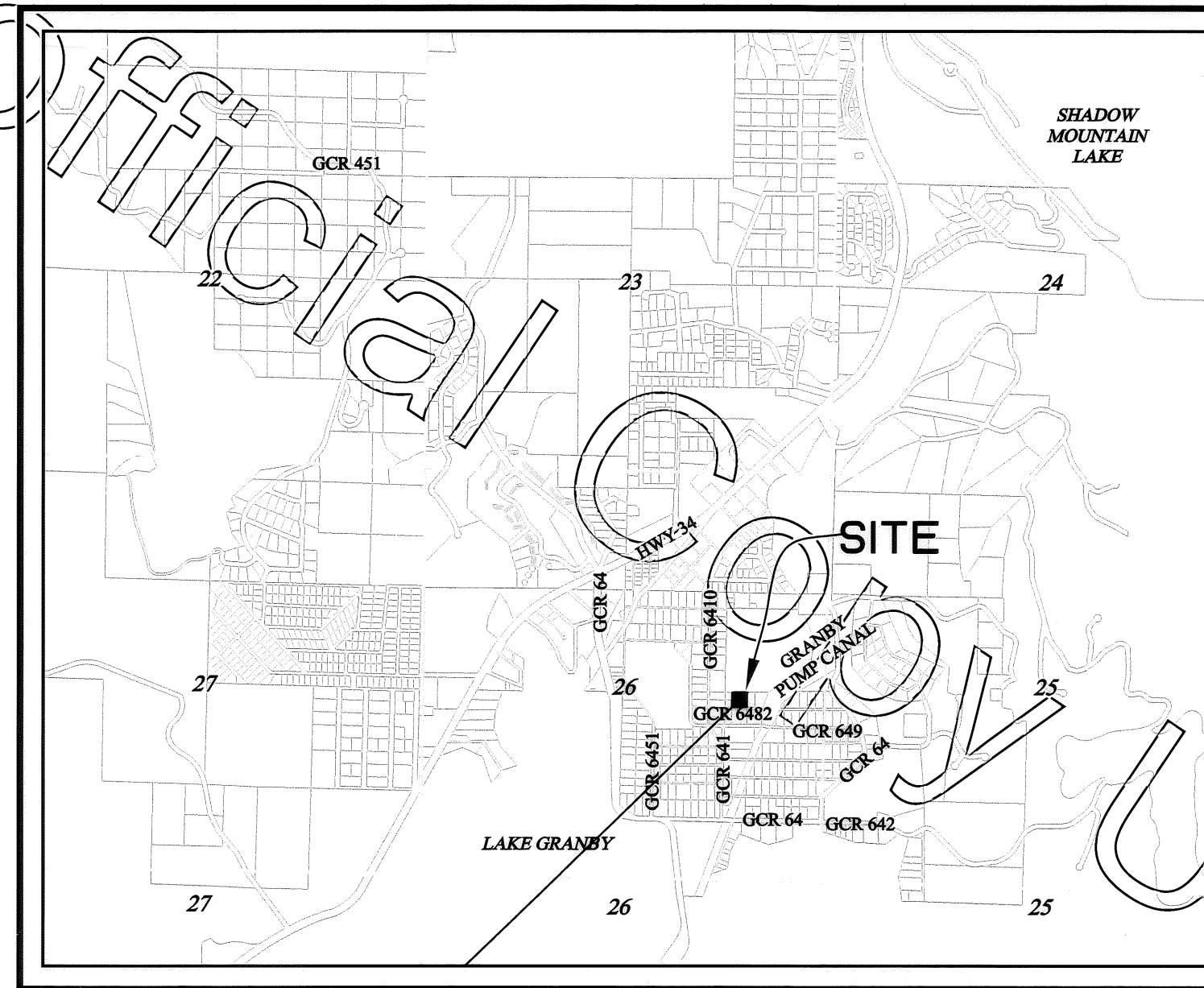


AMENDED FINAL PLAT, LOT 2A, BLOCK 2, THE FIRST ADDITION TO THE LAKE FOREST SUBDIVISION,

BEING A REPLAT OF LOTS 2 & 3, BLOCK 2, THE FIRST ADDITION TO THE LAKE FOREST SUBDIVISION, RECEPTION NO. 76469
SECTION 26, TOWNSHIP 3 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, GRAND COUNTY, COLORADO
OWNERSHIP RECORDED AT RECEPTION NO. 2017-007900 & RECEPTION NO. 2017-009413



VICINITY MAP
SCALE: 1"=2000'

OWNER: JEFFREY DAVIS
125 GCR 6482
P.O. BOX 548
GRAND LAKE, CO. 80447
LAND SURVEYOR: TIM SHENK LAND SURVEYING, INC.
P.O. BOX 1670
GRANBY, CO. 80446
(970) 887-1046

