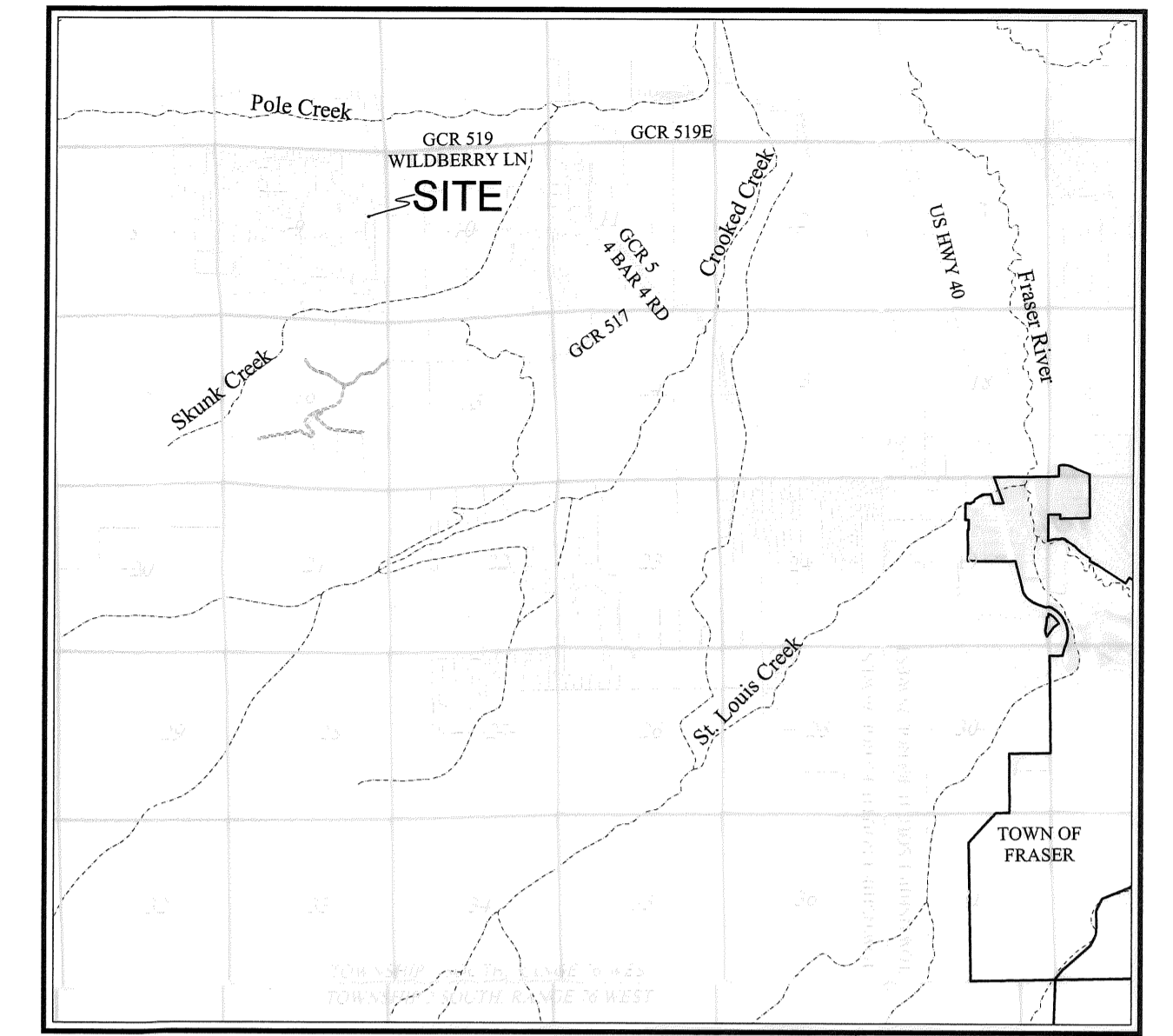


LAND SURVEY PLAT

LOT 19, VALLEY AT WINTER PARK SUBDIVISION
 ACCORDING TO THE AMENDED FINAL PLAT RECORDED MARCH 8, 2001 AT RECEPTION No. 2001-002136
 SITUATED IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 76 WEST OF THE 6th PRINCIPAL MERIDIAN,
 COUNTY OF GRAND, STATE OF COLORADO



VICINITY MAP
 SCALE: 1"=5280'

PROPERTY DESCRIPTION: (PER WARRANTY DEED RECEPTION NO. 2018-002727)
 LOT 19, AMENDED FINAL PLAT OF VALLEY AT WINTER PARK SUBDIVISION, ACCORDING TO THE PLAT RECORDED MARCH 8, 2001 UNDER RECEPTION NO. 2001-002136, AND IS AMENDED BY DECLARATION RECORDED AUGUST 9, 2012 UNDER RECEPTION NO. 2012-005947, COUNTY OF GRAND, STATE OF COLORADO.

