

Blakewood Court Lot Boundary Adjustment Map

City of Glenwood Springs, County of Garfield, State of Colorado

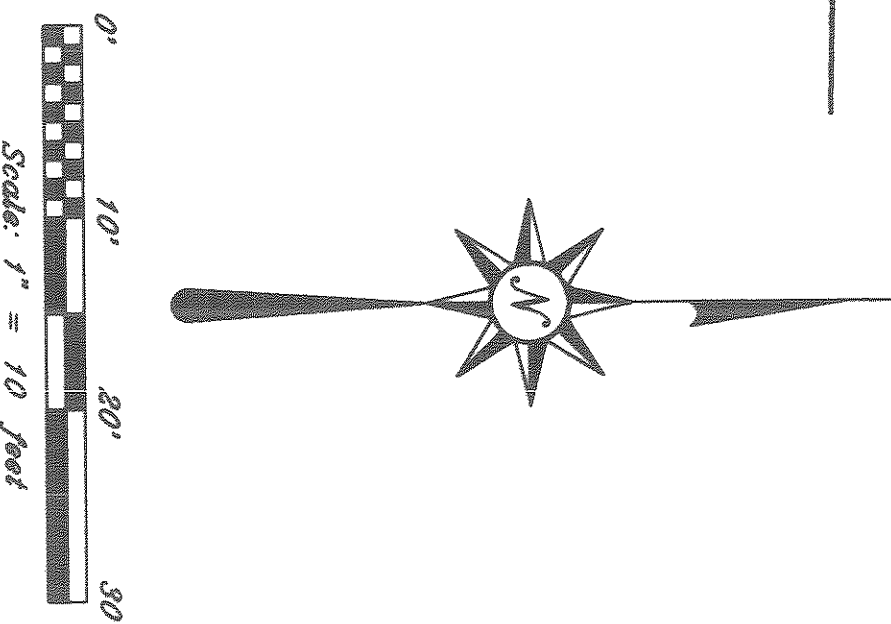
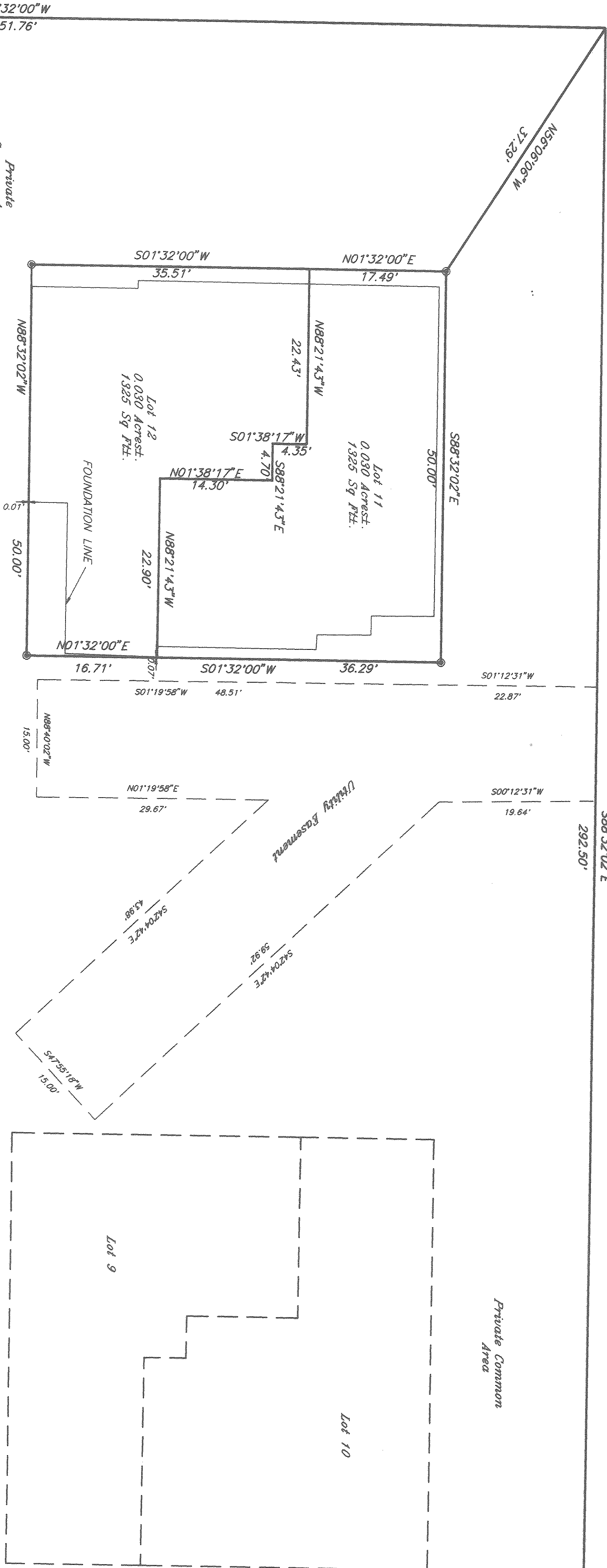
137TH STREET

