

SOL VISTA, INC.
BOOK 352, PAGE 659

N1/4 COR. SEC. 7
T1N, R76W, 6TH P.M.
FOUND 3-1/4" BLM BRASS CAP
PROPERLY MARKED & STAMPED
"1975" ON 2-1/2" STEEL POST
0.3' ABOVE GROUND SURFACE
BENCHMARK EI = 7393.90'

CLUBHOUSE CABINS & THE VILLAGE AT SADDLERIDGE
GRAND ELK RANCH AND CLUB
REC. #2001-0011667
N. LINE NW1/4, NE1/4, SEC. 7
N89°10'49"W 1314.48'

POSSIBLE ENCROACHMENT
CURB & GUTTER
±0.9' INTO PROPERTY

NE COR., NW1/4,
NE1/4, SEC. 7
(E1/16 COR.)
FOUND 3-1/4" BLM BRASS CAP
PROPERLY MARKED & STAMPED
"1975" ON 2-1/2" STEEL POST
0.4' ABOVE GROUND SURFACE

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
NW1/4 OF THE NE1/4
SECTION 7, T1N, R76W, 6TH P.M.
AREA = 38.019 ACRES
MORE OR LESS

N07°36'11"E 1250.71'
W. LINE NW1/4, NE1/4, SEC. 7

E. LINE NW1/4, NE1/4, SEC. 7
S07°12'46"W 1277.51'
SOL VISTA, INC.
BOOK 352, PAGE 659

SW COR., NW1/4,
NE1/4, SEC. 7
(C-C 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

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

S. LINE NW1/4, NE1/4, SEC. 7
N87°58'55"W 1320.25'
(BASIS OF BEARING)

SE COR., NW1/4,
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

THE VILLAGE AT EAGLE RIDGE,
GRAND ELK RANCH AND CLUB
REC. #2004-007151

SUGGESTED LEGAL DESCRIPTION:

All of the NW1/4 of the NE1/4 of Section 7, T1N, R76W of the 6th P.M., Town of Granby, County of Grand, State of Colorado.
Area = 38.019 acres, more or less.

NOTES:

- Bearings shown on the accompanying plat are based on the assumption that the South Line of the NW1/4 of the NE1/4 of Section 7, bears N87°58'55"W, as shown on the Final Plat of Indian Meadows Golf Course, recorded June 6, 1990 as Reception Number 285329 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 the E1/2 of the NW1/4 of the NE1/4 of said Section 7 was provided by Intrasearch, Denver, Colorado. Aerial control 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, 1979.
- 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 laterals; 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 052472, under the Acts of February 15, 1901 (31 Stat. 790; 43 U.S.C. 959), March 4, 1911 (36 Stat. 1233; 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.
- 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.

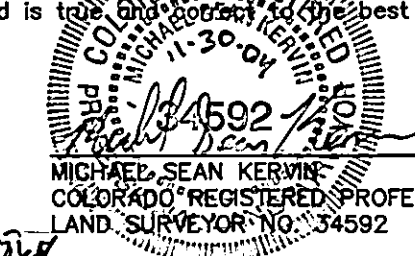
NOTICE:

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:

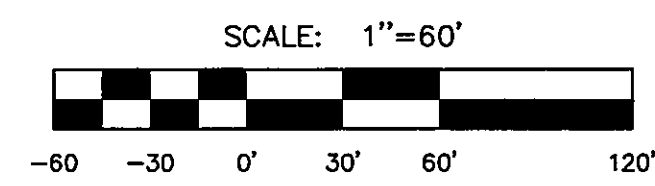
Suggested legal description prepared by Michael S. Kervin, PLS, Kervin Inc., P.O. Box 1079, Fraser, CO 80442.

I, Michael Sean Kervin, a duly registered land surveyor in the State of Colorado, do hereby certify that this Land Survey of the NW1/4 of the NE1/4 of Section 7, T1N, R76W of the 6th P.M., reflects a survey made by me or under my direct supervision, and is true and correct to the best of my knowledge and belief.



Subscribed and sworn to before me this 11 day of January, 2005
SARAL ROBENE
COUNTY CLERK
GRAND COUNTY, COLORADO

LS 1569



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 ROBENE
Deputy
Fees \$ 80

LAND SURVEY PLAT
COLO. STATE
PARCEL - A
ALL OF THE NW1/4 OF THE NE1/4
OF SECTION 7, T1N, R76W, 6TH
P.M., TOWN OF GRANBY, COUNTY
OF GRAND, STATE OF COLORADO.

KERVIN INC SURVEYING

DRWN BY: MSK DATE: 11/30/04 REVISIONS & DATE: 07
CHECKED BY: DRL SCALE: 1"=60'
JOB NO: 04-011 NAME: LSP

FILED IN THE OFFICE OF THE COUNTY CLERK GRAND COUNTY COLORADO JAN 11 2005