

NUCHE VILLAGE SUBDIVISION – FILING NO. 1
 A RESUBDIVISION PLAT OF TRACTS A, D AND F, NUCHE VILLAGE SUBDIVISION
 THE N1/2, NW1/4, NW1/4 & SE1/4, NW1/4, NW1/4 OF SECTION 8
 TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN
 TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO
 SHEET 1 OF 2

LEGAL DESCRIPTION:

TRACTS A, D & F, NUCHE VILLAGE SUBDIVISION
 AS SHOWN ON THE PLAT RECORDED AT RECEPTION NO. _____
 TOWN OF GRANBY, GRAND COUNTY, COLORADO

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE TOWN OF GRANBY
 BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:
 TRACTS A, D & F, NUCHE VILLAGE SUBDIVISION
 TOWN OF GRANBY, GRAND COUNTY, COLORADO AT RECEPTION NO. _____

UNDER THE NAME AND STATE OF "NUCHE VILLAGE SUBDIVISION – FILING NO. 1"
 HAS AND QUIBETED AND SUBMITTED SHOWN ON THIS PLAT AND BY THESE
 PRESENTS DOES HEREBY DEDICATE TO THE TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO,
 THE STREETS, ROADS AND OTHER PUBLIC AREAS AS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO
 DEDICATE THOSE PORTIONS OF LAND SHOWN AS UTILITY EASEMENTS TO THE TOWN OF
 GRANBY OR ITS DESIGNER FOR USE BY THE UTILITY COMPANIES OR OTHER PROVIDERS OF UTILITIES
 IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES.
 THE PLATTED ACCESS, DRAINAGE AND SHOW STRUCK EASEMENTS OF GRANBY OR ITS DESIGNER
 ARE HEREBY DEDICATED TO THE TOWN OF GRANBY OR ITS DESIGNER.
 IT IS UNDERSTOOD THAT THE DEDICATION OF PUBLIC RIGHTS-OF-WAY
 FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ACCEPTANCE OF
 ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE TOWN OF GRANBY OR ITS DESIGNER.
 IN WITNESS WHEREOF, THE SAID OWNER, THE TOWN OF GRANBY, HAS CAUSED THEIR NAME TO HEREUNTO
 BE SUBSCRIBED THIS _____ DAY OF _____ 20____.

BY _____ AS _____ FOR TOWN OF GRANBY

NOTORIAL CERTIFICATE:

STATE OF _____
 COUNTY OF _____
 OF _____ 20____ BY _____ AS _____ FOR THE TOWN OF GRANBY.
 WITNESS MY HAND AND OFFICIAL SEAL:

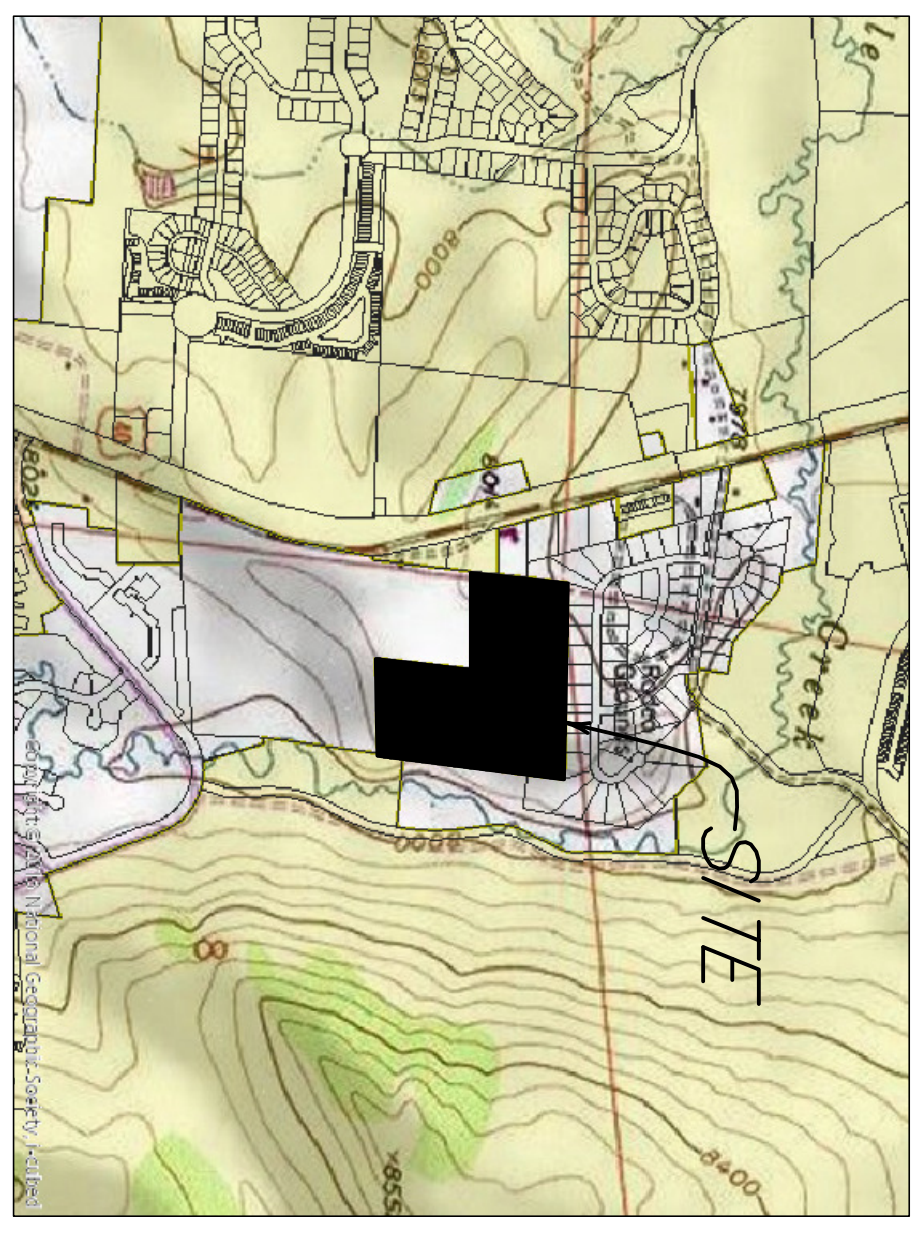
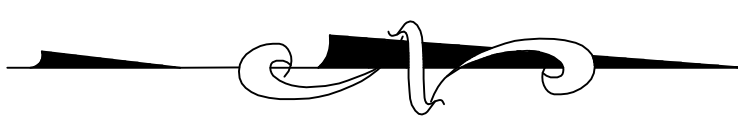
NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

