

**FINAL PLAT,  
AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION  
BEING A REPLAT OF LOTS 1, 2, 7, & 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, RECEPTION NO. 231214  
PART OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO**

**LEGAL DESCRIPTION:**

LOTS 1, 2, 7, AND 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT RECEPTION NO. 231214, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: SUMMIT HOUSING GROUP, INC. A MONTANA CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN GRAND COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 7, AND 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AT RECEPTION NO. 231214, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS FINAL PLAT, AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION AND DOES 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 DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF, SAID SUMMIT HOUSING GROUP, INC. A MONTANA CORPORATION HAS CAUSED

ITS NAME TO BE HEREUNTO SUBSCRIBED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SUMMIT HOUSING GROUP, INC. A MONTANA CORPORATION,

BY: \_\_\_\_\_  
PAUL CAPPS, MANAGER

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY PAUL CAPPS, AS MANAGER OF SUMMIT HOUSING GROUP, INC. A MONTANA CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC

**TRUSTEES CERTIFICATION:**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY,  
GRAND COUNTY, COLORADO.

\_\_\_\_\_  
JOSH HARDY, MAYOR,  
TOWN OF GRANBY, COLORADO

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CODY MULLINEX  
TOWN CLERK

**PLANNING COMMISSION CERTIFICATION:**

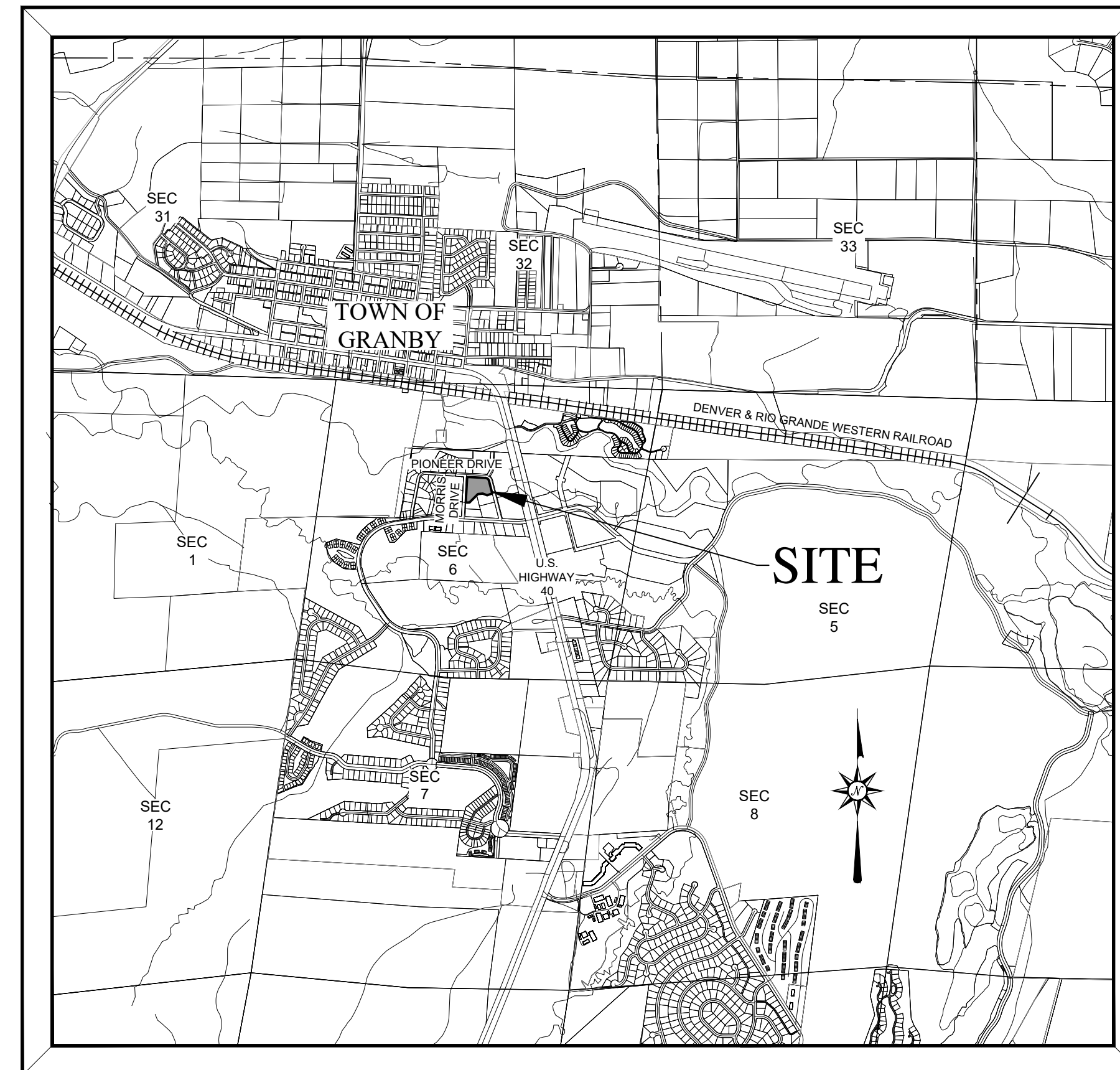
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TOWN OF GRANBY PLANNING COMMISSION,  
GRAND COUNTY, COLORADO.

