

IMPROVEMENT SURVEY PLAT

METES AND BOUNDS PARCELS DESCRIBED AT RECEPTION NO. 96004827, BOOK 486, PAGE 74 AND BOOK 123, PAGE 245 GRAND COUNTY, COLORADO SITUATED IN A PORTION OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST, 6TH PRIME MERIDIAN

LEGEND

- - FOUND REBAR
- ◆ - FOUND U.S.G.L.O. BRASS CAP
- △ - FOUND SPIKE
- ⊕ - SET ALUMINUM CAP PLS #31942
- - FOUND ALUMINUM CAP PLS #11415
- ⊗ - FOUND ALUMINUM CAP PLS #10402
- ⊙ - FOUND STEEL ROD
- ⊚ - FOUND ALUMINUM CAP PLS #25971
- ◇ - POWER POLE ANCHOR
- ⊞ - POWER POLE
- ⊠ - PHONE PEDESTAL
- - OVERHEAD ELECTRIC

LEGAL DESCRIPTION #1

A legal description of a parcel of land situated in a portion of the south one half of the northwest one quarter, (S1/2NW1/4), Section 33, Township 1 North, Range 75 West of the 6th Prime Meridian, County of Grand, State of Colorado, based on a survey of that parcel described at Book 486, Page 74 of the Records of Grand County, more particularly described as follows:

Considering the west line of Section 33 as bearing N 02°56'W as evidenced by an existing U.S.G.L.O. brass cap at the west 1/4 corner of Section 33 and an existing U.S.F.S. aluminum cap at the north 1/16th corner of Sections 33 and 32, and with all bearings contained herein relative thereto.

Commencing at the west 1/4 corner of Section 33, said point also being the POINT OF BEGINNING;

Thence N 89°49'55" E, along the east-west centerline of Section 33, a distance of 1274.46' to the center of Trail Creek;

Thence following along the center of Trail Creek for the following courses;

- Thence N 07°06'46" E a distance of 15.34' to a point;
 - Thence N 34°58'59" E a distance of 93.56' to a point;
 - Thence N 04°09'32" E a distance of 28.05' to a point;
 - Thence N 55°14'31" W a distance of 17.75' to a point;
 - Thence N 09°33'25" E a distance of 62.31' to a point;
 - Thence N 49°04'53" E a distance of 49.74' to an aluminum cap, PLS #25971 situated in the center of Trail Creek;
 - Thence leaving the center of Trail Creek for the following courses;
 - Thence N 87°19'46" W a distance of 1384.27' to an aluminum cap, PLS #25971 situated approximately on the west line of Section 33;
 - Thence S 03°24'14" E a distance of 292.75' to the POINT OF BEGINNING.
- Said parcel contains 7.88 acres more or less.

LEGAL DESCRIPTION #2

A legal description of a parcel of land situated in a portion of the south one half of the northwest one quarter and the north one half of the southwest one quarter, (S1/2NW1/4, N1/2SW1/4), of Section 33, Township 1 North, Range 75 West of the 6th Prime Meridian, County of Grand, State of Colorado, based on a survey of those parcels described at Book 123, Page 245 and Reception #96004827 of the Records of Grand County, more particularly described as follows:

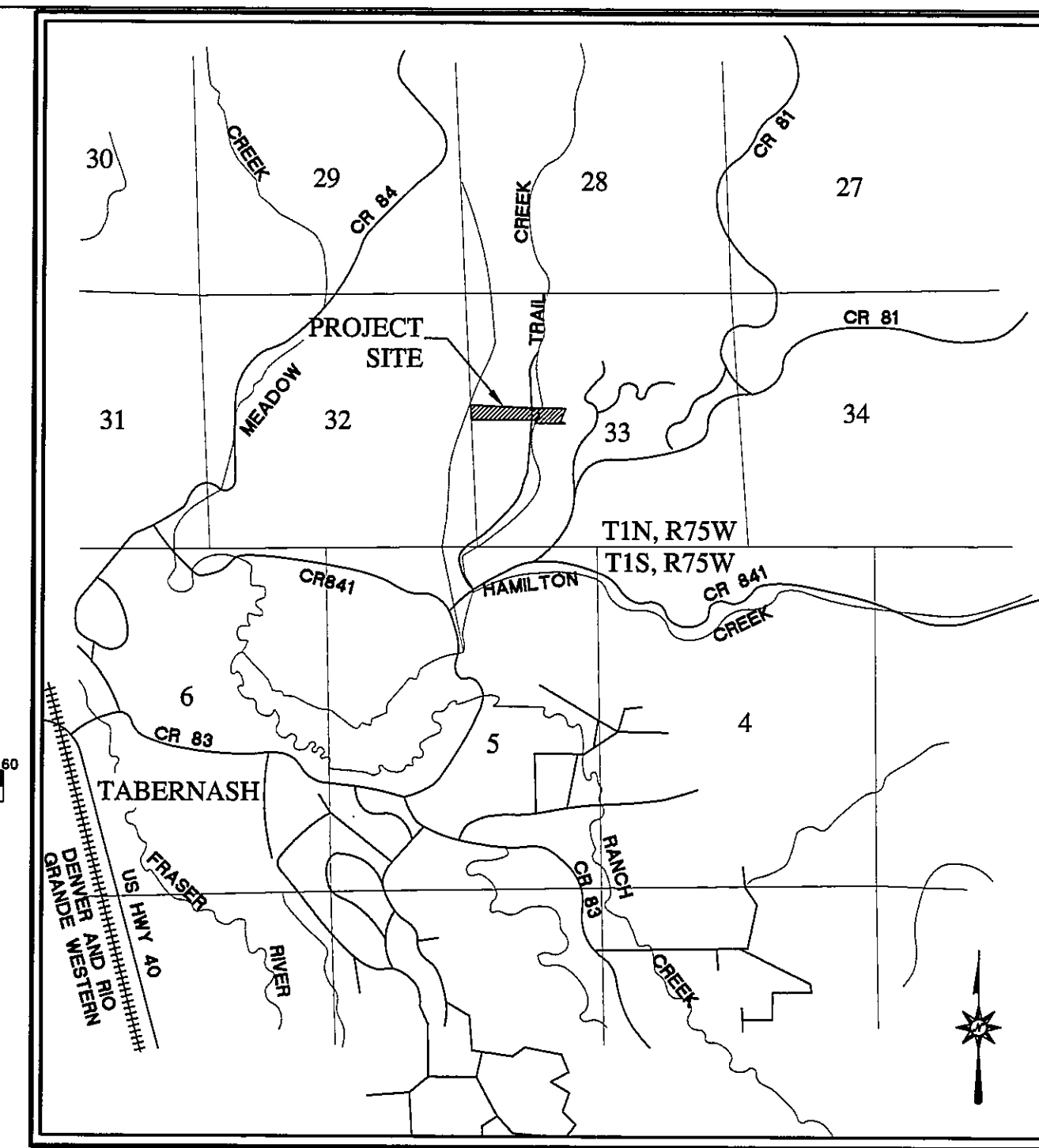
Considering the west line of Section 33 as bearing N 02°56'W as evidenced by an existing U.S.G.L.O. brass cap at the west 1/4 corner of Section 33 and an existing U.S.F.S. aluminum cap at the north 1/16th corner of Sections 33 and 32, and with all bearings contained herein relative thereto.

