

Blakewood Court Lot Boundary Adjustment Map

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

Refer and Cite
L.S. 1970

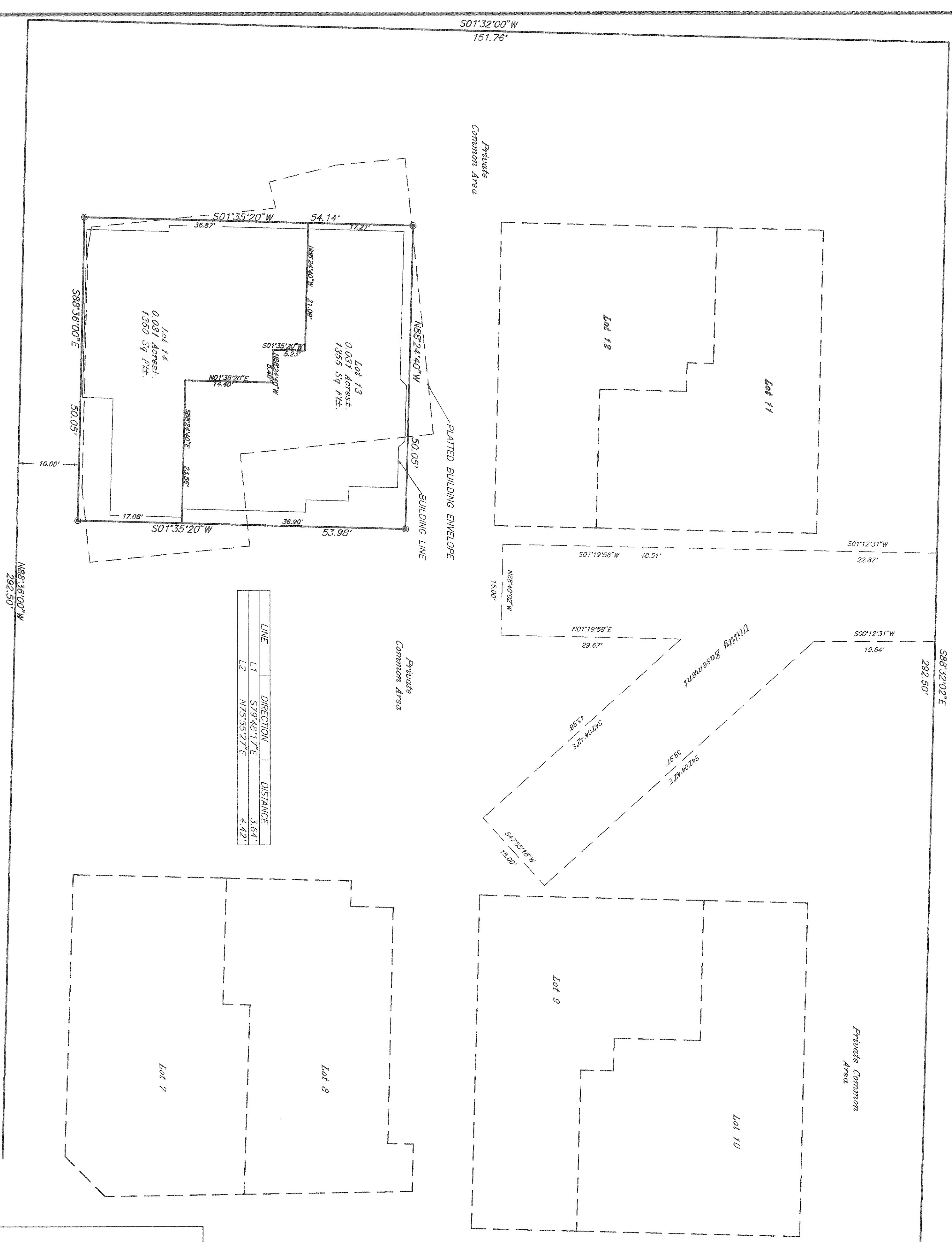
BASED UPON RECORDS

13TH STREET

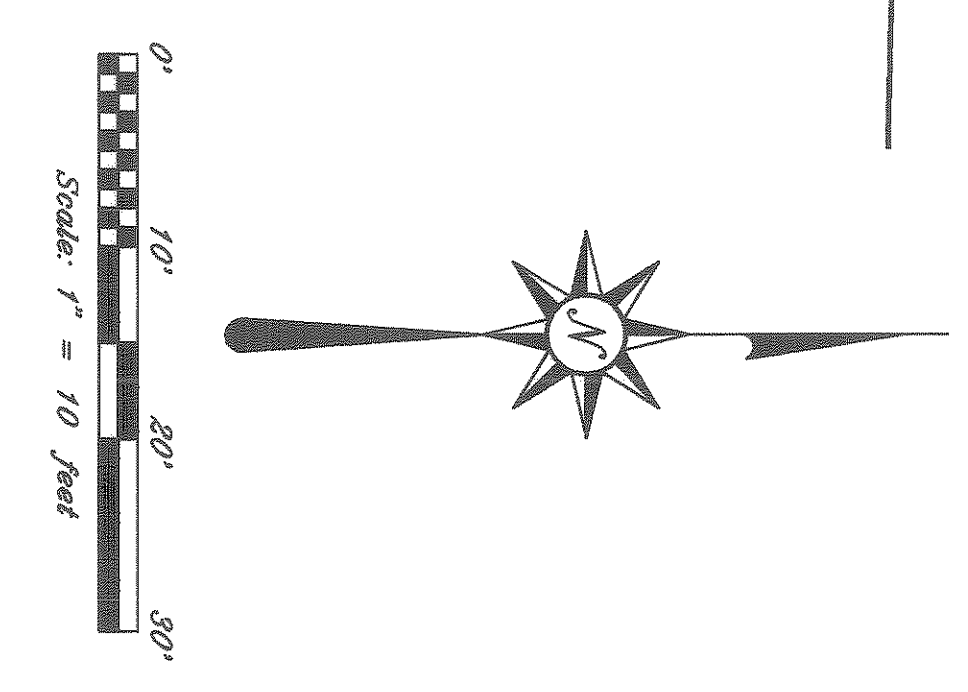
N 88°36'00" W
407.50'

Refer and Cite
L.S. 1970

Right-of-Way Dedication



LINE	DIRECTION	DISTANCE
L1	S79°48'17"E	3.64'
L2	N75°55'27"E	4.42'



- Legend and Notes:**
- ⊙ indicates found monument as described.
 - ⊙ indicates set monument, its rock and yellow plastic cap (P.P.C.) L.S. 1970.
 - ⊙ indicates control point.
 - △ indicates monument found monuments as shown.
 - Easements shown are from the Subdivision Plat entitled "Blakewood Court Subdivision 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 under my supervision and that the same are true and correct to the best of my knowledge and belief.

KENNETH R. 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, on this 11th day of December, 1996, in Book 558, Page 283.

Melanie Reilly
Clerk & Recorder
By: **Ch. L. Hunt**
Deputy



OWNERS CERTIFICATE:
The undersigned as owners of Lots 13 and 14 Blakewood Court Subdivision do hereby consent to the lot line adjustment and the public dedications shown on this plat and the recording of this plat.

EXECUTED this 10th day of January, A.D. 1996.

ATTEST:
By: **John A. Thulson**, Assistant Secretary
State of Colorado
County of Garfield
City of Glenwood Springs, ss

By: **Thomas H. Stewart**, President
Blakewood Court Venture, Inc.
By: **Tomada Papayompos**, Managing Partner
By: **John A. Thulson**, Secretary
By: **Thomas H. Stewart**, President

The foregoing owners certificate was acknowledged before me this 10th day of January, A.D. 1996, by **Thomas H. Stewart** and **John A. Thulson** of **Blakewood Court Venture, Inc.** ss