PLAT NOTES

- A. UTILITY EASEMENT:
 ALL MULTI-FAMILY BUILDINGS WITHIN THIS SUBDIVISION THAT HAVE ELECTRIC
 SERVICE SHALL BE PROVIDED WITH A PERPETUAL, NON-EXCLUSIVE, UTILITY
 EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THE ELECTRIC
 SERVICE FOR DISTRIBUTION, ALL WELLS AND OTHER FACILITIES SUCH AS CONDUIT,
 ABOVE-DESIGNED LANDS SHALL BE THE PROPERTY OF NOTICED TOWN OF
 GRANBY. ALL METERS SHALL BE THE PROPERTY OF MOUNTAIN PARKS ELECTRIC
 INC.
- B. DRAINAGE EASEMENTS:
 DRAINAGE FACILITIES LOCATED ON THE COMMON ELEMENTS, INCLUDING INLETS,
 PIPES, AND DETENTION BASINS, WILL BE MAINTAINED BY THE TOWN OF GRANBY OR
 THE ASSOCIATION. THE TOWN OF GRANBY ALSO HAS THE RIGHT TO ACCESS, FOR
 AN EASEMENT IS DEDICATED TO THE TOWN OF GRANBY FOR SUCH PURPOSES. THE
 TOWN OF GRANBY MAY ASSIGN ITS MAINTENANCE OBLIGATION TO A FUTURE
 ASSOCIATION.
- C. UTILITY EASEMENTS ARE HEREBY DEDICATED BY THIS PLAT IN THE LOCATIONS
 SHOWN HEREON AND ARE ESTABLISHED FOR INGRESS TO AND EGRESS FROM THE
 UTILITIES.
- D. TRACT A MAY CONTAIN UP TO 80 RESIDENTIAL UNITS. TRACT D MAY
 CONTAIN UP TO 24 UNITS COMPRISED OF SINGLE-FAMILY HOMES AND TOWNHOMES.
 NO UNITS WILL BE CONSTRUCTED ON TRACTS C, E, OR F WITHOUT APPROVAL OF
 A SEPARATE FINAL PLAT(S) AND PAYMENT OF THE FACILITY FEES REQUIRED TO
 MAINTAIN THE UTILITIES. THE FACILITY FEES SHALL BE AS DETERMINED AND
 AMENDED, RECORDED IN THE GRAND COUNTY CLERK AND RECORDER'S RECORDS
 ON JULY 19, 2008 AT RECEPTION NO. 2008-007137.
- E. BUILDING SETBACKS:
 LOTS 1, 3 & 6: 30' FRONT, 7.50' SIDES, 25.00' REAR
 LOTS 2 & 4: 30' FRONT, 10.00' SIDES, 25.00' REAR

SURVEY NOTES

1. DATE OF SURVEY: NOVEMBER, 2023
2. BASIS OF BEARING: LINE BETWEEN FOUND MONUMENTS BEING A 3-1/4" BRASS
 CAP AND 2-1/2" PINE STAMPED "U.S. DEPT. OF THE INTERIOR BUREAU OF LAND
 MANAGEMENT, T1N. 87W, 1974 CADASTRAL SURVEY", AT THE NORTHWEST CORNER
 OF SECTION 8 AND A 3-1/4" BRASS CAP AND 2-1/2" PINE STAMPED "U.S. DEPT.
 OF THE INTERIOR BUREAU OF LAND MANAGEMENT, T1N. 87W, 1974 CADASTRAL
 SURVEY", AT THE NORTHWEST CORNER OF SECTION 8 AND SECTION 9, 1/16" S.S. 36
 NORTH OF THE NW1/4 NW1/4 OF SECTION 8 BEING 1894646709'E.
3. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS/ORDINANCES AND STANDARDS
 OF THE STATE OF COLORADO.
4. NO ADDRESS IS GIVEN FOR THE ALIQUOT PARCEL.
5. LINEAL UNITS OF MEASUREMENT ARE GIVEN IN US SURVEY FOOT.
6. DOCUMENTS UTILIZED IN PREPARATION OF THIS SURVEY:
 - GRAND COUNTY RECORDS, FINAL PLAT FOR TIMBERLINE MANOR SUBDIVISION AT
 GRAND COUNTY RECORDS, FINAL PLAT FOR SILVERSHADE SUBDIVISION AT REC. NO.
 223414
7. LAND TITLE GUARANTEE COMPANY COMMITMENT ORDER NUMBER AB00018829
 DATED 01/24/2024 WAS USED FOR THIS SURVEY. MARSHABLE EXCEPTIONS ARE
 SHOWN AND ALL MOVEMENT RECORDS RECORDED.
8. CONFLICTING BOUNDARY EVIDENCE EXISTS ALONG THE NORTH LINE OF THE
 SILVERSHADE ENCROACHES ONTO THE PROPERTY BY APPROXIMATELY 5.5' ON THE
 EAST AND 1.0' WESTERLY BY 4'-2" AND ONE TREE CLIMBER'S CAST ON LOTS 3 AND 4
 APPEARED ENCRoACHMENT OF A FINE PIT AND LOG STORAGE.