\_\_\_\_\_  
THOMAS MARQUARDT, CHAIRMAN,  
TOWN OF GRANBY, COLORADO

\_\_\_\_\_  
ATTEST:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CODY MULLINEX  
TOWN CLERK



VICINITY MAP  
SCALE: 1" = 2,000'

**CONTACT LIST:**

**DEVELOPER**

SUMMIT HOUSING GROUP, INC. A  
MONTANA CORPORATION  
2525 PALMER STREET  
SUITE 1  
MISSOULA, MT 59808  
CONTACT: PAUL CAPPS  
PAUL@SUMMITHOUSINGGROUP.COM  
(406) 322-3337

**ENGINEER**

SUNNY CIVIL, LLC  
708 SOUTH COLLEGE AVENUE  
SUITE 203  
FORT COLLINS, CO 80524  
CONTACT: MEGAN WALTE, PE  
MWALTER@SUNNYCIVIL.COM  
(913) 694-1389

**ARCHITECT**

PURE DESIGN  
1330 BURLINGTON STREET  
SUITE 201  
NORTH KANSAS CITY, MO 64116  
CONTACT: CASEY CULBERTSON  
CASEY@PUREDESIGNKC.COM  
(816) 715-1392

**SURVEYOR**

TIM SHENK LAND SURVEYING, INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
CONTACT: TIM SHENK  
TSHENK@TSLSI.COM  
(970) 887-1046

**PLANNER'S CERTIFICATE:**

I, ERICA MORTON, BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS FINAL PLAT HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE GRANBY MUNICIPAL CODE.