N 88°26'00" W
407.50'

Right-of-Way Dedication

S88°32'02"E
292.50'

North and Top
L.S. 15710



- Legend and Notes:**
- Subdivisions found monument as described.
 - Subdivisions set monument, #5 rebar and yellow Plastic Cap (PVC), L.S. 15710.
 - Subdivisions control point.
 - Survey Orientation based on found monuments as shown.
 - Resurveys shown are from the Surveyors Field entitled Blakewood Court Subdivision Field Plat.

Surveyor's Certificate:

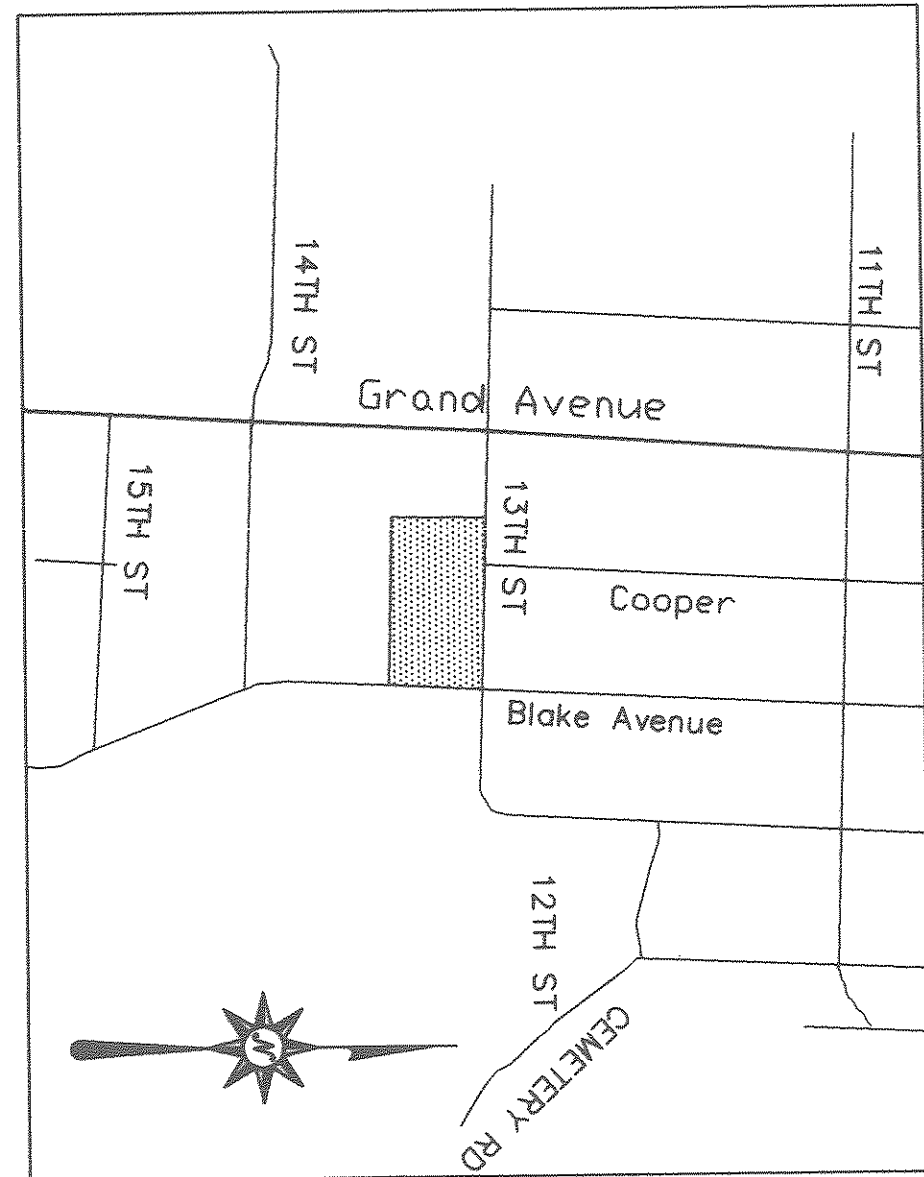
I, **KENNETH R. WILSON**, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat was prepared by me and under my supervision from a survey made by me and accurate to the best of my skill and belief.

