GRAND WEST TRACT B, FILING NO. 1 (AMENDED)

A REPLAT OF A PORTION OF "GRAND WEST TRACT B" IN THE N1/2 OF SECTION 15 AND A PORTION OF THE S1/2 OF THE SE1/4 OF SECTION 10, ALL IN TOWNSHIP 9 SOUTH, RANGE 80 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN THE COUNTY OF LAKE, STATE OF COLORADO

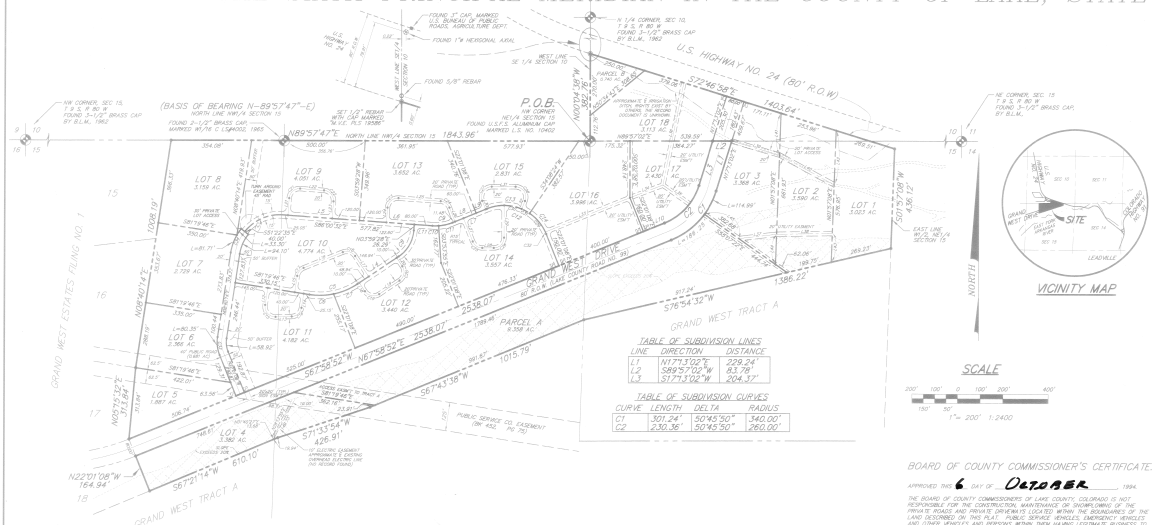

TABLE OF SUBDIVISION LINES

LINE	DIRECTION	DISTANCE
L1	N17°13'02"E	239.24'
L2	S89°57'02"W	83.78'
L3	S17°13'02"W	204.37'

TABLE OF SUBDIVISION CURVES

CURVE	LENGTH	DELTA	RADIUS
C1	101.24'	50°45'50"	140.00'
C2	230.36'	50°45'50"	260.00'

TABLE OF LOT LINES

LINE	DIRECTION	DISTANCE
L4	S89°57'02"W	135.28'
L5	S89°57'02"W	103.00'
L6	S89°57'02"W	163.11'
L7	N67°58'52"E	111.48'
L8	N67°58'52"E	111.48'
L9	N67°58'52"E	100.00'
L10	N67°58'52"E	100.00'
L11	S89°57'02"W	80.00'

TABLE OF LOT CURVES

CURVE	LENGTH	DELTA	RADIUS
C4	183.61'	35°03'31"	300.00'
C5	220.68'	42°09'13"	300.00'
C6	157.20'	29°59'29"	300.00'
C7	114.45'	21°51'56"	300.00'
C8	114.45'	21°51'56"	300.00'
C9	80.10'	28°59'56"	150.00'
C10	23.54'	07°53'51"	200.00'
C11	63.23'	18°07'13"	200.00'
C12	114.16'	40°00'00"	200.00'
C13	114.16'	40°00'00"	200.00'
C14	118.13'	37°50'28"	200.00'