ALSO KNOWN BY STREET NUMBER AS: (VACANT LAND) 145 ELK MEADOWS LANE, TABERNASH, CO. 80475

GRAND COUNTY ASSESSOR DATA:
 PARCEL NUMBER 1589-091-08-005
 ZONED FORESTRY OPEN

SURVEY NOTES:

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
 GRAND COUNTY CLERK'S RECORDS:
 A. AMENDED FINAL PLAT OF VALLEY AT WINTER PARK SUBDIVISION, RECORDED MARCH 8, 2001 AT RECEPTION NO. 2001-002136
 B. VALLEY AT WINTER PARK SUBDIVISION DECLARATION OF COVENANTS AND RESTRICTIONS, AT RECEPTION NO.'S 2001-000878, 2001-008534 AND 2012-005947. GOLF COURSE INFRASTRUCTURE EASEMENT SHOWN ON THE PLAT RECEPTION 2001-002136 AS "PRIMARY GOLF EASEMENT PER COVENANTS" HAS BEEN REMOVED PER SECOND RESTATED DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR VALLEY AT WINTER PARK SUBDIVISION RECEPTION NO. 2012-005947.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF LOT 19, AS SHOWN HEREON HAVING A BEARING OF S 00°26'57" W AS MEASURED BY RTK/GPS METHOD.
- SITE BENCHMARK IS THE TOP OF FOUND ALUMINUM CAPPED PROPERTY CORNER AS SHOWN HEREON, HAVING AN ELEVATION OF 8626.7' NAVD 88 DATUM DERIVED BY STATIC GPS SURVEY (2 HOUR MINIMUM) COMPUTED BY NGS GPUS ON JULY 3, 2020. LINEAR UNITS SHOWN ARE IN U.S. SURVEY FOOT.
- LANDSCAPE = LITE SPRUCE FOREST.
- FIELD MEASURED DISTANCE DIFFER FROM PLAT DISTANCE ALONG THE SOUTH LINE OF LOT 19 AND ALONG SUBDIVISION BOUNDARY TO THE EAST, BUT RIGHT-OF-WAY OF ELK MEADOWS LANE MEASURES 60'+/- AS RECORD SHOWS. FOUND MONUMENTS WERE ACCEPTED AS ORIGINAL IN PLACE.
- UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE EVIDENCE ONLY. AN UNDERGROUND UTILITY LOCATE SERVICE IS RECOMMENDED FOR FURTHER DETAIL OF THEIR LOCATION. PLEASE CALL FOR A UTILITY LOCATE SERVICE BEFORE ANY EXCAVATION IS MADE.
- FIELD WORK PERFORMED JULY 3, 2020.
- ADDRESSES ON IMPROVED LANDS PER GRAND COUNTY ASSESSOR WEBSITE.

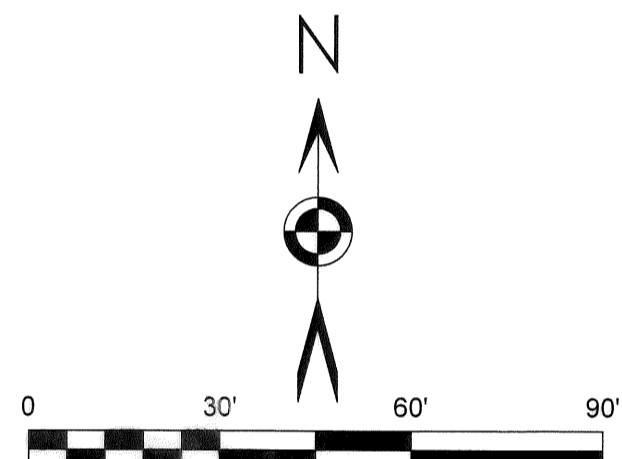
SURVEYORS CERTIFICATE

I, JEANNETTE MARIE LUTTRELL, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

JEANNETTE MARIE LUTTRELL PLS 38612
 FOR AND ON BEHALF OF:
 PEAK TO PEAK LAND
 SURVEYING & MAPPING, INC.



STATE OF COLORADO }
 County of GRAND }
 Filed for record this 13th
 day of October 2020
 at 10:21 o'clock A.M.
 Recorded in Book _____ Page _____
 Subscribed by _____
 Deputy
 Fee \$ 20.00