Commencing at a steel rod in a mound of stone from whence the west 1/4 corner of Section 33 bears S 80°23'40" W, a distance of 1902.15', said steel rod also being the POINT OF BEGINNING;

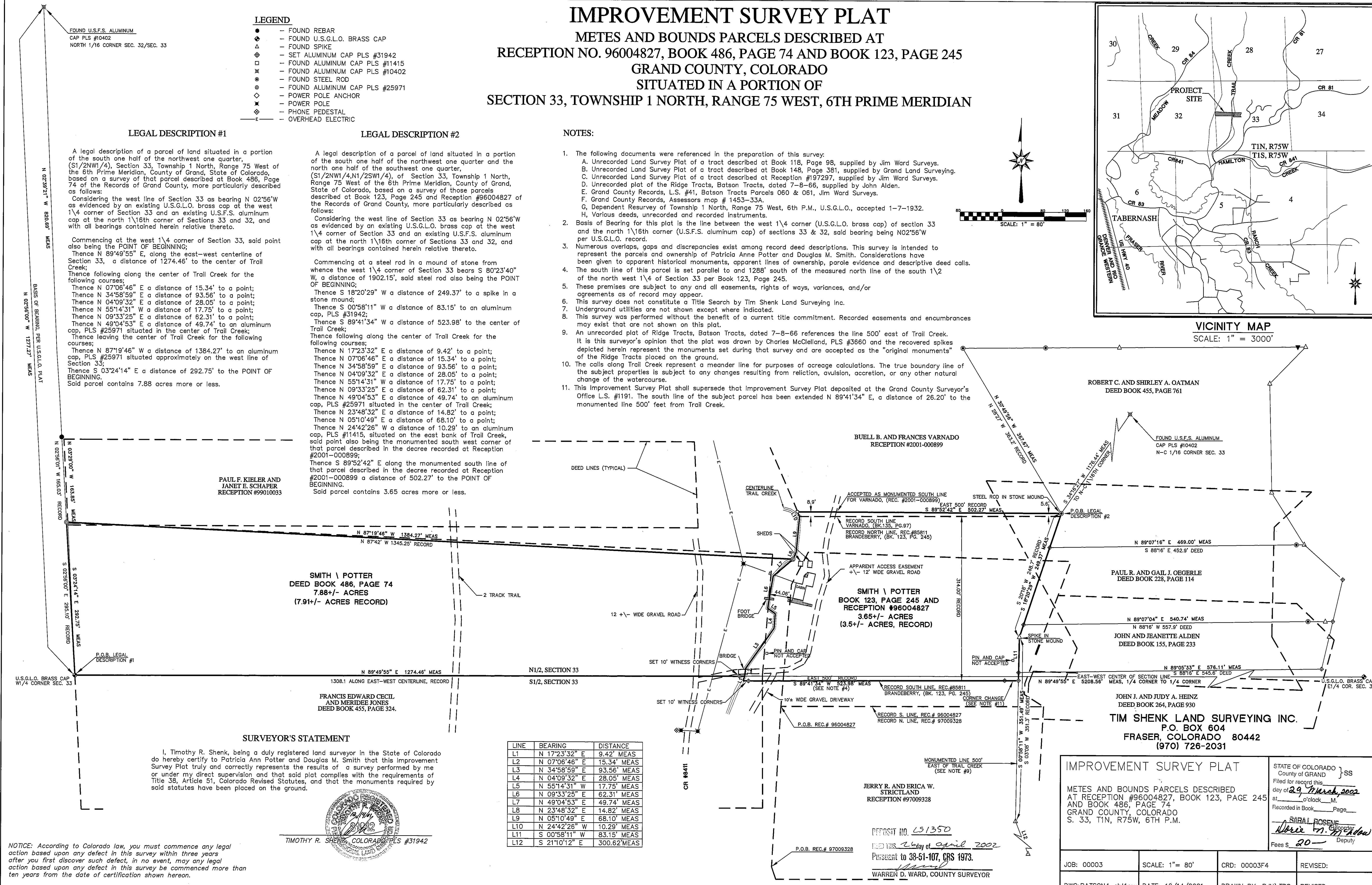
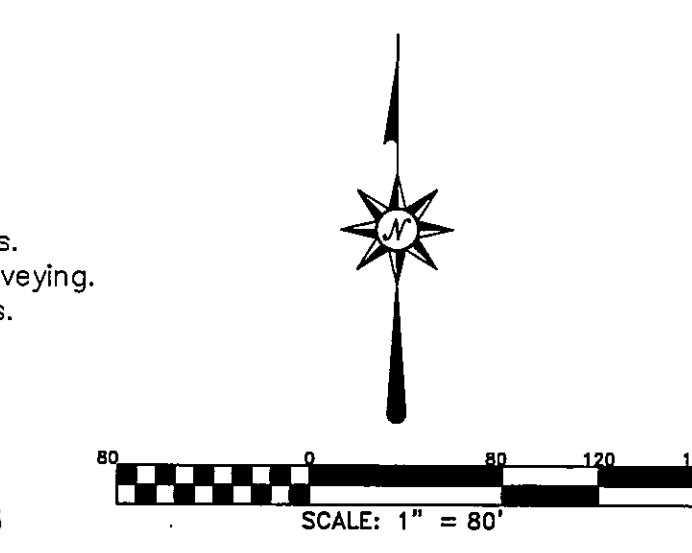
- Thence S 18°20'29" W a distance of 249.37' to a spike in a stone mound;
 - Thence S 00°58'11" W a distance of 83.15' to an aluminum cap, PLS #31942;
 - Thence S 89°41'34" W a distance of 523.98' to the center of Trail Creek;
 - Thence following along the center of Trail Creek for the following courses;
 - Thence N 17°23'32" E a distance of 9.42' to a point;
 - Thence N 07°06'46" E a distance of 15.34' to a point;
 - Thence N 34°58'59" E a distance of 93.56' to a point;
 - Thence N 04°09'32" E a distance of 28.05' to a point;
 - Thence N 55°14'31" W a distance of 17.75' to a point;
 - Thence N 09°33'25" E a distance of 62.31' to a point;
 - Thence N 49°04'53" E a distance of 49.74' to an aluminum cap, PLS #25971 situated in the center of Trail Creek;
 - Thence N 23°48'32" E a distance of 14.82' to a point;
 - Thence N 05°10'49" E a distance of 68.10' to a point;
 - Thence N 24°42'26" W a distance of 10.29' to an aluminum cap, PLS #11415, situated on the east bank of Trail Creek, said point also being the monumented south west corner of that parcel described in the decree recorded at Reception #2001-000899;
 - Thence S 89°52'42" E along the monumented south line of that parcel described in the decree recorded at Reception #2001-000899 a distance of 502.27' to the POINT OF BEGINNING.
- Said parcel contains 3.65 acres more or less.

