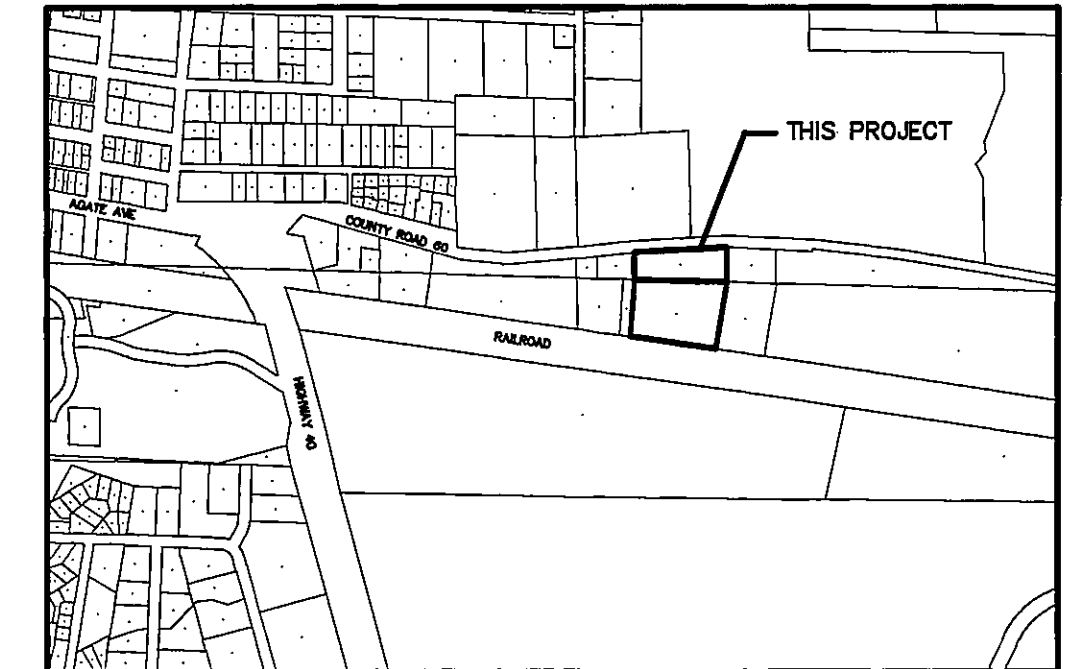
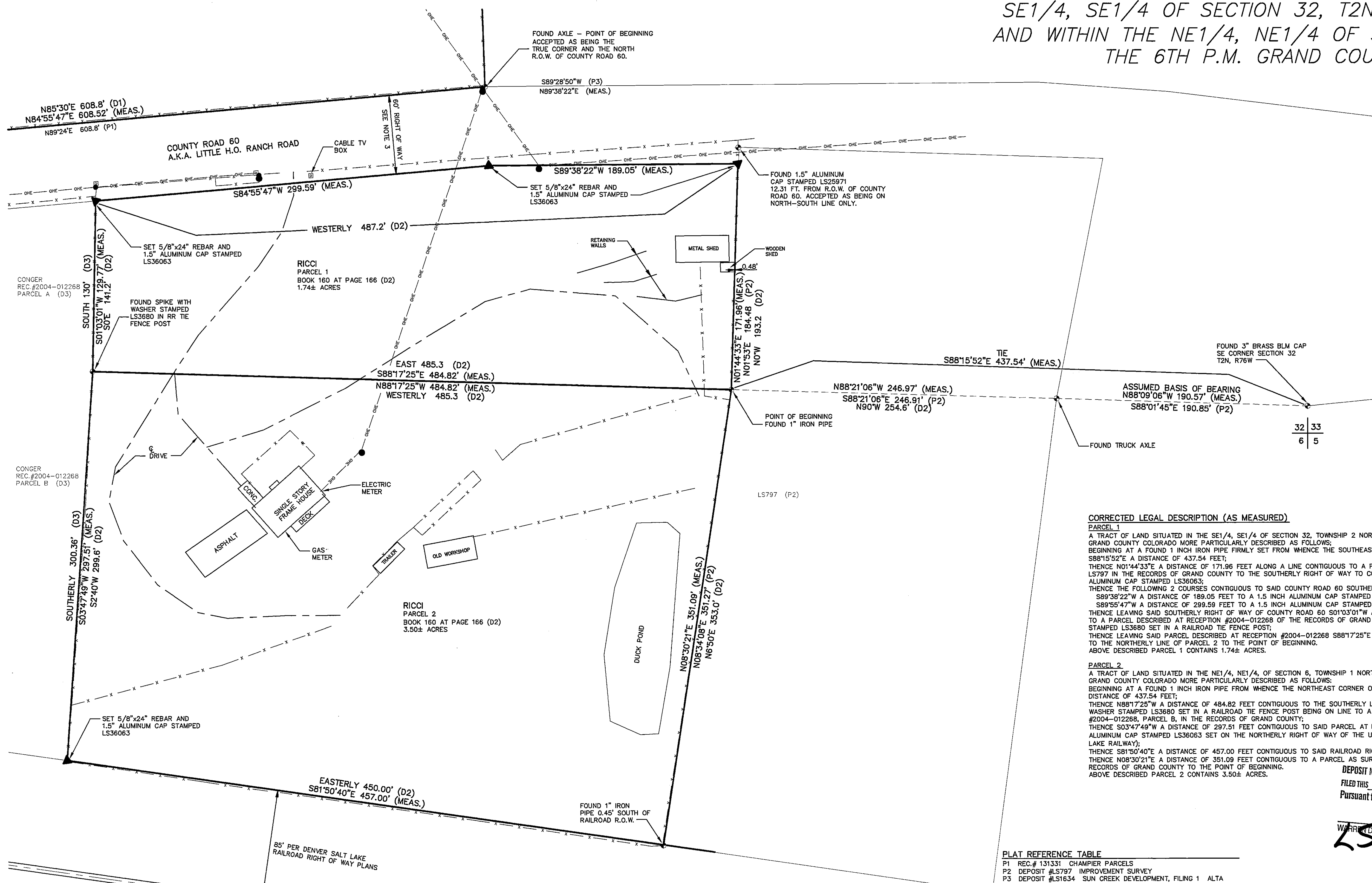


