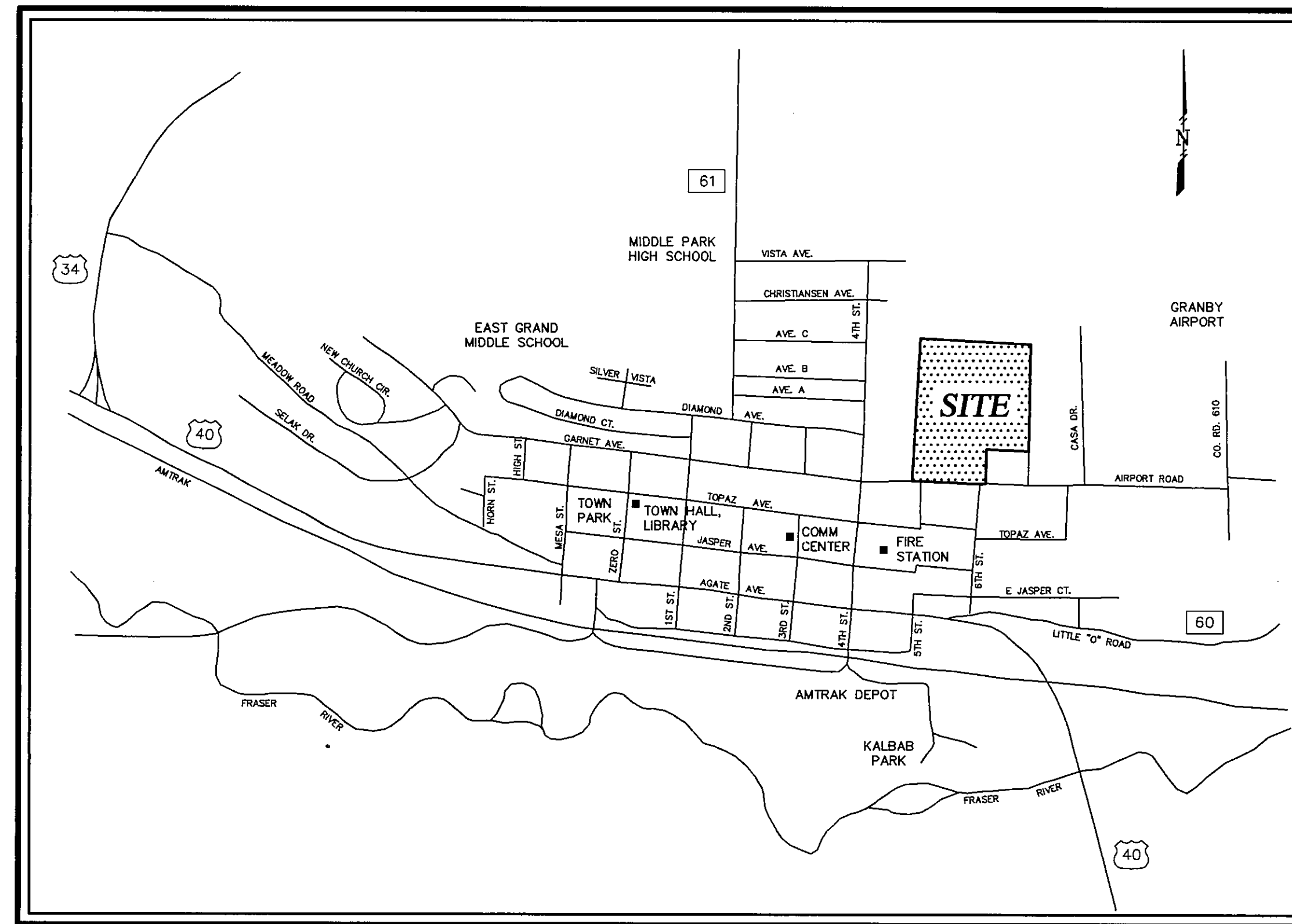


GRAND MEADOWS

ALL OF PARCEL A AND A PORTION OF PARCEL B, MORALES PARCELS, SENATE BILL 35 EXEMPTION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.

FINAL PLAT

SHEET 1 OF 2



VICINITY MAP
SCALE: 1"=1000'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NAHP LLC IS THE OWNER OF THAT REAL PROPERTY SITUATED IN THE TOWN OF GRANBY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF PARCEL A AND A PORTION OF PARCEL B, MORALES PARCELS, SENATE BILL 35 EXEMPTION AS RECORDED IN THE GRAND COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. 206438, LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE NORTH 86°54'26" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 363.90 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°56'48" WEST ALONG A FENCE LINE A DISTANCE OF 957.16 FEET;

THENCE THROUGH A PORTION OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 87°23'52" WEST A DISTANCE OF 378.28 FEET;
2. THENCE SOUTH 00°56'48" WEST A DISTANCE OF 305.67 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GARNET AVENUE AS DEPICTED ON SAID MORALES PARCELS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 80°47'20" WEST A DISTANCE OF 48.15 FEET;
2. THENCE NORTH 87°27'36" WEST A DISTANCE OF 609.50 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF MORaine PARK AS RECORDED IN SAID CLERK AND RECORDERS OFFICE AT RECEPTION NO. 106266;

THENCE NORTH 03°15'48" EAST ALONG SAID EASTERLY BOUNDARY LINE OF MORaine PARK A DISTANCE OF 1281.33 FEET;

THENCE SOUTH 86°54'26" EAST ALONG SAID NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 32 A DISTANCE OF 983.67 FEET TO THE POINT OF BEGINNING;

CONTAINING 26.84 ACRES (1,168,993 SQUARE FEET), MORE OR LESS,

DOES HEREBY DEDICATE AND SET APART ALL THE STREETS 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, NAHP LLC HAS CAUSED HIS NAME TO BE HEREUNTO SUBSCRIBED THIS 12 DAY OF February, 1998.

NAHP LLC

BY: Greg W. McEwan
MEMBER

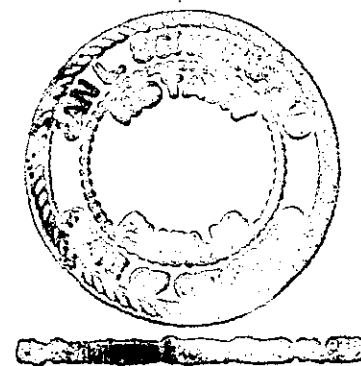
STATE OF Colorado)
) SS.
COUNTY OF Arapahoe)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF February, 1998, BY Greg W. McEwan AS A MEMBER OF NAHP LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:

Jan S. Schenfeld
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, KENNETH R. SHORT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF GRAND MEADOWS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF THE COLORADO STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF GRANBY REGULATIONS HAVE BEEN PLACED ON THE GROUND.

Kenneth R. Short
KENNETH R. SHORT, P.L.S. NO. 28286
FOR AND ON BEHALF OF CARROLL AND LANGE, INC.
2/10/98
DATE

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 5th DAY OF JANUARY, 1998, BY THE TOWN OF GRANBY PLANNING COMMISSION, GRAND COUNTY, COLORADO.

Dorothy M. Luchhart
CHAIRMAN

TRUSTEE'S CERTIFICATE

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS 13th DAY OF JANUARY, 1998, BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY, GRAND COUNTY, COLORADO.

Edmund C. Duff
MAYOR, TOWN OF GRANBY,
GRAND COUNTY,
COLORADO.

PLANNER'S CERTIFICATION

I, DARYL O. LINDEMAN, BEING A QUALIFIED PROFESSIONAL ENGINEER, CERTIFY THAT THIS PLAT OF GRAND MEADOWS HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE GRANBY SUBDIVISION REGULATIONS.

Daryl O. Lindeman
DARYL O. LINDEMAN, P.E. NO. 20866
FOR AND ON BEHALF OF
CARROLL AND LANGE, INC.
2/10/98
DATE

NOTES:

1. 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON TICOR TITLE INSURANCE COMPANY'S COMMITMENT NO. 116110-C, EFFECTIVE DATE JUNE 20, 1997.
3. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS BEING ASSUMED TO BEAR SOUTH 86°54'26" EAST AND MONUMENTED AS SHOWN HEREON.
4. TEN-FOOT (10') WIDE UTILITY EASEMENTS ADJACENT TO ALL STREETS ARE HEREBY DEDICATED FOR THE USE OF ELECTRIC, CABLE TELEVISION, TELEPHONE AND OTHER APPLICABLE UTILITIES. OTHER UTILITIES AND DRIVEWAYS MAY CROSS AT APPROXIMATELY RIGHT ANGLES.
5. THIRTY-FOOT (30') WIDE WATERLINE AND SANITARY SEWER EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF WATERLINES AND SANITARY SEWER PURPOSES. OTHER UTILITIES MAY CROSS AT APPROXIMATELY RIGHT ANGLES.
6. TRACTS A, B, C AND D ARE HEREBY DEDICATED TO THE TOWN OF GRANBY AND WILL BE OWNED AND MAINTAINED BY THE TOWN OF GRANBY.

OWNER/DEVELOPER

NAHP LLC
7000 E. BELLEVIEW AVENUE, SUITE 350
GREENWOOD VILLAGE, CO. 80111
(303) 771-3533

ENGINEER/SURVEYOR

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156 P.O. Box 3345
Lakewood, Colorado 80228 63 Cooper Creek Way, Suite 334E
(303) 980-0200 Winter Park, Colorado 80482
(970) 726-8100

9800466

STATE OF COLORADO
COUNTY OF GRAND
RECORDED IN BOOK 20
PAGE 20
FEBRUARY 1998
K. R. SHORT

1782/01.dwg 2-2-98 5:08:43 pm JST

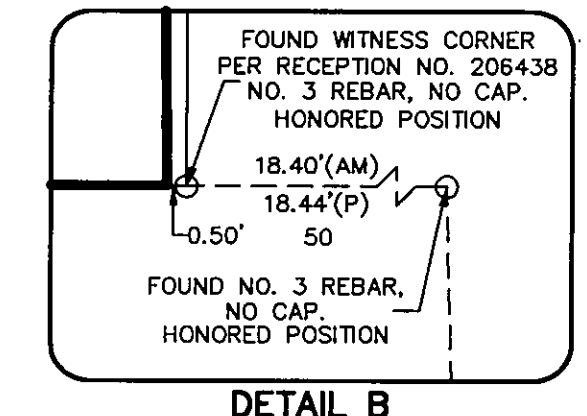
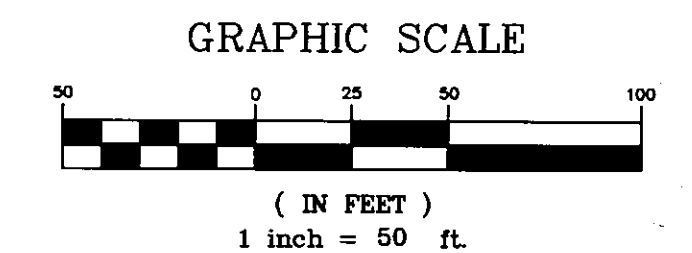
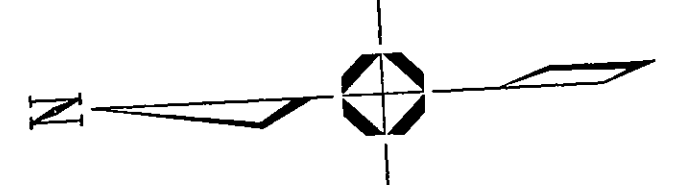
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SHEET 2 OF 2

POINT OF COMMENCEMENT
N.E. CORNER S.W. 1/4
SECTION 32, T. 2 N., R. 76 W.
SIXTH PRINCIPAL MERIDIAN.
FOUND 2" ALUMINUM CAP
STAMPED L.S. NO. 24318.

POINT OF BEGINNING
WITNESS CORNER SET ALONG
NORTHERLY BOUNDARY LINE
5.00 FEET FROM CORNER.



BOOK 428, PAGE 177
BOOK 9600, PAGE 2448

COLORADO DEPARTMENT OF TRANSPORTATION
PROPERTY
BOOK 394, PAGE 856

98001466

- LEGEND**
- SET NO. 5 REBAR AND PLASTIC CAP, STAMPED L.S. NO. 28286, UNLESS OTHERWISE NOTED.
 - (P) PLATTED DISTANCE OR ANGLE AS PER RECEPTION NO. 206438.
 - (AM) AS-MEASURED ANGLE OR DISTANCE.
 - (NR) NON RADIAL LINE
 - U.E. UTILITY EASEMENT
 - ① BLOCK NUMBER

OWNER/DEVELOPER
NAHP LLC
7000 E. BELLEVUE AVENUE, SUITE 350
GREENWOOD VILLAGE, CO. 80111
(303) 771-3533

ENGINEER/SURVEYOR
Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156 P.O. Box 3345
Lakewood, Colorado 80228 63 Cooper Creek Way, Suite 334E
(303) 980-0200 Winter Park, Colorado 80482
(970) 726-8100

GRAND COUNTY ROAD AND BRIDGE DEPARTMENT PROPERTY

February 20, 2011
David J. Lange
2011

NW COR NE1/4 SW1/4 SEC 32
SET 30" NO. 5 REBAR WITH
2" ALUM CAP LS 28286

MESA VISTA SUBDIVISION
RECEPTION NO. 171734

SEE
DETAIL
B

1782702.dwg 2-9-08 5:33:03 pm MST