\_\_\_\_\_  
ERICA MORTON, COLORADO P.E. NO. 59328  
ON BEHALF OF SUNNY CIVIL

**NOTES:**

- THIS PLAT PROVIDES FOR:
  - THE VACATION OF THE INTERIOR LINES OF LOTS 1, 2, 7 & 8, BLOCK 4.
  - THE VACATION OF THE 10' WIDE UTILITY, ACCESS & DRAINAGE EASEMENTS ADJOINING LOTS 1, 2, 7 & 8, BLOCK 4, EXCEPT ALONG THE SOUTH SIDE OF LOTS 2 & 7, BLOCK 4.
  - THE VACATION OF THE 30' WIDE UTILITY, ACCESS & DRAINAGE EASEMENT ALONG THE PERIMETER OF LOTS 1, 2, 7 & 8, BLOCK 4.
  - RESULTANT AMENDED LOT 1, BLOCK 4, SILVER CREEK WEST FIRST ADDITION, WITH EASEMENTS AS SHOWN.
- THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
  - GRAND COUNTY RECORDS, PLAT OF SILVERCREEK WEST FIRST ADDITION - TO THE TOWN OF GRANBY, RECEPTION NO. 231214.
  - ALTAINSPS LAND TITLE SURVEY OF LOTS 1, 2, 7, & 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION PREPARED BY TIME SHENK LAND SURVEYING, INC. DATED 12/11/2024.
- LOTS 1, 2, 7, AND 8, BLOCK 4 ARE VESTED IN SUMMIT HOUSING GROUP, INC. A MONTANA CORPORATION BY WARRANTY DEED RECORDED AT RECEPTION NO. 2025001842.
- TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 5506-4116486 WITH A COMMITMENT DATE OF DECEMBER 02, 2024 AT 8:00 A.M., ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF GRANBY "HIGHWAY/GENERAL BUSINESS"
- SUBJECT PROPERTY HAS A FLOOD ZONE CLASSIFICATION OF "ZONE X" PER FLOOD INSURANCE RATE MAP FIRM PANEL 735 OF 1200, MAP NUMBER 08049C0735C, EFFECTIVE DATE 01-02-2008. SAID "ZONE X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- MOUNTAIN PARKS ELECTRIC:
 

PER THIS PLAT, A BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH THE SUBJECT PROPERTY IS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING ELECTRIC LINES AND ALL ASSOCIATED FACILITIES.

WITH RESPECT TO THE ELECTRIC UTILITY EASEMENT GRANTED HEREBY, NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO OTHER UTILITY LINE (WHETHER GAS, WATER, SEWER OR OTHER UTILITY) SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN FIVE FEET (5') AROUND ANY ABOVE GROUND EQUIPMENT. NOTWITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY PRIMARY ELECTRIC LINE OR WITHIN FIVE FEET (5') OF ANY OTHER FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC. NO TREES OR BOULDERS MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.
- PSCO/EXCEL ENERGY:
 

TWENTY-FOOT (20') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJOINING PIONEER DRIVE AND MORRIS DRIVE. THESE EASEMENTS ARE DEDICATED TO THE TOWN OF GRANBY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS, EXCEPT AS MAY ALREADY EXIST, AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION, EXCEPT AS MAY ALREADY EXIST. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. WITH RESPECT TO THE UTILITY EASEMENT GRANTED HEREBY, NO STRUCTURE OR FOUNDATION SHALL BE ALLOWED CLOSER THAN FIVE FEET (5') AROUND ANY UNDERGROUND LINES. NO OTHER UTILITY LINE (WHETHER WATER, SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY UNDERGROUND LINE. NOT WITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES AND ELECTRIC SHALL NOT BE ALLOWED CLOSER THAN FIVE FEET (5') TO ANY GAS LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN FIVE FEET (5') TO ANY UNDERGROUND FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED WITHIN TEN FEET (10') OF ANY UNDERGROUND LINE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM PSCO. NO TREES OR BOULDERS MAY BE PLANTED OVER DISTRIBUTION OR SERVICE LINES AND MUST BE A MINIMUM OF 5' AWAY.

NON-EXCLUSIVE EASEMENT FOR ANY BUILDING THAT REQUIRES MORE THAN ONE METER

EACH BUILDING ON THE PROPERTY SHALL HAVE A GAS METER(S) ON THE GABLE END OF ONE (1) END UNIT (METER BANK), SUMMIT HOUSING GROUP, INC. HEREBY GRANTS TO XCEL (PSCO) A UTILITY EASEMENT FOR (1) METER BANK ON THE END OF ONE (1) END UNIT PER BUILDING AND (II) ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH GAS METER BANK ON EACH OF THE BUILDINGS (THE "GAS METERING EASEMENT"). ALL LINES AND OTHER FACILITIES RELATED TO SUCH GAS METER BANK, SUCH AS METER BOXES (BUT NOT INDIVIDUAL GAS METERS), SHALL BE THE PROPERTY OF A HOMEOWNERS' ASSOCIATION DESIGNATED BY SUMMIT HOUSING GROUP, INC. ALL GAS METERS USED FOR SUCH GAS METER BANKS SHALL BE THE PROPERTY OF XCEL (PSCO), ALL OF THE FOREGOING RIGHTS AND BENEFITS OF XCEL (PSCO) WITH RESPECT TO THE GAS METERING EASEMENT SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF XCEL'S (PSCO) SUCCESSORS AND ASSIGNS.
- BASIS OF BEARINGS IS N14°24'54"W (ASSUMED) AS MEASURED ALONG THE WESTERLY PROPERTY LINES OF LOTS 2, 3, & 4, BLOCK 4 AS EVIDENCED BY #5 REBARS SITUATED AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 4 AND THE NORTHEAST CORNER OF LOT 7, BLOCK 4 AS DEPICTED HEREIN.
- HORIZONTAL DISTANCES ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 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.

