

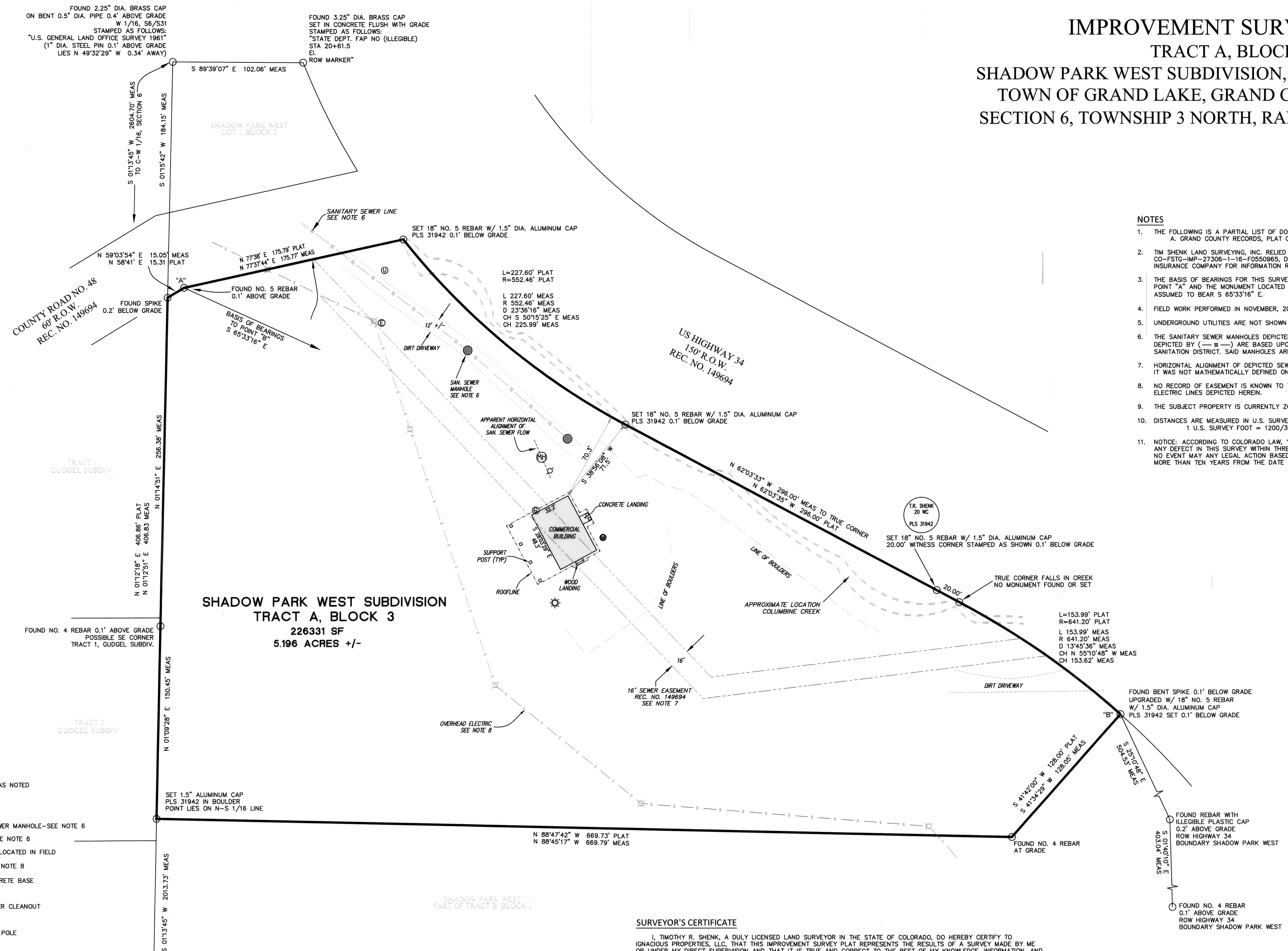
IMPROVEMENT SURVEY PLAT

TRACT A, BLOCK 3

SHADOW PARK WEST SUBDIVISION, RECEPTION NO. 149694

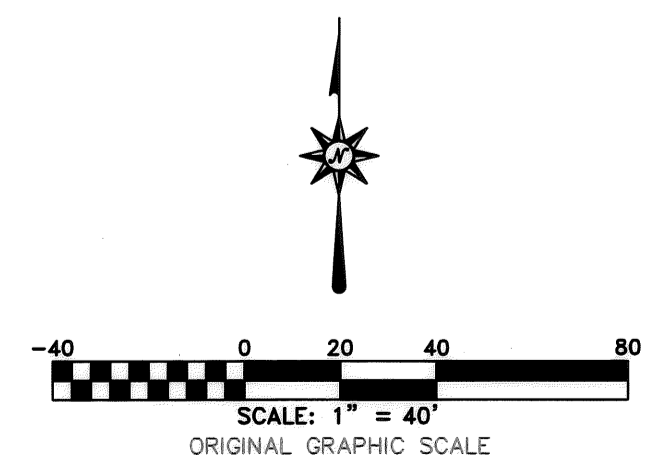
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO

SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.



- NOTES**
- THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
A. GRAND COUNTY RECORDS, PLAT OF SHADOW PARK WEST SUBDIVISION, REC. NO. 149694
 - TIM SHENK LAND SURVEYING, INC. RELIED UPON OWNERS POLICY OF TITLE INSURANCE, POLICY NO. CO-FSTG-IMP-27306-1-16-F0550965, DATED JUNE 21, 2016, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE LINE BETWEEN THE MONUMENT LOCATED AT POINT "A" AND THE MONUMENT LOCATED AT POINT "B" AS DEPICTED HEREIN. SAID LINE IS ASSUMED TO BEAR S 65°33'16" E.
 - FIELD WORK PERFORMED IN NOVEMBER, 2018 WITH UP TO 0.5" SNOWCOVER.
 - UNDERGROUND UTILITIES ARE NOT SHOWN EXCEPT AS INDICATED.
 - THE SANITARY SEWER MANHOLES DEPICTED BY (●) AND THEIR ASSOCIATED ALIGNMENTS DEPICTED BY (—) ARE BASED UPON FIELD MARKINGS PROVIDED BY 3 LAKES WATER AND SANITATION DISTRICT. SAID MANHOLES ARE BURIED AND WERE NOT UNCOVERED FOR THIS SURVEY.
 - HORIZONTAL ALIGNMENT OF DEPICTED SEWER EASEMENT WAS SCALED FROM REC. NO. 149694, AS IT WAS NOT MATHEMATICALLY DEFINED ON SAID RECEPTION.
 - NO RECORD OF EASEMENT IS KNOWN TO THIS SURVEYOR IN REGARD TO THE OVERHEAD ELECTRIC LINES DEPICTED HEREIN.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED "PLANNED DEVELOPMENT".