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT JEFFREY DAVIS IS THE OWNER OF THAT REAL PROPERTY SITUATED IN GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 2 & 3, BLOCK 2, THE FIRST ADDITION TO THE LAKE FOREST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 76469, COUNTY OF GRAND, STATE OF COLORADO

THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS AMENDED FINAL PLAT, LOT 2A, BLOCK 2, THE FIRST ADDITION TO THE LAKE FOREST SUBDIVISION AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, AND OTHER WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT FOR THE USE OF THE PUBLIC FOREVER, AND DOES 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 PURPOSES SHOWN HEREON, UNLESS OTHERWISE EXPRESSLY PROVIDED THEREON; AND DOES HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN NECESSARY STRUCTURES TO THE ENTITY PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

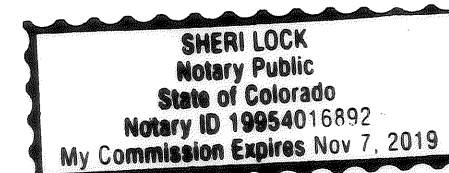
IN WITNESS WHEREOF JEFFREY DAVIS HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS

23 DAY OF JANUARY, 2019

STATE OF Colorado)
COUNTY OF Grand) SS
JEFFREY DAVIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 2019, BY JEFFREY DAVIS

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 11/07/2019



NOTARY PUBLIC
SHERI LOCK

LIEN HOLDER CERTIFICATE:

JPMORGAN CHASE BANK, N.A., BEING THE BENEFICIARY OF THE DEED OF TRUST DATED SEPTEMBER 20, 2017 RECORDED SEPTEMBER 25, 2017 AT RECEPTION NO. 2017-007901 IN THE OFFICE OF THE CLERK & RECORDER, GRAND COUNTY, COLORADO ON PART OR ALL OF THE REAL PROPERTY SHOWN HEREON, HEREBY JOINS IN THIS PLAT.

JPMORGAN CHASE BANK, N.A.

BY: [Signature]
ITS: VICE PRESIDENT
PRINT NAME: ARCUA FREEMAN

STATE OF LOUISIANA
PARISH OF OUACHITA

ON 2/21, 2019, BEFORE ME APPEARED ARCUA FREEMAN, TO ME PERSONALLY KNOWN, WHO

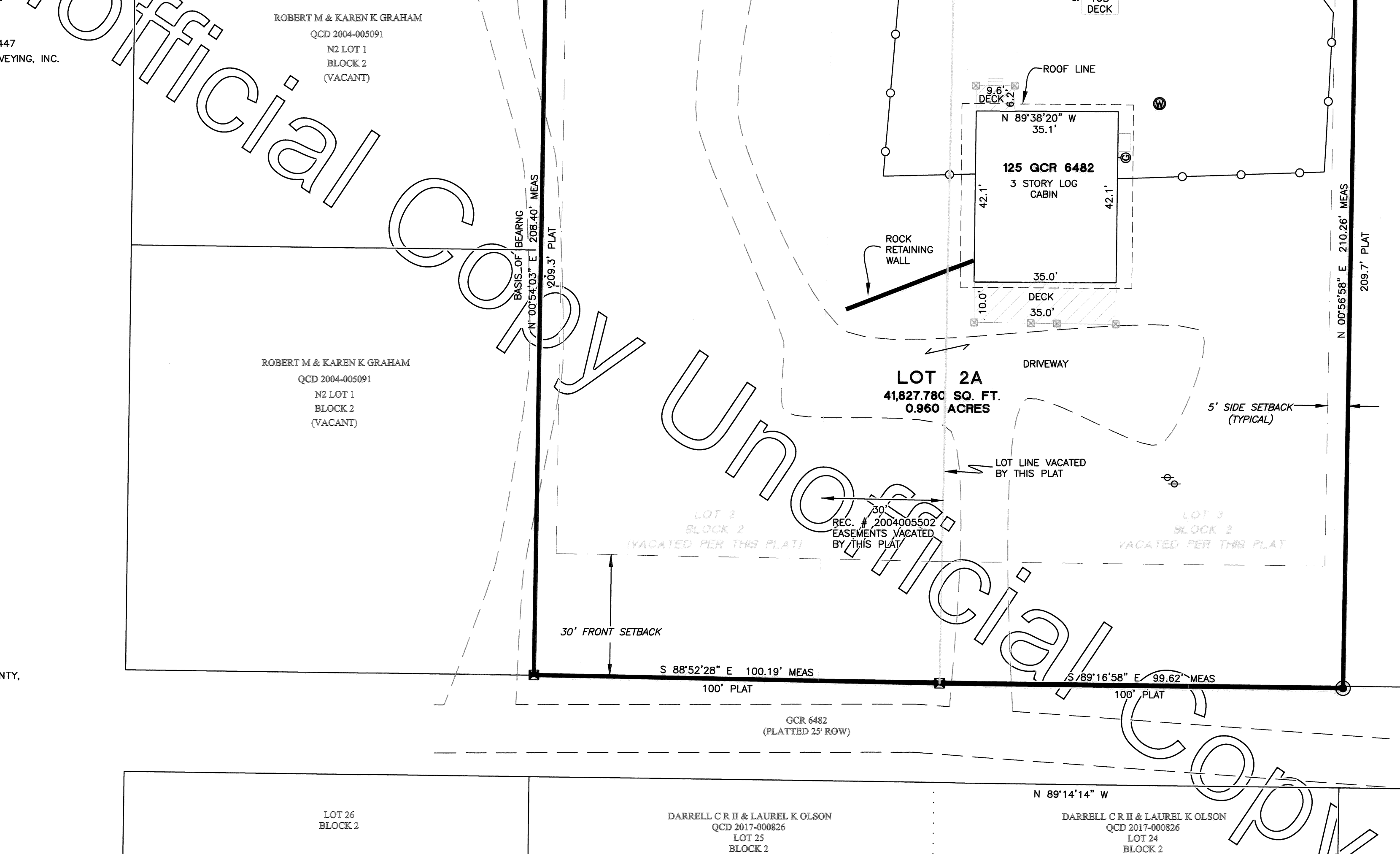
DID SAY THE S/HE/HEY IS (ARE) THE VICE PRESIDENT OF JPMORGAN CHASE BANK, N.A., AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE COOPERATION (OR ASSOCIATION), BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT S/HE/HEY ACKNOWLEDGE THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

