

ALTA/ACSM LAND TITLE SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7,
T. 1 N., R. 76 W., 6TH P.M., TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING EASTERLY OF HIGHWAY 40, EXCEPT ANY PART THEREOF LYING WITHIN SAID HIGHWAY 40 AS DESCRIBED IN, BUT NOT LIMITED TO, THE FOLLOWING INSTRUMENTS: RECORDED SEPTEMBER 21, 1933 IN BOOK 81 AT PAGE 456 AND RECORDED JULY 15, 1963 IN BOOK 144 AT PAGE 65; AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE ROAD(S) AS DESCRIBED IN, BUT NOT LIMITED TO, THE FOLLOWING INSTRUMENTS: INSTRUMENT RECORDED JUNE 7, 1973 IN BOOK 197 AT PAGE 482, RECORDED APRIL 20, 1983 IN BOOK 327 AT PAGE 158, AND AS EVIDENCED BY INSTRUMENT RECORDED MAY 18, 1983 IN BOOK 328 AT PAGE 642; SAID ROAD BEING SOMETIMES KNOWN AS VILLAGE ROAD OR KNOWN AS GRAND COUNTY ROAD 89; ALSO EXCEPTING THAT PORTION THEREOF LYING WITHIN THE INN AT SILVERCREEK PHASE II; AND EXCEPTING THAT PORTION LYING NORTH OF THE PROPERTY DESCRIBED IN DEED RECORDED JULY 14, 1971 IN BOOK 178 AT PAGE 709, COUNTY OF GRAND, STATE OF COLORADO.

SAID PARCEL ALSO BEING DESCRIBED AS:

PARCEL A

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO BEAR NORTH 07°03'53" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 87°48'55" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 639.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40 AS DESCRIBED IN BOOK 144 AT PAGE 63 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

THENCE NORTH 22°29'04" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 225.71 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VILLAGE ROAD AS DESCRIBED IN BOOK 197 AT PAGE 482 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE SOUTH 67°48'42" EAST, A DISTANCE OF 78.03 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°08'04", A RADIUS OF 540.00 FEET AND AN ARC LENGTH OF 378.26 FEET;
3. THENCE NORTH 72°03'14" EAST, A DISTANCE OF 146.11 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 07°03'53" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 236.93 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL A CONTAINS AN AREA OF 109,948 SQUARE FEET OR 2.52 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

PARCEL B

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO BEAR NORTH 07°03'53" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 07°03'53" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 695.53 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 178 AT PAGE 709 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE WESTERLY BOUNDARY OF THE INN AT SILVER CREEK PHASE II RECORDED AT RECEPTION NO. 203683 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°41'07" WEST, ALONG THE SOUTH LINE OF SAID PARCEL AND ALONG THE WESTERLY BOUNDARY OF SAID THE INN AT SILVER CREEK PHASE II, A DISTANCE OF 124.87 FEET;

THENCE SOUTH 07°03'53" WEST, ALONG THE WESTERLY BOUNDARY OF SAID THE INN AT SILVER CREEK PHASE II, A DISTANCE OF 413.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VILLAGE ROAD AS DESCRIBED IN BOOK 197 AT PAGE 482 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 72°03'14" WEST, A DISTANCE OF 46.60 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40°08'04", A RADIUS OF 460.00 FEET AND AN ARC LENGTH OF 322.22 FEET;
3. THENCE NORTH 67°48'42" WEST, A DISTANCE OF 8.19 FEET;
4. THENCE SOUTH 22°26'01" WEST, A DISTANCE OF 46.99 FEET;
5. THENCE NORTH 87°13'13" WEST, A DISTANCE OF 73.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 40 AS DESCRIBED IN BOOK 144 AT PAGE 63 OF THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER;