**SURVEYOR'S CERTIFICATE:**

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT, AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973 AND THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF GRANBY REGULATIONS HAVE BEEN PLACED ON THE GROUND. IT IS NOT A GUARANTY OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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

\_\_\_\_\_  
TIM SHENK  
LAND SURVEYING, INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

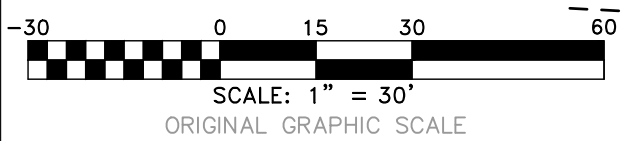
**SHEET LIST:**

- SHEET 1: VICINITY MAP, DEDICATION, NOTES & SIGNATURES
- SHEET 2: BOUNDARY SURVEY, AMENDED LOT 1, BLOCK 4
- SHEET 3: VACATION OF LOTS AND EASEMENTS

FINAL PLAT, AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, GRAND COUNTY, COLORADO			
JOB: 02103 DWG: 02103_FNL PLAT	SCALE: 1" = 30' CRD: 02103.29	DATE: 08/07/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 1 OF 3

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# FINAL PLAT, AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION BEING A REPLAT OF LOTS 1, 2, 7, & 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, RECEPTION NO. 231214 PART OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO



LOT 4, BLOCK 2,  
SILVERCREEK WEST FIRST  
ADDITION  
REC. NO. 231214  
OWNER: JAMES LARSON

LOT 3, BLOCK 2,  
SILVERCREEK WEST  
FIRST ADDITION  
REC. NO. 231214  
OWNER: SILVERCREEK  
WATER & SANITATION  
DISTRICT

GRAND FIRE PROTECTION DISTRICT NO. 1, NORTH STATION  
REC. NO. 2005-0072154  
OWNER: GRAND FIRE  
PROTECTION DISTRICT NO. 1

LOT 3,  
BLOCK 1,  
SILVERCREEK WEST FIRST ADDITION  
REC. NO. 231214  
OWNER: WG LERISHI, LLC

LOT 2, BLOCK 1,  
SILVERCREEK WEST FIRST ADDITION  
REC. NO. 231214  
OWNER: WG LERISHI, LLC

LOT 3,  
BLOCK 4,  
SILVERCREEK WEST  
FIRST ADDITION  
REC. NO. 231214  
OWNER: JBJ LLC

LOT 6,  
BLOCK 4,  
SILVERCREEK WEST FIRST ADDITION  
REC. NO. 231214  
OWNER: JBJ LLC

LOT 1,  
BLOCK 1,  
SILVERCREEK WEST  
FIRST ADDITION  
REC. NO. 231214  
OWNER: JADWIGA SZARLEJ

- LEGEND**
- REC. NO. RECEPTION NUMBER
  - SF SQUARE FEET
  - AC ACREAGE
  - (P) PLATTED
  - (AM) AS MEASURED
  - ⊕ SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942
  - ⊗ FOUND REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942
  - ⊙ FOUND #4 REBAR
  - FOUND #5 REBAR
  - ⊠ FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP, PLS #17480
  - FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP WITH ILLEGIBLE STAMPING
  - X FOUND CHISELED "X" ON BOULDER

- PROPERTY LINE
- - - EASEMENT LINE
- RIGHT OF WAY
- - - ADJACENT LOT
- - - CENTERLINE IRRIGATION DITCH
- - - SANITARY SEWER

NOTE: ALL MONUMENTATION FOUND OR SET AT GRADE UNLESS NOTED OTHERWISE.

