

**CORRECTION PLAT  
A RE-SUBDIVISION OF TRACTS B & C  
OF CLAYTON SUBDIVISION,  
REC. NO. 249237**

AND PORTIONS OF TROUT LAKE MINING  
AND HEALTH RESORT CO. LOTS 4-12  
& 33-38 AS VACATED.

TOWN OF FRASER  
GRAND COUNTY, COLORADO

TO CORRECT THE TITLE OF THAT PLAT  
FILED AT REC. NO. 288277

**DEDICATION**

KNOWN BY ALL MEN BY THESE PRESENTS: THAT CHARLES E. AND ELSIE J. CLAYTON ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF THE E<sup>1</sup> OF THE NE<sup>1</sup> OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRASER, GRAND COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) BEGINNING AT A POINT ON THE EAST BOUNDARY OF SAID SECTION 19, WHENCE THE E<sup>1</sup> CORNER OF SAID SECTION 19, BEING A 1 1/2" IRON PIPE, BEARS S00-07-31E, A DISTANCE OF 433.76 FEET;
- 2) THENCE N00-07-31W, A DISTANCE OF 103.24 FEET;
- 3) THENCE N76-03-23W, A DISTANCE OF 115.99 FEET;
- 4) THENCE N13-27-40W, A DISTANCE OF 193.31 FEET;
- 5) THENCE N73-08-30W, A DISTANCE OF 172.41 FEET;
- 6) THENCE N26-15-31W, A DISTANCE OF 167.26 FEET;
- 7) THENCE N10-45-53W, A DISTANCE OF 261.29 FEET;
- 8) THENCE N89-32-42W, A DISTANCE OF 266.41 FEET;
- 9) THENCE S10-06-04E, A DISTANCE OF 95.84 FEET;
- 10) THENCE S05-55-25W, A DISTANCE OF 61.48 FEET;
- 11) THENCE N89-56-23E, A DISTANCE OF 29.98 FEET;
- 12) THENCE S00-10-59E, A DISTANCE OF 380.15 FEET;
- 13) THENCE N89-49-30E, A DISTANCE OF 9.52 FEET;
- 14) THENCE S00-09-59E, A DISTANCE OF 74.98 FEET;
- 15) THENCE S21-40-20W, A DISTANCE OF 27.06 FEET;
- 16) THENCE N89-52-55W, A DISTANCE OF 23.02 FEET;
- 17) THENCE S28-18-03E, A DISTANCE OF 3.88 FEET, TO A POINT OF CURVE TO THE LEFT;
- 18) THENCE ALONG THE ARC OF SAID CURVE, ALONG THE EASTERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY 40, FOR 32.98 FEET, HAVING A DELTA OF 03-28-50, A RADIUS OF 542.96 FEET, AND A CHORD OF S30-02-28E, 32.98 FEET;
- 19) THENCE S43-51-08E, A DISTANCE OF 118.58 FEET;
- 20) THENCE S54-21-53E, A DISTANCE OF 256.36 FEET;
- 21) THENCE S46-47-56E, A DISTANCE OF 20.97 FEET;
- 22) THENCE N33-49-56E, A DISTANCE OF 46.28 FEET;
- 23) THENCE N56-10-04W, A DISTANCE OF 23.00 FEET;
- 24) THENCE N11-25-23E, A DISTANCE OF 91.55 FEET;
- 25) THENCE N70-16-40E, A DISTANCE OF 56.30 FEET;
- 26) THENCE S53-39-48E, A DISTANCE OF 260.01 FEET;
- 27) THENCE S82-30-00E, A DISTANCE OF 54.60 FEET, TO A POINT ON A CURVE TO THE RIGHT;
- 28) THENCE ALONG THE ARC OF SAID CURVE FOR 89.19 FEET, HAVING A DELTA OF 8-06-42, A RADIUS OF 630.00 FEET, AND A CHORD OF N08-51-46E, 89.16 FEET, TO A POINT OF CURVE TO THE RIGHT;
- 29) THENCE ALONG THE ARC OF SAID CURVE FOR 53.90 FEET, HAVING A DELTA OF 06-31-45, A RADIUS OF 473.00 FEET, AND A CHORD OF N15-27-06E, 53.87 FEET, TO THE POINT OF BEGINNING.
- 30) SAID PARCEL CONTAINS 8.11 ACRES, MORE OR LESS.