TABLE OF PRIVATE ROAD & EASEMENT & LINES

LINE	DIRECTION	DISTANCE
L12	N89°57'47"E	72.00'
L13	N89°57'47"E	72.00'
L14	N89°57'47"E	72.00'
L15	N89°57'47"E	99.61'
L16	N89°57'47"E	99.61'
L17	N89°57'47"E	99.61'
L18	N89°57'47"E	99.61'
L19	N89°57'47"E	99.61'
L20	N89°57'47"E	99.61'
L21	N89°57'47"E	99.61'
L22	N89°57'47"E	99.61'
L23	N89°57'47"E	99.61'
L24	N89°57'47"E	99.61'
L25	N89°57'47"E	99.61'
L26	N89°57'47"E	99.61'
L27	N89°57'47"E	99.61'
L28	N89°57'47"E	99.61'
L29	N89°57'47"E	99.61'
L30	N89°57'47"E	99.61'
L31	N89°57'47"E	99.61'
L32	N89°57'47"E	99.61'
L33	N89°57'47"E	99.61'
L34	N89°57'47"E	99.61'
L35	N89°57'47"E	99.61'
L36	N89°57'47"E	99.61'
L37	N89°57'47"E	99.61'
L38	N89°57'47"E	99.61'
L39	N89°57'47"E	99.61'
L40	N89°57'47"E	99.61'
L41	N89°57'47"E	99.61'
L42	N89°57'47"E	99.61'
L43	N89°57'47"E	99.61'

TABLE OF PRIVATE ROAD & EASEMENT & CURVES

CURVE	LENGTH	DELTA	RADIUS
C15	43.31'	72°03'54"	69.00'
C16	43.31'	72°03'54"	69.00'
C17	43.31'	72°03'54"	69.00'
C18	70.69'	117°32'01"	69.00'
C19	70.69'	117°32'01"	69.00'
C20	70.69'	117°32'01"	69.00'
C21	70.69'	117°32'01"	69.00'
C22	70.69'	117°32'01"	69.00'
C23	70.69'	117°32'01"	69.00'
C24	70.69'	117°32'01"	69.00'
C25	70.69'	117°32'01"	69.00'
C26	70.69'	117°32'01"	69.00'
C27	70.69'	117°32'01"	69.00'
C28	70.69'	117°32'01"	69.00'

TABLE OF PUBLIC ROAD & CURVES

CURVE	LENGTH	DELTA	RADIUS
C29	1162.96'	128°57'11"	1288.00'

PLANNING COMMISSION CERTIFICATE :

APPROVED THIS 6 DAY OF October 1994.

Vice CHAIR
LAKE COUNTY PLANNING COMMISSION

NOTES :