# IMPROVEMENT SURVEY PLAT

OF 2 METES AND BOUNDS PARCELS BEING LOCATED IN THE SE1/4, SE1/4 OF SECTION 32, T2N, R76W OF THE 6TH P.M. AND WITHIN THE NE1/4, NE1/4 OF SECTION 6, T1N, R76W OF THE 6TH P.M. GRAND COUNTY, COLORADO



VICINITY MAP

**LEGAL DESCRIPTION (PER BOOK 160 AT PAGE 166)(SEE NOTE 6)**

**PARCEL 1**  
A TRACT OF LAND SITUATED IN SE1/4, SE1/4 SEC. 32, TP. 2N, R.76W, 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE S. LINE OF SAID SEC. 32, SAID POINT BEING THE CLOSING CORNER BETWEEN SECS. 5 AND 6, TP. 1 N. R. 76W, 6TH P.M.; THENCE ALONG THE S. LINE OF SAID SEC. 32, N. 90°W. 254.6' TO A POINT, THE TRUE PLACE OF BEGINNING; THENCE N. 0°W., PARALLEL TO THE E. LINE OF SAID SEC. 32 A DISTANCE OF 193.2' TO THE S. RIGHT OF WAY LINE OF A COUNTRY ROAD; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE OF A COUNTRY ROAD FOR 487.2', MORE OR LESS TO A POINT; THENCE S.0°E., PARALLEL TO THE E. LINE OF SAID SEC. 32; 141.2' TO THE S. LINE OF SAID SEC. 32; THENCE E. ALONG THE S. LINE OF SAID SEC. 485.3' TO THE POINT OF BEGINNING.

