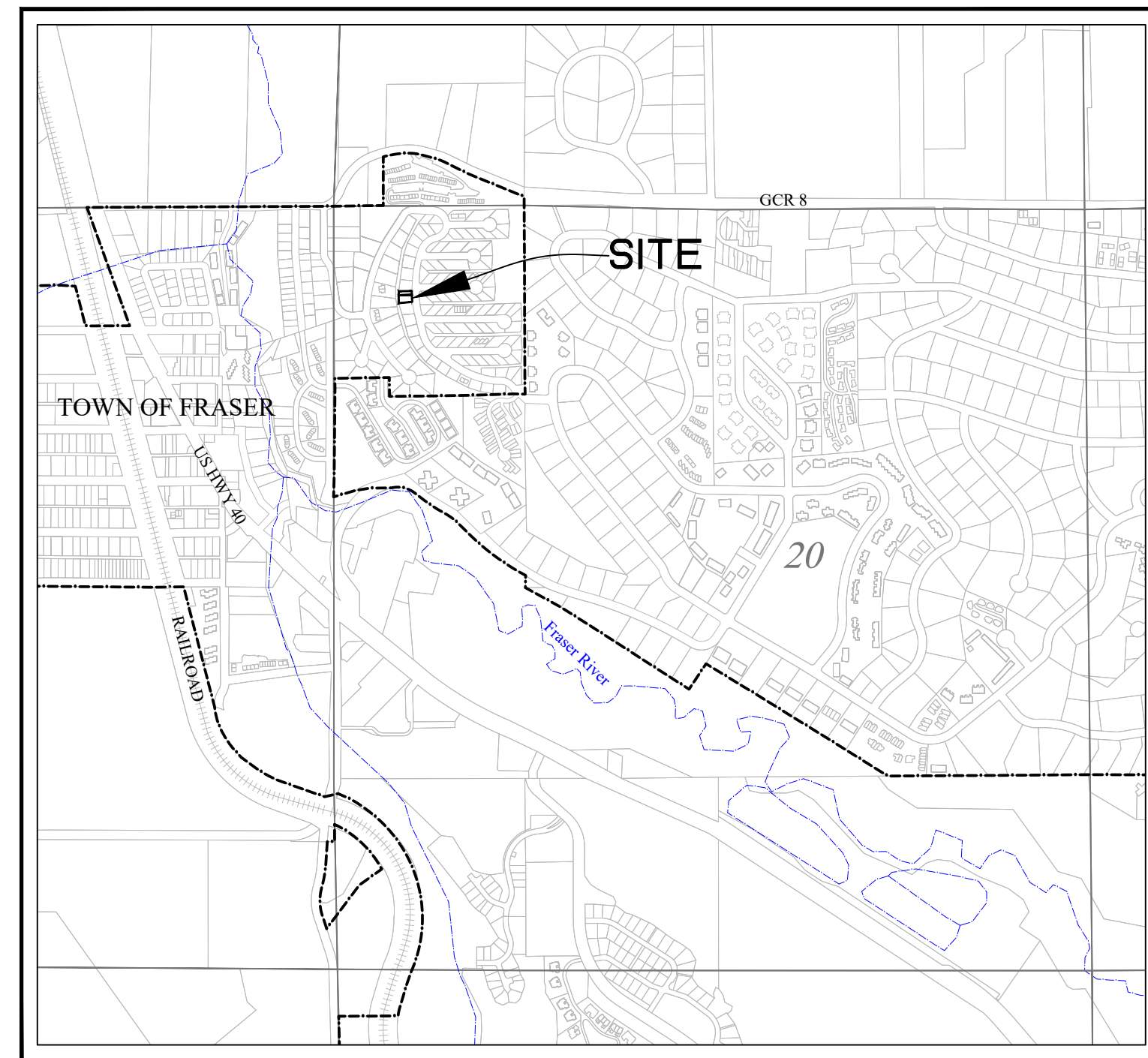


GLUNK MINOR SUBDIVISION

REPLAT OF LOT 13, BLOCK MH, PTARMIGAN, RECEPTION No. 125924
SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF FRASER, GRAND COUNTY, COLORADO
VESTING DEED RECEPTION No. 2018-005134
(VACANT LAND)



VICINITY MAP
SCALE: 1" = 2000'

DEDICATION

KNOWN ALL PEOPLE BY THESE PRESENTS: THAT MICHAEL & SHANNON GLUNK ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE TOWN OF FRASER, GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 13, BLOCK MH, PTARMIGAN, RECEPTION NO. 125924

THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS GLUNK MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THE ACCOMPANYING PLAT 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.

IN WITNESS WHEREOF, MICHAEL & SHANNON GLUNK HAVE CAUSED THEIR NAME TO BE HEREUNDER SUBSCRIBED THIS _____ DAY OF _____, 20____.