1. ALL EXTERIOR BOUNDARY CORNERS FOUND ARE 1/2" REBAR WITH SURVEYOR'S CAP MARKED "M.V.E. L.S. NO. 22106", UNLESS OTHERWISE NOTED.
2. BEARINGS ARE RELATIVE TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 15, MONUMENTED AS SHOWN HEREON AND HAVING AN ASSUMED BEARING OF N-89°57'47"-E.
3. THIS FILING SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS FILED IN BOOK 485, PAGE 231-236 OF THE RECORDS OF LAKE COUNTY, COLORADO, (TITLE POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 10)
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, M.V.E., INC. RELIED ON ENDORSEMENT NO. 2, TITLE POLICY NO. 08 3053 61 0000A2, ISSUED BY TCOR TITLE INSURANCE COMPANY AND DATED MAY 20, 1994 AT 7:00 A.M.
5. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU 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. (SECTION 13-80-105.5 C.R.S.)
6. WAIVER OF SECTION 4.10 OF THE LAKE COUNTY LAND USE PLAN & REGULATIONS. THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS HAS SPECIFICALLY WAIVED THE REQUIREMENTS OF SECTION 4.10 OF THE LAKE COUNTY LAND USE GUIDE AS IT RELATES TO THE PLATTING OF HILLSIDE DEVELOPMENT BY RESOLUTION DATED THE 16th DAY OF APRIL, 1984, RECORDED IN BOOK 309 AT PAGE 281, (TITLE POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 17)
7. PARCEL B IS TO BE CONVEYED TO THE ADJOINING WESTERLY PROPERTY OWNER FOR THE SOLE PURPOSE OF PROVIDING ACCESS TO U.S. HIGHWAY NO. 24.
8. PROPERTY AS SHOWN ON THIS PLAT IS ENTITLED TO WATER RIGHTS UNDER CASE NO. 82CW87, JUDGMENT AND DECREE FILED IN BOOK 507 AT PAGE 495 OF THE RECORDS OF LAKE COUNTY.
9. PUBLIC AND PRIVATE ROADS WILL ALSO SERVE AS UTILITY EASEMENTS.
10. THE "NO BUFFER" SHOWN, IS A NO BUILD AREA REQUIRED BETWEEN RESIDENTIAL & COMMERCIAL LOTS.
11. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN U.S. PATENTS FOR THE BALLARAT PLACER, U.S. SURVEY NO. 3071, RECORDED IN BOOK F AT PAGE 67, (POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 5)
12. THE PROPERTY IS SUBJECT TO RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 24 AND 80 FOOT EASEMENT FOR LAKE COUNTY ROAD NO. 99, (POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 9)
13. THIS SUBDIVISION IS SUBJECT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED IN BOOK 485 AT PAGE 199 (TITLE POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 11)
14. THE SUBDIVISION IS SUBJECT THE CONDITIONAL USE PERMIT RECORDED IN BOOK 501 AT PAGE 26 (TITLE POLICY NO. 08 3053 61 0000A2, SCHEDULE B ITEM 14)
15. PRIVATE ROADS SHOWN ON THIS PLAT ARE EASEMENTS FOR THE USE AND BENEFIT OF ALL LOTS WHICH MAY BE ACCESSED BY SUCH ROADS FOR PURPOSES OF INGRESS, EGRESS, ROAD MAINTENANCE, INSTALLATION AND REPAIR OF UNDERGROUND UTILITIES.

TITLE COMPANY CERTIFICATE :

LAKE COUNTY ABSTRACT COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON, AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT, AND TITLE TO ALL SUCH LANDS IS VESTED IN GRAND WEST PROPERTIES, INC FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

1994 AND SUBSEQUENT YEARS TAXES AND ASSESSMENTS.
RIGHT-OF-WAY EASEMENT FOR HIGHWAY 24, LAKE COUNTY ROAD 99, AND TELEPHONE AND ELECTRICAL LINES AS SHOWN ON SUBJECT PLAT.
RIGHT-OF-WAY FOR GRAND WEST DRIVE.
DEED OF TRUST FROM GRAND WEST PROPERTIES, INC. TO THE PUBLIC TRUSTEE OF LAKE COUNTY RECORDED DECEMBER 7, 1992 IN BOOK 502 AT PAGE 378.

DATED THIS 26TH DAY OF APRIL, 1994.

LAKE COUNTY ABSTRACT COMPANY

BY: MARVIN L. LUDDEN
TITLE: MANAGER

SURVEYOR'S STATEMENT :

I, JOHN L. SIMKINS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF GRAND WEST TRACT B, FILING NO. 1, WAS PREPARED BY ME AND UNDER MY SUPERVISION, FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION; THAT BOTH THIS PLAT AND THE SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THE MONUMENTS HERE PLACED PURSUANT TO MY OPINION WILL SUFFICIENTLY

DATED THIS 4th DAY OF OCTOBER 1994.

FOR M.V.E., INC.

