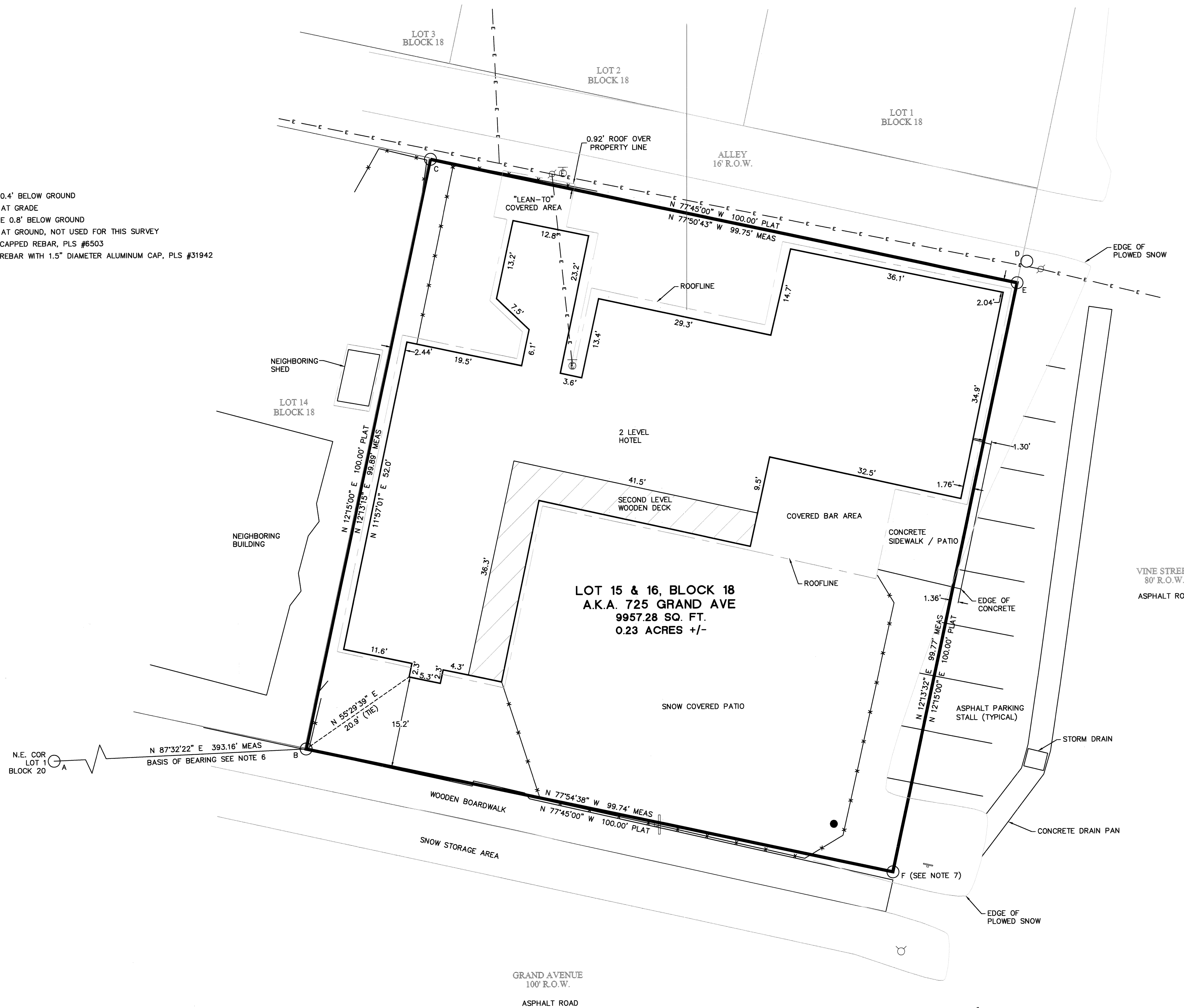


IMPROVEMENT SURVEY PLAT

LOT 15 AND 16, BLOCK 18, TOWN OF GRAND LAKE, RECEPTION No. 9066
 NW 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 COUNTY OF GRAND, STATE OF COLORADO
 #725 GRAND AVENUE, TOWN OF GRAND LAKE