K. WILSON
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 U.S. Clock & M. this 10th day of July, 1995, in Book _____ at Page _____, Reception No. 430363.

M. J. CLARK
Clerk & Recorder



OWNERS CERTIFICATE

The undersigned as owners of Lots 11 and 12 Blakewood Court Subdivision do hereby certify that the lot line adjustment and the public dedications shown on this plat and the recordation of this plat.

EXECUTED this 5th day of July, A.D. 1995.

ATTEST:

By: *John A. Paulson*, Assistant Secretary
John A. Paulson, Assistant Secretary

By: *Thomas H. Stewart*, President
Thomas H. Stewart, President

State of Colorado
County of Garfield
City of Glenwood Springs, ss

The foregoing owners certificate was acknowledged before me this 5th day of July, 1995, by *John A. Paulson* and *John A. Stewart*, My commission expires May 1, 1997.

WITNESS MY HAND AND SEAL.

By: *Thomas H. Stewart*
Thomas H. Stewart

Blakewood Court
Homeowner's Association

State of Colorado
County of Garfield
City of Glenwood Springs, ss

The foregoing owners certificate was acknowledged before me this 5th day of July, 1995, by *John A. Paulson* and *John A. Stewart*, My commission expires May 1, 1997.

WITNESS MY HAND AND SEAL.

By: *John A. Paulson*
John A. Paulson

- City of Glenwood Springs**
Lot Boundary Adjustment Permit
- The City of Glenwood Springs has reviewed and approved the Lot Boundary Adjustment between Lots 11 and 12, Blakewood Court Subdivision.
- The property which is the subject of this permit is as shown herein. The City of Glenwood Springs hereby declares that the Boundary Adjustment Procedure as outlined in Sec. 070.020.030.0 and meets the following criteria:
1. The adjustment meets the code criteria pertaining to minimum lot size requirements; and lot and block design as well as other area district requirements.
 2. The boundary adjustment shall not result in a lot(s) which would require a zoning variance or design variance.
 3. The boundary adjustment shall not result in lots which will require a zoning or design variance for development, nor shall it result in lots which would not be developable.
 4. The boundary adjustment shall not result in any additional lot(s) capable of separate ownership and development under the requirements set forth in the Glenwood Springs Municipal Code.
 5. The proposed lot boundary adjustment complies with Glenwood Springs goals and policies.
- NOW THEREFORE**
- A. The City of Glenwood Springs hereby approves the lot line adjustment as depicted herein.
- B. Notwithstanding the foregoing approval, any and all public dedications and agreements shall remain in full force and effect.
- Witness my hand and seal this 10th day of July, 1995.
- Robert S. Clemens*
Robert S. Clemens
City Clerk



Notice:

According to Colorado law, you must commence this proceeding within three years after your right to sue is discovered. If you do not commence this proceeding within three years after your right to sue is discovered, the court will dismiss your claim. The statute of limitations for this proceeding is three years.

REVISION

NO.	DATE	BY

Resubdivision Plat

Job No. 80 116

Drawn by: JUM 95

Date: JUNE 95

Appr. by: K.W.

File: BLA071.DWG 89

1 OF 1

Blakewood Court Subdivision

Engineers

SCHMUESELER GORDON MEYER INC.

1001 GRAND AVENUE, SUITE 2-E
GLENWOOD SPRINGS, COLORADO 81601
(303) 945-1004 (FAX) 945-5948
ASPEN, COLORADO (303) 925-6227

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