RECEPTION#: 2233, SP 02/21/2019 at 04:41:31 PM, 1 OF 1, R $20.00, Doc Code:LPLAT, Sara L. Rosene, Grand County Clerk and Recorder, Colorado

TOPOGRAPHIC MAP & LAND SURVEY PLAT

LOT 4A, BLOCK 5, RE-DIVISION OF PINE BEACH SUBDIVISION, RECEPTION #83362

SITUATED IN SECTION 13, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, GRAND COUNTY, COLORADO

CONVEYANCE AT RECEPTION No. 2018-004931
ALSO KNOWN AS 428 GCR 465
GRAND LAKE, COLORADO 80447
(VACANT LAND)

SCALE: 1" = 20'

VIEW TABLE

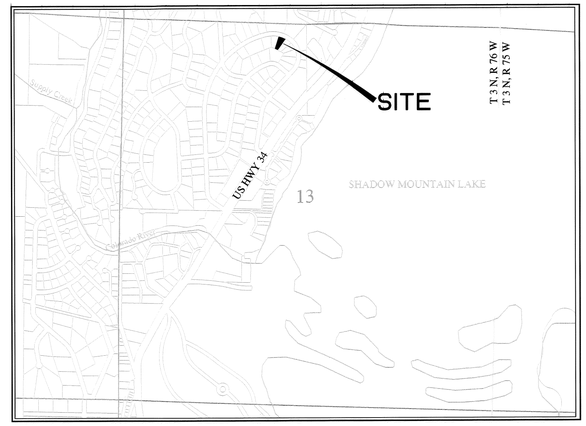
LINE	AZIMUTH	DESCRIPTION
V1	80°18'04"	SHADOW MOUNTAIN
V2	127°10'00"	MOUNT BRYANT
V3	196°32'07"	BYERS PEAK

CURVE TABLE - MEASURED

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	550.00'	37.18'	S 78°46'19" E	37.17'	3°52'23"
C2	272.00'	63.92'	S 70°27'25" E	63.77'	13°27'52"
C3	272.00'	100.94'	S 53°05'39" E	100.36'	21°15'48"
C4	272.00'	101.36'	S 30°53'21" E	100.77'	21°21'03"
C5	550.00'	102.26'	S 86°02'05" E	102.11'	10°39'10"
C6	550.00'	120.12'	S 83°31'30" E	119.88'	12°30'47"

LEGEND

- – SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942
- – FOUND 1/2" DIAMETER REBAR FLUSH WITH GROUND OR AS DESCRIBED
- – FOUND SPIKE WITH WASHER, #3660
- – FOUND SPIKE
- – SET SPIKE FOR CONTROL
- – WELL
- – ELECTRIC METER
- – POWER POLE
- – GUY WIRE WITH ANCHOR
- – 4" DIAMETER PINE TREE
- – 3" DIAMETER SPRUCE TREE
- – OVERHEAD ELECTRIC
- – FENCE
- – INDEX CONTOUR
- – INTERMEDIATE CONTOUR
- MEAS – MEASURED DISTANCE
- REC. – RECEPTION
- P.C.C. – POINT OF COMPOUND CURVATURE
- – CONCRETE



