

SUGGESTED LEGAL DESCRIPTION:

All of the SE1/4 of the NE1/4 of Section 7, T1N, R76W of the 6th P.M., Town of Granby, County of Grand, State of Colorado.
 Except that portion of land that lies Easterly of the Easterly Right-of-way Line of U.S. Highway 40.
 Area = 35.721 acres, more or less.

NOTES:

- Bearings shown on the accompanying plot are based on the assumption that the South Line of the SE1/4 of the NE1/4 of Section 7, bears S86°46'17"E; as shown on the Final Plat of Grand Elk Crossing, Grand Elk Ranch and Club, recorded December 15, 2003 as Reception Number 2003-016233 of the records of Grand County, Colorado, and as monumented and shown hereon.
- The primary benchmark used to determine the basis of elevations for this map is the N1/4 Corner of said Section 7. A found 2-1/2" steel post w/ 3-1/4" BLM brass cap properly marked & stamped "1975". Elevation = 7393.90 feet, referenced to the Grand Elk vertical datum.
- All existing site features and topography shown for this survey was provided by Intrasearch, Denver, Colorado. Aerial photography was provided by Tim Shenk Land Surveying, Inc.
- The date of the aerial photography was May 12, 2003.
- Fieldwork was completed in November 2004 by Michael S. Kervin, PLS and David R. Lutz, PLS. Horizontal and vertical measurements were obtained by using a Leica TCR1103 and a Leica 1200 GPS system, a combination of conventional and GPS measurements were utilized.
- All underground utilities should be field verified by the appropriate agency prior to any construction.
- Kervin, Inc. was NOT provided a title commitment for this survey. Interests or easements may exist. Per the request of the owner or owners agent, NO additional research was completed by Kervin Inc. It is strongly recommended by Kervin Inc. that research at the State Archive Room be performed before any transfer of title.
- The BLM bearings and distances shown hereon were taken from the Dependent Resurvey and Survey performed by the USBLM. See Plat Filed in Colorado State Office, November 1, 1973.
- The parcel may be subject to rights, interests, agreements, obligations, rights-of-way or easements in favor of any person or entity burdening the subject property which exist or are claimed to exist with respect to: (a) any irrigation ditch and/or lateral; (b) reservoir and/or reservoir rights; (c) springs and/or spring rights; (d) well and/or well rights; and (e) the water and/or water rights associated with the foregoing which may be located upon the land or associated with the land.
- The parcel may be subject to those rights for electrical power distribution line purposes granted to Mountain Parks Electric Inc., its successors and assigns, by rights-of-way Colorado 978, 16805, 33748 and Denver 032472, under the Acts of February 15, 1901 (31 Stat. 790; 43 U.S.C. 959), March 4, 1911 (36 Stat. 1253; 43 U.S.C. 961), and October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761) as to Lots 4 and 5 and the NW1/4NE1/4 of Section 7, and Lot 1 and the NE1/4NW1/4 of Section 18.

It is the opinion of Kervin Inc. that due to the relocation of the existing overhead power lines, that easement described in Book 106 at Page 455 as reception Number 76585 should be vacated if it is not serving the described purpose of said easement.

11. 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; from found Colorado Department of Transportation right-of-way markers, those unrecorded legal descriptions provided by CDOT and referenced to Colorado State Highway Department right-of-way plans for Project Number F 005-3(21).

It is the opinion of Kervin Inc. that the State of Colorado, Board of Land Commission may still own Parcel 8 (Stenciled 3-8-63) and the right-of-way that passes across said land. A note shown on the CDOT Right-of-way plans states "The underlying ownership of the right of way grant was transferred to the State of Colorado, Board of Land Commission in December 1982".

Rights have been granted to the Colorado Department of Highways by right-of-way Colorado 0107366 for U.S. Highway 40 under the Act of November 9, 1921 (43 USC 107, 317), as amended, as to Lot 5 of Section 7 and the NW1/4NE1/4 of Section 18.

12. A discrepancy exist between the CDOT Right-of-way plans and an unrecorded legal description provided by CDOT that describes Parcel 8, (Stenciled 3-8-63).

13. The controlling call shown in that deed of Parcel No 8, (Stenciled 3-8-63) is "to the north line of the SE1/4 of the NE1/4 of Section 7". For the purpose of this survey that right-of-way monument was held fixed and the deed angle for Parcel No 7, (Stenciled 3-8-63) was held.

14. Certification not valid without the original seal and signature. This survey and all related documents are for the sole use of the client at the date of certification.

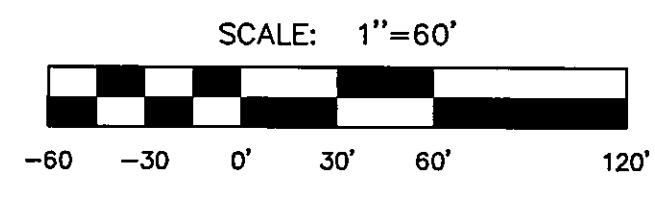
NOTICE:

According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYOR'S CERTIFICATE:

Suggested legal description prepared by Michael S. Kervin, PLS, Kervin Inc., P.O. Box 1079, Fraser, CO 80442.