**PARCEL 2**  
A TRACT OF LAND IN NE1/4, NE1/4 SEC. 6, TP. 1 N., R. 76 W. 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER SEC. 6 AND RUNNING THENCE ON THE N. LINE OF SEC. 6 WESTERLY 254.6' TO THE NE CORNER OF THE TRACT; THENCE WESTERLY ON SAID N. SEC. LINE 485.3' TO THE NW CORNER OF THE TRACT; THENCE S. 2°40'W. 299.6' TO THE N. RIGHT OF WAY LINE OF THE DENVER AND SALT LAKE RAILWAY; THENCE EASTERLY ALONG SAID N. RIGHT OF WAY LINE 450.0' MORE OR LESS, TO THE SE CORNER OF THE TRACT; THENCE N.65°0' E. 353.0' TO THE PLACE OF BEGINNING.

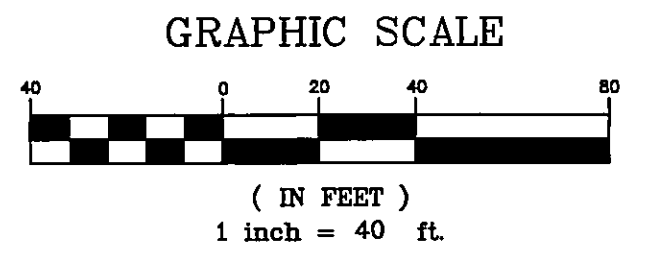
**CORRECTED LEGAL DESCRIPTION (AS MEASURED)**

**PARCEL 1**  
A TRACT OF LAND SITUATED IN THE SE1/4, SE1/4 OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 76 WEST, OF THE 6TH P.M., GRAND COUNTY COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1 INCH IRON PIPE FIRMLY SET FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 32 BEARS S88°15'52"E A DISTANCE OF 437.54 FEET; THENCE N01°44'33"E A DISTANCE OF 171.96 FEET ALONG A LINE CONTIGUOUS TO A PARCEL AS SURVEYED AND DEPOSITED AT LS797 IN THE RECORDS OF GRAND COUNTY TO THE SOUTHERLY RIGHT OF WAY TO COUNTY ROAD 60 A STAMPED 1.5 INCH ALUMINUM CAP STAMPED LS36063; THENCE THE FOLLOWING 2 COURSES CONTIGUOUS TO SAID COUNTY ROAD 60 SOUTHERLY RIGHT OF WAY S89°38'22"W A DISTANCE OF 189.05 FEET TO A 1.5 INCH ALUMINUM CAP STAMPED LS36063, S89°55'47"W A DISTANCE OF 299.59 FEET TO A 1.5 INCH ALUMINUM CAP STAMPED LS36063; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 60 S01°03'01"W A DISTANCE OF 129.77 FEET CONTIGUOUS TO A PARCEL DESCRIBED AT RECEPTION #2004-012268 OF THE RECORDS OF GRAND COUNTY TO A SPIKE AND WASHER STAMPED LS3680 SET IN A RAILROAD THE FENCE POST; THENCE LEAVING SAID PARCEL DESCRIBED AT RECEPTION #2004-012268 S88°17'25"E A DISTANCE OF 484.82 FEET CONTIGUOUS TO THE NORTHERLY LINE OF PARCEL 2 TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL 1 CONTAINS 1.74± ACRES.

**PARCEL 2**  
A TRACT OF LAND SITUATED IN THE NE1/4, NE1/4, OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1 INCH IRON PIPE FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 6 BEARS S88°15'52"E A DISTANCE OF 437.54 FEET; THENCE N88°17'25"W A DISTANCE OF 484.82 FEET CONTIGUOUS TO THE SOUTHERLY LINE OF PARCEL 1 TO A SPIKE AND WASHER STAMPED LS3680 SET IN A RAILROAD THE FENCE POST BEING ON LINE TO A PARCEL DESCRIBED AT RECEPTION #2004-012268, PARCEL B, IN THE RECORDS OF GRAND COUNTY; THENCE S03°47'49"W A DISTANCE OF 297.51 FEET CONTIGUOUS TO SAID PARCEL AT RECEPTION #2004-012268 TO A 1.5 INCH ALUMINUM CAP STAMPED LS36063 SET ON THE NORTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD (DENVER SALT LAKE RAILWAY); THENCE S81°50'40"E A DISTANCE OF 457.00 FEET CONTIGUOUS TO SAID RAILROAD RIGHT OF WAY TO A POINT; THENCE N08°30'21"E A DISTANCE OF 351.09 FEET CONTIGUOUS TO A PARCEL AS SURVEYED AND DEPOSITED AT LS797 OF THE RECORDS OF GRAND COUNTY TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL 2 CONTAINS 3.50± ACRES.