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS A RE-SUBDIVISION OF TRACTS B AND C OF CLAYTON SUBDIVISION, RECEPTION NO. 249237, AND DO HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, PARKS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT TO THE TOWN OF FRASER FOR THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

**LAND USE TABLE**

TRACT	ACREAGE	PERCENT	
TRACT C	4.13 ACRES	.51%	LOTS 1 - 9
	0.59	.07%	ROAD "A"
	1.12	.14%	ROAD R.O.W.
SUB TOTAL	5.84	.72%	
TRACT B	1.21	.15%	LOTS B2 - B4
	0.48	.06%	PARK "B"
	0.58	.07%	ROAD R.O.W.
SUB TOTAL	2.27	.28%	
TOTAL	8.11	100%	

IN WITNESS WHEREOF, CHARLES E. AND ELSIE J. CLAYTON HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 7 DAY OF December, 1990.

*Charles E. Clayton*  
CHARLES E. CLAYTON  
*Elsie J. Clayton*  
ELSIE J. CLAYTON

STATE OF COLORADO )  
COUNTY OF GRAND )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF December, 1990, BY CHARLES E. CLAYTON AND ELSIE J. CLAYTON.

WITNESS MY HAND AND OFFICIAL SEAL.

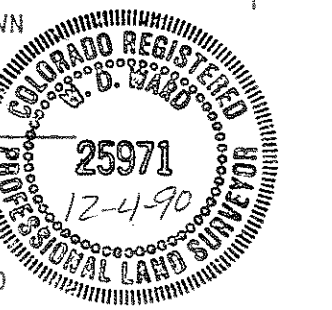
MY COMMISSION EXPIRES: 9-22-93

*Virginia L. Dink*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, WARREN D. WARD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION ON THIS PLAT OF A RE-SUBDIVISION OF TRACTS B AND C OF CLAYTON SUBDIVISION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 38, ARTICLES 50 AND 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

