

TABLE SETTING

FINAL PLAT
THE MEADOWS AT GRANBY RANCH (PHASE 2B)
 A RESUBDIVISION OF TRACT H OF THE MEADOWS AT GRANBY RANCH (PHASE 2A) .
 LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF
 THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRANBY, GRAND COUNTY, COLORADO
 3.12 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GRCO LLC, A MISSOURI LIMITED LIABILITY COMPANY ("GRCO") IS THE OWNER OF THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF GRANBY, COLORADO (THE "TOWN"), MORE FULLY DESCRIBED AS FOLLOWS: TRACT H OF THE MEADOWS AT GRANBY RANCH (PHASE 2A), ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF GRAND COUNTY, COLORADO (THE "OFFICIAL RECORDS") OF EVEN DATE HEREBY, IN THE WEST HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.

AREA = 3.12 ACRES, MORE OR LESS.

THAT GRCO HAS CAUSED SAID REAL PROPERTY TO BE SURVEYED AND SUBDIVIDED IN THE MANNER SHOWN ON THIS FINAL PLAT (THIS "PLAT"), WITH SAID SUBDIVISION TO BE KNOWN HEREAFTER AS "THE MEADOWS AT GRANBY RANCH (PHASE 2B)" (THE "PROPERTY"), AND DOES HEREBY:

- DEDICATE AND CONVEY TO HEADWATERS METROPOLITAN DISTRICT ("HEADWATERS") FEE TITLE TO THE PORTION OF THE PROPERTY DESIGNATED AS "TRACT E" (THE "ROADWAY TRACT");
- DEDICATE AND CONVEY TO THE TOWN, HEADWATERS AND HEADWATERS' SUCCESSORS AND ASSIGNS AN EASEMENT FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER AND SEWER LINES AND FACILITIES ON, THROUGH AND UNDER THE ROADWAY TRACT AND THE PORTIONS OF TRACTS F AND G LOCATED BETWEEN THE ROADWAY TRACT AND THE FRONTS OF THE RESIDENTIAL LOTS WITHIN THE PROPERTY (SUCH PORTIONS OF TRACTS F AND G, COLLECTIVELY, THE "ACCESS AND UTILITY CORRIDOR");
- DEDICATE AND CONVEY TO MOUNTAIN PARKS ELECTRIC, INC. ("MPEI") AND ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE UTILITY EASEMENT FOR INGRESS TO AND EGRESS FROM, AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF, AN ELECTRIC DISTRIBUTION SYSTEM, INCLUDING, WITHOUT LIMITATION, ELECTRIC LINES AND ALL ASSOCIATED FACILITIES, ON, THROUGH AND UNDER (I) THE ROADWAY TRACT, (II) THE ACCESS AND UTILITY CORRIDOR, AND (III) THE PORTIONS OF TRACTS F AND G NECESSARY FOR ELECTRIC GAGE METERING (AS DEFINED IN DEVELOPMENT NOTE NO. 4). ONCE ELECTRICAL LINES AND ASSOCIATED FACILITIES ARE INSTALLED IN SUCH AREAS: (A) NO PART OF A STRUCTURE SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND ELECTRICAL EQUIPMENT; PROVIDED, HOWEVER, THAT WITHIN DISTANCES THE FOREGOING, (A) UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES, AND (B) ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRICAL FACILITIES; AND (C) 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 ELECTRIC FACILITY, INCLUDING SECONDARY ELECTRIC LINES, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MPEI. ADDITIONALLY, NO TREES MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT, AND ALL EQUIPMENT WILL HAVE A CLEARANCE OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.

GRCO:

IN WITNESS WHEREOF, GRCO, BY SWISS LLC, ITS MANAGER, HAS CAUSED ITS NAME TO BE HEREBY SUBSCRIBED THIS _____ DAY OF _____, 2024.

ROBERT B. CLARKE, JR., MANAGER

STATE OF MISSOURI }
 COUNTY OF ST. LOUIS } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY ROBERT B. CLARKE, JR., AS MANAGER OF SWISS LLC, A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

(SEAL) _____ NOTARY PUBLIC

HEADWATERS METROPOLITAN DISTRICT

IN WITNESS WHEREOF, HEADWATERS HEREBY ACCEPTS THE DEDICATIONS TO IT SET FORTH ON THIS PLAT, TOGETHER WITH THE RIGHTS AND OBLIGATIONS IN CONNECTION THEREWITH.

