

**PRELIMINARY 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**

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, RECEPTION NO. 231214

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS PRELIMINARY 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:

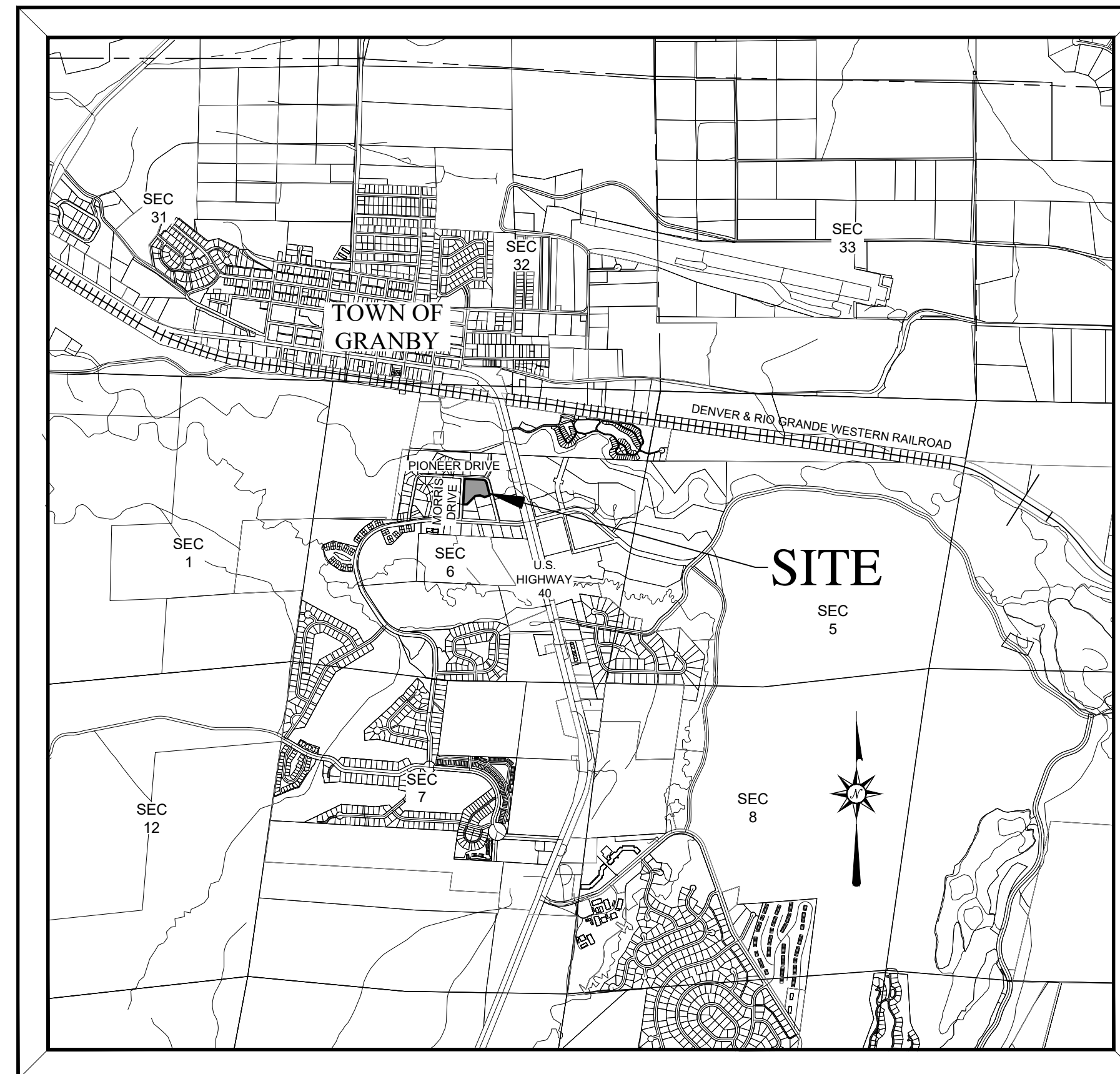
APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN OF GRANBY PLANNING COMMISSION, GRAND COUNTY, COLORADO.

