

FINAL PLAT

RIDGE AT ELK CREEK SUBDIVISION

ALL OF TRACT 20, GUDGEL SUBDIVISION, RECORDED AT RECEPTION NUMBER 56512,
ALL OF LOT 4, EXCEPT THAT TRACT OF LAND PLATTED AS SAID GUDGEL SUBDIVISION,
AND EXCEPT THAT TRACT OF LAND IN QUIT CLAIM DEED IN BOOK 85 AT PAGE 339,
LOCATED IN THE NW1/4, NW1/4 OF SECTION 6, T3N, R75W OF THE SIXTH P.M.,
ALL OF TRACTS 37, 38, 39, 40 AND A PORTION OF KATHERINE DRIVE, AMENDED
PLAT TO GUDGEL SUBDIVISION RECORDED AT RECEPTION NUMBER 99914,
LOCATED IN THE NE1/4, NE1/4 OF SECTION 1, T3N, R76W OF THE SIXTH P.M.,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.
AREA = 20.854 ACRES, MORE OR LESS.

DEDICATION AND OWNERS' STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That THOMAS D. STANLEY is the owner of that real property situated in the Town of Grand Lake, Colorado, and lying within the exterior boundary of RIDGE AT ELK CREEK SUBDIVISION, more particularly described as follows:

All of Tract 20, Gudgel Subdivision, a subdivision located in the NW1/4 of the NW1/4 of Section 6, T3N, R75W of the 6TH P.M. and in the NE1/4 of the NE1/4 of Section 1, T3N, R76W of the 6TH P.M., County of Grand, State of Colorado, recorded at Reception Number 56512 of the records of the Clerk and Recorder of Grand County, Colorado;

All of Lot 4, except that tract of land platted as said Gudgel Subdivision, and except that tract of land conveyed to Grand County in quit claim deed recorded June 23, 1941, in Book 85 at Page 339, of the records of Grand County, Colorado, located in the NW1/4 of the NW1/4 of Section 6, T3N, R75W of the 6TH P.M.;

All of Tract 37, Tract 38, Tract 39 and Tract 40, Amended Plat to Gudgel Subdivision, a subdivision located in the E1/2 of the E1/2 of the NE1/4 of the NE1/4 of Section 1, T3N, R76W of the 6TH P.M., County of Grand, State of Colorado, recorded February 24, 1984 at Reception Number 99914 of the records of the Clerk and Recorder of Grand County, Colorado, and a portion of Katherine Drive in said Amended Plat to Gudgel Subdivision and as described in that tract of land conveyed to the Town of Grand Lake in quit claim deed recorded 2002 as Reception Number _____ of the records of Grand County, Colorado.

Area = 20.854 acres, more or less.

That the owner have caused said real property to be laid out and surveyed as RIDGE AT ELK CREEK 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, THOMAS D. STANLEY has caused his name(s) to be hereunto subscribed this 9th day of April, 2004.

ATTEST:

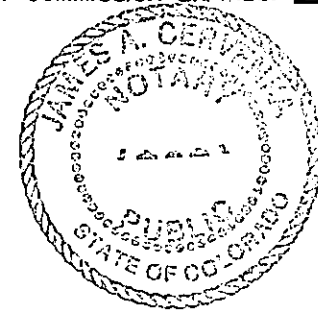
Thomas D. Stanley
THOMAS D. STANLEY

STATE OF COLORADO }
COUNTY OF GRAND } SS

The foregoing was acknowledged before me this 9th day of April, 2004, by THOMAS D. STANLEY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 29, 2003



[Signature]
NOTARY PUBLIC

OWNER/DEVELOPER:

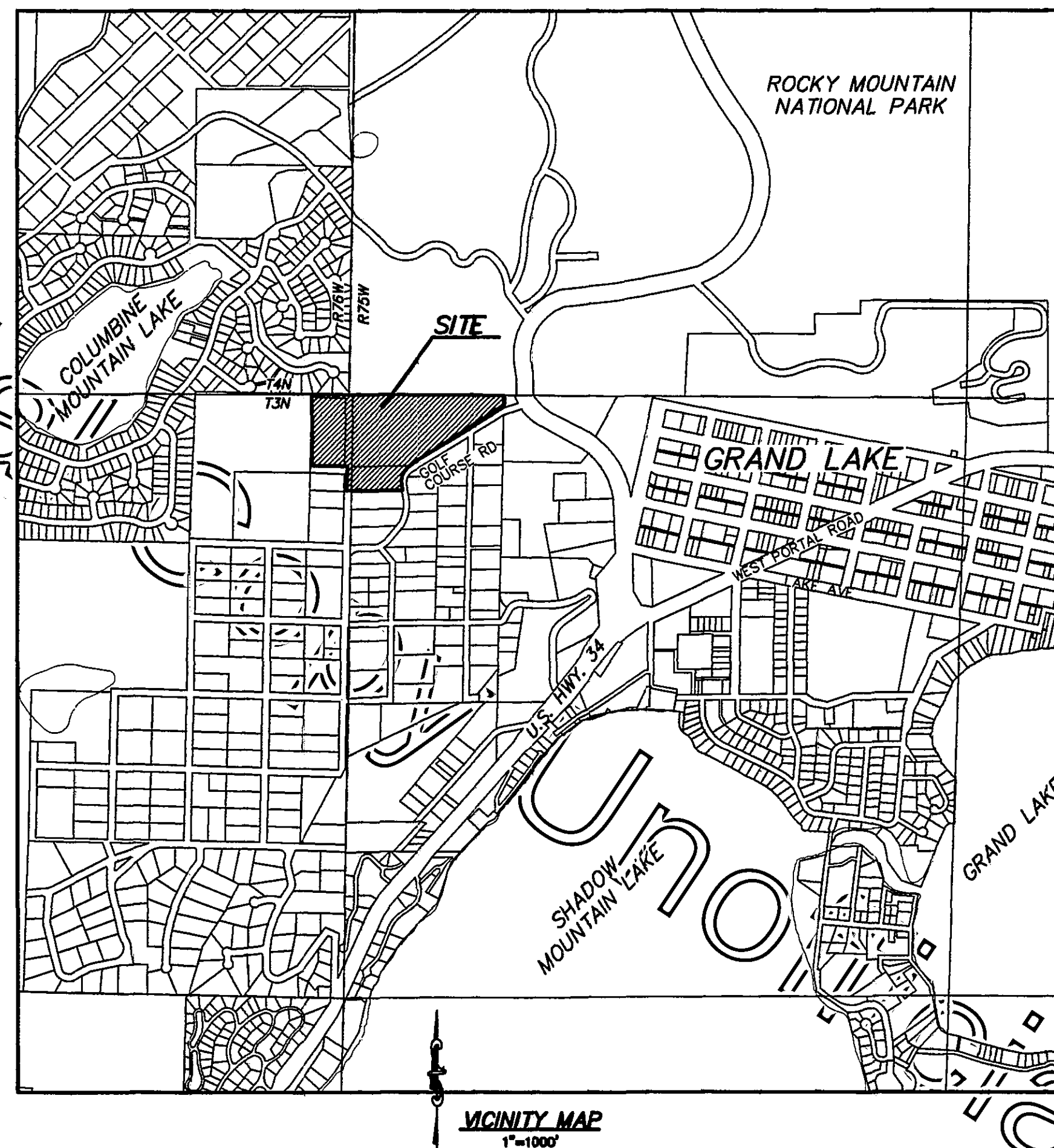
THOMAS D. STANLEY
P.O. BOX 549
GRAND LAKE, CO 80447
970-627-8502

SURVEYOR/ENGINEER:

GAGNON & HAYNE CONSULTING
ENGINEERS, INC.
P.O. BOX 679
GRANBY, CO 80446
970-887-2600

DATE PREPARED:

APRIL 8, 2004



VICINITY MAP
1"=1000'

NOTES:

- Bearings shown on the accompanying plat are based on the assumption that the North Line of the NW1/4 of the NW1/4 of Section 6, T3N, R75W of the 6TH P.M. bears S89°50'00"E, as shown on the recorded plat of Gudgel Subdivision, according to the recorded plat thereof and as monumented and shown hereon.
- Set 18" long #5 rebar with 2" outside diameter aluminum cap marked "Gagnon & Hayne Eng. PLS 34592" at all exterior boundary corners unless otherwise noted.
- Recorded easements and rights-of-way, if any, are shown on the accompanying plat as disclosed on the recorded plat of said Gudgel Subdivision and Amended Plat to Gudgel Subdivision. Lands platted hereon may also be subject to exceptions in the title commitment case number D-2002-11, issued by United General Title Insurance Company, dated August 19, 2003 at 8:30 am.
- The interior lot lines between remainder tract of Lot 4, Section 6, as labeled as "Mary A. Gudgel" and Tract 20, as shown on the said recorded Map of Gudgel Subdivision are hereby removed, the interior lot lines between Tract 37, Tract 38, Tract 39 and Tract 40, as shown on the said recorded Map of Amended Plat to Gudgel Subdivision are hereby removed. All preexisting streets, alleys, and other public ways, setbacks and utility easements and adjacent to said interior lot lines are also removed and replaced by those public ways, setbacks and utility easements shown on Sheet 2 hereof.
- The described parcel is subject to the Master Declaration of Covenants, Conditions, and Restrictions, and Reservations for RIDGE AT ELK CREEK SUBDIVISION as set forth in the Ridge at Elk Creek Homeowners Association.
- Tract 1 and Tract 2 will be dedicated as Open Space to Ridge at Elk Creek Homeowners Association.

