

VICINITY MAP:

SCALE 1" = 500'

Amended Final Plat of Lot GV5 and GV6, Aspen Glen, Filing No. 2 County of Garfield, State of Colorado

The purpose of this plat is to dissolve the lot line between Lots GV5 and GV6 to create one lot.

Site Data Summary	
Lot GV5	0.716 AC. ±
Lot GV6	0.608 AC. ±
GV5A	1.314 AC. ±

- Legend and Notes:
- Indicates found monument as described
 - Indicates set No.5 Rebar & Red Plastic Cap Marked LS 33638
 - This Plat was created to dissolve the Lot Line between Lot GV5 and Lot GV6, creating Lot GV5A and resulting in a building envelope with an area equal to the combined area of 33,837 Sq Ft 0.777 Ac. as shown hereon and as plotted.
 - Bearings are based upon found #5 rebar with yellow plastic caps L.S.#15710 at the Northwest corner and a found #5 rebar with yellow plastic caps L.S.#15710 on the described monuments.
 - This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record and no title commitment was provided at the time of this survey.
 - This property is subject to apparent easements for existing utilities.
 - All plat notes set forth on the Final Plat for Aspen Glen, Filing No. 2, recorded as Reception No. 510975, and any amendments thereto applicable to the tracts described in this Amended Plat, shall remain in effect.

Title Certificate

I, _____, an attorney licensed to practice law in the State of Colorado, or agent authorized by a title insurance company, do hereby certify that I have examined the title to all lands shown upon this Plat and that title to such free lands is vested in _____ and clear of all liens and encumbrances (including mortgages, deeds of trust, judgments, assessments, contracts and agreements of record affecting the real property in this Plat), except as follows:

DATED this ____ day of _____, A.D., 20__.

TITLE COMPANY: _____

Agent _____

OR
Attorney _____
Colorado Attorney Registration No. _____

County Commissioner's Certificate

Based upon the review and recommendation of the Garfield County Director of Community Development, the Board of County Commissioners of Garfield County, Colorado, hereby approves this Amended Final Plat this ____ day of _____, A.D., 20__ for filing with the Clerk and Recorder of Garfield County and for conveyance to the County of the public dedications shown hereon, subject to the provisions that approval in no way obligates Garfield County for the financing or construction of improvements on lands, public roads, highways or easements dedicated to the public, except as specifically agreed to by the Board of County Commissioners in the subsequent resolution. This approval shall in no way obligate Garfield County to the maintenance of public roads, highways or any other public dedications shown hereon.

Chairman, Board of County Commissioners
Garfield County, Colorado

Witness my hand and seal of the County of Garfield.

ATTEST: _____
County Clerk

Surveyor's Certificate

I, Jeffrey Allen Tuttle, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Plat of the Amended Final Plat Lot GV5 and Lot GV6, Aspen Glen Filing No. 2 as laid out, plotted, dedicated and shown hereon, that such Plat was made from an accurate survey of said property by me, or under my supervision, and correctly shows the location and dimensions of the lots, easements and streets of the Amended Final Plat Lot GV4 and Lot GV6, Aspen Glen Filing No. 2 as the same are situated 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., 2016.

Professional Land Surveyor
Jeffrey Allen Tuttle, P.L.S. #33638
727 Blake Avenue
Glenwood Springs, CO 81601

Certificate of Dedication and Ownership

The undersigned the Weber Living Trust, being sole owner in fee simple of all that real property being more particularly described as follows:

Lot GV5 and Lot GV6, Aspen Glen, Filing No. 2, recorded April 15, 1997 as Reception No. 510975. Lot GV5, more or less, has caused the described real property to be surveyed, laid out, plotted and subdivided into lots and blocks as shown on the accompanying Plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including, but not limited to, electric lines, gas lines, telephone lines, together with the right to farm, intervening trees and brush, with perpetual right of ingress and egress for the use and enjoyment of the property. All improvements shall be furnished by the seller or purchaser, not by the County of Garfield.

EXECUTED this ____ day of _____, A.D., 2016.

By: _____
Address: _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D., 2016 by _____
My commission expires: _____
WITNESS my hand and official seal.

Notary Public
STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D., 2016 by _____
My commission expires: _____
WITNESS my hand and official seal.

Notary Public

Certificate of Taxes Paid

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this Plat are paid in full.

DATED this ____ day of _____, A.D., 20__.

Treasurer of Garfield County

County Surveyor's Certificate

Approved for content and form only and not the accuracy of surveys, calculations or drafting, pursuant to C.R.S. § 38-51-101 and 102, et seq. Dated this ____ day of _____, A.D., 2016.

Garfield County Surveyor

Clerk and Recorder's Certificate:
This Plat was filed for record in the Office of the Clerk and Recorder of Garfield County, Colorado, at _____ o'clock _____ M., on this ____ day of _____, A.D., 2016, and is duly recorded as Reception No. _____

Clerk & Recorder
By: _____
Deputy

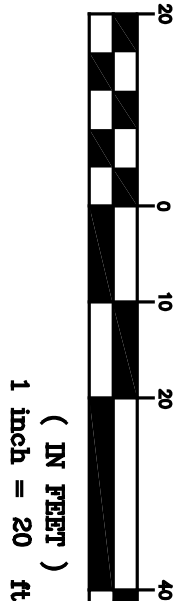
Notes:
According to Colorado law, you must commence any legal action based upon any defect in this document within the period of one year after the date of the certification shown hereon.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	31.54'	46.00'	16.42'
C2	33.29'	486.50'	16.65'
C3	36.67'	24.00'	22.99'
C4	31.23'	456.50'	15.62'
C5	38.24'	76.00'	19.53'

Bald Eagle Way
28.0' R.O.W.

Primrose Lane
27.0' R.O.W.

GRAPHIC SCALE



LOT GV7
ASPEN GLEN
SUBDIVISION, FILING
NO. 2
RECEPTION NO.
510975

LOT GV8
ASPEN GLEN
SUBDIVISION, FILING
NO. 2
RECEPTION NO.
510975

LOT GV5
ASPEN GLEN SUBDIVISION, FILING NO. 2
RECEPTION NO. 510975
30,733 Sq. Ft.
0.709 Ac.

LOT GV6
57,224 Sq. Ft.
1.313 Ac.

LOT GV6
ASPEN GLEN SUBDIVISION, FILING NO. 2
RECEPTION NO. 510975
26,493 Sq. Ft.
0.608 Ac.

FOUND NO.5 REBAR &
YELLOW PLASTIC CAPS
MARKED LS 15710

FOUND NO.5 REBAR &
YELLOW PLASTIC CAPS
MARKED LS 15710