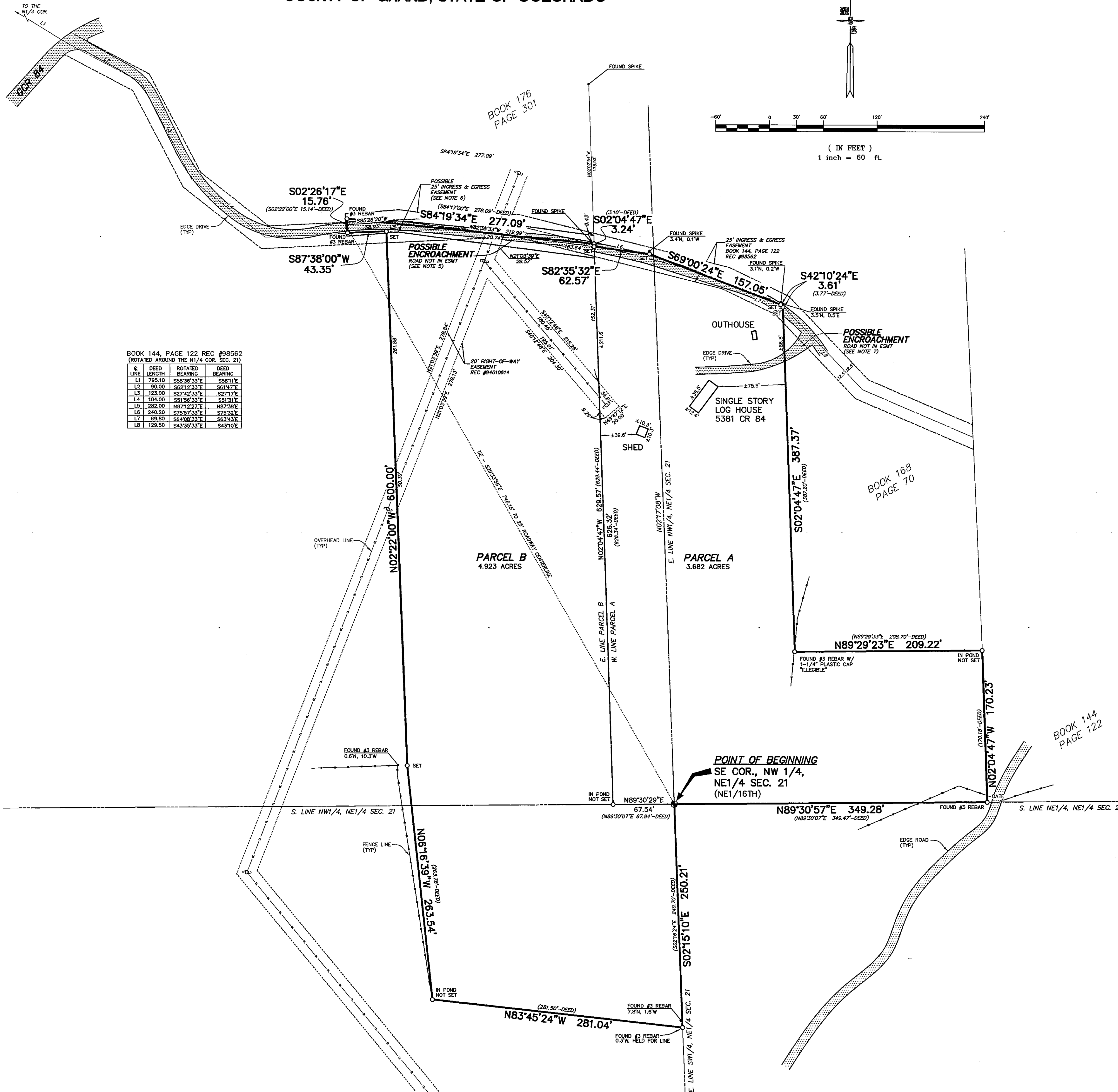


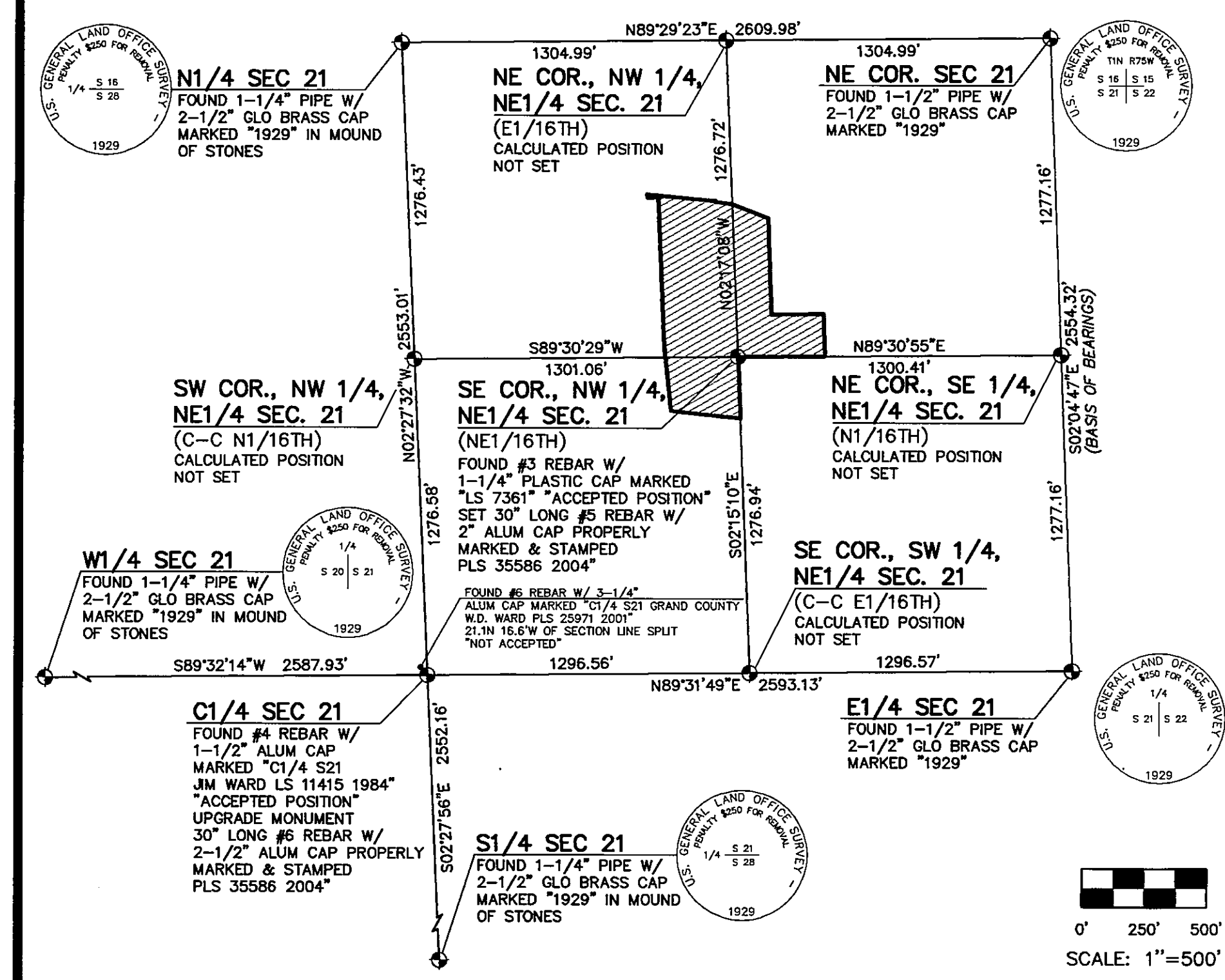
LAND SURVEY PLAT

TRACTS OF LAND LOCATED IN THE NE 1/4 OF SECTION 21,
TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6th P.M.,
COUNTY OF GRAND, STATE OF COLORADO



BOOK 144, PAGE 122 REC #8562
(ROTATED AROUND THE N1/4 COR. SEC. 21)

LINE	DEED	ROTATED BEARING	DEED	BEARING
L1	795.10	S88°32'33"E	S88°31'17"E	
L2	90.00	S82°12'33"E	S81°47'17"E	
L3	123.00	S72°42'33"E	S72°17'17"E	
L4	104.00	S81°36'33"E	S81°31'17"E	
L5	282.00	N87°12'27"E	N87°08'17"E	
L6	240.00	S79°32'33"E	S79°30'17"E	
L7	69.80	S44°02'33"E	S43°53'17"E	
L8	129.50	S43°32'33"E	S43°10'17"E	



LEGAL:

Legal description provided by the owner, as written by United General Title Insurance Company and Grand County Title & Escrow Company.

PARCEL A
A part of the NE1/4 of Section 21, T1N, R75W, 6th P.M. described as follows:
Beginning at the SE Corner of the NW1/4 of the NE1/4 of said Section 21, Thence S89°30'07"W along the South Line of the N1/2 of the NE1/4 of said Section, 67.94 feet,
Thence N02°04'47"W parallel with the East Line of the NE1/4 of said Section 626.34 feet, this point also being the SW Corner of a Tract described in Book 176 at Page 301;
Thence along the Southerly Line of a Tract described in Book 176 at Page 301, the following courses and distances:
S82°35'32"E, 62.57 feet;
S69°00'24"E, 157.05 feet;
S42°10'24"E, 3.77 feet;
Thence S02°04'47"E along the West Line of a Tract described in Book 168 at Page 70, 387.20 feet to the SW Corner of said Tract;
Thence N89°29'33"E, parallel to the North Line of the NE1/4 of said Section, along the South Line of a Tract described in Book 168 at page 70, 208.70 feet to a point on the West Line of a Tract described in Book 144 at Page 122;
Thence S02°04'47"E, along the West Line of said Tract, 170.18 feet to the South Line of the N1/2NE1/4 of said Section;
Thence S89°30'07"W, along said South Line, 349.47 feet to the Point of Beginning.