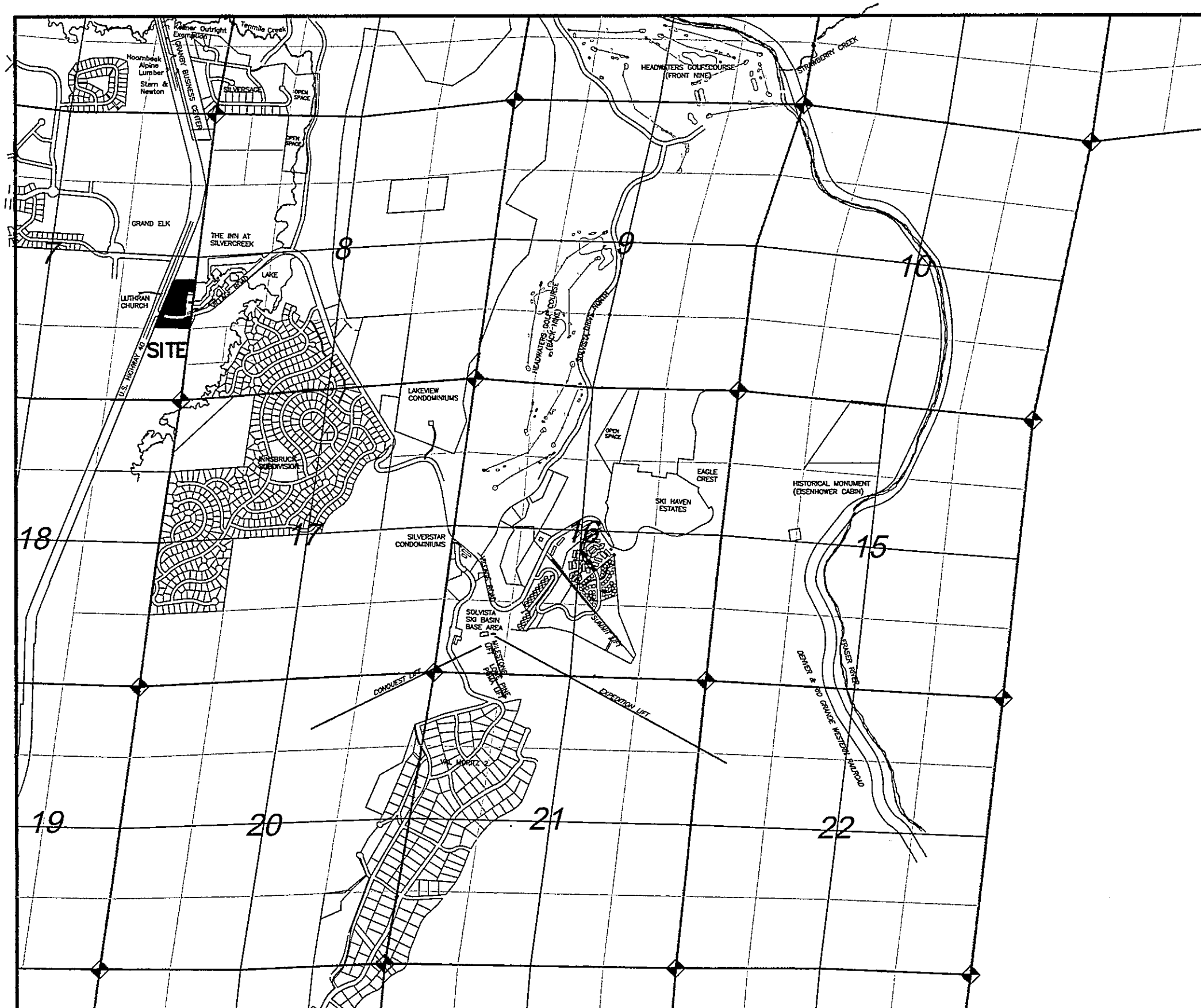
THENCE NORTH 22°29'04" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 697.84 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 178 AT PAGE 709;

THENCE SOUTH 89°41'07" EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 178 AT PAGE 709, A DISTANCE OF 391.84 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE WESTERLY BOUNDARY OF SAID THE INN AT SILVER CREEK PHASE II;

THENCE SOUTH 07°03'53" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL AND ALONG THE WESTERLY BOUNDARY OF SAID THE INN AT SILVER CREEK PHASE II, A DISTANCE OF 195.01 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL B CONTAINS AN AREA OF 250,861 SQUARE FEET OR 5.76 ACRES, MORE OR LESS.

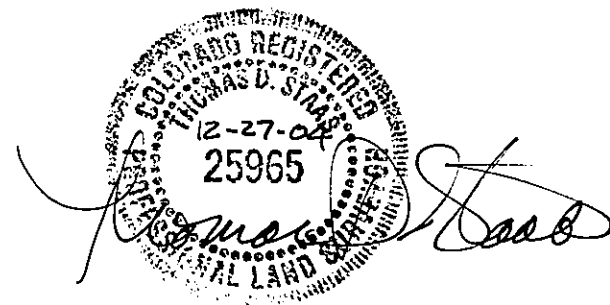
PARCEL A AND PARCEL B CONTAIN A COMBINED TOTAL AREA OF 360,809 SQUARE FEET OR 8.28 ACRES, MORE OR LESS.



VICINITY MAP
SCALE 1" = 2000'

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY TO SOLVISTA, INC., A COLORADO CORPORATION, AND LAND TITLE GUARANTEE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD "DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 4, 8, 10, 11a, 14 AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".



THOMAS D. STAAB, P.L.S. NO. 25965
FOR AND ON BEHALF OF CARROLL & LANGE, INC.

