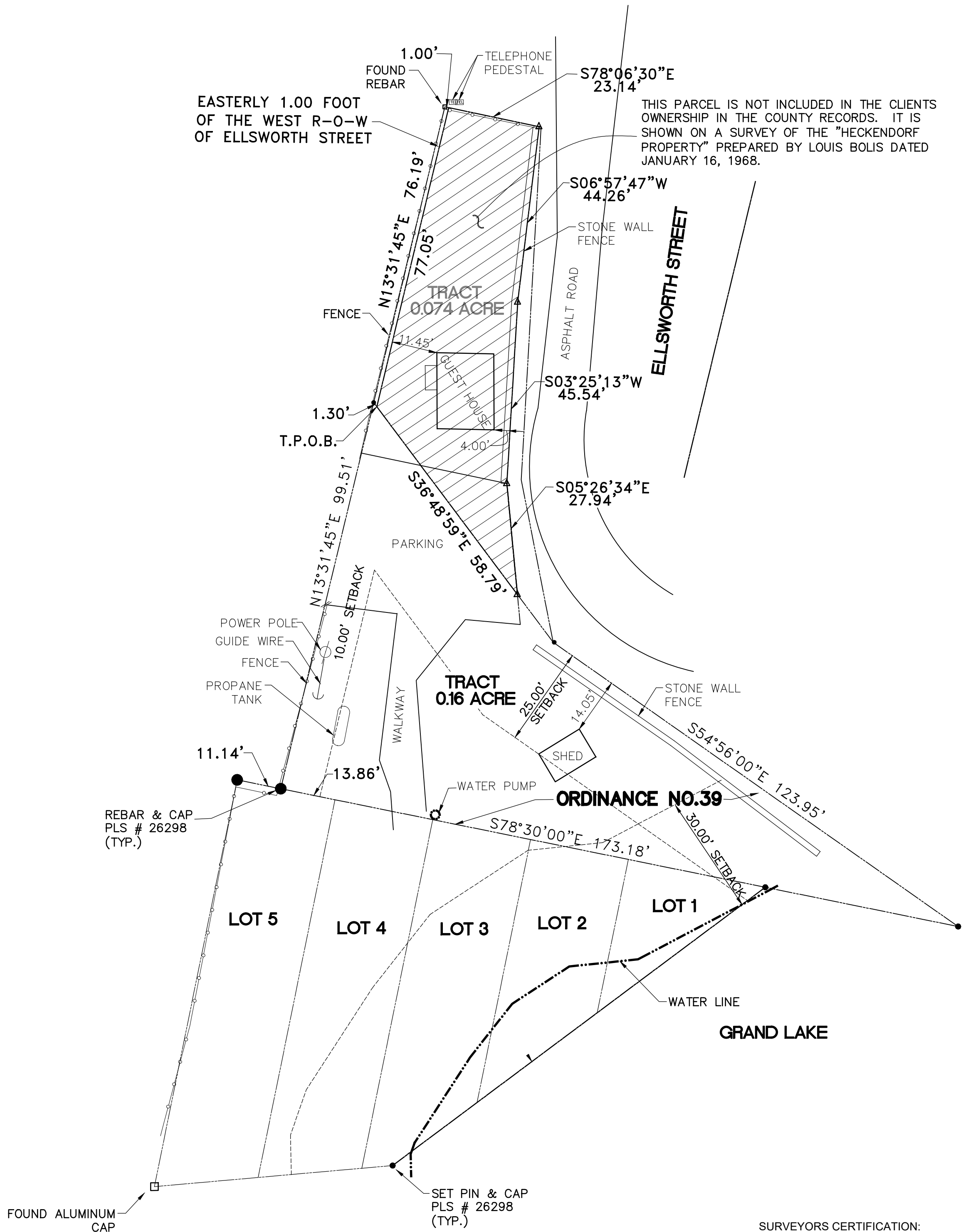
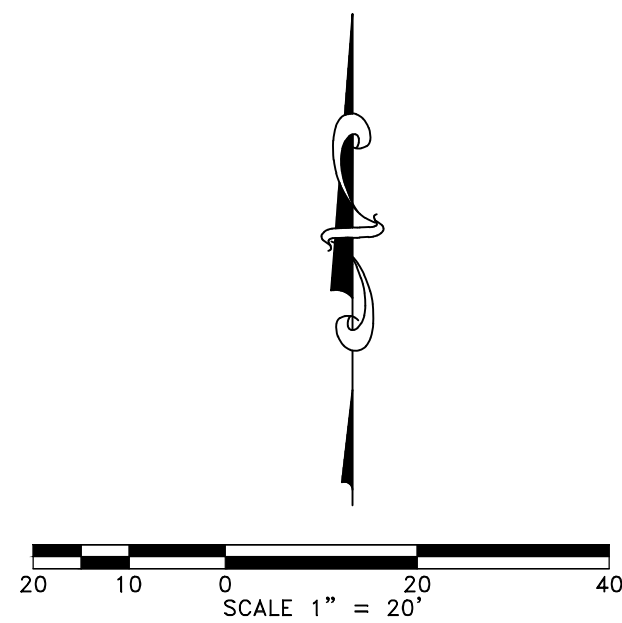