JOHN L. SIMKINS, P.L.S. 17664
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATE :

KNOW ALL MEN BY THESE PRESENTS :

THAT GRAND WEST PROPERTIES, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE NORTH ONE-HALF (N1/2) OF SECTION 15 AND IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S1/2SE1/4) OF SECTION 10 ALL IN TOWNSHIP 9 SOUTH, RANGE 80 WEST OF THE SIXTH P.M., LAKE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 15, MONUMENTED BY A 3" ALUMINUM CAP WITH STANDARD MARKINGS AND "PLS 10402, 1988";

THENCE N-00°34'.38"-W, 382.76 FEET ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 10 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 24 AS SHOWN ON THE PLAT OF SURVEY DEPOSITED JANUARY 3, 1991 UNDER RECEPTION NUMBER 300000 OF THE RECORDS OF SAID COUNTY, MONUMENTED BY A 1/2" REBAR AND CAP MARKED "M.V.E. PLS 15598";

THENCE S-72°46'58"-E, 1403.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 15, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. L.S. 22106";

THENCE S-01°57'08"-W, 406.12 FEET ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF GRAND WEST TRACT A, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

(THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT A)

1.) THENCE S-76°54'32"-W, 1386.22 FEET TO A 1/2" REBAR AND CAP MARKED "M.V.E. LS 22106";

2.) THENCE S-67°43'38"-W, 1015.79 FEET TO A 1/2" REBAR AND CAP MARKED "M.V.E. LS 22106";

3.) THENCE S-71°33'54"-W, 426.91 FEET TO A 1/2" REBAR AND CAP MARKED "M.V.E. LS 22106";

4.) THENCE S-67°21'14"-W, 610.10 FEET TO THE SOUTHEAST CORNER OF GRAND WEST ESTATES FILING NO. 1, MONUMENTED BY A 1/2" REBAR AND CAP MARKED "M.V.E. LS 22106";

THENCE N-22°01'08"-W, 164.94 FEET, ALONG THE EASTERLY LINE OF SAID GRAND WEST ESTATES FILING NO. 1 TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GRAND WEST DRIVE AS DESCRIBED IN "GRAND WEST TRACT B" RECORDED IN THE RECORDS OF SAID COUNTY, MONUMENTED BY A 1/2" REBAR AND CAP MARKED "M.V.E. L.S. 22106";

(THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID GRAND WEST DRIVE)

1.) THENCE N-67°58'52"-E, 2538.07 FEET TO A POINT OF CURVATURE, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

2.) THENCE ALONG THE ARC OF A CURVE, TO THE LEFT, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 50°45'50", AN ARC DISTANCE OF 301.24 FEET TO A POINT OF TANGENT, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

3.) THENCH N-17°13'02"-E, 239.24 FEET TO THE NORTHERLY LINE OF SAID GRAND WEST TRACT B, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

THENCE S-89°57'02"-W, 83.78 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID GRAND WEST DRIVE, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

(THE FOLLOWING THREE (3) COURSES ARE ALONG SAID NORTHERWESTERLY RIGHT OF WAY LINE)

1.) THENCH N-17°13'02"-W, 204.37 FEET TO A POINT OF CURVATURE, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

2.) THENCE ALONG THE ARC OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 50°45'50", AN ARC DISTANCE OF 230.36 FEET TO A POINT OF TANGENT MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

3.) THENCE N-67°58'52"-E, 2538.07 FEET TO THE EASTERLY LINE OF SAID GRAND WEST ESTATES FILING NO. 1, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

(THE FOLLOWING TWO (2) COURSES ARE ALONG SAID EASTERLY LINE)

1.) THENCE N-00°57'52"-E, 313.84 FEET, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

2.) THENCE N-00°46'14"-E, 1008.18 FEET TO THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 15, MONUMENTED BY A 1/2" REBAR & CAP MARKED "M.V.E. LS 22106";

THENCE N-89°57'47"-E, 1843.96 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING AND CONTAINING 70.66 ACRES MORE OR LESS, AND

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "GRAND WEST TRACT B, FILING NO. 1 (AMENDED)", AND BY THESE PRESENTS, DOES HEREBY SET APART AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL OF THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

EXECUTED THIS 6TH DAY OF OCTOBER, 1994.

(AFFIX CORPORATE SEAL HERE)

ATTEST:

GRAND WEST PROPERTIES, INC.