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

ARCHITECT

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

ENGINEER

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

SURVEYOR

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

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.
 - ALT/NSPS LAND TITLE SURVEY OF LOTS 1, 2, 7, & 8, BLOCK 4, SILVERCREEK WEST FIRST ADDITION PREPARE 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".
- 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 PRELIMINARY 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

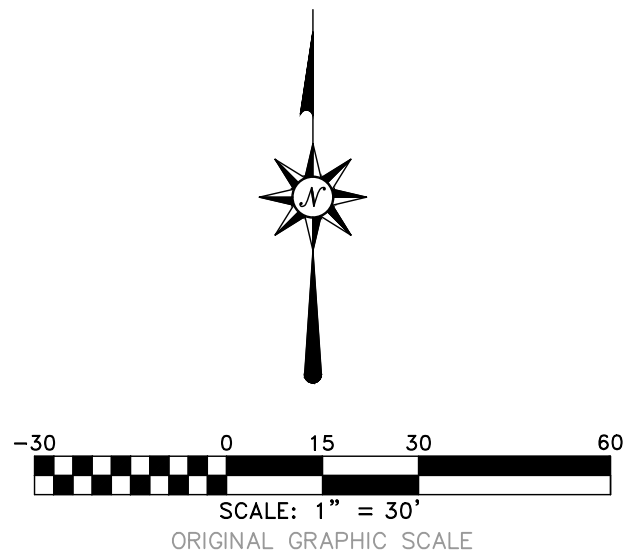
SHEET LIST:

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

PRELIMINARY 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_PREL PLAT	SCALE: 1" = 30' CRD: 02103.29	DATE: 07/24/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 1 OF 5

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PRELIMINARY 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

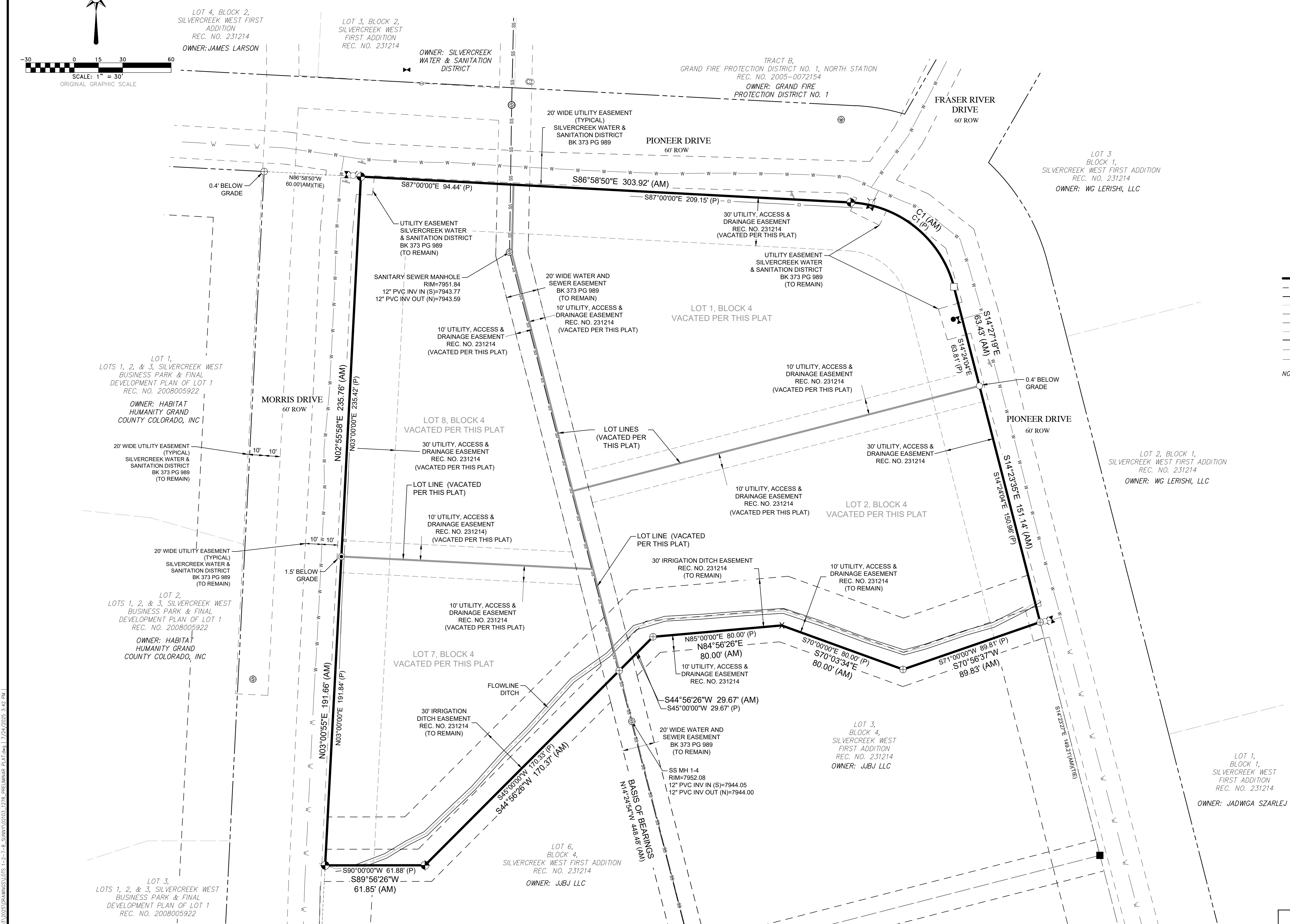
SET 18" LONG #5 REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942
 FOUND REBAR WITH 1-1/2" DIAMETER ALUMINUM CAP, PLS #31942
 FOUND #4 REBAR
 FOUND #5 REBAR
 FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP, PLS #17480
 FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP WITH ILLEGIBLE STAMPING
 FOUND CHISELED "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.