RIGHT OF WAY VACATION PLAT
A PORTION OF ELSWORTH AVENUE,
TOWN OF GRAND LAKE, COUNTY OF GRAND.
STATE OF COLORADO



- LEGEND:
- FOUND AS INDICATED
 - REBAR & CAP PLS 26298
 - CALCULATED CORNER
 - RIGHT OF WAY TO BE VACATED

LEGAL DESCRIPTION
ELLSWORTH STREET VACATION

A PARECL OF LAND SITUATED IN A PORTION OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF ORDINANCE NO. 39 OF THE TOWN OF GRAND LAKE RECORDS, ALSO BEING A POINT ON THE WEST LINE OF THE ORIGINALLY PLATTED ELLSWORTH STREET RIGHT OF WAY; THENCE S36°48'59"E ALONG THE NORTH LINE OF SAID ORDINANCE NO. 39, 1.30 FEET TO THE TRUE POINT OF BEGINNING; THENCE N13°31'45"E ALONG A LINE BEING 1.00 FEET EAST OF AND PARALLEL TO THE ORIGINAL WEST RIGHT OF WAY OF ELLSWORTH STREET 77.05 FEET; THENCE LEAVING SAID WEST LINE S78°06'30"E 23.14 FEET; THENCE S06°57'47"W 44.26 FEET; THENCE S03°25'13"W 45.54 FEET; THENCE S05°26'34"E 27.94 FEET TO A POINT ON THE NORTH LINE OF SAID ORDINANCE NO. 39; THENCE N36°48'59"W ALONG SAID NORTH LINE, 58.79 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.064 ACRES MORE OR LESS.

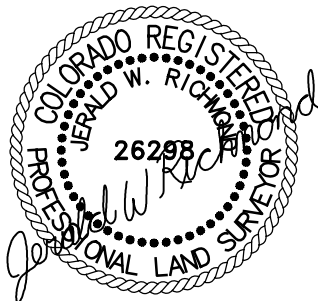
NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE PARCEL SHOWN AS ORDINANCE 39, OF THE TOWN OF GRAND LAKE RECORDS, HAVING A BEARING OF N13°31'45"E BETWEEN THE THE MONUMENTS AS SHOWN HEREON.
3. LINEAL UNIT OF MEASURE IS U.S. SURVEY FEET.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DIAMONDBACK ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY, DIAMONDBACK SURVEYING, LLC RELIED ON THE RECORDED PLAT.

SURVEYORS CERTIFICATION:

I, JERALD W. RICHMOND BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS RIGHT OF WAY VACATION PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED ON OCTOBER 5, 2012, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JERALD W. RICHMOND P.L.S. 26298
FOR AND ON BEHALF OF
DIAMONDBACK SURVEYING, LLC



MONUMENTED LAND SURVEY PLAT
DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 20____
A.D. AT _____ O'CLOCK _____ M., IN BOOK _____
OF THE COUNTY SURVEYOR'S LAND SURVEY/ RIGHT OF WAY
SURVEY RECORDS AT PAGE _____, RECEPTION NO. _____

BY: _____
COUNTY SURVEYOR

REVISION	DATE	BY:	TOWN OF GRAND LAKE VACATION OF A PORTION OF ELLSWORTH AVE.	Diamondback Surveying, LLC
				509 20 1/2 AVE. E. WEST FARGO, ND 58078 Office: 303-918-7310
			DATE: 10/07/2022	DRAWN BY: JR