VICINITY MAP – NO SCALE

ENGINEER'S CERTIFICATE:

I, JOSEPH MAGLIOC, BEING A QUALIFIED PROFESSIONAL ENGINEER, CERTIFY THAT THIS PLAT OF
 _____ IS IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS FOR THE
 TOWN OF GRANBY SUBDIVISION REGULATIONS.
 BY: _____
 JOSEPH MAGLIOC, P.E. NO. 33789
 FOR AND ON BEHALF OF TEN MILE ENGINEERING

SURVEYOR'S CERTIFICATE:

I, JESSICA J. KORTERITZ, BEING A QUALIFIED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
 COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE HIGHWAY 40 HOUSING, TRULY AND
 CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION,
 AND THAT SAID PLAT COMPLES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO
 STATUTES AND ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS FOR THE
 TOWN OF GRANBY REGULATIONS HAVE BEEN PLACED ON THE GROUND.
 BY: _____
 JESSICA J. KORTERITZ, P.L.S. NO. 38855
 FOR AND ON BEHALF OF RANGE WEST INC.

BOARD OF TRUSTEE'S CERTIFICATION:

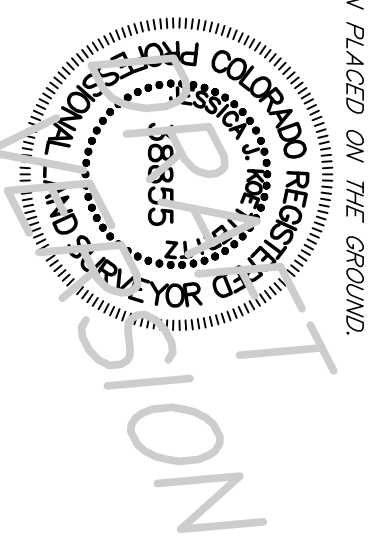
APPROVED THIS _____ DAY OF _____ 2024, BY THE TOWN OF GRANBY BOARD OF
 TRUSTEES, GRAND COUNTY, COLORADO, SUCH APPROVAL AND SIGNATURE BEING AFFIXED TO
 THIS AMENDMENT BASED UPON THE APPROVAL BY THE
 MAYOR, _____
 ATTEST: DEBORAH K. HESS, TOWN CLERK _____

PLANNING COMMISSION'S CERTIFICATION:

APPROVED THIS _____ DAY OF _____ 2024, BY THE TOWN OF GRANBY PLANNING
 COMMISSION, GRAND COUNTY, COLORADO, SUCH APPROVAL AND SIGNATURE BEING AFFIXED TO
 THIS AMENDMENT BASED UPON THE APPROVAL BY THE
 TOWN MANAGER, _____
 CHAIRMAN, TOM MAROJAET _____
 ATTEST: DEBORAH K. HESS, TOWN CLERK _____

RECORDER'S ACCEPTANCE:

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE GRAND COUNTY CLERK AND
 RECORDER ON THIS _____ DAY OF _____ 20____, AND FILED
 FOR RECORD AT _____ M., UNDER RECEPTION NUMBER _____
 SIGNATURE _____ BY: _____



Drawn LJK/ESH	Dwg 22791/PL/TL 1	Project 22791
Checked LJK	Date 10/10/2024	Sheet 1 of 2

RANGE WEST ENGINEERS & SURVEYORS INC.

P.O. Box 589
 Silverthorne, CO 80498 970-469-0281

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY
 WITHIN THREE YEARS AFTER YOU RECEIVE YOUR COPY OF THIS SURVEY. ANY DEFECT IN THIS SURVEY
 SHALL BE CONSIDERED WAIVED BY YOU IF YOU DO NOT COMMENCE SUCH ACTION WITHIN THE THREE YEAR PERIOD.