I, Michael Sean Kervin, a duly registered land surveyor in the State of Colorado, do hereby certify that this Land Survey of the SE1/4 of the NE1/4 of Section 7, T1N, R76W of the 6th P.M., reflects the results of a survey made by me or under my direct supervision, and is true and correct to the best of my knowledge and belief.



LS 1568

Recorded in 668
 From the 25th day of Jan 2005
 Returned to 03-01-107, CRS 1973.
 WALTER D. WARD, COUNTY SURVEYOR

**LAND SURVEY PLAT
 COLO. STATE
 PARCEL - B**

A PORTION OF THE SE1/4 OF THE
 NE1/4 OF SECTION 7, T1N, R76W,
 6TH P.M., TOWN OF GRANBY,
 COUNTY OF GRAND, STATE OF
 COLORADO.



SHEET 1 OF 1
 OFFICIAL USE ONLY - GRAND COUNTY, COLORADO

STATE OF COLORADO } SS
 County of GRAND }
 Filed for record this 11
 day of January, 2005
 at _____ o'clock _____ M.
 Recorded in Book _____ Page _____

SARAL ROSENE
 Deputy
 Fees \$20

DRAWN BY: MSK	DATE: 11/30/04	REVISIONS & DATE:
CHECKED BY: DRL	SCALE: 1"=60'	
JOB NO: 04-011	NAME: LSP	

S0713'49"W 1277'52'
 W. LINE SE1/4, NE1/4, SEC. 7
 (C-C E1/16 COR.)
 FOUND #6 REBAR W/ 2-1/2"
 ALUM CAP PROPERLY MARKED &
 STAMPED "LS 35586 2002"
 0.2' ABOVE GROUND SURFACE

SW COR., SE1/4,
 NE1/4, SEC. 7
 (C-C E1/16 COR.)
 FOUND #6 REBAR W/ 2-1/2"
 ALUM CAP PROPERLY MARKED &
 STAMPED "LS 35586 2002"
 0.2' ABOVE GROUND SURFACE

S. LINE SE1/4, NE1/4, SEC. 7
 S86°46'17"E 1326.42'
 (S86°46'26"E 1326.78'-REC. #283328)

FOUND #4 REBAR W/
 1-1/2" ALUM CAP
 MARKED "PLS 25971"
 (SO.4' 00.3)

E1/4 COR., SEC. 7
 FOUND 3-1/4" BLM BRASS CAP
 PROPERLY MARKED & STAMPED
 "1975" ON 2-1/2" STEEL POST
 FLUSH W/ GROUND SURFACE

GRAND ELK CROSSING
 GRAND ELK RANCH AND CLUB
 REC. #2003-016233

THOMPSON ROAD
 (90' ROW)

RONALD M. TAUFEN,
 REC. #9901-12433

THE INN AT
 SILVERCREEK, PHASE 1
 REC #211648

STATE OF COLORADO
 BOARD OF LAND COMMISSIONERS
 AREA = 35.721 ACRES
 MORE OR LESS.

GRAND COUNTY
 BOARD OF COMMISSIONERS
 BOOK 352, PAGE 951

AREA OF CONCERN
 (SEE NOTE 12)

CDOT RIGHT-OF-WAY
 PER PLAN SET
 F 005-3(21)
 SHEET NO 5 OF 13

CDOT PARCEL NO. 8
 F 005-3(21)
 TO BE ACQUIRED FROM
 THE UNITED STATES
 STENCILED 3/8/63

U.S. HIGHWAY 40
 CDOT
 (SEE NOTE 11)

NW COR., SE1/4,
 NE1/4, SEC. 7
 (NE1/16 COR.)
 FOUND 3-1/4" BLM BRASS CAP
 PROPERLY MARKED & STAMPED
 "1975" ON 2-1/2" STEEL POST
 0.3' ABOVE GROUND SURFACE

25' RIGHT-OF-WAY
 EASEMENT BOOK 106,
 PAGE 455, REC. # 76585
 (SEE NOTE 10)

POSITION OF ABANDONED POWER LINES

25' RIGHT-OF-WAY
 (ASSUMPTION OF
 12.5' EACH SIDE OF
 EXISTING OVERHEAD
 POWER LINE)

FOUND #4 REBAR W/
 1-1/2" ALUM CAP
 MARKED "PLS 25971"
 (SO.4' WD.4')

FOUND 6" CONCRETE
 POST W/ 3-1/4"
 CDOT BRASS DISK
 (CDOT STA 81+54.10)

FOUND 6" CONCRETE
 POST W/ 3-1/4"
 CDOT BRASS DISK
 (CDOT STA 81+54.10)

SOL VISTA, INC.
 BOOK 352, PAGE 659

N87°57'14"W 1297.29'

N. LINE SE1/4, NE1/4, SEC. 7
 N87°57'14"W 1320.14'

N11°24'18"W
 6.62'

NE COR., SE1/4,
 NE1/4, SEC. 7
 (N1/16 COR.)
 FOUND 3-1/4" BLM BRASS CAP
 PROPERLY MARKED & STAMPED
 "1975" ON 2-1/2" STEEL POST
 0.3' ABOVE GROUND SURFACE

N117°59'E 528.70'

N20°25'33"E 256.00'

N22°06'33"E 556.72'

S86°46'17"E 1057.77'

*268.65'