BY: _____
MICHAEL GLUNK

BY: _____
SHANNON GLUNK

STATE OF COLORADO)
COUNTY OF GRAND) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY MICHAEL GLUNK.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF GRAND) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY SHANNON GLUNK.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THE PLANNING COMMISSION OF THE TOWN OF FRASER, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT.

APPROVED THIS _____ DAY OF _____, 20____.

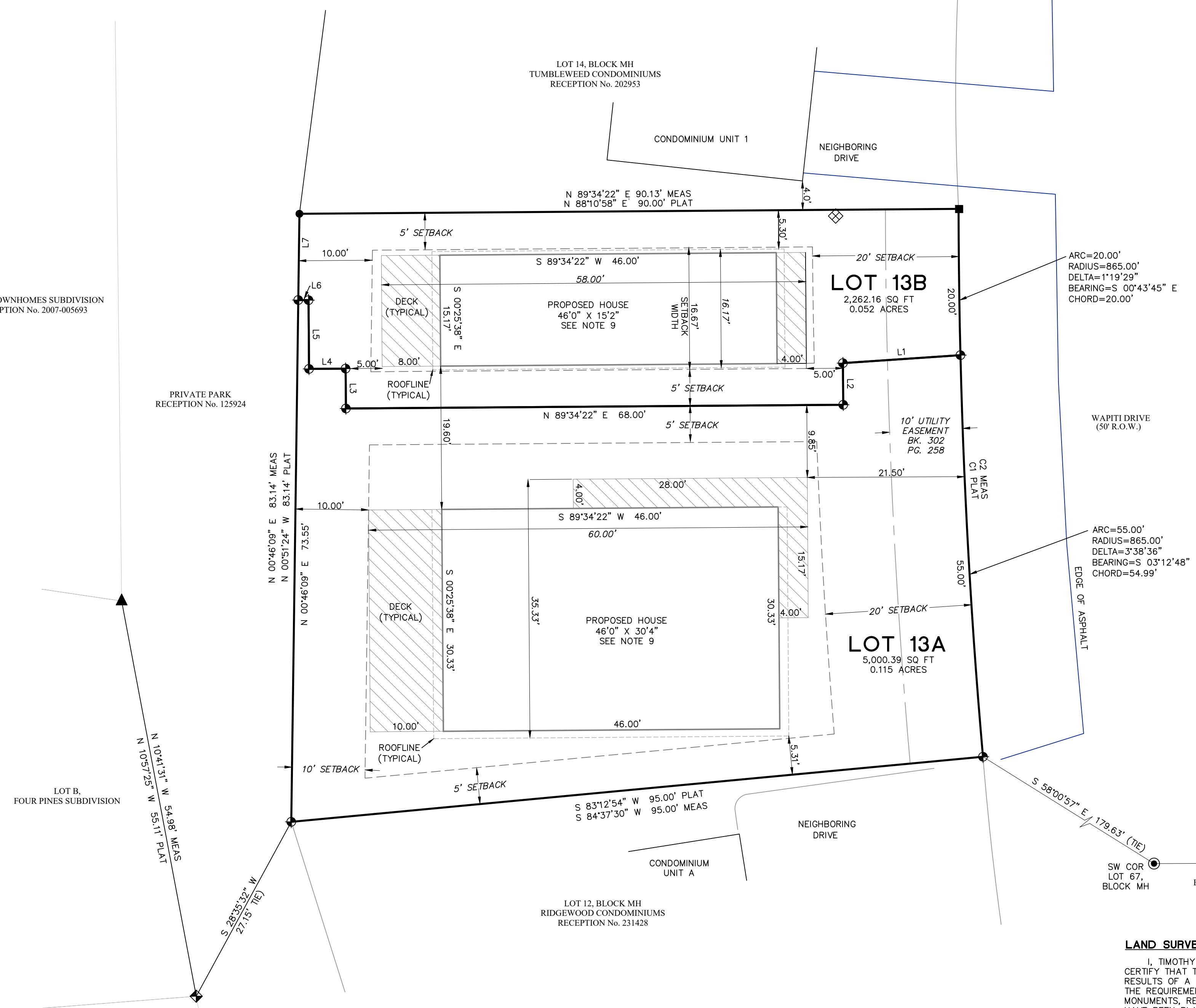
CHAIRPERSON

TOWN BOARD CERTIFICATE

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS _____ DAY OF _____, 20____.

BY THE FRASER TOWN BOARD. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OF ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN OF FRASER WHICH INDUCED THE TOWN TO GIVE THIS CERTIFICATE.