PARCEL B
A Tract of land in the NE1/4 of Section 21, Township 1 North, Range 75 West of the 6th P.M., more particularly described as follows:
Beginning at the NE corner of the SW1/4NE1/4 of said Section 21, this being the True Point of Beginning;
Thence S02°16'24"E, along the East Line of the SW1/4NE1/4 a distance of 249.70 feet to the northeast corner of a parcel described in Book 128 at Page 681;
Thence N83°45'24"W, along the North Line of said parcel a distance of 281.50 feet to the northwest corner of said parcel;
Thence N06°16'39"W, a distance of 263.78 feet;
Thence N02°22'00"W, a distance of 600.00 feet;
Thence S87°38'00"W, a distance of 43.35 feet to a point;
Thence N02°22'00"W, a distance of 15.14 feet to the SW corner of a parcel described in Book 173 at page 709;
Thence S84°17'00"E, along the South Line of said parcel a distance of 278.09 feet to a point on the west line of a parcel described in Book 176 at page 301;
Thence S02°04'47"E, and parallel to the East Line of the NE1/4 of said Section 21, a distance of 629.44 feet to a point on the North Line of the SW1/4NE1/4;
Thence N89°30'07"E, along said North Line a distance of 67.94 feet to the True Point of Beginning.

NOTES:

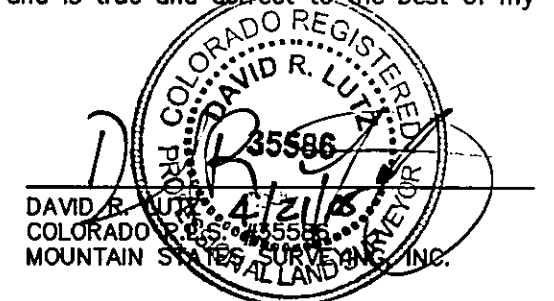
- 1.) Bearings shown on the accompanying plat are based on the assumption that the East Line of the NE1/4 of Section 21, T1N, R75W of the 6th P.M., bears S02°04'47"E, as monumented and shown hereon.
- 2.) Set 18" long #5 rebar with 1-1/2" outside diameter aluminum cap marked "LS 35586" for all corners that are noted as SET.
- 3.) Two C1/4 Corners were found in Section 21. After measuring the N1/4, S1/4 E1/4 & W1/4 corners the position of the C1/4 corner set by Jim Ward PLS 11415 was accepted within reasonable tolerances. It is unclear to Mountain States Surveying, Inc. why the C1/4 corner set by the Grand County Surveyor exists.
- 4.) Mountain States Surveying, Inc. was not provided a title commitment for this survey. Interests or easements may exist. At the request of the owner NO Title search was completed.
- 5.) The bearings shown for the 25.00 foot wide ingress and egress easement granted to Roy G. Saloman and Berenice F. Saloman on July 23, 1963, recorded in Book 144 at Page 122 as Reception Number 98562 of the records of Grand County, Colorado have been rotated around the N1/4 Corner of Section 21 to best match the existing drive. Areas of that existing drive fall out of said easement. It is the suggestion of Mountain States Surveying, Inc. to have the legal description rewritten to match the centerline of the driveway.
- 6.) According to the owner a 25.00 foot easement for roadway purposes may exist. A non-recorded legal description was supplied to Mountain States Surveying, Inc. It is suggested that a title search be performed to verify the existence of this easement or exception to the title of the property.
- 7.) The driveway does not appear to lie within an easement. It is the suggestion of Mountain States Surveying, Inc. to have a legal description written to match the centerline of this driveway.
- 8.) The legal description was supplied by the owner.

NOTICE:

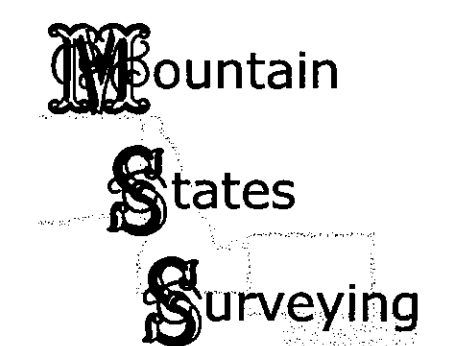
According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in NO event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR'S CERTIFICATE:

I, David R. Lutz, a duly registered land surveyor in the State of Colorado, do hereby certify that this Land Survey Plat, 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.



LS1584



STATE OF COLORADO } SS
County of GRAND }
Filed for record this 21st day of April, 2005 at _____ o'clock _____ M. Page _____
Recorded in Book _____
SABAL ROSEN Recorder
Deputy
Fees \$20.00

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JOB NO. 047-03 SHEET 1 OF 1