 1120099-C3 WITH AN EFFECTIVE DATE OF JULY 18, 2024 AT 7:00 A.M., ISSUED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR STEWART TITLE GUARANTY COMPANY.
3. FIELD WORK PERFORMED MARCH AND APRIL, 2025 WITH 12+ INCHES OF SNOW COVER, CONSEQUENTLY SURFACE FEATURES MAY EXIST WHICH ARE NOT DEPICTED HEREIN.
4. UNDERGROUND UTILITIES ARE NOT ADDRESSED BY THIS SURVEY.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF GRAND LAKE "COMMERCIAL".
6. BASIS OF BEARINGS IS THE LINE FROM THE NORTHWEST CORNER OF THE SUBJECT LOT 8 (REBAR WITH 1.5" DIAMETER ALUMINUM CAP PLS #31942) TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 14, TOWN OF GRAND LAKE (1" DIAMETER PIPE) WHICH IS ASSUMED TO BEAR N25°33'00"W AS DEPICTED HEREIN.
7. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
8. THE ROOF, SUPPORT POSTS AND WOOD WALKWAY SITUATED ON LOT 7, BLOCK 11 (UNITED BUSINESS BANK) PROTRUDE INTO THE SUBJECT PROPERTY (LOT 8, BLOCK 11). NO EASEMENT OF RECORD IS INDICATED WITHIN TITLE COMMITMENT #1120099-C3 THAT PERMITS SUCH PROTRUSION.
9. 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 HAVE BEEN PLACED IN THE GROUND. THIS CERTIFICATION IS NOT A GUARANTEE 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 |
| ● | FOUND OR SET MONUMENT AS NOTED |
| ○ | WITNESS CORNER |
| ⊙ | GAS METER |
| ⊕ | ELECTRIC METER |
| ⊖ | POWER POLE |
| ⊗ | COMMUNICATION PEDESTAL |
| ⊘ | 4" DIAMETER VERTICAL PVC SANITARY SEWER CLEANOUT |
| ⊙ | LIGHT POLE |
| ⊙ | ASPEN TREE |
| ○ | WOOD POST SUPPORT FOR ROOF OVERHANG |
| --- | PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | ADJACENT LOT |
| --- | OVERHEAD WIRES |
| --- | ROOF OVERHANG |
| --- | WOOD WALKWAY |

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

IMPROVEMENT SURVEY PLAT
LOT 8, BLOCK 11, TOWN OF GRAND LAKE,
SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO
#900 GRAND AVENUE

JOB: 25043	SCALE: 1" = 10'	DATE: 05/27/2025	DRAWN BY: JAN
DWG: 25043_ISP	CRD: 25043.05	CHECKED: BP	SHEET: 1 OF 1

L:\shenk\11-25043\25043\25043_ISP.dwg 1:27/2025 1:50 PM