

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That Gregory B. and Deborah Hansen, are the owners of that real property situated in Grand County, Colorado, more fully described as follows:

Lots 11 and 12, Block 7 Shorewood Subdivision according to the plat thereof recorded 6 September 1952 at Reception No. 74647, County of Grand, State of Colorado.

That they have caused said real property to be laid out and surveyed as Amended Final Plat Lot 12A, Block 7 Shorewood Subdivision, and do hereby dedicate and set apart all the roads, streets, alleys, and other ways and places shown on the accompanying plat for the use of the public; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the use of the public forever as easements for the proposed shown hereon, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity providing the services for which the easements are established.

IN WITNESS WHEREOF Gregory B. Hansen and Deborah Hansen have caused thier names to be hereunto subscribed

this ___ day of _____, 2022.

By: _____
Gregory B. Hansen

By: _____
Deborah Hansen

State of Colorado)
County of Grand) ss

The foregoing dedication was acknowledged before me this ___ day of _____, 20___, Gregory B. & Deborah Hansen

Witness my hand and official seal.
My commission expires: _____

Notary Public

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS ___ day of _____, 2022 BY THE GRAND COUNTY PLANNING COMMISSION.

By: _____
CHAIRMAN,
GRAND COUNTY PLANNING COMMISSION

COMMISSIONER'S CERTIFICATE:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS ___ day of _____, 2022 BY THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF GRAND DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY. UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET COUNTY SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GRAND COUNTY, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

CHAIRMAN,
BOARD OF COMMISSIONERS
GRAND COUNTY, COLORADO

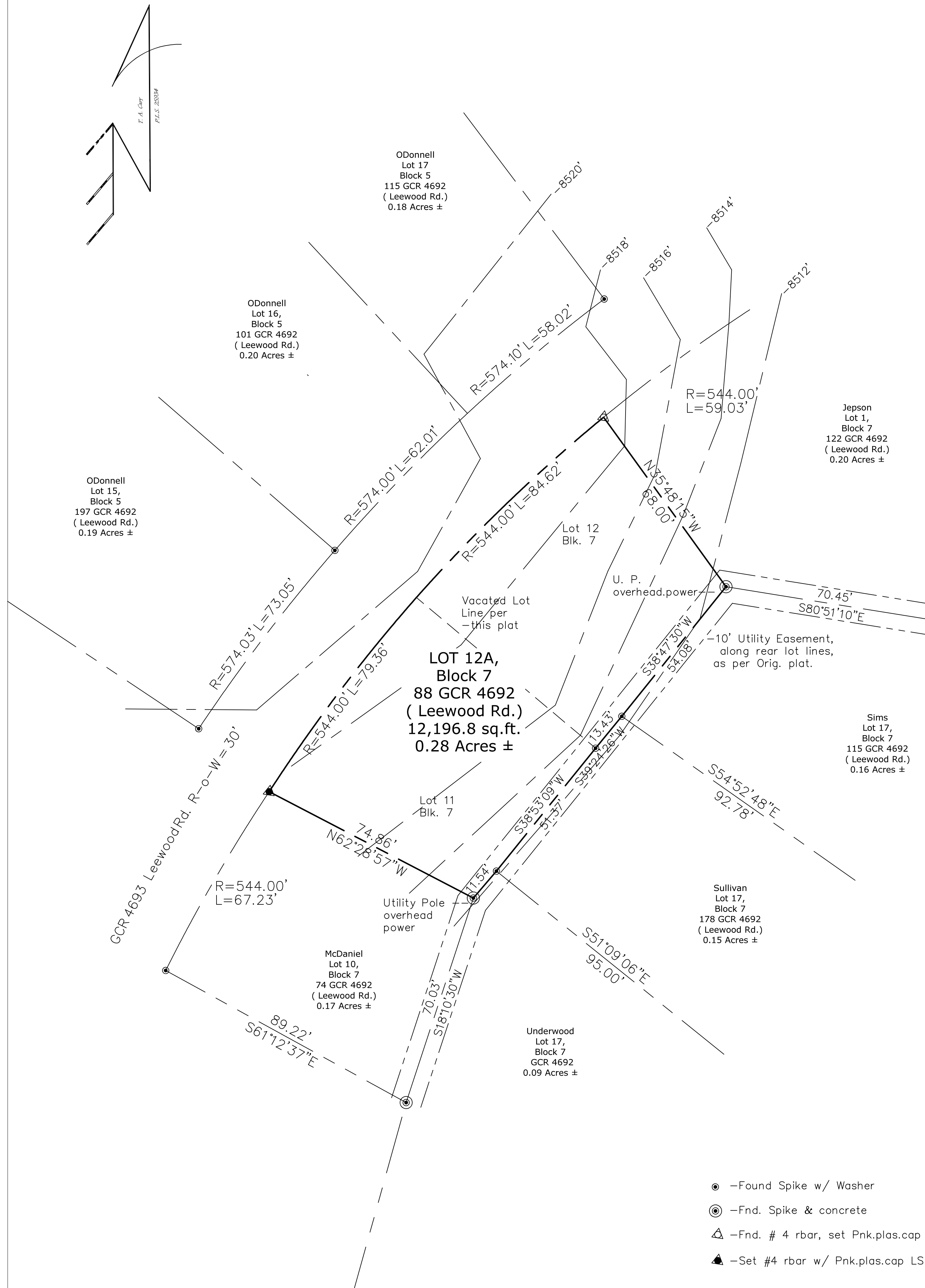
Land Surveyor's Certificate:

I, Thomas Arthur Cary, being a duly licensed professional land surveyor in the State of Colorado, does hereby certify that this plat and survey of Shorewood Subdivision Lot 11A Block 7 Amended Final Plat. was made by me and under my supervision and that said survey complies with title 38, article 51, CRS, 1973, and that the monuments required by statutes and by the Grand County subdivision regulations have been placed on the ground

Dated this 1 day of February, 2022 (year)



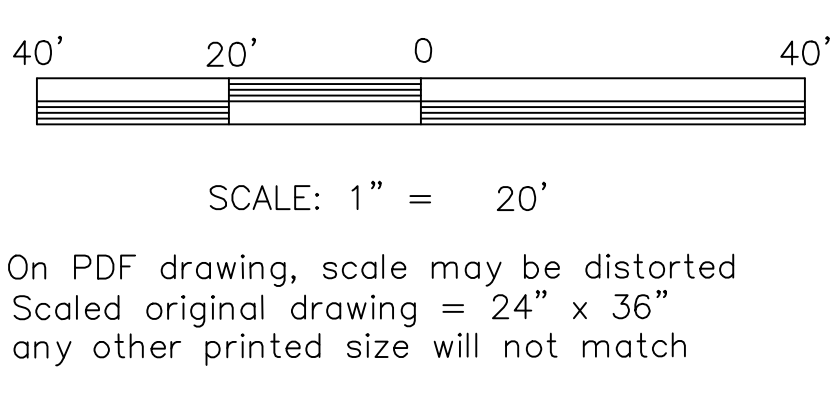
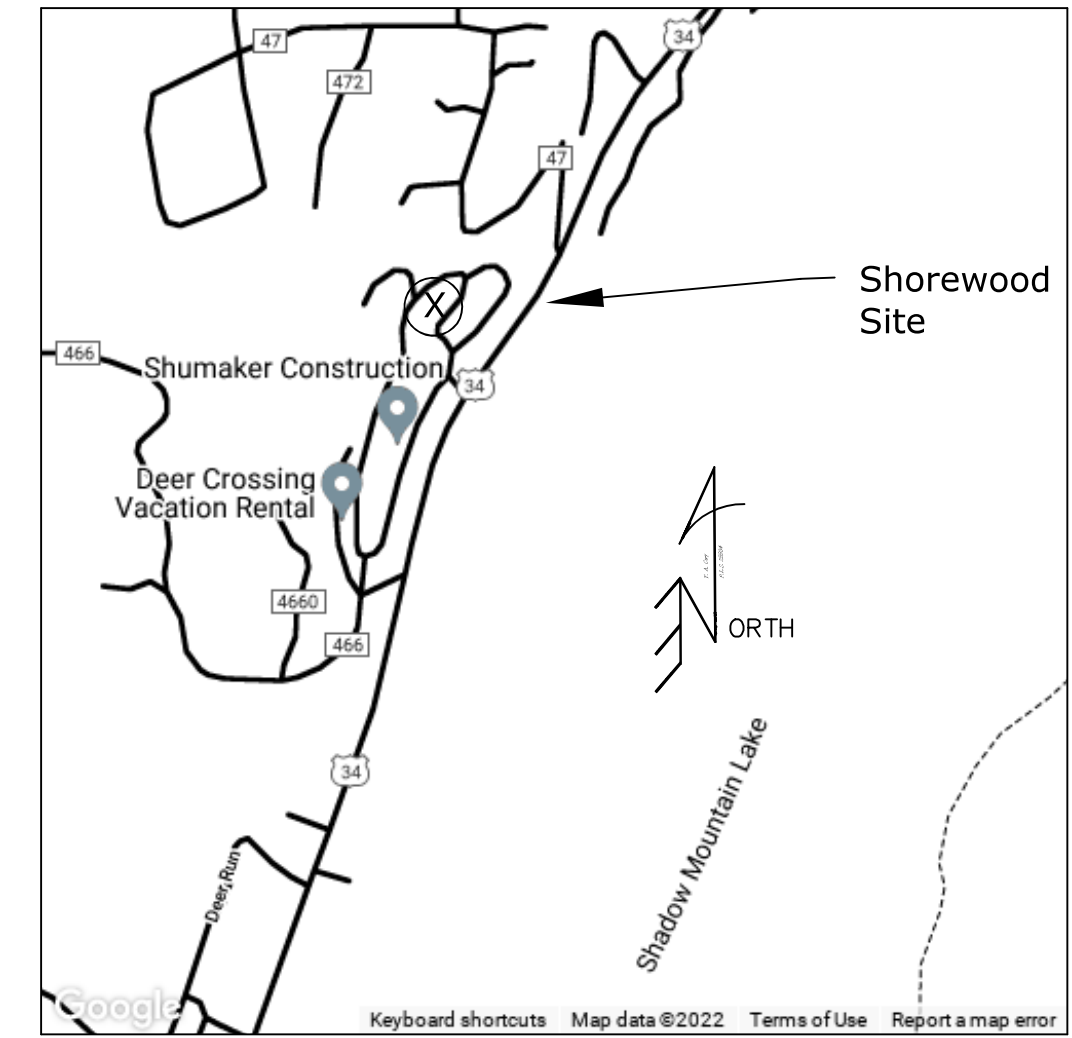
Colorado registration number: 25934