AS MEASURED (AM) CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1 (AM)	88.33'	69.78'	72°31'31"	S50°43'05"E	82.55'

PLATTED (P) CURVE TABLE					
#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1 (P)	88.70'	70.00'	72°35'56"	S50°42'02"E	82.88'

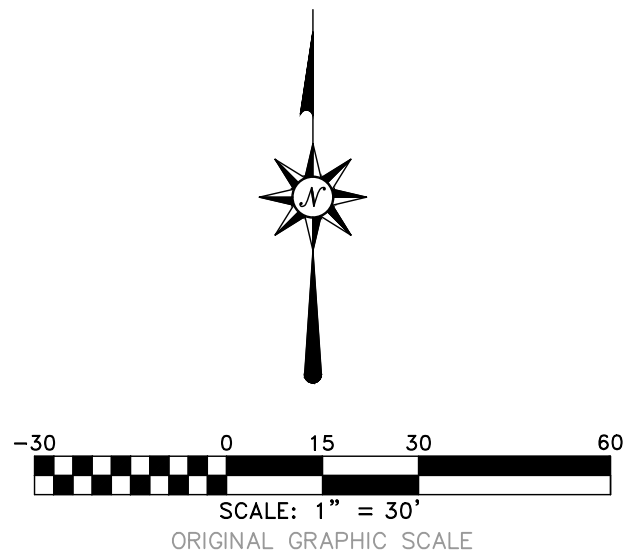
TIM SHENK  
LAND SURVEYING, INC.  
P.O. BOX 1670  
GRANBY, CO 80446  
(970) 887-1046

FINAL PLAT,  
AMENDED LOT 1, BLOCK 4,  
SILVERCREEK WEST FIRST ADDITION  
SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF GRANBY, GRAND COUNTY, COLORADO

JOB: 02103  
DWG: 02103\_FNL PLAT  
SCALE: 1" = 30'  
CRD: 02103.29  
DATE: 08/07/2025  
CHECKED: TRS  
DRAWN BY: JAN  
SHEET: 2 OF 3

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# FINAL PLAT, AMENDED LOT 1, BLOCK 4, SILVERCREEK WEST FIRST ADDITION BEING A REPLAT OF LOTS 1, 2, 7, & 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION, RECEPTION NO. 231214 PART OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO



**LEGEND**

REC. NO. RECEPTION NUMBER  
 SF SQUARE FEET  
 AC ACREAGE  
 (P) PLATTED  
 (AM) AS MEASURED

SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942  
 FOUND REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942  
 FOUND #4 REBAR  
 FOUND #5 REBAR  
 FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP, PLS #17480  
 FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP WITH ILLEGIBLE STAMPING  
 FOUND CHISELED "X" ON BOULDER  
 FIRE HYDRANT  
 WATER VALVE  
 3' HIGH SPIGOT  
 SANITARY SEWER MANHOLE  
 COMMUNICATIONS PEDESTAL  
 ELECTRICAL TRANSFORMER  
 ELECTRIC VAULT #41064 (APPROXIMATE)  
 SIGN AS LABELED