WARREN D. WARD  
COLORADO PLS 25971



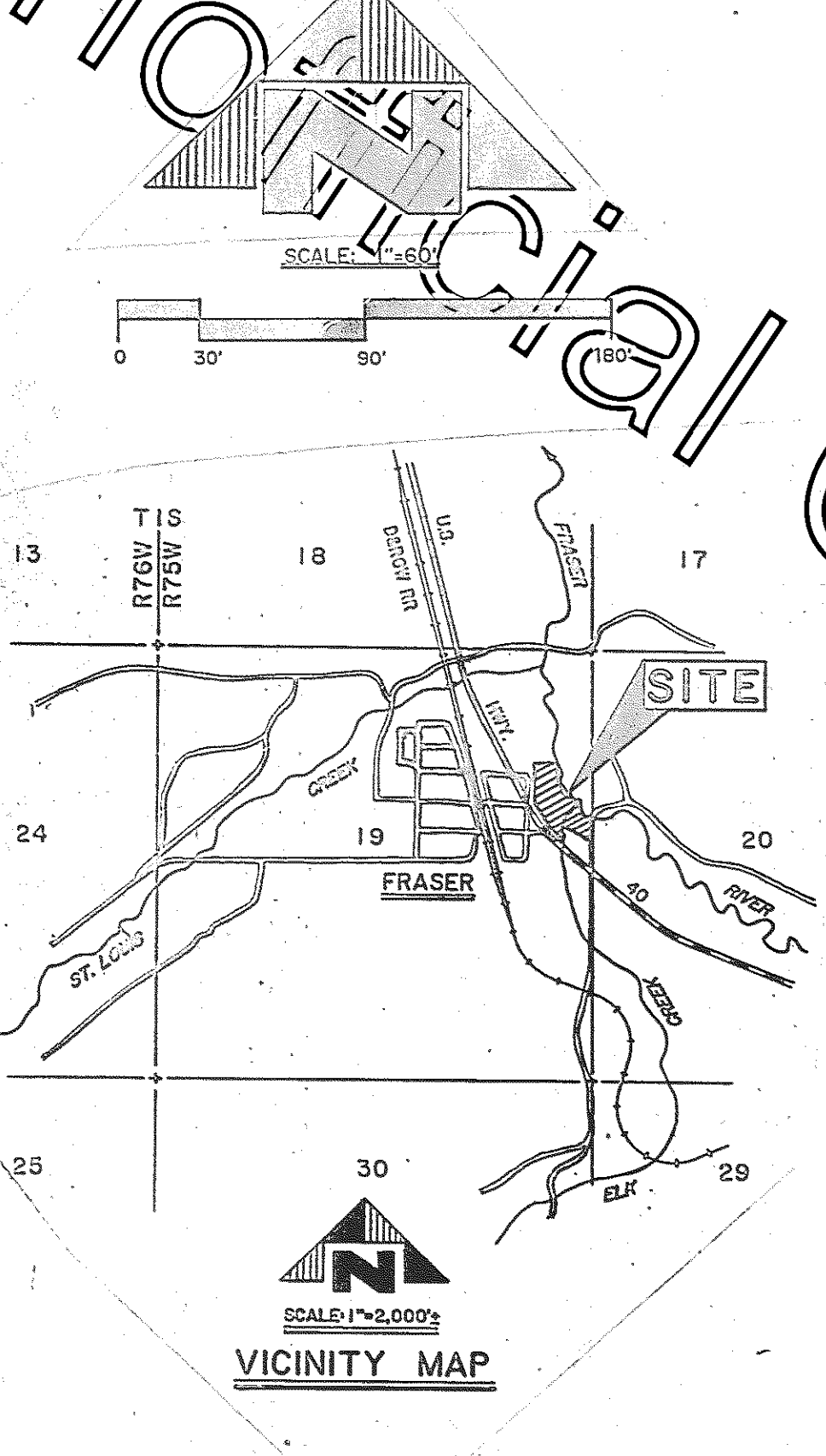
**TRUSTEES CERTIFICATE**

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS 7th DAY OF December, effective September 19, 1990, BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

*Marianne Klavacke*  
MAYOR, TOWN OF FRASER

APPROVED THIS 12th DAY OF December, 1990, BY THE TOWN OF FRASER PLANNING COMMISSION, GRAND COUNTY, COLORADO

*India M. Dodge*  
CHAIRPERSON



- SYMBOLS**
- SET ALLIUMINA-CAPPED, 1/4" REBAR STAMPED PLS 25971
  - CALCULATED POINT-FALLS IN RIVER
  - FOUND ALLIUMINA-CAPPED, 1/4" REBAR STAMPED L8 11415
  - FOUND CROSS "X" IN SIDEWALK, L8 11415
  - FOUND 2" IRON PIPE
  - FOUND PLASTIC-CAPPED, 1/4" REBAR STAMPED L9 9329
  - FOUND 3/4" IRON PIPE
  - FOUND 1/4" STEEL PIN
  - FOUND PLASTIC-CAPPED, 1/4" REBAR STAMPED L8 12428
  - FOUND 1/4" REBAR
  - FOUND 1/4" IRON PIPE
  - OVERHEAD POWER LINE
  - EXISTING SEWER LINE
  - PROPOSED SEWER LINE
  - WELL SUPPLY LINE
  - UNDERGROUND ELECTRIC CABLE (APPROX)
  - UNDERGROUND GAS LINE (APPROX)
  - 30' STREAM SETBACK LIMIT
  - WATER SERVICE LINE (APPROX)
  - FIRE HYDRANT
  - WATER MAIN
  - WELL
  - MANHOLE
  - POWER POLE
  - WATERLINE VALVE
  - WC - WITNESS CORNER