**Shorewood Subdivision
Lot 11A Block 7
Amended Final Plat
Located in a portion of the NE1/4 of
Section 12, Township 3 North,
Range 76 West of the 6th P.M.
County of Grand, State of Colorado
Conveyance to the Owner
is recorded at Reception No.
2021001555.**

PLAT NOTES:

1. Basis of Bearings is based upon the Rear Lot (12) line, which Bears S 38° 53' 09" W.
2. Title Commitment. Title company of the rockies. Commitment Number: TBD 1119417. Effective date: October 14, 2021, 7:00 am. Issue Date: November 08, 2021.
3. Survey based, in part, Shorewood Subdivision Blocks 2-3-4-5-6-7-8, recorded Sept. 1952, at rec. no. 74647; AND LS 962 by Richard Catlett, recorded 13 July 1999; AND LS 1521 by Richard Catlett, recorded 25 May 2004; County of Grand, State of Colorado.
4. This amended final plat provides for:
A. Vacation of the dividing line between said lots 11 and 12, Block 7.
B. Vacation of the accompanying utility easement as per this plat.
5. Former lots 11 and 12 are hereby forever combined to form lot 11A, said lot 11A shall be used for one single-family residence only.
6. This amended final plat is subject to all covenants and notes as shown on the original plat "Shorewood Subdivision Rec.No. 74647", County of Grand, State of Colorado.
7. 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 heron.



- -Found Spike w/ Washer
- ⊙ -Fnd. Spike & concrete
- △ -Fnd. # 4 rbar, set Pnk.plas.cap
- ▲ -Set #4 rbar w/ Pnk.plas.cap LS 25934

Thomas A. Cary
305 GCR 1933 POB 122
Kremmling, CO. 80459-0122
970.724.2912 / 970.509.0185

Field Work: 6 July 2021
Dwg: 10 July 2021
Rev: 31 Jan. 2022
MSCAD 2022
PLS 25934 (exp.Oct.2023)
Loosehorse56@gmail.com

Prepared for:
Gregory & Deborah Hansen
4222 E. Sapphire Falls Dr.
Tucson, AZ 85712-6659

LEGAL DESCRIPTION:

LOT 11 AND LOT 12, Block 7 SHOREWOOD SUBDIVISION BLOCKS 2-3-4-5-6-7-8, REC. NO. 74647, COUNTY OF GRAND, STATE OF COLORADO.

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1