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'



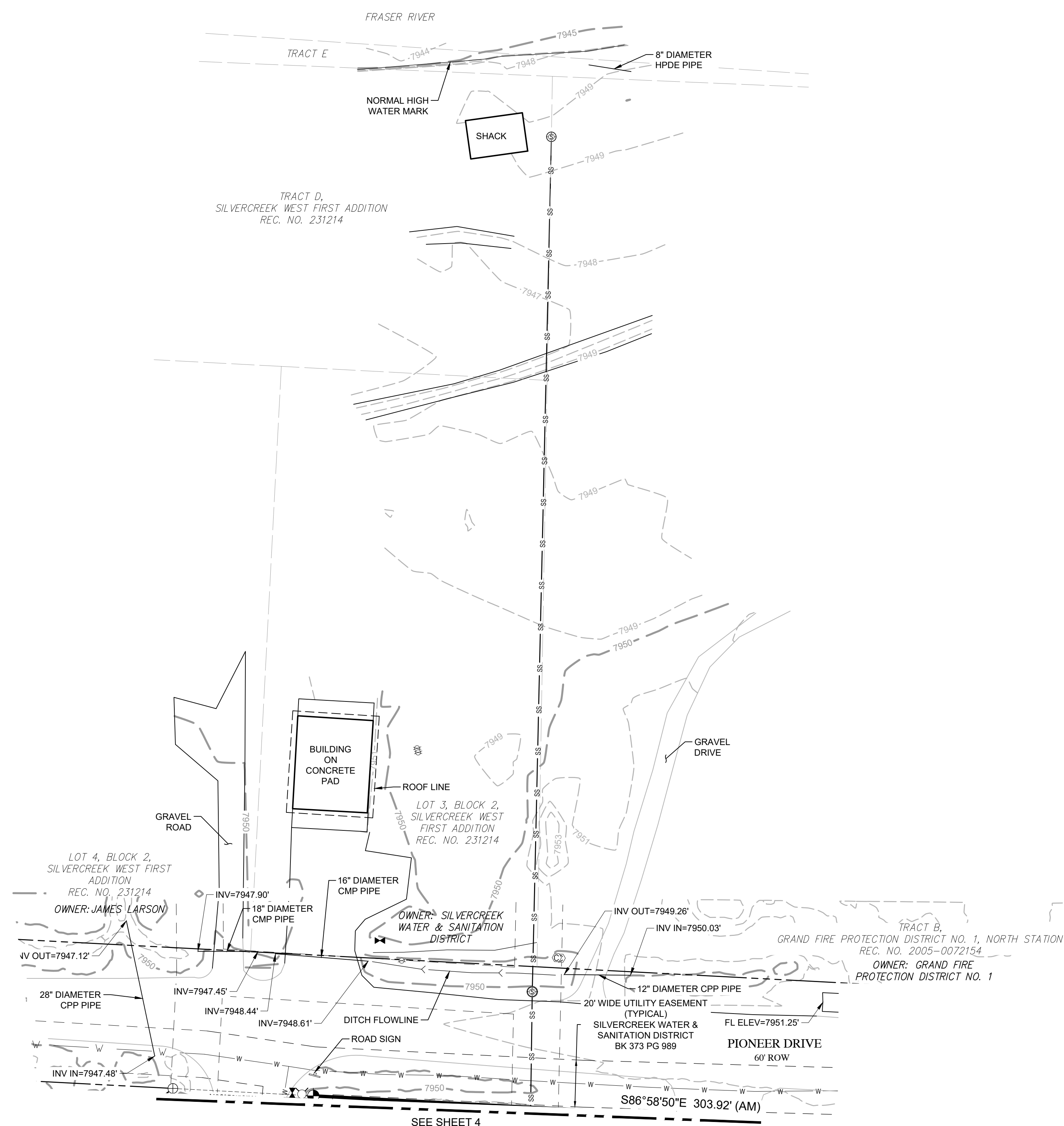
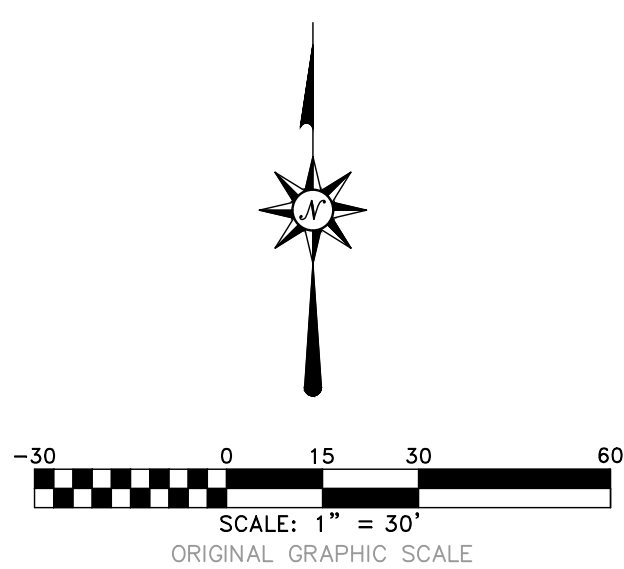
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 SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST
 OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRANBY, GRAND COUNTY, COLORADO

JOB: 02103 DWG: 02103_PREL PLAT	SCALE: 1" = 30" CRD: 02103.29	DATE: 07/24/2025 CHECKED: TRS	DRAWN BY: JAN SHEET: 3 OF 5
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- 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
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 - FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP, PLS #17480
 - FOUND REBAR WITH 1-1/4" DIAMETER PLASTIC CAP WITH ILLEGIBLE STAMPING
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 - - - CENTERLINE IRRIGATION DITCH
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 - - - WATER LINE
 - - - WATER LINE (APPROXIMATE)
 - - - MAJOR CONTOUR
 - - - MINOR CONTOUR
- NOTE: ALL MONUMENTATION FOUND OR SET AT GRADE UNLESS NOTED OTHERWISE.

- NOTES:**
1. THIS SHEET IS PROVIDED FOR THE PRELIMINARY PLAT ONLY AND WILL BE REMOVED FROM THE FINAL PLAT.
 2. VERTICAL DATUM IS NAVD88 ESTABLISHED BY GPS STATIC SESSION AND OPUS SOLUTION

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