- NOTES**
- 1) SEWER EASEMENT IN TRACT C IS PER BOOK 367 AT PAGE 551.
  - 2) MS (WELL SUPPLY LINE) EASEMENTS ON LOTS 8 & 9, TRACT C ARE PER BOOK 347, PAGE 444.
  - 3) GAS LINE EASEMENT IS 10 FEET IN WIDTH. LOCATION ESTIMATED FROM PUBLIC SERVICE CO. MAP. EASEMENTS ARE PER DOC. 145468 & DOC. 150158.
  - 4) THOSE PORTIONS OF LOTS 4-12 AND 33-38, TROUT LAKE MINING AND HEALTH RESORT COMPANY ADDITION TO FRASER, RECEPTION NO. 17100, AS SHOWN ON THIS PLAT, ARE HEREBY VACATED AND INCLUDED WITHIN TRACT C.
  - 5) STREAM SETBACK LIMIT ALONG FRASER RIVER IS MEASURED 5 FEET FROM PARK "A" AND PARK "B" BOUNDARY. STREAM SETBACK ALONG ELK CREEK IS MEASURED AT 30 FEET FROM NORMAL HIGH WATER LINE.
  - 6) PROVIDE 20 FEET EASEMENT FOR OVERHEAD POWERLINE IN LOT 9, TRACT C.
  - 7) UNDERGROUND ELECTRIC LINE, LOT 8, TRACT C, IS SHOWN IN ASSUMED LOCATION. PROVIDE 10 FEET WIDE EASEMENT.
  - 8) THE REAR YARD SETBACK LIMIT FOR LOTS 1-7, TRACT C, AND LOTS B2 & B3, TRACT B, SHALL BE COINCIDENT WITH THE STREAM SETBACK LIMIT.
  - 9) WATER SERVICE LINE (WL) IN LOT 8, TRACT C, IS SHOWN IN ASSUMED LOCATION. PROVIDE 10' WIDE EASEMENT FOR SERVICE TO LOT 9, TRACT C, ABANDON EASEMENT WHEN OTHER SERVICE IS PROVIDED.
  - 10) PROVIDE 10' WIDE UTILITY EASEMENT ALONG SIDE LOT LINES AND FRONT LOT LINES FOR LOTS 1-9, TRACT C.
  - 11) PARK B AND PARK C ARE DEDICATED TO THE PUBLIC BY THIS PLAT.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO CERTAIN RESTRICTIONS WITH RESPECT TO THE SALE, TRANSFER OR DEVELOPMENT OF SUCH LOTS, AS SET FORTH IN THE RECORDED SUBDIVISION IMPROVEMENT AGREEMENT FOR THIS SUBDIVISION. UNTIL SUCH RESTRICTIONS ARE RELEASED WITH RESPECT TO A PARTICULAR LOT BY A WRITTEN RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, TO BE ISSUED AFTER THE REQUIREMENTS OF SAID SUBDIVISION IMPROVEMENT AGREEMENT HAVE BEEN COMPLIED WITH, NO SALE, CONVEYANCE, LEASE OR OTHER TRANSFER OF THE LOT MAY BE MADE, AND NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING, ADDITION OR OTHER IMPROVEMENT ON THE LOT. ANY SUCH SALE, CONVEYANCE, LEASE OR OTHER TRANSFER OF A LOT IN VIOLATION OF SUCH RESTRICTIONS SHALL BE NULL AND VOID, AND ANY BUILDING, ADDITION OR OTHER IMPROVEMENT CONSTRUCTED IN VIOLATION OF SAID RESTRICTIONS SHALL BE SUBJECT TO REMOVAL.

**CURVE DATA**

NO.	ARC	DELTA	RADIUS	CHORD
A	201.27'	80-38-34	143.00'	N83-31-29E, 185.06'
B	32.98'	03-28-50	542.96'	S30-02-28E, 32.98'
C	89.19'	08-06-42	630.00'	N08-51-46E, 89.16'
D	53.90'	06-31-45	473.00'	N15-27-06E, 53.87'

- PLAT RESTRICTIONS**
- 1) LOTS 1-7 RESTRICTED TO 1 MOBILE HOME/LOT. USES OTHER THAN MOBILE HOME SHALL CONFORM TO ZONING REGULATIONS.
  - 2) LOT 8 RESTRICTED TO 8 MOBILE HOMES. USES OTHER THAN MOBILE HOME SHALL CONFORM TO ZONING REGULATIONS.
  - 3) LOT 9 - PRESENT USES ARE ALLOWED TO CONTINUE. FUTURE CHANGES IN USE SHALL BE RESTRICTED TO 2 MOBILE HOMES. USES OTHER THAN MOBILE HOME SHALL CONFORM TO ZONING REGULATIONS.

**BASIS OF BEARINGS:**  
N00°07'31"W, ASSUMED, BETWEEN THE E<sup>1</sup> CORNER OF SECTION 19, T1S, R75W, 6TH PM, BEING A 1 1/2" IRON PIPE, AND THE NE CORNER SE<sup>1</sup>NE<sup>1</sup> SAID SEC. 19, BEING A 1 1/2" IRON PIPE.

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	MSO	PRELIMINARY ISSUE	8-15-90
2	WW	2ND PRELIMINARY ISSUE	8-28-90
3	WW	FOR SIGNATURES	9-18-90
4	WW	TITLE CORRECTION	12-4-90

**ROCKY MOUNTAIN ENGINEERS, INC.**  
PLANNING-ENGINEERING-SURVEYING  
CONSTRUCTION MANAGEMENT

BOX 545  
KREMATING, COLORADO  
(303) 724-0500

**A RE-SUBDIVISION OF TRACTS B & C OF CLAYTON SUBDIVISION**

SCALE: 1"=50'  
DATE: 8-8-90  
DRAWN BY: MSO  
APPROVED BY:  
REVISED: 0  
SHEET 1 OF 1

Job No. 6073.4

STATE OF COLORADO )  
County of GRAND )  
Filed for record this 8th day of February 1991  
12-4-90  
Recorded in Book Page  
Mary L. Rosene  
Recorder  
12-4-90  
10