My commission expires: **May 1, 1997**

WITNESS MY HAND AND SEAL: **Sally Galt Deegan**
Notary

EXECUTED this 10th day of January, A.D. 1996.

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 10th day of January, A.D. 1996, by **Thomas H. Stewart**.
My commission expires: **May 1, 1997**

WITNESS MY HAND AND SEAL: **Sally Galt Deegan**
Notary

City of Glenwood Springs
Lot Boundary Adjustment Permit

- The City of Glenwood Springs has reviewed and approved the Lot Boundary Adjustment between Lots 13 and 14, 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 meets the requirements of the Glenwood Springs Lot 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, setbacks, and lot and block design as well as other some 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
4. The City of Glenwood Springs hereby approves the lot line adjustment as depicted herein.
5. Notwithstanding the foregoing approval, any and all public dedications and agreements shall remain in full force and effect.
- Witness my hand and seal this 11th day of December, 1996.
- Mark Donaldson**
Community Development Director



Notes:
According to Colorado law, you must commence any legal action based upon any defect in this plat within the time specified in the statute. Any legal action based upon any defect in this plat shall be barred if not commenced within the time specified in the statute.

SCHEUESER GORDON MEYER INC.
SURVEYORS ENGINEERS
1001 GRAND AVENUE, SUITE 2-E
GLENWOOD SPRINGS, COLORADO 81601
(303) 945-1004 (FAX) 945-5948
ASPEN, COLORADO (303) 925-6727

Resubdivision Plat

NUM. REVISED	DATE	BY

Job No. 90 115
Drawn by: **DEC 95**
Date: **DEC 95**
Appr. by: **K.W.**
File: **BALDWIN DIST. 02**

1 OF 1