LEGEND

- A - FOUND 1/2" PIPE 0.4' BELOW GROUND
- B - FOUND 3/4" PIPE AT GRADE
- C - FOUND STEEL SPIKE 0.8' BELOW GROUND
- D - FOUND 3/4" PIPE AT GROUND, NOT USED FOR THIS SURVEY
- E - FOUND ALUMINUM CAPPED REBAR, PLS #6503
- F - SET 18" LONG #5 REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS #31942
- ELECTRIC METER
- FIRE HYDRANT
- POWER POLE
- SIGN
- FLAG POLE
- SEWER MH
- OVERHEAD ELECTRIC
- WOODEN FENCE



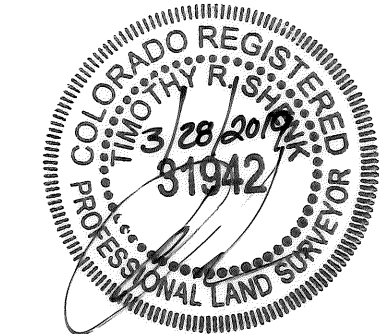
NOTES

1. THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 A. GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO, RECEPTION NO. 9066, RECORDED AUGUST 15, 1903.
 B. GRAND COUNTY RECORDS, LS #1635, DEPOSITED OCTOBER 21, 2005.
2. UNDERGROUND UTILITIES ARE NOT SHOWN.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED COMMERCIAL (C) BY THE TOWN OF GRAND LAKE.
4. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT # (UN-NUMBERED) WITH AN EFFECTIVE DATE OF FEBRUARY 28, 2019, ISSUED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR WESTOOR LAND TITLE INSURANCE COMPANY.
5. ALL MEASUREMENTS ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMALS THEREOF.
6. BASIS OF BEARING IS N 87°32'22" E (ASSUMED) AS MEASURED FROM A 1/2" DIAMETER PIPE SITUATED AT THE NORTHEAST CORNER OF LOT 1, BLOCK 20 TO A 3/4" DIAMETER PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 15, BLOCK 18 WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
7. THE SOUTHEAST CORNER OF THE SUBJECT PROPERTIES APPEARS TO HAVE BEEN DAMAGED BY CONSTRUCTION OF ROADWAY AND DRAINAGE IMPROVEMENTS. SAID CORNER WAS PREVIOUSLY MONUMENTED BY AN ALUMINUM CAPPED REBAR, PLS #6503. PER THIS SURVEY, SAID CORNER IS RE-ESTABLISHED AT THAT POSITION, WHICH IS KNOWN TO THIS SURVEYOR, FROM PRIOR WORK PERFORMED IN THIS AREA.
8. THIS SURVEY WAS PERFORMED WITH +/- 3" OF SNOW COVER CONSEQUENTLY, SURFACE FEATURES MAY EXIST THAT ARE NOT DEPICTED HEREIN.
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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

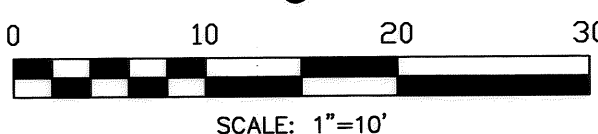
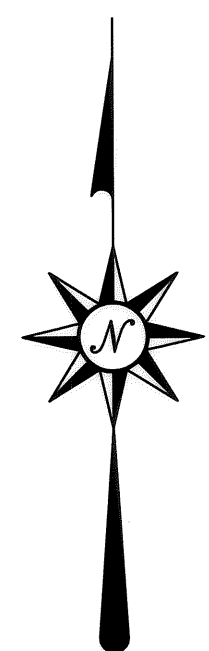
LAND SURVEYOR'S CERTIFICATE:

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 BASED ON 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 28TH DAY OF MARCH, 2019.



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



LS2282

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

STATE OF COLORADO 188
 County of GRAND
 Filed for record this 4th
 day of October 2019
 at 3:07 o'clock P.M.
 Recorded in Book _____ Page _____
 Stephen A. Marshall
 Deputy
 Fees \$ 20.00

IMPROVEMENT SURVEY PLAT
 LOT 15 AND 16, BLOCK 18,
 TOWN OF GRAND LAKE, REC. No. 9066,
 NW 1/4 S5, T3N, R75W, 6th P.M.
 COUNTY OF GRAND, STATE OF COLORADO

SHEET 1 OF 1:			
JOB: 12152 DWG: 12152.02.dwg	SCALE: 1"=20' CRD: 12152.08.crd	DATE: MARCH 28, 2019 REVISED:	CHECKED BY: TRS DRAWN BY: TC