NOTES CONTINUED:

- The subject property may be subject to rights, interest, agreements, obligations, rights-of-way or easements in favor of any person or entity burdening the subject property which exist or are claimed to exist with respect to: (a) irrigation ditch and/or laterals; (b) reservoir and/or reservoir rights; (c) springs and/or water rights; (d) well and/or well rights; (e) the water and/or water rights associated with the foregoing which may be located upon the land or associated with the land.
- The approval of this Plat and the development of the subdivision shall not affect the historic use or operation of the Howard Ditch or any easements associated with said ditch.
- No buildings or structures shall be within 10' of the centerline of the Howard Ditch or within the "No-Build Zone" shown on Sheet 2, whichever is more restrictive.
- At the request of the client no overhead electric lines, snowmobile trail, fences, existing site improvements and that driveway which access the westerly neighbor's property are not shown. Fony Lane will replace the driveway and provide access to the westerly neighbor's property.
- At the request of the Town of Grand Lake the proposed 4' median in Fony Lane and the proposed 22' asphalt road that will improve Grand County Road No. 4811 is shown on Sheet 2.
- For the purpose of this survey Book 179 at Page 247, of the records of the Grand County, Colorado was slightly modified. The "tie call" from the NW Corner of Section 6 of N82°58'38"W, 1281.32' was held fixed and the call of N47°16'51"W, 215.00' terminates 8' southerly and parallel with the N. Line of the NW1/4 of the NW1/4 of Section 6. The call of N89°49'00"W, 1160.00' was assumed to be 8' southerly and parallel with the said Section Line and terminates at the existing easterly Right-of-way Line.
- That vacation as described in Exhibit A of Resolution No. 2000-12-4, recorded at Reception No. 2000-011371 was rotated 0°32'6" clockwise and is replaced by a 30' wide Utility and Drainage Easement.

PLANNING COMMISSION CERTIFICATE:

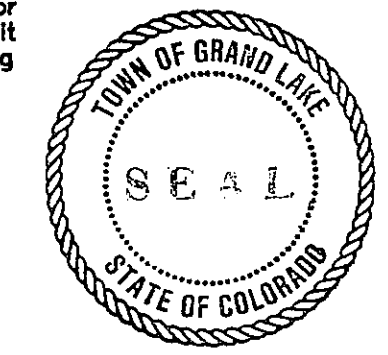
APPROVED THIS 6th day of August, A.D., 2003 Town Planning Commission, Grand County, Colorado.

Mauri L. Fischer
CHAIRMAN
TOWN OF GRAND LAKE, COLORADO.

TOWN BOARD OF TRUSTEES CERTIFICATE:

APPROVED THIS 13th day of Oct., A.D., 2003, 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, paving, grading, landscaping, curbs, gutter, 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 plat nor any representations or information presented to the TOWN which induced the TOWN to give this certificate.

ATTEST:
Ronda Kolinske
TOWN CLERK



CLERK'S CERTIFICATE:

STATE OF COLORADO }
TOWN OF GRAND LAKE } SS

I hereby certify that this instrument was filed in my Office at 11:00 o'clock (P.M.), April 9, 2004, A.D., and is duly recorded.

Ronda Kolinske
TOWN CLERK
TOWN OF GRAND LAKE, COLORADO.

NOTICE:

Public notice is hereby given that acceptance of this platted subdivision by the Town of Grand Lake does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said Town. Until such roads and rights-of-way meet Town road specifications and are specifically accepted by this Town by recording with the Clerk of this Town an official "acceptance", the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within this subdivision. Town "acceptance" of the roads and rights-of-way of this platted subdivision shall not be given unless all utilities proposed to be installed in such roads have been constructed and the roads and rights-of-way completed thereafter to Town standards.

Notice is further given that no more than ten percent (10%) of the building permits will be issued by officials of this Town for improvements of any nature on any property reflected on this platted subdivision until such time as the "acceptance" as hereinabove-described has been filed for record with the Clerk of this Town.

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 the certification shown hereon.

SURVEYOR'S CERTIFICATE:

I, Michael Sean Kerwin, a duly registered land surveyor in the State of Colorado, do hereby certify that this Final Plat of RIDGE AT ELK CREEK SUBDIVISION, truly and correctly represents the results of a survey made by me or under my supervision, and that said plat complies with the requirements of Title 38, Article 50 and 51, Colorado Revised Statutes, 1973, and that the monumentation required by said Statute and by the Town of Grand Lake Subdivision Regulations has been placed on the ground.

Michael Sean Kerwin
MICHAEL SEAN KERWIN
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR No. 154992

2004-005368

OFFICIAL USE ONLY - GRAND COUNTY, COLORADO			
STATE OF COLORADO } County of GRAND } SS Filed for record this 6 day of May, 2004 at 3:01 o'clock P.M. Recorded in Book _____ Page _____ SARAL ROSENE Deputy Fees \$ 21		 GAGNON & HAYNE CONSULTING ENGINEERS P.O. BOX 679 GRANBY, CO. 80446 (970) 887-2600 DATE: APRIL 8, 2004 DRAWN BY: MSK SCALE: N/A CHECKED BY: MSK REVISIONS: Town of Grand Lake - 7-02-03 / MSK Town of Grand Lake - 7-10-03 / MSK Town of Grand Lake - 8-15-03 / MSK Town of Grand Lake - 8-26-03 / MSK JOB NO. 00-020 DWG FILE: 00-020-PC.dwg SHEET No: 1 OF 2	

