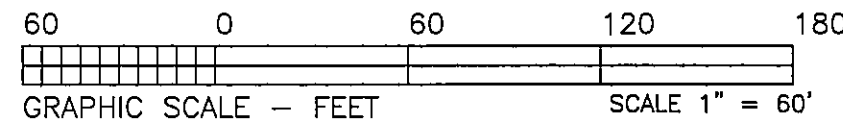
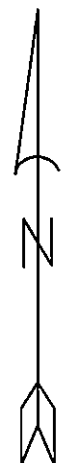


# IMPROVEMENT SURVEY PLAT

## A TRACT OF LAND BEING A PORTION OF THE NE1/4NE1/4 OF SECTION 7, T1N, R76W OF THE 6TH P.M., GRAND COUNTY, COLORADO

PROPERTY ADDRESS: TIMELINE MEDICAL CENTER, 68201 U.S. HIGHWAY 40, GRANBY, CO 80446



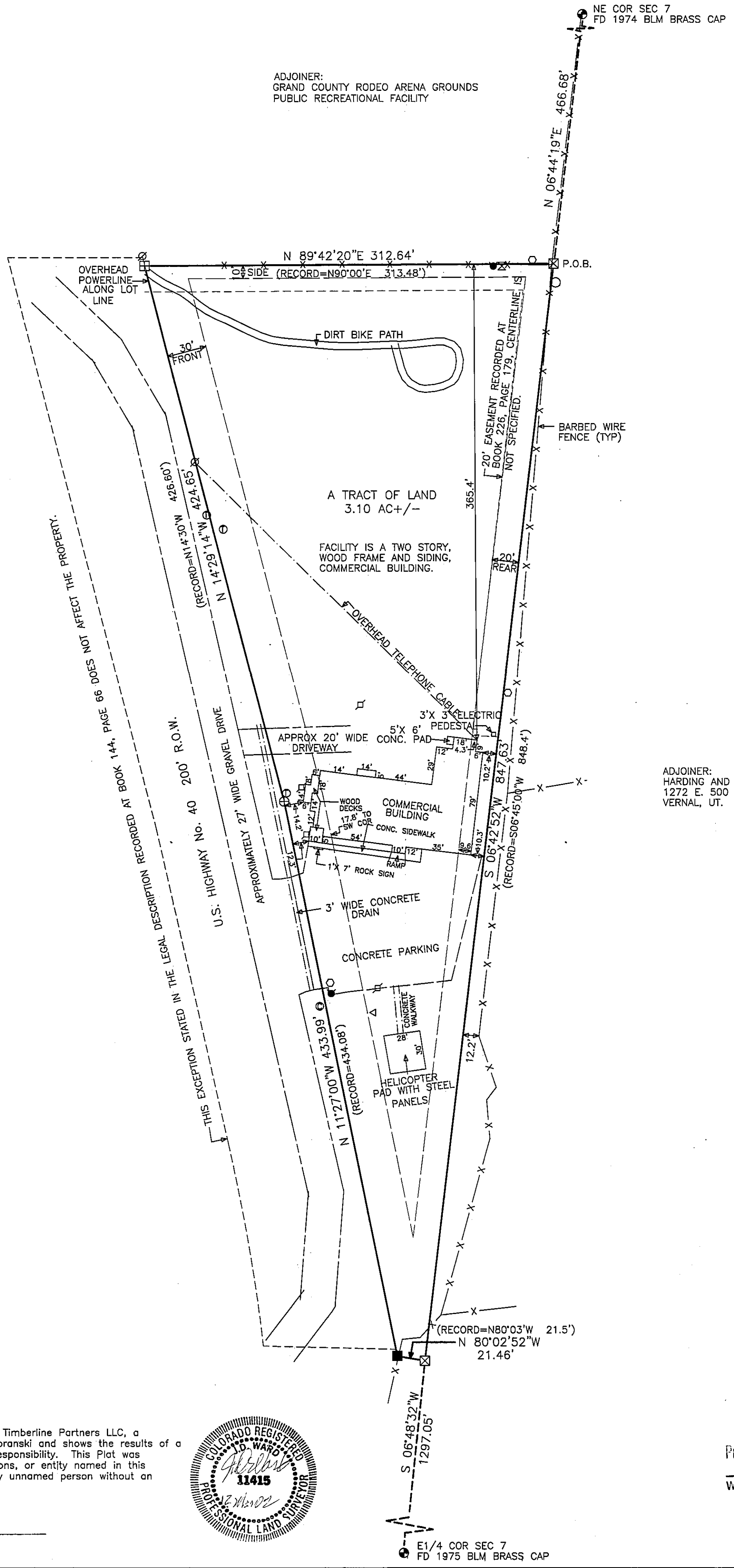
**LEGEND**

- ⊙ = FOUND BRASS CAP
- ⊠ = FOUND BOAT SPIKE, TIED A BRASS TAG MARKED LS #11415
- = FOUND 3" BRASS CAP R.O.W. MARKER IN CONCRETE
- = FOUND 1" PVC FOR SEWER CLEAN OUT
- ⊞ = FOUND 1/2" REBAR WITH BROKEN WHITE CAP MARKED LS #2816, TIED BRASS TAG MARKED LS #11415 TO IT
- ⊕ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED LS #2816 APPROX 1' UNDERGROUND
- ⊥ = LIGHT POLE
- = FIRE HYDRANT
- = MANHOLE COVER
- ⊕ = WATER VALVE
- ⊕ = POWER POLE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = CABLE BOX
- ⊥ = TIMBERLINE SIGN

BASED UPON BUILDING SETBACK REQUIREMENTS PROVIDED BY COUNTY BASIS OF BEARING N112°27'00"W BETWEEN THE WEST ANGLE POINT AND THE SW CORNER OF SAID TRACT PER LEGAL DESCRIPTION PROVIDED IN "EXHIBIT A" OF TITLE COMMITMENT No. 1026927

LOT DOES NOT LIE IN ANY FLOOD HAZARD MAP.

