

**ALTA/NSPS LAND TITLE SURVEY PLAT**  
**East Grand School District #2**  
**Block 1, Third Addition to the Town of Granby**  
**SE1/4 Section 31, T2N, R76W, 6th P.M.**  
**County of Grand, State of Colorado**  
**a.k.a. Old Granby Elementary School**  
**Conveyance at Rec.no. 2008001799**

**ALTA/NSPS CERTIFICATE**

To: a) TITLE COMPANY of the rockies b) Westcor Land Title Insurance Company  
 c) East Grand School District #2 d) Richard Bump, Caplan & Earnest LLC 3101 Iris Avenue, Suite 100 Boulder, CO 80501

This is to certify that this map or plat of a parcel of land lying in Section 31 Township 2 North, Range 76 West of the 6th P.M. and all appurtenances was made in accordance with "Minimum Standard Details Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS Effective 23 February 2021, and includes items 1,2,4,7,8,13 & 18 of Table A thereof. The field work was completed on 12 February 2025.

Pursuant to Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the relative Positional Accuracy is 0.5'.

I further certify that this plat represents the results of a re-tracement Land Survey performed by me or under my supervision and complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, that the monuments required by said regulations have been found or set in the ground; that all located buildings and utilities on the premises and their relation to the property lines are correctly shown, and that there are no encroachments, overlaps, boundary line disputes, easements or claims of easements visible on the ground other than those shown hereon. Any 'Surveyor's Notes' or other survey-related notations hereon are hereby incorporated into this certification.

This Survey was conducted and plat prepared for the exclusive use of the persons and/or entities named hereon; It is based on Commitment Number 0305162-C, Effective Date of November 13, 2024, 7:00 A.M.; and Commitment Number 0304948-C, Effective Date of April 23, 2024, 7:00 am, and no statement hereon extends to any other persons or entities without an express restatement by Thomas A. Cary.

Date: 12 February 2025

THOMAS A. CARY  
 Professional Land Surveyor  
 # 25934, COLORADO  
 expires Oct.2025

**LEGAL DESCRIPTION**

Lots 1 & 2, Block 1, Third Addition to the Town of Granby, containing 0.309 Acres

AND

Lots 3, 4, 5, 6, 7, 8, 9 and 10 Block 1, Third Addition to the Town of Granby, Together with that portion of the vacated ally lying South of and adjacent to the said lots, as described in Ordinance no. 311 recorded December 5, 1979 in Book 269 at Page 308, containing 1.378 Acres.

AND

A tract of land out of the SW 1/4 SE 1/4 of Section 31, Township 2 North, Range 76 West of the 6th P.M. described as follows: Beginning at the SW corner no. 1 which is at a point whence the S 1/4 corner of Section 31 bears S36° 59' W, 1317.6 feet; and running thence N07° 56' E 215.7 feet to the NW corner No.2, thence S82° 02' E 600.0 feet to the NE corner No.3, a point whence the SW corner of Lot 32, Block 4, Second Addition to the Town of Granby bears S82° 02' E 700.0 feet; thence S07° 56' W following the West line of Mesa Street, 416.5 feet to the SE corner No.4; thence N63° 32' W following the Northerly line of Meadow Street for 632.8 feet to corner No.1 and place of beginning, containing 4.366 Acres.

Total = 0.309 + 1.378 + 4.366 = 6.053 Acres

[NOTE: Metes & Bounds Legal description taken from Easement agreement rec.no. 2009008241]

**PLAT NOTES**

1. Basis of bearing is based upon the West Line of Block 1, 3rd ADDITION GRANBY, as depicted in the Plat thereof recorded at the Grand County Records Rec.No. 63513, which bears N 7° 58'00"E. Moreover referenced by two found #4 rbars with Pink Plastic Cap embossed with "Warren Ward PLS 25971".
2. Survey based in part on: Title Commitment No. 0305162-C, Effective date 13 November 2024, 7:00 am; Commitment No. 0304948-C, Effective date 23 April 2024, 7:00 am, Issued date 3 May 2024; Map of THIRD ADDITION GRANBY Rec.No. 63513, Recorded 27 June 1946; Central Assembly of God Subdivision Exemption, Recorded 13 December 1985 at Rec.No. 237063; Land Survey Plat LS 1581 Deposited 15 March 2005; Land Survey Monument Record for Index # 4-B, SE 1/16th Sec. 31, T2N, R76W by Warren Ward.
3. The small triangle area (0.119 Acres) was surveyed by the County Surveyor for the Grand County Commissioners and a Land Survey Plat was deposited 15 March 2005, as LS 1581. A legal description accompanies this Plat and is outlined hereon.
4. Item 11, Sched.B-II # 0305162-C: Vacation of 16' alley in Block 1 of 3rd Addition Granby, by Ordinance No. 311, Recorded 5 December 1979 in Bk. 269 at Pg. 308. To wit: Alley immediately South of and adjoining to Lots 3-10 in Block 1, AND reserving the right to maintain existing sewer et.al.
5. Item 13, Sched.B-II # 0305162-C: Ordinance No. 423 that is to vacate the reservations in the aforementioned Ord.No.311 [see note 4]
6. Item 12, Sched.B-II # 0305162-C: 10' wide easement for existing Power line, guy wire et.al.
7. Item 14 & 16, Sched.B-II # 0305162-C: Rec.No.95003929 vacates a previous sanitary sewer easement & Rec.No.2009008241 & 2009008242 established a new sanitary sewer easement across Lot 1 & 2. The purpose for the construction of a school addition.
8. Item 15, Sched.B-II # 0305162-C: A 20' wide easement for Underground power lines & vaults based on the centerline of existing lines
9. 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 After" the date of certification shown hereon.