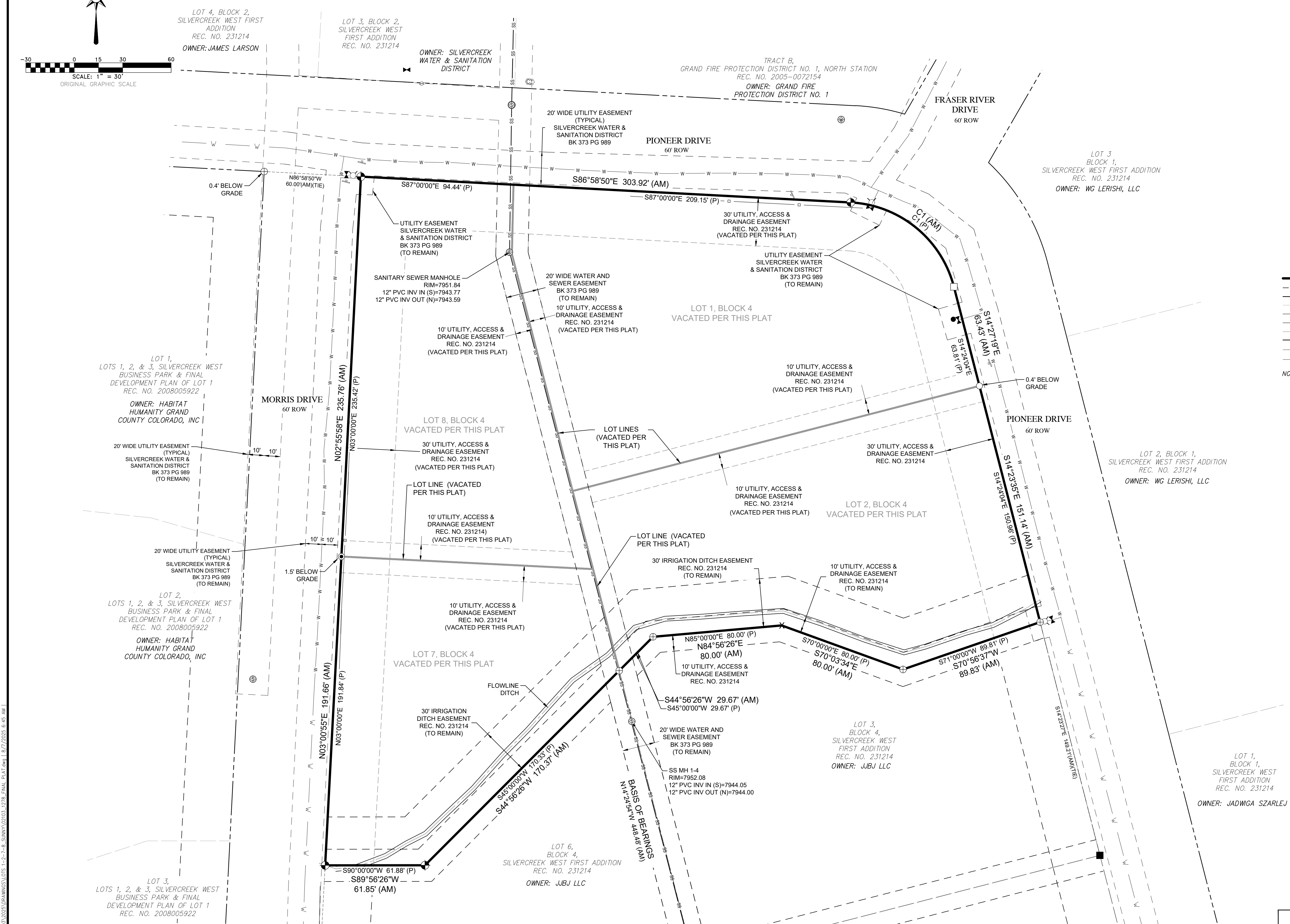
PROPERTY LINE  
 EASEMENT LINE  
 RIGHT OF WAY  
 ADJACENT LOT  
 WOOD FENCE  
 WIRE FENCE  
 CENTERLINE IRRIGATION DITCH  
 SANITARY SEWER  
 WATER LINE  
 WATER LINE (APPROXIMATE)

NOTE: ALL MONUMENTATION FOUND OR SET AT GRADE UNLESS NOTED OTHERWISE.

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PLATTED (P) CURVE TABLE					
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C1 (P)	88.70'	70.00'	72°35'56"	S50°42'02"E	82.88'



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