THERE ARE NO VISIBLE PARKING STRIPES. THERE ARE 2 HANDICAP PARKING SPACES IN FRONT OF THE RAMP AN AMBULANCE ONLY PARKING SPACE TO THE LEFT OF THE RAMP, AND DOCTORS ONLY SPACES TO THE RIGHT OF THE RAMP.



LEGAL DESCRIPTION PROVIDED IN "EXHIBIT A" OF TITLE COMMITMENT No. 1026927.

**LEGAL DESCRIPTION**

A PART OF THE NE1/4NE1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE EAST LINE OF SAID NE1/4NE1/4 WHEN THE NORTHEAST CORNER THEREOF BEARS NORTH 06 DEGREES 45 MINUTES EAST, 467 FEET;  
 THENCE WEST, 313.48 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 40;  
 THENCE ALONG SAID HIGHWAY RIGHT OF WAY LINE, THE FOLLOWING COURSES AND DISTANCES:  
 THENCE SOUTH 14 DEGREES 30 MINUTES EAST, 426.6 FEET;  
 AND SOUTH 11 DEGREES 27 MINUTES EAST, 434.08 FEET;  
 THENCE SOUTH 80 DEGREES 03 MINUTES EAST, 21.5 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4NE1/4;  
 THENCE NORTH 06 DEGREES 45 MINUTES EAST, ALONG SAID EAST LINE, 848.4 FEET TO THE POINT OF BEGINNING,  
 EXCEPTING THEREFROM, THAT PORTION AS CONVEYED TO THE STATE OF COLORADO DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED JULY 15, 1963 IN BOOK 144 AT PAGE 66,  
 COUNTY OF GRAND,  
 STATE OF COLORADO.

**COMMENTS:**

BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED PUBLIC AND PRIVATE SURVEYOR MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION: FROM INFORMATION SUPPLIED BY CLIENT. USUALLY A TITLE POLICY OR TITLE REPORT.

**TITLE REPORT:**

LAWYERS TITLE INSURANCE CORPORATION  
 CASE No. PJD-17125-1  
 EFFECTIVE DATE: MAY 17, 2001 AT 8:30 a.m.

(#) INDICATES REPORT EXCEPTION No. AS NON-PLOTTABLE EASEMENTS. THIS REPORT MAY COVER OTHER PROPERTIES THAN SHOWN HEREON.

EFFECT OF - SCHEDULE B EXCEPTIONS (1) THROUGH (10), (14), (16)

EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN FROM OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THIS SURVEY AS HAVING "EFFECT OF" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS, WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

AREA: BASED UPON MEASURED BEARINGS AND DISTANCE AS SHOWN.

BASIS OF BEARING: AS SHOWN HEREON

NOTE: THIS PLAT DOES NOT CONSTITUTE AND SHOULD NOT BE CONSTRUED AS A TITLE SEARCH, REPORT, OPINION OR FINDING BY JIM WARD SURVEYS.

**NOTES:**

- 1) THIS PROPERTY IS AFFECTED BY THE DEED FOR MINERAL, COAL, AND GAS RIGHTS, RECORDED AT BOOK 102, PAGE 513 AND RERECORDED AT BOOK 103, PAGE 174.
- 2) THIS PROPERTY IS AFFECTED BY A COURT ORDER OF ANNEXATION TO THE SILVERCREEK WATER AND SANITATION DISTRICT, RECORDED AT BOOK 337, PAGE 336 AND BOOK 414, PAGE 634.
- 3) THIS PLAT DOES NOT CONSTITUTE AND SHOULD NOT BE CONSTRUED AS A TITLE SEARCH, REPORT, OPINION OR FINDING BY JIM WARD SURVEYS.

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.

**Surveyor's Statement**

This Improvement Survey Plat was prepared for SL Timberline Partners LLC, a Colorado Limited Liability Company and Arnold S Moranski and shows the results of a field survey performed under my supervision and responsibility. This Plat was prepared for the exclusive use of the person, persons, or entity named in this statement. Said statement does not extend to any unnamed person without an express restatement by J.D. Ward.

J.D. Ward, COLORADO PLS #11415



ADJOINER:  
 HARDING AND COMPANY  
 1272 E. 500 SOUTH  
 VERNAL, UT. 84078

LS1387

**ROCKY MOUNTAIN REALTY SURVEYS, INC.**  
 dba **JIM WARD SURVEYS**  
 P.O. BOX 445  
 KREMMLING, COLORADO 80459  
 ASSOCIATED (970) 724-3845  
 PLANNING SERVICES

161387  
 Pursuant to 38-51-107, CRS 1973  
 WARREN D. WARD, COUNTY SURVEYOR

IMPROVEMENT SURVEY PLAT A TRACT OF LAND BEING A PORTION OF THE NE1/4NE1/4 OF SEC 7, T1N, R76W OF THE 6TH P.M., GRAND COUNTY, COLORADO		STATE OF COLORADO } ss County of GRAND } Filed for record this 23 day of August 2002 at _____ o'clock _____ M. Recorded in Book _____ Page _____
SCALE: 1" = 60'	DRAWN BY: P.N.	SARAL ROSENE Recorder Suzanne Bueh Deputy Fees \$ 20.00
DATE: MAY 18, 2001	REV. MARCH 11, 2002	
SEC. 7, T1N, R76W		
ACAD 6N107002	JOB # 6N107002	
	SHEET 1 OF 1	