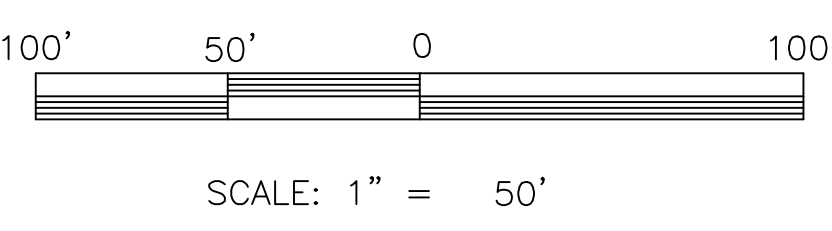
Land Surveyor's Certificate:  
 I, Thomas Arthur Cary, a duly licensed professional land surveyor in the State of Colorado, do hereby certify that this plat and survey of ALTA/NSPS Land Title Survey Plat Block 1 Third Addition to Town of Granby truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said statute and by the Grand County Outright Exemption Regulations have been placed on the ground

Dated this 11 day of February, 2025 (year)

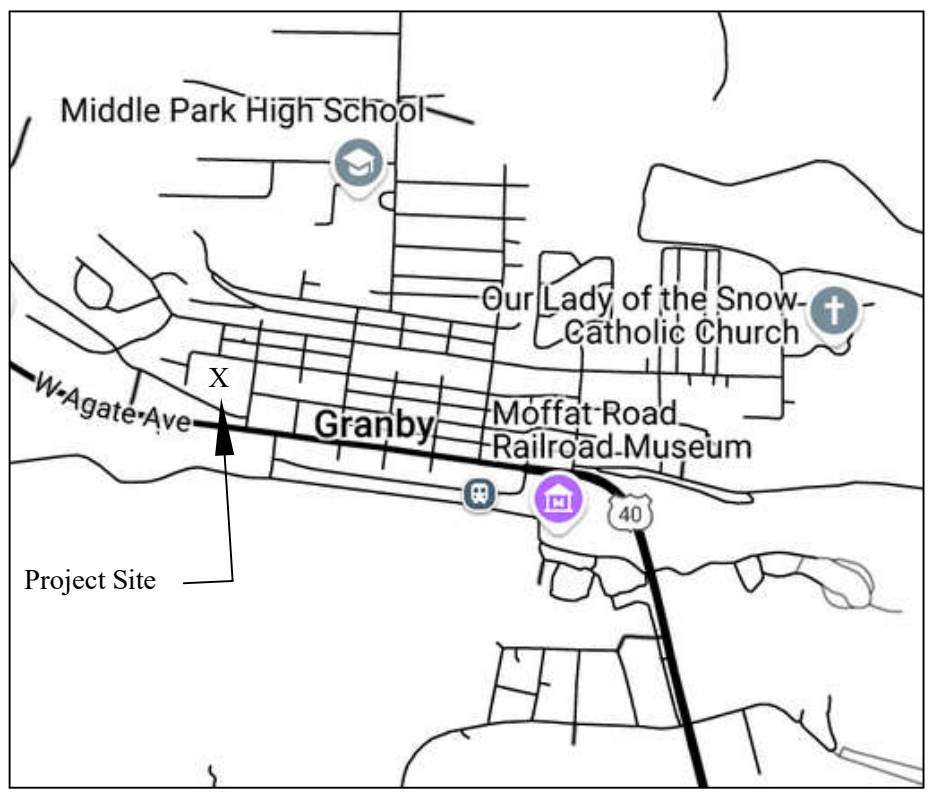


Colorado registration number: 25934 (expires Oct. 2025)

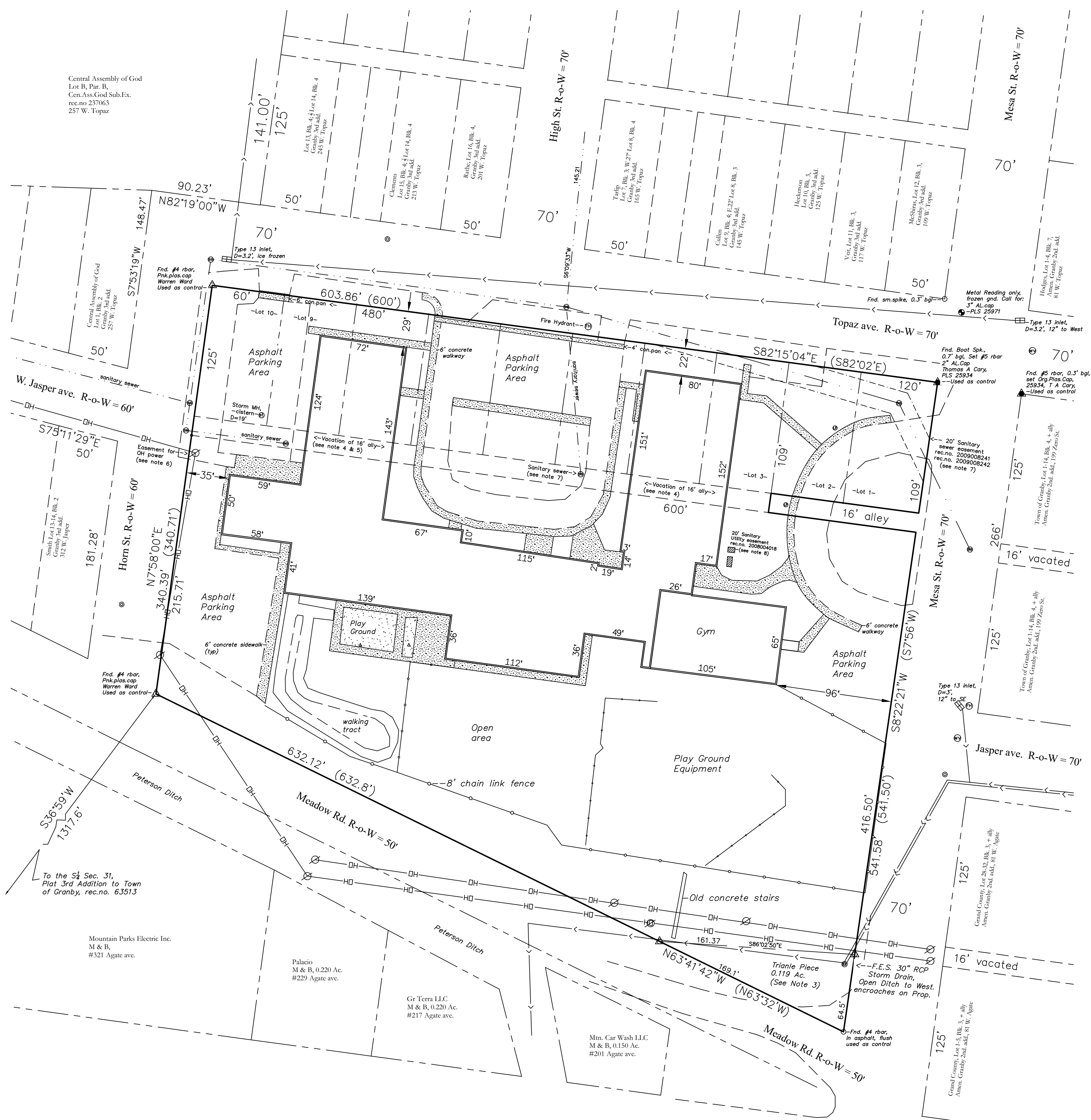
T. A. Cary  
 P. L. S. 2 5 9 3 4  
 North



- LEGEND:**
- - 3" Brass/Aluminum Cap
  - △ - #4 rbar, Pnk.plas.cap "Warren Ward"
  - - #4 rbar
  - ▲ - Set #5 Rbar, T.A.Cary 25934
  - ⊙ - Set PK Nail, Control point
  - ⊕ - Power Pole, Overhead Pwr.
  - ⊗ - Sanitary Sewer
  - ⊖ - Storm Sewer
  - ⊕ - Water Valve
  - ⊙ - Light Pole



Vicinity Map



Cary Enterprise-D Thomas A. Cary 305 GOR 1833 PO Box 122 Kremmling, Colorado 80459 1.970.724.2912 / 970.509.0165	Field Work: 5 February 2025 Drawing: 13 February 2025 Rev: MSCAD 2024 PLS 25934 Loosehorse56@gmail.com
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Sheet 1 of 1  
 Scale 1" = 50'