[Signature]
DORIS O. BRITTON, NOTARY PUBLIC, ID No. 67753
LIFETIME COMMISSION

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 13th DAY OF May, 2019 BY THE GRAND COUNTY PLANNING COMMISSION, GRAND COUNTY, COLORADO.

[Signature]
CHAIRMAN



NOTES

- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
A. GRAND COUNTY RECORDS, THE FIRST ADDITION TO THE LAKE FOREST SUBDIVISION, RECEPTION NO. 76469
B. TITLE COMMITMENT NO. 1117656-C, EFFECTIVE DATE OF MARCH 24, 2017, ISSUED BY TITLE COMPANY OF THE ROCKIES WAS REFERENCED.
C. TITLE COMMITMENT NO. 1118210-C3 LP-13-6105071, EFFECTIVE DATE OF JANUARY 3, 2019, ISSUED BY TITLE COMPANY OF THE ROCKIES WAS REFERENCED.
- THIS PLAT CONCURRENTLY PROVIDES FOR:
A. COMBINING LOTS 2 & 3, BLOCK 2.
C. VACATION OF EASEMENTS RECORDED AT RECEPTION NO. 2004005502.
- UNDERGROUND UTILITIES ARE NOT SHOWN.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED GRAND COUNTY RESIDENTIAL. SAID ZONING CONSISTS OF THE FOLLOWING SETBACKS:
FRONT YARD: 30'
SIDE YARD: 5'
REAR YARD: 20'
SUBJECT PROPERTY IS SITUATED WITHIN THE "THREE LAKES DESIGN REVIEW AREA".
- BASIS OF BEARING IS N 00°54'03" E MEASURED ALONG THE WEST LINE OF LOT 2, BLOCK 2, AS EVIDENCED BY A 1" DIAMETER PIPE SITUATED AT THE NORTHWEST CORNER THEREOF AND A 1" DIAMETER PIPE SITUATED AT THE SOUTHWEST CORNER THEREOF, ASSUMED PER LOCAL COORDINATE NETWORK.
- DATE OF FIELD WORK: MARCH 29, 2017.
- DISTANCES ARE MEASURED IN U.S. SURVEY FOOT.
- 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.

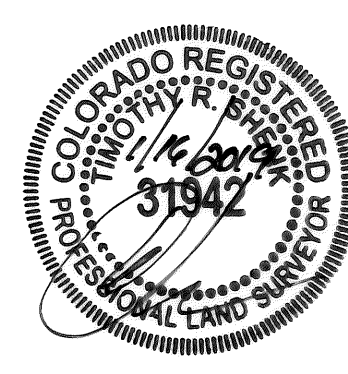
LEGEND

- FOUND 3 1/4" DIAMETER BLM BRASS CAP ON STEEL PIPE
- FOUND NO. 5 REBAR
- FOUND 1" DIAMETER STEEL PIPE
- FOUND PLASTIC CAPPED REBAR PLS #26298
- WELL
- GAS METER
- PVC CLEANOUT
- FENCE

SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AMENDED FINAL PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE GRAND COUNTY SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

DATED THIS 16th DAY OF JANUARY, 2019



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
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)
County of GRAND) SS
Filed for record this 15th
day of July, 2019
at 8:51 a.m.
Recorded in Book _____ Page _____
[Signature]
[Signature]
Fees \$ 13.00 Deputy

SHEET 1 OF 1:
JOB: 12033 DWG: 12033.09 CRD: 12033.05 DATE: 01/16/2019 DRAWN BY: JLT/RS

2019005242