DEPOSIT NO. LS1663  
FILED THIS 24 day of Dec 2006  
Pursuant to 38-50-101, CRS 1973.

LS1663  
WARRANTED, WARD, COUNTY SURVEYOR



**PLAT REFERENCE TABLE**

P1	REC.# 131331 CHAMPIER PARCELS
P2	DEPOSIT #LS797 IMPROVEMENT SURVEY
P3	DEPOSIT #LS1634 SUN CREEK DEVELOPMENT, FILING 1 ALTA

**DEED REFERENCE TABLE**

D1	BOOK 175 AT PAGE 124
D2	BOOK 160 AT PAGE 166
D3	RECEPTION #2004-012268

- SURVEYORS NOTES:**
- INITIAL FIELD SURVEY PERFORMED ON 11/19/05 AND 11/20/05. NOT ALL SURFACE IMPROVEMENTS MAY BE SHOWN DUE TO FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. IMPROVEMENTS SHOWN ARE THOSE THAT WERE OBVIOUS WITH 8" OF SNOW COVER.
  - THIS PARCEL IS SUBJECT TO EASEMENTS, RIGHTS OF WAY, VARIANCES, AND/OR AGREEMENTS AS OF RECORD MAY APPEAR OR BE APPARENT AS SHOWN BY THIS SURVEY.
  - COUNTY ROAD 60 RIGHT OF WAY WIDTH DETERMINED BY PLAT FILED UNDER RECEPTION #166214 DATED 8/31/79 IN THE RECORDS OF THE COUNTY CLERK.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PEAK TO PEAK LAND SURVEYING AND MAPPING, INC..
  - ASSUMED BASIS OF BEARING IS N88°09'06"W AS MEASURED BETWEEN THE SOUTHEAST CORNER OF SECTION 32, T2N, R76W, 6TH P.M., A BRASS BLM CAP, AND A FOUND AXLE AT A DISTANCE OF 190.57 FT..
  - BOOK 160 AT PAGE 166 DESCRIBES 2 PARCELS THAT ADJOIN RIGHT OF WAYS AND ARE NOT CLEAR AS TO DIRECTION (BEARING). THE CORRECTED LEGAL DESCRIPTION FOR BOTH PARCELS ELIMINATES THIS AMBIGUITY.
  - BOUNDARIES SHOWN UPON THIS PLAT REPRESENT THE BEST SOLUTION COMPARING LEGAL DESCRIPTION INTENTIONS WEIGHTED BY LINES OF OCCUPATION.

**LAND SURVEYORS' STATEMENT:**  
I, KEITH E. LUTTRELL, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Keith E. Luttrell*  
KEITH E. LUTTRELL, PLS 36063



STATE OF COLORADO } SS  
County of GRAND  
Filed for record this 17th  
day of January, 2006  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
SARA L. ROSENE Recorder  
Jane Reed Deputy  
Fees \$20.00

**Peak to Peak Land Surveying & Mapping, INC.**  
P.O. BOX 49  
HOT SULPHUR SPRINGS  
COLORADO 80451  
1.970.276.2659

**IMPROVEMENT SURVEY PLAT**  
**RICCI**  
OF 2 METES AND BOUNDS PARCELS BEING LOCATED IN THE SE1/4, SE1/4 OF SECTION 32, T2N, R76W OF THE 6TH P.M. AND WITHIN THE NE1/4, NE1/4 OF SECTION 6, T1N, R76W OF THE 6TH P.M. GRAND COUNTY, COLORADO

Draftsman: KL Checked by: KL Date: 11/30/05 Scale: 1"=100' Job no.: 05111