12-27-04
DATE

NOTES:

1. **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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT, ACCESSORY OR LEGAL LAND BOUNDARY MONUMENT COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CARROLL & LANGE, INC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CARROLL & LANGE, INC. RELIED UPON THE TITLE COMMITMENT OF RECORD AS NOTED HEREON.
4. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
5. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 07°03'53" EAST, AND IS MONUMENTED AS SHOWN HEREON.
6. BASED ON A REVIEW OF THE TITLE COMMITMENT AS NOTED HEREON, THE FOLLOWING SCHEDULE B-2 EXCEPTIONS ARE NOTED:

EXCEPTION 11 - RIGHT-OF-WAY EASEMENTS AS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. BY INSTRUMENTS RECORDED OCTOBER 20, 1953 IN BOOK 106 AT PAGE 464 AND RECORDED AUGUST 11, 1983 IN BOOK 333 AT PAGE 731. AS SHOWN.

EXCEPTION 12 - PERMANENT EASEMENT GRANTED TO THE DEPT. OF HIGHWAYS, STATE OF COLORADO, FOR THE PURPOSE OF A ROAD APPROACH TO HIGHWAY BY INSTRUMENT RECORDED JULY 15, 1963 IN BOOK 144 AT PAGE 65. AS SHOWN.

EXCEPTION 17 - DEED OF EASEMENT FOR INGRESS AND EGRESS PURPOSES AS CONTAINED IN INSTRUMENT RECORDED JANUARY 27, 1982 IN BOOK 305 AT PAGE 606. EASEMENT DESCRIPTION IS THE SAME AS THE PARCEL DESCRIBED IN BOOK 197, PAGE 482. AS SHOWN.

EXCEPTION 18 - RIGHT-OF-WAY EASEMENT AS GRANTED TO MOUNTAIN PARKS ELECTRIC, INC. BY INSTRUMENT RECORDED SEPTEMBER 10, 1982 IN BOOK 315 AT PAGE 954. AS SHOWN.

EXCEPTION 20 - TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED MAY 18, 1983 IN BOOK 328 AT PAGE 630. AS SHOWN.

EXCEPTION 23 - DEED OF EASEMENT FOR INGRESS AND EGRESS PURPOSES AS CONTAINED IN INSTRUMENT RECORDED AUGUST 19, 1983 IN BOOK 334 AT PAGE 403. AS SHOWN.

EXCEPTION 24 - DEED OF PERPETUAL EASEMENT RECORDED MAY 17, 1985 IN BOOK 373 AT PAGE 339. AS SHOWN.

EXCEPTION 25 - RIGHT-OF-WAY EASEMENTS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AS CONTAINED IN INSTRUMENTS RECORDED MAY 11, 1988 IN BOOK 434 AT PAGES 831 AND 832. AS SHOWN.

7. THIS PROPERTY MAY CONTAIN UNDERGROUND UTILITIES. ONLY VISIBLE SURFACE EVIDENCE OF UTILITIES WAS LOCATED AS A PART OF THIS SURVEY AND IS SHOWN HEREON.
8. DATE OF FIELD WORK: 03 DECEMBER 2004. PARTS OF THE SUBJECT PROPERTY WERE COVERED WITH SNOW AND THEREFORE ONLY VISIBLE IMPROVEMENTS WERE FIELD LOCATED AND SHOWN HEREON.

COUNTY SURVEYOR'S CERTIFICATE

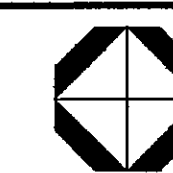
DEPOSITED THIS 25 DAY OF JANUARY, 2005, AT 10:24 AM, IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLAT / RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NO. 1566.

COUNTY SURVEYOR

LS1566

THIS MAP WAS PREPARED WITH LAND TITLE GUARANTEE COMPANY
COMMITMENT NUMBER J60000555, EFFECTIVE DATE NOVEMBER 21, 2004

10					
9					
8					
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NO.	REVISIONS	DATE BY	CHECKED BY:	DATE:	FILE NO.



Carroll & Lange, Inc.
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lafayette, Colorado 80228
(303) 980-0200

PROJECT: SOL VISTA ENTRANCE PARCEL
TITLE: ALTA/ACSM LAND TITLE SURVEY

DESIGNED BY: _____ SCALE: 1"=60'
DRAWN BY: JGB SHEET 1 OF 2
JOB NO. 1979

CHECKED BY: _____ DATE: 12-08-04 FILE NO. ENTRANCE

STATE OF COLORADO } SS
County of GRAND }
Filed for record this 31st
day of January, 2005
at _____ o'clock _____ M.
Recorded in Book _____ Page _____
SARA L. ROSENE
Recorder
Deputy
Fees \$ 40.-