NOTES:

1. The following documents were referenced in the preparation of this survey:
 - A. Unrecorded Land Survey Plat of a tract described at Book 118, Page 98, supplied by Jim Ward Surveys.
 - B. Unrecorded Land Survey Plat of a tract described at Book 148, Page 381, supplied by Grand Land Surveying.
 - C. Unrecorded Land Survey Plat of a tract described at Reception #197297, supplied by Jim Ward Surveys.
 - D. Unrecorded plat of the Ridge Tracts, Batson Tracts, dated 7-8-66, supplied by John Alden.
 - E. Grand County Records, L.S. #41, Batson Tracts Parcels 060 & 061, Jim Ward Surveys.
 - F. Grand County Records, Assessors map # 1453-33A.
 - G. Dependent Resurvey of Township 1 North, Range 75 West, 6th P.M., U.S.G.L.O., accepted 1-7-1932.
 - H. Various deeds, unrecorded and recorded instruments.
2. Basis of Bearing for this plat is the line between the west 1/4 corner (U.S.G.L.O. brass cap) of section 33 and the north 1/16th corner (U.S.F.S. aluminum cap) of sections 33 & 32, said bearing being N02°56'W per U.S.G.L.O. record.
3. Numerous overlaps, gaps and discrepancies exist among record deed descriptions. This survey is intended to represent the parcels and ownership of Patricia Anne Potter and Douglas M. Smith. Considerations have been given to apparent historical monuments, apparent lines of ownership, parole evidence and descriptive deed calls.
4. The south line of this parcel is set parallel to and 1288' south of the measured north line of the south 1/2 of the north west 1/4 of Section 33 per Book 123, Page 245.
5. These premises are subject to any and all easements, rights of ways, variances, and/or agreements as of record may appear.
6. This survey does not constitute a Title Search by Tim Shenk Land Surveying Inc.
7. Underground utilities are not shown except where indicated.
8. This survey was performed without the benefit of a current title commitment. Recorded easements and encumbrances may exist that are not shown on this plat.
9. An unrecorded plat of Ridge Tracts, Batson Tracts, dated 7-8-66 references the line 500' east of Trail Creek. It is this surveyor's opinion that the plat was drawn by Charles McClelland, PLS #3660 and the recovered spikes depicted herein represent the monuments set during that survey and are accepted as the "original monuments" of the Ridge Tracts placed on the ground.
10. The calls along Trail Creek represent a meander line for purposes of acreage calculations. The true boundary line of the subject properties is subject to any changes resulting from reliction, avulsion, accretion, or any other natural change of the watercourse.
11. This Improvement Survey Plat shall supersede that Improvement Survey Plat deposited at the Grand County Surveyor's Office L.S. #1191. The south line of the subject parcel has been extended N 89°41'34" E, a distance of 26.20' to the monumented line 500' feet from Trail Creek.

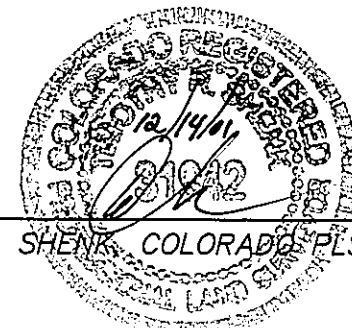


VICINITY MAP
SCALE: 1" = 3000'



SURVEYOR'S STATEMENT

I, Timothy R. Shenk, being a duly registered land surveyor in the State of Colorado do hereby certify to Patricia Ann Potter and Douglas M. Smith that this Improvement Survey Plat truly and correctly represents the results of a survey performed by me or under my direct supervision and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by said statutes have been placed on the ground.



TIMOTHY R. SHENK, COLORADO PLS #31942

LINE	BEARING	DISTANCE
L1	N 17°23'32" E	9.42' MEAS
L2	N 07°06'46" E	15.34' MEAS
L3	N 34°58'59" E	93.56' MEAS
L4	N 04°09'32" E	28.05' MEAS
L5	N 55°14'31" W	17.75' MEAS
L6	N 09°33'25" E	62.31' MEAS
L7	N 49°04'53" E	49.74' MEAS
L8	N 23°48'32" E	14.82' MEAS
L9	N 05°10'49" E	68.10' MEAS
L10	N 24°42'26" W	10.29' MEAS
L11	S 00°58'11" W	83.15' MEAS
L12	S 21°10'12" E	300.62' MEAS

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 from the date of certification shown hereon.

IMPROVEMENT SURVEY PLAT		STATE OF COLORADO } SS County of GRAND	
METES AND BOUNDS PARCELS DESCRIBED AT RECEPTION #96004827, BOOK 123, PAGE 245 AND BOOK 486, PAGE 74 GRAND COUNTY, COLORADO S. 33, T1N, R75W, 6TH P.M.		Filed for record this day of <u>29 March</u> , 2002 at <u>11:00</u> o'clock <u>A.M.</u> Recorded in Book <u> </u> Page <u> </u>	
JERRY R. AND ERICA W. STRICTLAND RECEPTION #97009328		SARAI ROSEN Recorder Deputy	
JOB: 00003	SCALE: 1" = 80'	CRD: 00003F4	REVISED:
DWG: BATSON4_sht1rev	DATE: 12/14/2001	DRAWN BY: BJN\TRS	REVISED:

LS 1350