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
   A. GRAND COUNTY RECORDS, RE-DIVISION OF PINE BEACH SUBDIVISION, RECEPTION #83362.
   B. GRAND COUNTY RECORDS, BEACH SUBDIVISION, RECEPTION #76515.
   C. GRAND COUNTY SURVEYOR RECORDS, LS #52
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND RIGHTS OF WAY AND OTHER MATTERS OF RECORD MAY EXIST THAT ARE NOT DEPICTED HEREIN.
3. THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAYS, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.
4. UNDERGROUND UTILITIES (IF ANY) ARE NOT ADDRESSED BY THIS SURVEY.
5. PROJECT BENCHMARK ELEVATION APPROXIMATED FROM GOOGLE EARTH.
6. CONTOUR LINES ARE DEPICTED AT ONE (1) FOOT INTERVALS.
7. THE SUBJECT PROPERTY IS CURRENTLY ZONED GRAND COUNTY "RESIDENTIAL".
8. ACCORDING TO THE PLAT, A POINT OF COMPOUND CURVATURE (PCC) IS CALCULATED TO BE 37.05' EAST OF THE NORTHWEST CORNER OF LOT 4A, BLOCK 5. FOR PURPOSES OF THIS SURVEY, SAID PCC IS ESTABLISHED BY POSITIONING THE GEOMETRIC MODEL (PLAT LINEWORK) ONTO THE SPIKE AND WASHER, PLS #3660 SITUATED AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 4 AND ALIGNED TO THE SPIKE SITUATED AT THE NORTH CORNER OF LOT 4C, BLOCK 5. SUBSEQUENTLY, SAID PCC POSITION IS THEN "HELD" AS THE ORIGIN FOR PROPORTIONATE MEASURING TO THE FOUND 1/2" DIAMETER REBAR SITUATED AT THE NORTHWEST CORNER OF LOT 4, BLOCK 5 AND THE FOUND SPIKE SITUATED AT THE NORTH CORNER OF LOT 4C, BLOCK 5.
9. APPARENTLY A SURVEY WAS PERFORMED OF LOT 4, BLOCK 5 (AND THIS MONUMENT WAS PLACED) BY COLORADO PLS #26950. THERE IS NO SURVEY PLAT DEPOSITED IN THE GRAND COUNTY SURVEYORS RECORDS TO CONFIRM THIS SURVEY WHICH IS A VIOLATION OF COLORADO REVISED STATUTES 38-50-101. REGARDLESS, THIS MONUMENT IS POSITIONED 120.12' FROM THE NORTHWEST CORNER OF SAID LOT 4 WHICH IS IN ACCORDANCE WITH THE DIMENSION INDICATED ON THE RECORDED PLAT (RE-DIVISION OF PINE BEACH, RECEPTION #83362) HOWEVER, SAID DIMENSION IS ERRONEOUS AND CREATES A MATHEMATICAL MIS-CLOSURE OF 18' ON SAID LOT 4. THE DIMENSION OF 120.0' IS A LATENT TYPOGRAPHICAL ERROR. THE CORRECT DIMENSION IS 102.0' (NOT 120.0'). THIS IS NOT ONLY EVIDENCED MATHEMATICALLY BUT IS ALSO PROVEN BY THE PLAT OF PINE BEACH SUBDIVISION, RECEPTION NO. 76515 WHEREIN THE ORIGINAL LOT 4 HAS A TOTAL ARC LENGTH OF 405.0' (ALONG THE RIGHT OF WAY) CONSEQUENTLY WHEN THE RE-DIVISION OF PINE BEACH WAS PLATTED, THERE WAS ONLY 405.0' TO UTILIZE FOR LOTS 4, 4A, 4B & 4C. THE PLAT SUM OF LOTS 4A THRU 4C IS 303.0' CONSEQUENTLY LOT 4 CAN ONLY BE THE REMAINDER, WHICH IS 102.0'.
10. A PORTION OF THE NEIGHBORS DRIVEWAY, LANDSCAPING AND CULVERT ARE SITUATED IN THE "AREA OF DISCREPANCY" SHOWN HEREIN. LEGAL COUNSEL IS RECOMMENDED TO ADVISE ON THE IMPACT AND RESOLUTION OF THIS AREA.
11. ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
12. FIELD WORK PERFORMED OCTOBER 18TH – 24TH 2018.
13. 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 TOPOGRAPHIC MAP AND LAND 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.

COLORADO REGISTERED TIMOTHY R. SHENK 31942 PROFESSIONAL LAND SURVEYOR
11/13/2018

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

LS2233

STATE OF COLORADO
County of GRAND } SS
Filed for record this 21st day of February 2019 at 9:41 o'clock P M.
Recorded in Book ___ Page ___
Sara L. Rosene Recorder
Tamia C. Brown Deputy
Fees $20.00

TOPOGRAPHIC MAP & LAND SURVEY PLAT
LOT 4A, BLOCK 5, RE-DIVISION
PINE BEACH SUBDIVISION
ALSO KNOWN AS 428 GCR 465 (LAKE VIEW DRIVE)
(VACANT LAND)
SHEET 1 OF 1

JOB: 18211	SCALE: 1" = 20'	CRD: 18211.06	REVISED:
DWG: 18211.03.LOTS 4A-4B	DATE: 11-13-2018	DRAWN BY: JL	CHECKED BY: TRS