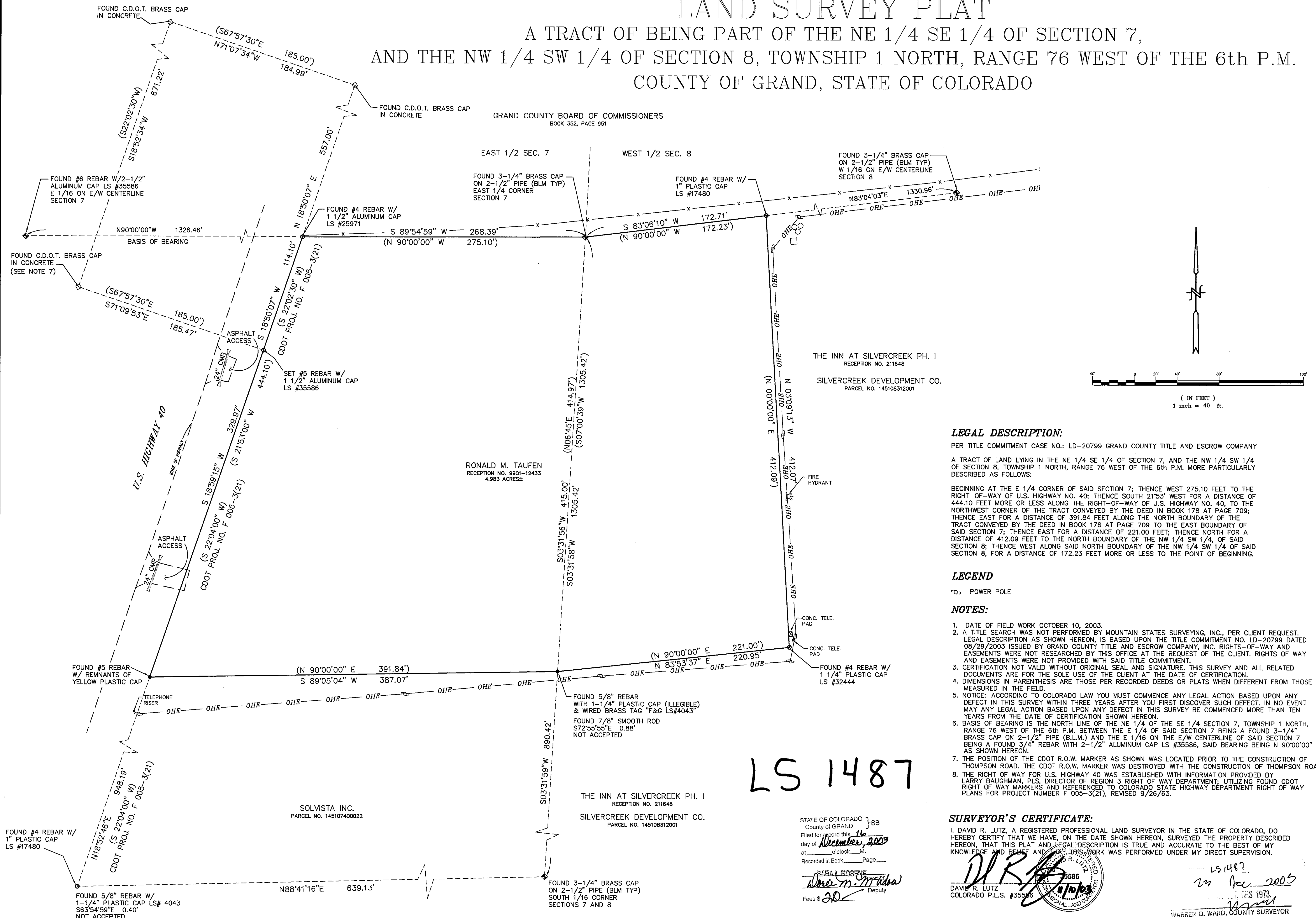


LAND SURVEY PLAT

A TRACT OF BEING PART OF THE NE 1/4 SE 1/4 OF SECTION 7,
AND THE NW 1/4 SW 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6th P.M.
COUNTY OF GRAND, STATE OF COLORADO

GRAND COUNTY BOARD OF COMMISSIONERS
BOOK 352, PAGE 951



LEGAL DESCRIPTION:

PER TITLE COMMITMENT CASE NO.: LD-20799 GRAND COUNTY TITLE AND ESCROW COMPANY
A TRACT OF LAND LYING IN THE NE 1/4 SE 1/4 OF SECTION 7, AND THE NW 1/4 SW 1/4 OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6th P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 7; THENCE WEST 275.10 FEET TO THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 40; THENCE SOUTH 21'53" WEST FOR A DISTANCE OF 444.10 FEET MORE OR LESS ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 40, TO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED IN BOOK 178 AT PAGE 709; THENCE EAST FOR A DISTANCE OF 391.84 FEET ALONG THE NORTH BOUNDARY OF THE TRACT CONVEYED BY THE DEED IN BOOK 178 AT PAGE 709 TO THE EAST BOUNDARY OF SAID SECTION 7; THENCE EAST FOR A DISTANCE OF 221.00 FEET; THENCE NORTH FOR A DISTANCE OF 412.09 FEET TO THE NORTH BOUNDARY OF THE NW 1/4 SW 1/4, OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH BOUNDARY OF THE NW 1/4 SW 1/4 OF SAID SECTION 8, FOR A DISTANCE OF 172.23 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LEGEND

☉ POWER POLE

NOTES:

- DATE OF FIELD WORK OCTOBER 10, 2003.
- A TITLE SEARCH WAS NOT PERFORMED BY MOUNTAIN STATES SURVEYING, INC., PER CLIENT REQUEST. LEGAL DESCRIPTION AS SHOWN HEREON, IS BASED UPON THE TITLE COMMITMENT NO. LD-20799 DATED 08/29/2003 ISSUED BY GRAND COUNTY TITLE AND ESCROW COMPANY, INC. RIGHTS-OF-WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE CLIENT. RIGHTS OF WAY AND EASEMENTS WERE NOT PROVIDED WITH SAID TITLE COMMITMENT.
- CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
- DIMENSIONS IN PARENTHESES ARE THOSE PER RECORDED DEEDS OR PLATS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
- 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.
- BASIS OF BEARING IS THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6th P.M. BETWEEN THE E 1/4 OF SAID SECTION 7 BEING A FOUND 3-1/4" BRASS CAP ON 2-1/2" PIPE (BLM TYP) AND THE E 1/16 ON THE E/W CENTERLINE OF SAID SECTION 7 BEING A FOUND 3/4" REBAR WITH 2-1/2" ALUMINUM CAP LS #35586, SAID BEARING BEING N 90°00'00" W, AS SHOWN HEREON.
- THE POSITION OF THE CDOT R.O.W. MARKER AS SHOWN WAS LOCATED PRIOR TO THE CONSTRUCTION OF THOMPSON ROAD. THE CDOT R.O.W. MARKER WAS DESTROYED WITH THE CONSTRUCTION OF THOMPSON ROAD.
- THE RIGHT OF WAY FOR U.S. HIGHWAY 40 WAS ESTABLISHED WITH INFORMATION PROVIDED BY LARRY BAUGHMAN, PLS, DIRECTOR OF REGION 3 RIGHT OF WAY DEPARTMENT; UTILIZING FOUND CDOT RIGHT OF WAY MARKERS AND REFERENCED TO COLORADO STATE HIGHWAY DEPARTMENT RIGHT OF WAY PLANS FOR PROJECT NUMBER F 005-3(21), REVISED 9/26/63.

SURVEYOR'S CERTIFICATE:

I, DAVID R. LUTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE, ON THE DATE SHOWN HEREON, SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THIS PLAT AND LEGAL DESCRIPTION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION.

STATE OF COLORADO } SS
County of GRAND
Filed for record this 16
day of December, 2003
at _____ o'clock _____ M.
Recorded in Book _____ Page _____

Deputy
Fees \$ 20

DAVID R. LUTZ
COLORADO P.L.S. #35586
WARREN D. WARD, COUNTY SURVEYOR

LS 1487

Mountain States Surveying
P.O. Box 1381
Fraser, CO 80442
Phone: (970) 726-9585
Fax: (970) 726-9585
Mobile: (970) 470-2445
Email: mss@mtstatesurveying.com

NO.	REVISIONS	DATE	BY

CLIENT: ROBERT W. KINZLER
NE 1/4 SE 1/4 OF SECTION 7,
NW 1/4 SW 1/4 SECTION 8
COUNTY OF GRAND, STATE OF COLORADO

DATE: Oct. 2003
DESIGN BY: FV
DRAWN BY: FV
CHECKED BY: DL
JOB NO.
055-03
SHEET
1 OF 1