MAYOR, PHILIP VANDERNAIL



LEGEND

- ◆ -SET AN 18" LONG #5 REBAR WITH A 1-1/2" ALUMINUM CAP, PLS #31942
- -FOUND #5 REBAR WITH A 1-1/2" ALUMINUM CAP, PLS #31942
- ▲ -FOUND ALUMINUM CAPPED REBAR, PLS. #37043
- -FOUND PLASTIC CAPPED REBAR, ILLEGIBLE
- ◆ -FOUND ALUMINUM CAPPED REBAR, PLS. #11415
- -FOUND #5 REBAR
- -FOUND #3 REBAR

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	865.00'	04°59'03"	-	-
C2	75.00'	865.00'	04°58'05"	S 02°33'03" E	74.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°07'25" E	16.11'
L2	N 00°26'28" W	5.70'
L3	S 00°26'54" E	5.45'
L4	N 89°34'31" E	5.00'
L5	S 00°25'26" E	9.40'
L6	N 89°13'51" W	11.40'
L7	N 00°46'09" E	9.59'

NOTES

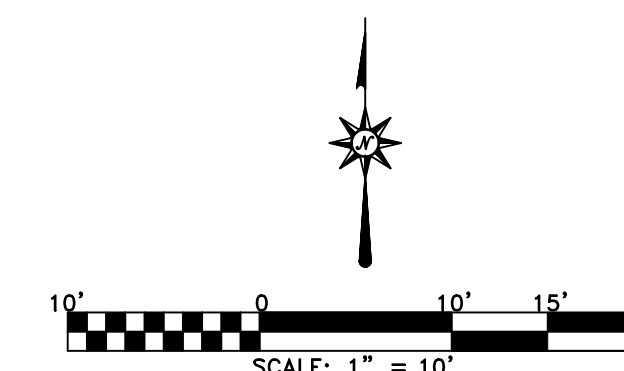
- THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
A GRAND COUNTY RECORDS, PLAT OF PTARMIGAN SUBDIVISION, RECEPTION# 125924.
- BASIS OF BEARING IS N 89°47'14" E ALONG THE NORTH LINE OF ERMINE LANE RIGHT OF WAY AS MONUMENTED BY 3/8" REBAR AT THE SOUTHWEST CORNER OF LOT 67 AND AS MONUMENTED BY 5/8" REBAR WITH 1.5" DIAMETER CAP, LS #31942 AT THE SOUTHEAST CORNER OF LOT 68.
- THESE PREMISES ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, VARIANCES, COVENANTS AND/OR AGREEMENTS ETC... AS OF RECORD MAY APPEAR.
- TITLE COMMITMENT NUMBER 0301312-C2 WITH THE EFFECTIVE DATE OF JUNE 4, 2018 ISSUED BY TITLE COMPANY OF THE ROCKIES WAS REFERENCED.
- UNDERGROUND UTILITIES ARE NOT SHOWN EXCEPT WHERE INDICATED.
- ONE ACCESSORY DWELLING UNIT IS ALLOWED ON LOT 13A. NO ACCESSORY DWELLING UNIT SHALL BE ALLOWED ON LOT 13B.
- SECTION 19-2-270 (D) OF THE FRASER MUNICIPAL CODE PERMITS THE CREATION OF REDUCED LOT SIZE, WIDTH, SETBACKS AND/OR FLOOR AREA UNDER THE CONDITIONAL USE PROCESS. SUBJECT TO THE FOLLOWING PROVISIONS:
(1) THE MINIMUM LOT AREA MAY BE REDUCED TO TWENTY ONE HUNDRED AND SEVENTY EIGHT (2178) [FEET], WITH A MINIMUM LOT WIDTH OF TWENTY (20) FEET AND A MINIMUM SIDE YARD OF FIVE (5) FEET.
(2) THE MINIMUM FLOOR AREA OF THE PRINCIPLE STRUCTURE MAY BE REDUCED TO TWO HUNDRED (200) SQUARE FEET.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF FRASER MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL (MDMF) DISTRICT.
SAID ZONING CONSIST OF THE FOLLOWING SETBACKS:
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 5'
MINIMUM REAR YARD = 10'
- THE BUILDINGS, ROOFLINES AND DECKS DEPICTED HEREIN ARE AN APPROXIMATE LOCATION AND ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
- 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.

LAND SURVEYOR'S CERTIFICATE:

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF GLUNK MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 2016, AND THAT THE MONUMENTS, REQUIRED BY SAID STATUTE AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS, HAVE BEEN PLACED ON THE GROUND.

DATED THIS 18th DAY OF OCTOBER, 2018.

TIMOTHY R. SHENK, COLORADO P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.



GLUNK MINOR SUBDIVISION
A REPLAT OF LOT 13, BLOCK MH, PTARMIGAN
SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF FRASER,
GRAND COUNTY, COLORADO
(VACANT LAND)

SHEET 1 OF 1

JOB: 06056
DWG: 06056.10

SCALE: 1" = 10'
CRD: 06056.02

DATE: 10/18/2018
REVISED:

DRAWN BY: JL
CHECKED BY: TRS