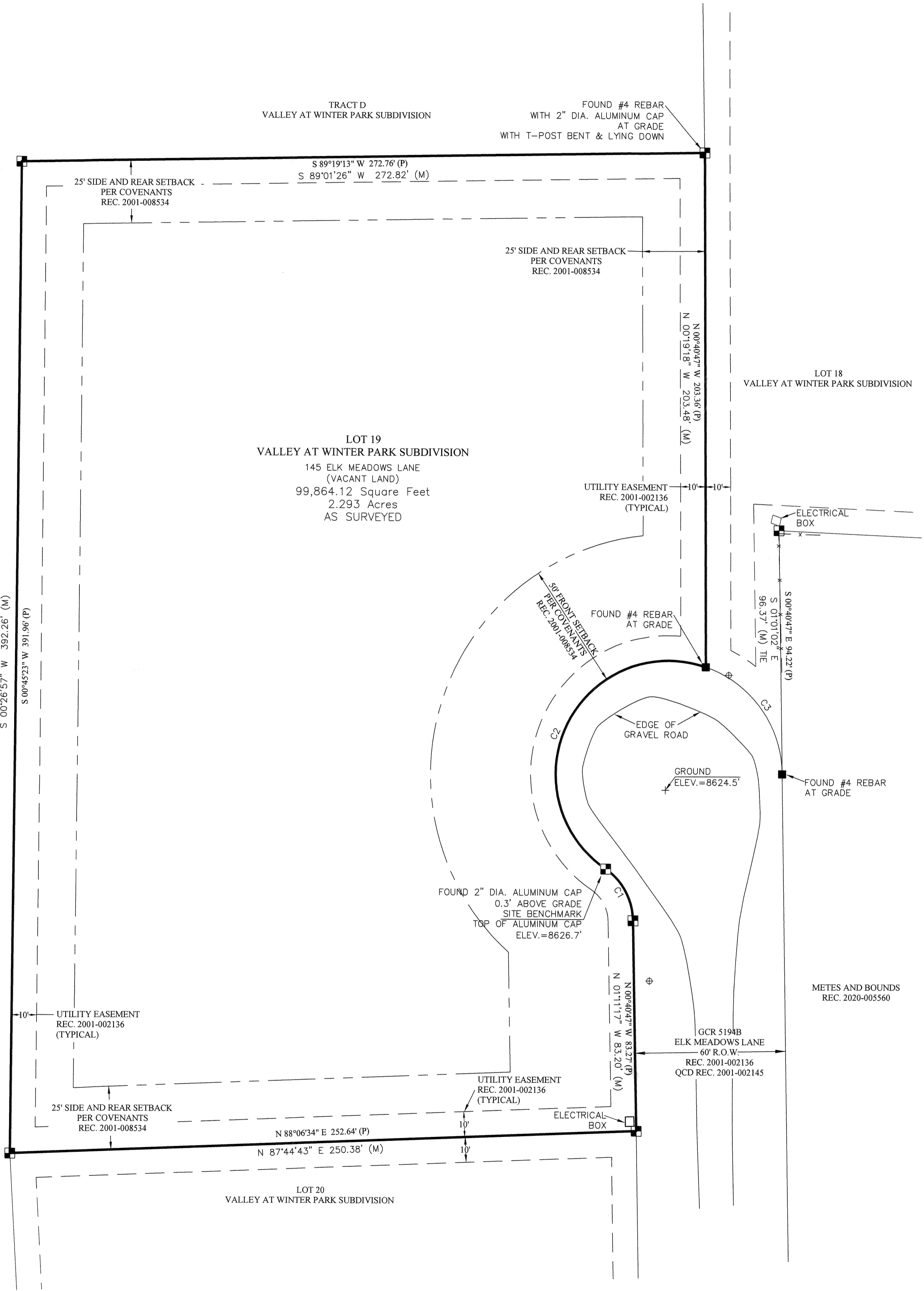
SCALE: 1" = 30'
 LINEAL UNIT IS
 US SURVEY FOOT

LEGEND

- - FOUND #4 REBAR WITH 2" DIA. ALUMINUM CAP STAMPED "PLS 11415" AT GRADE WITH T-POST ALONG SIDE UNLESS OTHERWISE STATED
- - FOUND #4 REBAR AT GRADE
- ⊕ - COMMUNICATION PEDESTAL/BOX
- ⊕ - CURB STOP
- ELEV.-ELEVATION
- (M) - FIELD MEASURED
- (P) - PLAT DIMENSIONS
- DIA. - DIAMETER
- GCR - GRAND COUNTY ROAD
- REC. - RECEPTION
- R.O.W. - RIGHT-OF-WAY
- x - x - FENCE LINE

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00' (P)	13.05' (M)	55°08'03"	24.06' (P)	N 28°15'11" W	23.14' (P)
C2	45.00' (P)	333.20' (P)	164°37'02"	129.29' (P)	N 26°28'42" E	89.19' (P)
C3	45.00' (M)	359.98' (M)	165°44'58"	130.18' (M)	N 26°15'17" E	89.30' (M)
C3 TIE	45.00' (P)	31.82' (P)	70°31'21"	55.39' (P)	S 35°57'07" E	51.96' (P)
	45.00' (M)	32.03' (M)	70°52'53"	55.67' (M)	S 36°03'45" E	52.19' (M)



LS2352

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 CERTIFICATION SHOWN HEREON.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

Peak to Peak Land Surveying & Mapping, Inc.
 P.O. Box 100
 Kremming, Colorado 80459
 970-724-0724

LAND SURVEY PLAT
 LOT 19
 VALLEY AT WINTER PARK SUBDIVISION
 ACCORDING TO THE AMENDED FINAL PLAT RECORDED MARCH 8, 2001 AT RECEPTION No. 2001-002136 SITUATED IN SECTION 9, T-1-S, R-76-W OF THE 6th P.M., COUNTY OF GRAND, STATE OF COLORADO ALSO KNOWN AS 145 ELK MEADOWS LANE

Draftsman: JL Checked by: KL Date: 7/23/2020 Job no.: 20-0110 FUG