ROXANNE HOOVER, PRESIDENT

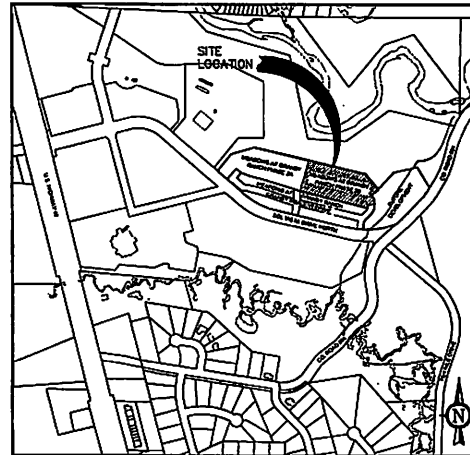
STATE OF COLORADO }
 _____ OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, BY ROXANNE HOOVER, AS PRESIDENT OF HEADWATERS METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

(SEAL) _____ NOTARY PUBLIC



SITE LOCATION MAP
(NOT TO SCALE)

OWNER/DEVELOPER

GRCO LLC
 1701 MACLEOD AVENUE
 ST. LOUIS, MO 63110

SURVEYOR

RAYON DEVELOPMENT LLC
 1701 MACLEOD AVENUE
 ST. LOUIS, MO 63110

314-883-3700
 MARK ALLEN DITCH

ENGINEER

TEH M&E ENGINEERING, INC.
 PO BOX 1705
 FRISCO, CO 80443

970-485-5773
 JOSEPH E. MAGLICC

LEGEND

- SET 5/8" (25) IRON ROD (REBAR), 18" LONG WITH 1 1/2" YELLOW CAP STAMPED "M.A. DITCH PLS 38517 FLUSH WITH GROUND, EXCEPT AS NOTED OTHERWISE.
- FOUND MONUMENT AS NOTED.

ABBREVIATIONS

- ALUM = ALUMINUM
- EX = EXISTING
- FND. = FOUND
- REC. = RECEPTION
- HD. = HANGER
- AC = ARCHES
- SF = SQUARE FEET

I, JOSEPH E. MAGLICC, A DULY LICENSED ENGINEER IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS FINAL PLAT THE MEADOWS AT GRANBY RANCH (PHASE 2B), HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS FOR THE TOWN OF GRANBY SUBDIVISION REGULATIONS.

JOSEPH E. MAGLICC, CO P.E. NO. 33789
 FOR AND ON BEHALF OF TEH M&E ENGINEERING, INC.

PLANNING COMMISSION'S CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 2024, BY THE TOWN OF GRANBY PLANNING COMMISSION, GRAND COUNTY, COLORADO.

CHAIRMAN, TOWN OF GRANBY _____ ATTEST: TOWN CLERK, TOWN OF GRANBY
 TOM MARQUARDT DEBORAH K. HESS

TRUSTEES' CERTIFICATION:

APPROVED THIS _____ DAY OF _____, 2024, BY THE TOWN OF GRANBY BOARD OF TRUSTEES, GRAND COUNTY, COLORADO.

MAYOR, TOWN OF GRANBY _____ ATTEST: TOWN CLERK, TOWN OF GRANBY
 JOHN HARDY DEBORAH K. HESS

I, MARK ALLEN DITCH, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS FINAL OF THE MEADOWS AT GRANBY RANCH (PHASE 2B) TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 81, COLORADO REVISED STATUTES, 1953, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF GRANBY SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.

MARK ALLEN DITCH, CO. P.L.S. NO. 38517
 FOR AND ON BEHALF OF RAYON DEVELOPMENT LLC



DATE	BY	REVISIONS

ISSUED BY: CHG, BFC DATE: JOB NO. SHEET NO.
 MAR 23/24 PLNG 14 1 OF 4

FINAL PLAT

THE MEADOWS AT GRANBY RANCH (PHASE 2B)

A RESUBDIVISION OF TRACT H OF THE MEADOWS AT GRANBY RANCH (PHASE 2A) ,
 LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF
 THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRANBY, GRAND COUNTY, COLORADO
 3.12 ACRES

DEVELOPMENT NOTES

- (1) WATER MAY ONLY BE USED FOR IN-HOUSE DOMESTIC USE AS DEFINED IN THE DECREE ENTERED BY THE CIRCUIT COURT DISTRICT COURT IN CASE NOS. W-1881 AND 870890. ANY USE OF WATER OTHER THAN FOR IN-HOUSE DOMESTIC IS PROHIBITED UNLESS SUCH USE IS PURSUANT TO A SEPARATE WRITTEN AGREEMENT BETWEEN THE TOWN AND SUCH WATER USER.
- (2) ADDITIONAL WATER RIGHTS DO NOT NEED TO BE CONVEYED AS A PART OF THIS PLAT PURSUANT TO SECTION 18.03 OF THE PRELIMINARY PLAN, WHICH STATES: "IF SOLVISTA AND THE TOWN AGREE THAT THE TOWN WILL PROVIDE WATER SERVICE TO THE PROPERTY, NO ADDITIONAL WATER RIGHTS BEYOND THOSE PREVIOUSLY CONVEYED TO THE SILVER CREEK WATER AND SANITATION DISTRICT SHALL BE REQUIRED TO BE CONVEYED TO THE TOWN IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY, AND THE DEDICATIONS TO BE MADE PURSUANT TO THIS PRELIMINARY PLAN WILL NOT INCLUDE ANY WATER RIGHTS."
- (3) UPON CONSTRUCTION IN ACCORDANCE WITH THE ROAD STANDARDS SET FORTH IN THE PRELIMINARY PLAN, AND AFTER ACCEPTANCE BY HEADWATERS, THE ROAD IMPROVEMENTS WITHIN THE ROADWAY TRACT SHALL BE CONVEYED TO, AND OPERATED, MAINTAINED (INCLUDING SNOWPLOWING), REPAIRED AND REPLACED BY HEADWATERS AND ITS SUCCESSORS AND ASSIGNS. THE BOARD OF TRUSTEES OF THE TOWN SHALL HAVE NO OBLIGATION EVER TO ACCEPT THE ROADS(S) WITHIN THE PROPERTY FOR MAINTENANCE AND HAS NO INTENTION OF EVER DOING SO.
- (4) EACH BUILDING ON THE PROPERTY SHALL HAVE ELECTRIC METERS ON THE CABLE END OF ONE (1) END UNIT ("ELECTRIC GANG METERING"). CROCO HEREBY RESERVES TO ITSELF A UTILITY EASEMENT FOR (1) ELECTRIC GANG METERING ON THE END OF ONE (1) END UNIT PER BUILDING AND (2) ALL SUCH ALL OTHER THINGS REASONABLY NECESSARY TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE SUCH ELECTRIC GANG METERING ON EACH OF THE BUILDINGS (THE "ELECTRIC METERING EASEMENT"). ALL WIRES AND OTHER FACILITIES RELATED TO SUCH ELECTRIC GANG METERING, SUCH AS CONDUIT, SWITCHES AND METER BOXES (BUT NOT INDIVIDUAL ELECTRIC METERS) SHALL BE THE PROPERTY OF SUCH HOMEOWNERS' ASSOCIATION DESIGNATED BY CROCO. ALL ELECTRIC METERS USED FOR SUCH ELECTRIC GANG METERING SHALL BE THE PROPERTY OF CROCO. ALL OF THE FOREGOING RIGHTS AND BENEFITS OF CROCO WITH RESPECT TO THE ELECTRIC METERING EASEMENT SHALL BE ENJOYED UPON AND SHALL INURE TO THE BENEFIT OF CROCO'S SUCCESSORS, ASSIGNS AND/OR DISPOSSEES (WHICH MAY INCLUDE, WITHOUT LIMITATION, ONE (1) OR MORE HOMEOWNERS' ASSOCIATIONS).
- (5) OWNERS OF THE RESIDENTIAL LOTS DEPICTED ON THIS PLAT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND REPAIRS OF UTILITY SERVICE LINES, CONNECTIONS, FACILITIES AND RELATED EQUIPMENT PROVIDING SERVICE TO SUCH OWNERS' RESIDENTIAL LOT AND THE RESIDENCE AND IMPROVEMENTS CONSTRUCTED THEREON, WITH SUCH RESPONSIBILITY TO BEGIN AT THE POINT WHERE A UTILITY PROVIDER CEASES RESPONSIBILITY FOR MAINTENANCE AND REPAIR FOR A PARTICULAR UTILITY. NOTWITHSTANDING THE FOREGOING OR ANYTHING TO THE CONTRARY SET FORTH ON THIS PLAT, CROCO SHALL HAVE THE RIGHT TO ASSIGN ALL OR A PORTION OF THE FOREGOING RESPONSIBILITY TO A HOMEOWNERS' ASSOCIATION DESIGNATED BY CROCO.
- (6) THE PROPERTY IS LOCATED ENTIRELY WITHIN THE "TOLLROAD LANDS" SHOWN ON SHEET A OF THAT CERTAIN AGREEMENT FOR TREATMENT OF SERVICE BETWEEN GRANBY SANITATION DISTRICT AND THE TOWN OF GRANBY DATED SEPTEMBER 22, 2004, AND RECORDED IN THE OFFICIAL RECORDS AT RECEPTION NO. 2005001982. AS SUCH, GRANBY SANITATION DISTRICT FACILITY FEES ARE NOT APPLICABLE TO THE PROPERTY.
- (7) USE OF THE ROADWAY TRACT SHALL BE SUBJECT TO SUCH REASONABLE RULES AND REGULATIONS AS HEADWATERS MAY FROM TIME TO TIME ADOPT, SUBJECT TO THE SPECIFIC EASEMENTS DEDICATED BY THIS PLAT TO CROCO, THE TOWN AND WEL.

SURVEYOR'S NOTES

- 1) BASES OF BEARING AS SHOWN: 57°31'21" E, 290.35 FEET FOR THE NORTH LINE OF TRACT "F" OF THE MEADOWS AT GRANBY RANCH, ACCORDING TO THE "THE MEADOWS AT GRANBY RANCH - AMENDMENT NO. 1", RECORDED IN THE OFFICIAL RECORDS AT RECEPTION NO. 2024000988, BETWEEN A FOUND 1" YELLOW PLASTIC CAP ON A #4 REBAR, 0.1' ABOVE GROUND ON THE WEST END AND A FOUND #4 REBAR (NO CAP) ON THE EAST END OF THE LINE AS INDICATED HEREON.
- 2) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAVEN DEVELOPMENT LLC TO DETERMINE TITLE OR EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RAVEN DEVELOPMENT LLC RELIED ON PRINCIPAL TITLE LITIGATION NO. 24-000300100 DATED APRIL 1, 2024, AND THE 2023 MEADOWS PLAT, AS AMENDED BY "THE MEADOWS AT GRANBY RANCH - AMENDMENT NO. 1", RECORDED IN THE OFFICIAL RECORDS AT RECEPTION NO. 2024000988.
- 3) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST CONDUCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT WITHIN THREE (3) YEARS AFTER YOU DISCOVER ANY SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS PLAT BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY, PURSUANT TO C.R.S. 38-32-103(2). METRIC CONVERSION IS: ONE METER EQUALS 39.37 /1000 FEET.
- 5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO MISDEMEANOR PURSUANT TO C.R.S. 18-6-506.
- 6) THE PROPERTY IS SUBJECT TO THE FOLLOWING:
 - (A) THAT CERTAIN PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN FOR SOLVISTA GOLF AND CRO RANCH (NOW KNOWN AS GRANBY RANCH) RECORDED IN THE OFFICIAL RECORDS ON MARCH 8, 2023, AT RECEPTION NO. 202300029948, THE FIRST AMENDMENT THERETO, RECORDED IN THE OFFICIAL RECORDS ON FEBRUARY 20, 2023, AT RECEPTION NO. 2023001881, THE SECOND AMENDMENT THERETO, RECORDED IN THE OFFICIAL RECORDS ON NOVEMBER 28, 2023, AT RECEPTION NO. 2023013181, THE FOURTH AMENDMENT THERETO, RECORDED IN THE OFFICIAL RECORDS ON FEBRUARY 12, 2018, AT RECEPTION NO. 2018001022, AND THE SIXTH AMENDMENT THERETO, RECORDED IN THE OFFICIAL RECORDS ON MAY 5, 2022, AT RECEPTION NO. 2022003919 (COLLECTIVELY, THE "PRELIMINARY PLAN").
 - (B) THAT CERTAIN BLANKET EASEMENT RESERVED UNTO CROCO AND SET FORTH IN SURVEYOR NOTE NO. 7 OF THE 2023 MEADOWS PLAT (THE "BLANKET EASEMENT"), WITH SAID BLANKET EASEMENT BEING FOR PURPOSES OF INGRESS TO AND EGRESS FROM THE BLANKET EASEMENT AREA (AS DEFINED IN SURVEYOR NOTE NO. 7 OF THE 2023 MEADOWS PLAT) AND THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF (1) ROADS, (2) WATER AND SEWER LINES AND FACILITIES, (3) CUT AND FILL SLOPES AND (4) DRAINAGE AND IRRIGATION DITCHES AND FACILITIES; PROVIDED, HOWEVER, THAT CROCO HEREBY ABANDONS AND RELINQUISHES ALL RIGHT, TITLE, INTEREST, CLAIM AND PRIVILEGE IN AND TO THE BLANKET EASEMENT WITH RESPECT TO THE RESIDENTIAL LOTS WITHIN THE PROPERTY.
- 7) TRAIL EASEMENT: CROCO HEREBY RESERVES TO OR TERRA LLC ("OR TERRA") THE FOLLOWING PERPETUAL, NON-EXCLUSIVE EASEMENT (THE "TRAIL EASEMENT") UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH TRACTS F AND G (FOR PURPOSES OF THIS SURVEYOR NOTE, THE "TRAIL EASEMENT AREA") FOR THE CONSTRUCTION, USE, OPERATION, MAINTENANCE, REPAIR AND/OR RELOCATION OF ONE (1) OR MORE TRAILS FOR NONMOTORIZED, RECREATIONAL USE (INCLUDING, WITHOUT LIMITATION, JOGGING, BIKING, HORSEBACK RIDING AND SKIING), INCLUDING THE RIGHT OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR THE CONSTRUCTION, USE, OPERATION, MAINTENANCE, REPAIR AND/OR RELOCATION OF SUCH TRAILS, AND THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND OPERATE SUCH SIGNS, EQUIPMENT AND FACILITIES (INCLUDING, WITHOUT LIMITATION, SIGNAGE(S) EGRESS) AS OR TERRA MAY DEEM DESIRABLE IN ITS SOLE DISCRETION IN CONNECTION WITH SUCH TRAILS (COLLECTIVELY, THE "TRAIL PURPOSES"). THE TRAIL EASEMENT SHALL BE AN EASEMENT-IN-GROSS AND SHALL NOT BE BOUND, BE APPURTINANT TO OR RUN WITH ANY PARTICULAR LAND. ACCORDINGLY, OR TERRA SHALL HAVE THE SOLE RIGHT (1) TO ABANDON THE TRAIL EASEMENT WITH RESPECT TO ALL OR ANY PORTION OF THE TRAIL EASEMENT AREA OR OTHERWISE RELINQUISH SOME OR ALL RIGHTS WITH RESPECT TO ALL OR ANY PORTION OF THE TRAIL EASEMENT OF THE TRAIL EASEMENT AREA, OR (2) WITH THE CONSENT OF THE OWNER(S) OF THE PORTION OF THE PROPERTY BOUND BY THE TRAIL EASEMENT, TO AMEND OR MODIFY THE TRAIL EASEMENT IN ANY WAY, AND NO OTHER PERSON OR ENTITY SHALL HAVE ANY RIGHT TO ENFORCE THE TRAIL EASEMENT OR TO ASSERT ANY RIGHT, TITLE OR INTEREST THEREIN OR THEREAFTER. ANY SUCH ABANDONMENT, RELINQUISHMENT, AMENDMENT OR MODIFICATION WITH RESPECT TO THE TRAIL EASEMENT, AND ANY ASSIGNMENT OF OR TERRA'S RIGHTS WITH RESPECT TO THE TRAIL EASEMENT, SHALL BE EFFECTUATED ONLY BY AN INSTRUMENT IN WRITING EXECUTED BY OR TERRA AND, IN THE CASE OF AN AMENDMENT OR MODIFICATION, BY THE OWNER(S) OF THE BOUNDING PORTION OF THE PROPERTY AFFECTED BY SUCH AMENDMENT OR MODIFICATION; OR TERRA SHALL HAVE THE RIGHT TO PERMIT CERTAIN SPECIFIED PERSONS TO USE ALL OR SPECIFIED PORTIONS OF THE TRAIL EASEMENT. THE TRAIL EASEMENT SHALL BE DIVISIBLE AND MAY BE ASSIGNED IN WHOLE OR IN PART (E.G., OR TERRA MAY ASSIGN AN EASEMENT TO ONE ENTITY IN CERTAIN LOCATIONS WITHIN THE TRAIL EASEMENT AREA FOR SOME OR ALL OF THE FOREGOING PURPOSES, AND MAY ASSIGN AN EASEMENT TO ANOTHER ENTITY IN THE SAME OR CERTAIN OTHER LOCATIONS WITHIN THE TRAIL EASEMENT AREA FOR THE SAME OR SOME OTHER OF THE FOREGOING PURPOSES). THE RIGHTS RESERVED IN THE TRAIL EASEMENT ARE SUBJECT TO THE SPECIFIC EASEMENTS DEDICATED BY THIS PLAT TO CROCO, THE TOWN AND WEL. ALL OF THE FOREGOING RIGHTS AND BENEFITS OF OR TERRA WITH RESPECT TO THE TRAIL EASEMENT SHALL BE ENJOYED UPON AND SHALL INURE TO THE BENEFIT OF OR TERRA'S SUCCESSORS, ASSIGNS AND/OR DISPOSSEES (WHICH MAY INCLUDE, WITHOUT LIMITATION, ONE (1) OR MORE SPECIAL DISTRICTS OR OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES, HOMEOWNERS' ASSOCIATIONS, NON-PROFIT CORPORATIONS, OTHER ENTITIES OR INDIVIDUALS).
- 8) THE PROPERTY IS LOCATED WITHIN WATER SUPPLY DISTRICT ZONE 1, AS DEFINED IN CHAPTER 13.10 OF THE TOWN'S MUNICIPAL CODE (THE "WATER SUPPLY PROTECTION CHAPTER") AND IS SUBJECT TO THE PROVISIONS OF THE WATER SUPPLY PROTECTION CHAPTER APPLICABLE TO WATER SUPPLY DISTRICT ZONE 1, INCLUDING, WITHOUT LIMITATION, SUCH PROVISIONS WITH RESPECT TO PROHIBITED AND RESTRICTED ACTIVITIES. AS SUCH, IT SHALL BE UNLAWFUL FOR ANY PERSON WITHIN THE PROPERTY TO (1) CAUSE INJURY OR DAMAGE TO PUBLIC WELLS OR OTHER WATERWORKS OR (2) ENGAGE IN ANY POLLUTION-HAZARDOUS ACTIVITY (AS DEFINED IN § 13.10.030 OF THE WATER SUPPLY PROTECTION CHAPTER).



FINAL PLAT
THE MEADOWS AT GRANBY RANCH (PHASE 2B)

RAVEN
 DEVELOPMENT LLC

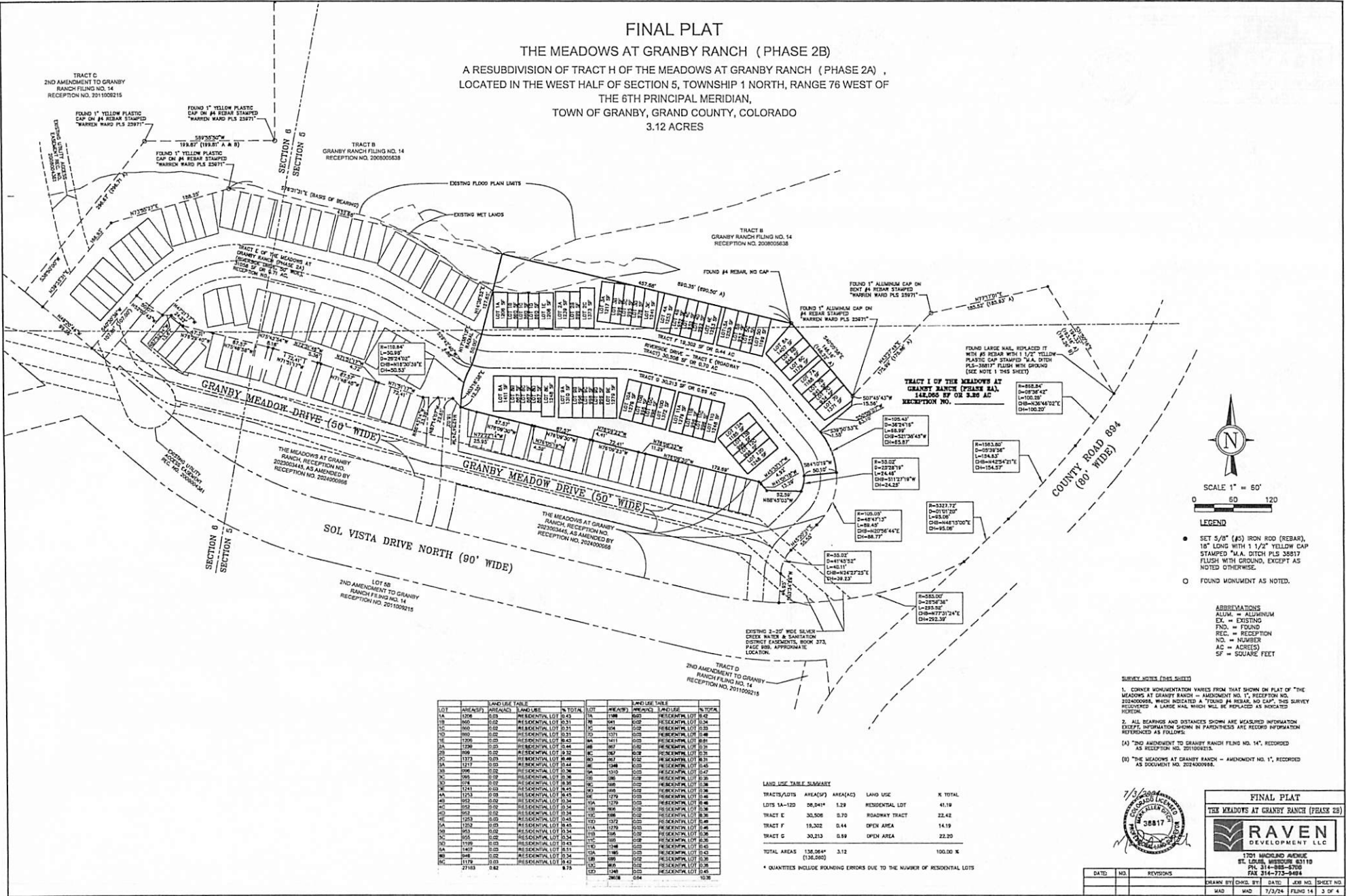
1701 WINDWARD AVENUE
 ST. LOUIS, MISSOURI 63119
 TEL: 314-251-8800
 FAX: 314-773-9464

DATE	NO.	REVISIONS

DRAWN BY: GREG. SHY DATE: 7/24/24 PLAT NO. 28 OF 4
 WMS

FINAL PLAT

THE MEADOWS AT GRANBY RANCH (PHASE 2B)
 A RESUBDIVISION OF TRACT H OF THE MEADOWS AT GRANBY RANCH (PHASE 2A),
 LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF
 THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRANBY, GRAND COUNTY, COLORADO
 3.12 ACRES



SCALE 1" = 60'
 0 50 120

- LEGEND**
- SET 5/8" (#5) IRON ROD (REBAR), 18" LONG WITH 1 1/2" YELLOW PLASTIC CAP STAMPED "M.A. DITCH PLS-38817" FLUSH WITH GROUND, EXCEPT AS NOTED OTHERWISE.
 - FOUND MONUMENT AS NOTED.

- ABBREVIATIONS**
- ALUM. = ALUMINUM
 - EX. = EXISTING
 - FND. = FOUND
 - REC. = RECEPTION
 - NO. = NUMBER
 - AC = ACRES(S)
 - SF = SQUARE FEET

- SURVEY NOTES (SEE SHEET)**
1. CORNER MONUMENTATION VARIES FROM THAT SHOWN ON PLAT OF "THE MEADOWS AT GRANBY RANCH - AMENDMENT NO. 1". RECEPTION NO. 202000564, WHICH INDICATED A "FOUND #4 REBAR, NO CAP", THIS SURVEY RECOVERED A LARGE NAIL WHICH WILL BE REPLACED AS INDICATED HEREIN.
 2. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED INFORMATION EXCEPT INFORMATION SHOWN IN PARENTHESES ARE RECORD INFORMATION RETRIEVED AS FOLLOWS:
 - (A) "2ND AMENDMENT TO GRANBY RANCH FILING NO. 14", RECORDED AS RECEPTION NO. 201100215.
 - (B) "THE MEADOWS AT GRANBY RANCH - AMENDMENT NO. 1", RECORDED AS DOCUMENT NO. 202400686.

LOT	AREA(SF)	LAND USE	% TOTAL	LOT	AREA(SF)	LAND USE	% TOTAL
1A	1206	RESIDENTIAL LOT 01.43	1.81	1A	1206	RESIDENTIAL LOT 01.42	1.81
1B	960	RESIDENTIAL LOT 01.31	1.46	1B	960	RESIDENTIAL LOT 01.34	1.46
1C	960	RESIDENTIAL LOT 01.31	1.46	1C	960	RESIDENTIAL LOT 01.33	1.46
1D	960	RESIDENTIAL LOT 01.31	1.46	1D	960	RESIDENTIAL LOT 01.36	1.46
1E	1206	RESIDENTIAL LOT 01.43	1.81	1E	1206	RESIDENTIAL LOT 01.38	1.81
2A	1206	RESIDENTIAL LOT 01.44	1.81	2A	1206	RESIDENTIAL LOT 01.39	1.81
2B	960	RESIDENTIAL LOT 01.32	1.46	2B	960	RESIDENTIAL LOT 01.35	1.46
2C	1206	RESIDENTIAL LOT 01.46	1.81	2C	1206	RESIDENTIAL LOT 01.31	1.81
2D	1217	RESIDENTIAL LOT 01.44	1.84	2D	1217	RESIDENTIAL LOT 01.44	1.84
2E	996	RESIDENTIAL LOT 01.36	1.51	2E	996	RESIDENTIAL LOT 01.47	1.51
2F	996	RESIDENTIAL LOT 01.38	1.51	2F	996	RESIDENTIAL LOT 01.38	1.51
3A	1241	RESIDENTIAL LOT 01.45	1.88	3A	1241	RESIDENTIAL LOT 01.38	1.88
3B	1273	RESIDENTIAL LOT 01.45	1.92	3B	1273	RESIDENTIAL LOT 01.38	1.92
3C	993	RESIDENTIAL LOT 01.34	1.50	3C	993	RESIDENTIAL LOT 01.46	1.50
3D	993	RESIDENTIAL LOT 01.34	1.50	3D	993	RESIDENTIAL LOT 01.48	1.50
3E	1203	RESIDENTIAL LOT 01.45	1.81	3E	1203	RESIDENTIAL LOT 01.48	1.81
3F	993	RESIDENTIAL LOT 01.45	1.50	3F	993	RESIDENTIAL LOT 01.38	1.50
3G	1159	RESIDENTIAL LOT 01.43	1.75	3G	1159	RESIDENTIAL LOT 01.38	1.75
3H	1147	RESIDENTIAL LOT 01.43	1.73	3H	1147	RESIDENTIAL LOT 01.40	1.73
3I	948	RESIDENTIAL LOT 01.34	1.43	3I	948	RESIDENTIAL LOT 01.48	1.43
3J	1179	RESIDENTIAL LOT 01.42	1.77	3J	1179	RESIDENTIAL LOT 01.38	1.77
	27183		8.75	12A	2948	RESIDENTIAL LOT 01.45	4.46
				12B	2948	RESIDENTIAL LOT 01.46	4.46
							8.92

LAND USE TABLE SUMMARY

TRACTS/LOTS	AREA(SF)	AREA(AC)	LAND USE	% TOTAL
LOTS 1A-12D	58,241*	1.28	RESIDENTIAL LOT	41.19
TRACT E	30,508	0.70	ROADWAY TRACT	22.42
TRACT F	19,302	0.44	OPEN AREA	14.19
TRACT G	30,213	0.59	OPEN AREA	22.20
TOTAL AREA	136,264*	3.12		100.00 %
	(136,000)			

* QUANTITIES INCLUDE ROUNDING ERRORS DUE TO THE NUMBER OF RESIDENTIAL LOTS



FINAL PLAT
THE MEADOWS AT GRANBY RANCH (PHASE 2B)

RAVEN
 DEVELOPMENT, LLC

1701 HIGHLAND AVENUE
 ST. LOUIS, MISSOURI 63110
 PH. 314-885-8700
 FAX 314-775-4884

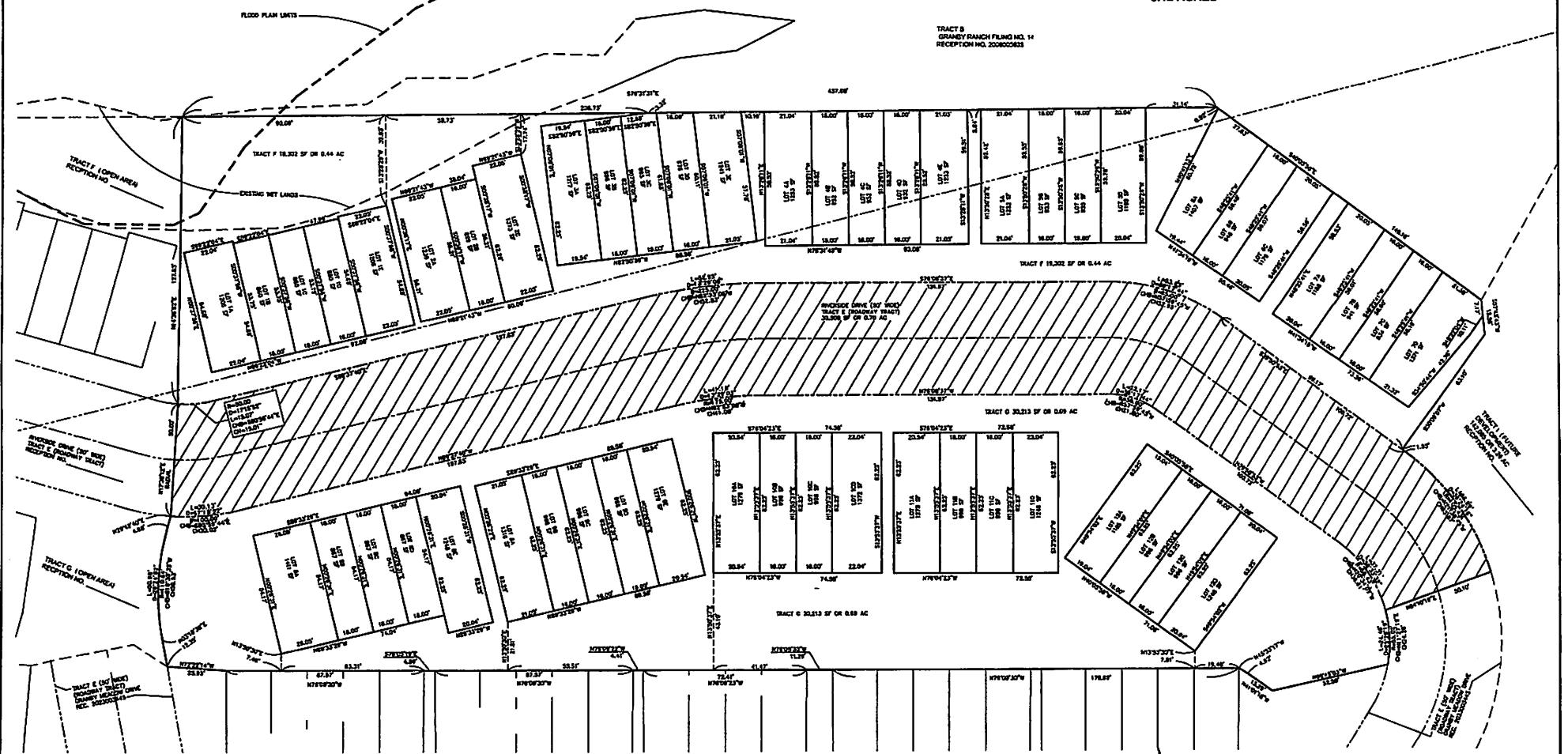
DATE	NO.	REVISIONS	DRAWN BY	CHECKED BY	DATE	JOB NO.	SHEET NO.
			MAJ		7/7/24	PLNG 14	3 OF 4

FINAL PLAT

THE MEADOWS AT GRANBY RANCH (PHASE 2B)

A RESUBDIVISION OF TRACT H OF THE MEADOWS AT GRANBY RANCH (PHASE 2A),
 LOCATED IN THE WEST HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF
 THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF GRANBY, GRAND COUNTY, COLORADO
 3.12 ACRES

TRACT B
 GRANBY RANCH PLUMBING NO. 14
 RECEIPTION NO. 2008002623



ABBREVIATIONS
 ALIN. = ALIQUOT
 EX. = EXISTING
 FND. = FOUND
 REC. = RECEIPTION
 M.C. = MARKER
 AC = ACRES
 SF = SQUARE FEET

LEGEND
 ● SET 3/8" (K) IRON ROD (REBAR), 18" LONG WITH 1 1/2" YELLOW CAP STAMPED "M.A. DITCH PLS 35817" FLUSH WITH GROUND, EXCEPT AS NOTED OTHERWISE.
 ○ FOUND MONUMENT AS NOTED.



SCALE 1" = 20'
 0 20 40



FINAL PLAT
 THE MEADOWS AT GRANBY RANCH (PHASE 2B)

RAVEN
 DEVELOPMENT LLC

1700 BACKLICK AVENUE
 SUITE 1000 • GRANBY, CO 80419
 P.O. BOX 288 • GRANBY, CO 80419
 PHONE 314-775-0404

DATE	NO.	REVISIONS

DRAWN BY: CHAS. DITCH
 M.A.D.
 CHECKED BY: CHAS. DITCH
 M.A.D.
 DATE: 7/2/24
 PLUMBING NO. 14
 SHEET NO. 6 OF 6