STATE OF COLORADO } SS
COUNTY OF LAKE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October, 1994, BY E.J. Cichowski, Jr. AS PRESIDENT, AND Alan J. Cichowski AS SECRETARY OF GRAND WEST PROPERTIES, INC. A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: March 4, 1998
Patty Arendale
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE:

APPROVED THIS 6 DAY OF OCTOBER 1994.

THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, COLORADO IS NOT RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OWNERSHIP OF THE PRIVATE ROADS AND PRIVATE DRIVEWAYS LOCATED WITHIN THE BOUNDARIES OF THE LAND DESCRIBED ON THIS PLAT. PUBLIC SERVICE VEHICLES, EMERGENCY VEHICLES AND OTHER VEHICLES AND PERSONS WITHIN THEM HAVING LEGITIMATE BUSINESS TO TRANSACT, SHALL HAVE THE RIGHT OF INGRESS, EGRESS, AND REGRESS BY MEANS OF THE DESIGNATED PRIVATE ROADS AND PRIVATE DRIVEWAYS.

James E. Martin
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, COLORADO

MORTGAGEE'S CONSENT :

THE UNDERSIGNED, BEING THE HOLDER OF A LIEN OR ENCUMBRANCE AGAINST THE REAL PROPERTY WHICH IS HEREIN PLATTED UNDER THE NAME OF "GRAND WEST TRACT B, FILING NO. 1 (AMENDED)", WHICH LIEN WAS RECORDED DECEMBER 7, 1992 IN BOOK 502 AT PAGE 378-379 (RECEPTION NO. 303854) OF THE RECORDS OF THE LAKE COUNTY CLERK AND RECORDER, HEREBY CONSENTS TO THE PLATTING OF THE SUBDIVISION AS DESCRIBED IN THIS PLAT, AGREES TO THE TERMS OF THE DEDICATION AND AGREES THAT UNDER THE LAWS OF COLORADO, THAT ANY FORECLOSURE OF THE LIEN OR OTHER SIMILAR LIEN OR ENCUMBRANCE (INCLUDING, WITHOUT LIMITATION, A PUBLIC TRUSTEE FORECLOSURE, JUDICIAL FORECLOSURE OR DEED IN LIEU OF FORECLOSURE) (COLLECTIVELY "FORECLOSURE") SHALL BE MADE SUBJECT TO THIS PLAT, AND FURTHER AGREES THAT THIS PLAT, AND THE SUBDIVISION HEREBY CREATED, SHALL REMAIN IN EXISTENCE WITH FULL FORCE AND LEGAL EFFECT NOTWITHSTANDING ANY SUCH FORECLOSURE.

BY: Tom Umbdenstock
Chairman & CEO
TITLE

STATE OF COLORADO } SS
COUNTY OF LAKE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF October, 1994, BY Tom Umbdenstock AS Chairman & CEO OF Vail Mountain Lodge

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: March 4, 1998
Patty Arendale
NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF LAKE }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 6th DAY OF October A.D. 1994 UNDER RECEPTION NO. 324772 IN BOOK 511 AT PAGE 624

Dorothea A. Farrell-Kennedy
LAKE COUNTY CLERK AND RECORDER

Recp# 507792 Lake County, Colorado 02:50PM Rec-Fee Doc-Fee Book 511 PLT
Page 1 of 1 June Dosman, Recorder 10/06/94 20.00 .00 Page 624

LAND USE :

LOTS 1 THRU 8 – SINGLE FAMILY RESIDENCE
LOTS 9 THRU 18 – BUSINESS
PARCEL A – PRIVATE OPEN SPACE
PARCEL B – ACCESS

SHEET 1 OF 2 DISK NO. 1012

MONUMENT VALLEY ENGINEERS INC.
(719) 486-1928 | 1811 LILAC ST., COLORADO SPRINGS, COLORADO 80909

GRAND WEST TRACT B, FILING NO. 1

SCALE 1" = 200' | DRAWN BY JLS | CWO. NO. 9008901
DATE 09-08-94 | CHECKED BY [illegible] | JOB NO. 90069