 - DISTANCES ARE MEASURED IN U.S. SURVEY FEET USING THE FOLLOWING CONVERSION FACTOR:
1 U.S. SURVEY FOOT = 1200/3937 METERS.
 - 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.

- LEGEND**
- - MONUMENT FOUND OR SET AS NOTED
 - ⊗ - POWER POLE
 - ⊕ - UTILITY PEDESTAL
 - - GREEN PAINT-SANITARY SEWER MANHOLE-SEE NOTE 6
 - S— - SANITARY SEWER LINE - SEE NOTE 6
 - ⊕H— - SANITARY SEWER MANHOLE LOCATED IN FIELD
 - E— - OVERHEAD ELECTRIC - SEE NOTE 8
 - ☼ - LIGHTPOST W/ 1" DIA. CONCRETE BASE
 - ⊙ - CURBSTOP
 - ⊕ - 4" DIA. PVC SANITARY SEWER CLEANOUT
 - ⊕ - GAS METER
 - ⊕ - ELECTRIC METER ON POWER POLE



LS2225

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO IGNACIOUS PROPERTIES, LLC, 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 PLAT IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THE MONUMENTS REQUIRED BY SAID STATUTE HAVE BEEN PLACED IN THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS 5TH DAY OF DECEMBER, 2018.



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

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

STATE OF COLORADO } SS
County of GRAND }
Filed for record this 31st
day of January 2019
at 12:30 o'clock P.M.
Recorded in Book _____ Page _____
Deputy

SHEET 1 OF 1:

JOB: 17042	SCALE: 1" = 40'	DATE: 12-05-18	CHECKED BY: TJS
DWG: 17042.08	CRD: 17042.13	DRAWN BY: BP	REVISED: