



71 Pinecliff Trl Nederland, CO

\$149,000

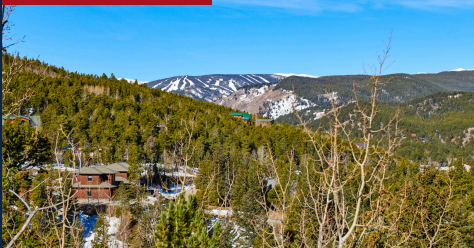
PRIME BUILD-READY LOT WITH CITY APPROVALS

This prime lot is ready for your dream mountain home, with over \$100,000 invested in improvements and all necessary city approvals. The seller has completed essential enhancements to ensure a seamless start to your home-building journey, including a paid water tap fee, a comprehensive survey with topography, soil pits and geo-engineering reports, a finalized septic design, and documented site buildability.



The property plans include a 2,000 sqft house with a 500 sqft garage. It features a cantilevered living area with wall-to-wall windows, stunning views, solar power, and heated floors.

VIEWS



- Close to Town
- Property Corners Marked
- Continental Divide Views
- USFS Trails Close By



HOMES
BY JACKIE JONES TEAM

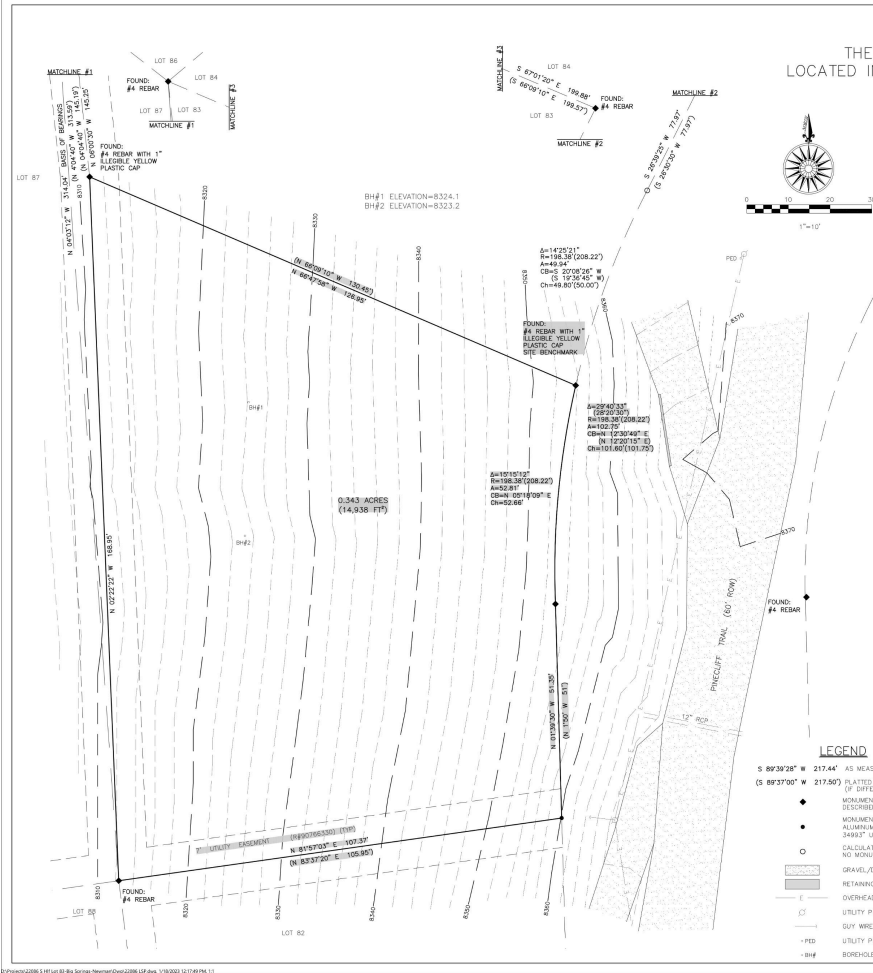
REMAX
Alliance



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286 N BRIDGE STREET #118 NEDERLAND, CO 80466

LAND SURVEY PLAT

THE SOUTH PORTION OF LOT 83, BIG SPRINGS SECOND FILING,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH,
RANGE 72 WEST OF THE 6TH P.M.
COUNTY OF BOULDER, STATE OF COLORADO



PROPERTY DESCRIPTION PER DEED RECORDED AS RECEPTION #0388608 ON 11/07/2022 AT THE BOULDER COUNTY CLERK AND RECORDERS' OFFICE.

LOT 83, BIG SPRINGS SECOND FILING, COUNTY OF BOULDER, STATE OF COLORADO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 83, BIG SPRINGS SECOND FILING, A SUBDIVISION OF A PART OF THE COUNTY OF BOULDER; THENCE SOUTH 18° EAST 181.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 83; THENCE SOUTH 28°30'57\"/>

PROPERTY ADDRESS:
71 PINECLIFF TRAIL, NEDERLAND, CO 80466

BOUNDARY NOTES:
1. ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NORTH AMERICAN DATUM 1983 BY DIRECT GPS OBSERVATION. THE BEARING OF THE DIRECT LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTHWEST CORNER AND NORTHWEST CORNER OF LOT 83 IS NORTH 0°52'15\"/>

SCIENCE & PART I EXCEPTIONS:
ITEMS 1-8, STANDARD EXCEPTIONS, ZENITH LAND SURVEYING, INC.(ZLS) HAS RELIED UPON THE AFORESAIDED TITLE COMMITMENT FOR RECORDED ENCUMBRANCES. ZLS WILL NOT BE LIABLE FOR ENCUMBRANCES NOT PROVIDED AS PART OF THE AFORESAIDED TITLE COMMITMENT, NOT IN THE PUBLIC RECORD, OR CONVEYED AFTER THE DATE OF THE AFORESAIDED TITLE COMMITMENT.
ITEM 9, REPEATED: THE SUBJECT PROPERTY LIES WITHIN THE AREA DESCRIBED IN THIS DOCUMENT.
ITEM 10, REPEATED: THE SUBJECT PROPERTY LIES WITHIN THE AREA DESCRIBED IN THIS DOCUMENT.
ITEM 11, RECORDED PLAT OF BIG SPRINGS SECOND FILING, THE SUBJECT PROPERTY LIES WITHIN BIG SPRINGS SECOND FILING.

TOPOGRAPHIC NOTES:
NATIONAL MAP ACCURACY STANDARDS: SITE OF THE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATIONS OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER AND THE REMAINING 10 PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN ONE CONTOUR INTERVAL. SIDE OF ALL SPOT ELEVATIONS PLACED ON THE MAPS SHALL HAVE AN ACCURACY OF AT LEAST ONE-FOURTH (1/4) THE CONTOUR INTERVAL, AND THE REMAINING 10 PERCENT OF SUCH ELEVATIONS SHALL NOT BE IN ERROR BY MORE THAN ONE-HALF (1/2) CONTOUR INTERVAL.

GENERAL NOTES:
1. ACCORDING TO COLORADO STATE LAW YOU MUST COMPLY 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 HEREIN.

2. PER THE CLIENT'S REQUEST, UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED BY AN APPROPRIATE COMPANY OR AUTHORITY PRIOR TO ANY CONSTRUCTION OR DIGGING ON OR ADJACENT TO THIS PROPERTY. ZENITH LAND SURVEYING, INC. SHALL NOT BE LIABLE FOR THE LOCATION OF, OR FAILURE TO NOTE THE LOCATION OF, NON-VISIBLE UTILITIES.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, C.R.S.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CODY RYAN NORMAN AND JUSTIN TRAVIS OWENHER, OWNER, OF THIS PLAT BY ANY OTHER PERSON OR ENTITY WITHOUT THE EXPRESSED WRITTEN CONSENT OF ZENITH LAND SURVEYING, INC. IS PROHIBITED.
5. THIS SURVEY IS VALID ONLY WITH THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.
6. ALL MEASUREMENTS ARE IN INTERNATIONAL FEET.

- LEGEND**
- S 89°39'26" W 217.44' AS MEASURED DIMENSION
 - (S 89°37'00" W 217.565') PLATTED OR DEEDED DIMENSION (IF DIFFERENT FROM MEASURED)
 - MONUMENT SET BY REBAR WITH 2" ALUMINUM CAP STAMPED "ZLS PLS 34837" UNLESS OTHERWISE NOTED
 - MONUMENT FOUND AS DESCRIBED
 - CALCULATED LOCATION, NO MONUMENT SET
 - GRAVEL/DIRT DRIVE
 - REINFORCING WALL
 - OVERHEAD UTILITY
 - UTILITY POLE
 - GUY WIRE
 - UTILITY PEDESTAL
 - BENCHMARK

SURVEYOR'S CERTIFICATION:
I, EARL F. HENDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ZENITH LAND SURVEYING, INC., THAT CODY RYAN NORMAN AND JUSTIN TRAVIS OWENHER, OWNER, OF THIS SURVEY SHOW HEREIN WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2023, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE. I FURTHER RESERVE THE RIGHT TO REVISE THIS SURVEY SHOULD NEW OR ADDITIONAL INFORMATION COME INTO MY POSSESSION.

EARL F. HENDERSON, PLS
COLORADO PLS #42493

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |

Zenith Land Surveying, Inc.
1800 Buckhorn Place
Boulder, Colorado 80501
303-279-2897 Fax
www.zenithsurvey.com

SCALE: 1"=10'
DATE: JAN. 7, 2023 JOB NO. 22086
SHEET 1 OF 1

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INTERESTED?

Scan the QR Code or use the URL below to access additional photos, a property video, and information on all the features and amenities for this property.

<https://rem.ax/71PinecliffTrl>



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