

#### COUNTY OF LAKE, STATE OF COLOR BEA LOT CONSOLIDATION PLAT VER LAKES ESTATES LOT 1A, BLOCK 5, ADO

GREAT DIVIDE

Consulting, LLC

VICINITY MAP

# Certificate of Dedication and Ownership

Lots 1 & Lot 15, Block 5, Beaver Lakes Estates, County of Lake, State of Colorado, Know all men by these presents that Jonathan Gregory Anderson and Molly Therisa Anderson, being sole owners in fee simple of all that real property situated in Lake County, Colorado described as follows:

containing 1.043 acres more or less; have by these presents laid out and platted the same into par on this Lot Consolidation Plat under the name and style of Lot 1A, Block 5, Beaver Lakes Estates, s State of Colorado.

Owner: Jonathan Gregory Anderson and Molly Therisa Anderson

Address: 8003 Cinnamon Court Colorado Spings, CO 80927

COUNTY OF STATE OF

The foregoing Certificate of Dedication and Ownership

AD, 2015, by Jonathan Gregory

Witness my hand and official seal.

Notary Public

#### Title Certificate

### **Lake County Notes**

1) Dedication of Easements to Service Providers: All lots created by this plat are subject to the utility easements, drainage easements and road maintenance easements shown on the plat or as presently located upon or across the land described on this plat. Further building site and construction limitations may exist in the architectural design guidelines adopted by the Empire Lodge Homeowner's Association.
2) Driveway Standards: It is mutually understood and agreed that all driveways included in this subdivision must meet all applicable standards of the Lake County Land Development Code in effect at the time of driveway permit application.

application.

3) Drives: The Owners, Developers, Subdividers and/or Empire Lodge Homeowner's Association, or their successors and/or assigns in interest or some other interest other than Lake County, are responsible for the maintenance, upkeep and snow removal with respect to any driveways shown on this plat or located within the boundaries of the land described on this plat.

4) Maintenance of Private Roads: It is mutually understood and agreed that Lake County shall have no obligation to provide maintenance, upkeep or snow removal with respect the private roadways shown on this plat or located within the boundaries of the land described on this plat. The Owners, Developers, Subdividers and/or Empire Lodge Homeowner's Association, or their successors and/or assigns in interest, shall be responsible for all maintenance, upkeep or snow removal with respect to such roadway(s) unless or until the conditions of Section 6.2.1(f) of the Lake County Land Development Code, or as the same may be amended from time to time, are met and Lake County accepts responsibility for maintenance, upkeep or snow removal.

5) Visible, Posted Address: Each residential lot must have a lot address posted in a manner so that it is visible from the property line of the lot.

#### PLAT NOTES:

1) DATE OF SURVEY: JULY 2015.
2) BEARINGS BASED UPON THE LINE CONNECTING THE MONUMENTS FOUND MARKING THE NORTH LINE OF LOT 2, BLOCK 5 OF BEAVER LAKES ESTATES, BEING N90°000°E (SEE DRAWING).
3) ALL MONUMENTATION AS INDICATED HEREON IS IN COMPLIANCE WITH ARTICLE 51 OF TITLE 38 OF C.R.S., AS THE SAME MAY BE AMENDED FROM TIME TO TIME.
4) THE SOLE PURPOSE OF THIS LOT CONSOLIDATION PLAT IS TO VACATE THE LOT LINE AND EASEMENT BETWEEN LOTS 1 & 15, BLOCK 5, TO ESTABLISH LOT 1A AS SHOWN HEREON.
5) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY AND TITLE POLICY NO.O-9301-003313946 ISSUED BY STEWART TITLE GUARANTY COMPANY ON DECEMBER 12, 2014. LOT 1A MAY OR MAY NOT BE SUBJECT TO ITEMS 1-23 OF SCHEDULE B IN STATED TITLE POLICY.
6) 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 CERTIFICATION SHOWN HEREON.
7) BUILDING SETBACKS: FRONT 30', SIDE 10', REAR 20'. VERIFY CURRENT BUILDING SETBACKS WITH PROPER GOVERNING AUTHORITY.
8) LINEAL UNITS: U.S. SURVEY FOOT.
9) UNDERGROUND UTILITY LOCATES SHOULD BE PERFORMED BY A PROFESSIONAL UTILITY LOCATOR BEFORE ANY DIGGING ON OR NEAR VACATED EASEMENT SHOWN HEREON.

### Surveyor's Certificate

I, Chad A. Malear, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct and complete Lot Consolidation Plat of Lot 1A, Block 5, Beaver Lakes Estates, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and correctly shows the location and dimensions of the parcels, easements and streets of said minor subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

In Witness Whereof, I have set my hand and seal this day of A.D., 2015



Chad A. Malear Colorado P.L.S. No. 38129

# **Building and Land Use Department Certificate**

APPROVAL by the Lake County Building and approval for recordation with the Lake County Clerk and Recorder's office pursuant to the Lake County Land Development Code this \_\_\_\_\_\_day of \_\_\_\_\_\_

Paul Clarkson

Director of Building and Land Use

## Clerk and Recorder's Certificate

rd in the Office of the Clerk and Rec 2015 and is duly recorded at Reception No

, Clerk and Recorder

