

**LEGEND:**

Electric Meter.....	EM
Electric Transformer.....	ET
Fire Hydrant.....	FH
Gas Meter.....	GM
Guy Wire.....	GW
Light Pole.....	LP
Power Pole.....	PP
Steel Post.....	STP
Telephone Ped.....	TP
Wood Post.....	WP
Water Valve.....	WV

Marked Electric	— E — E — E —
Marked Gas	— G — G — G —
Fence	— X — X — X —

**SUGGESTED LEGAL DESCRIPTION:**

All of Lot 2 and Lot 3, Block 1, Silvercreek West First Addition to the Town of Granby, a subdivision located in a portion of Section 6, T1N, R76W of the 6th P.M., Town of Granby, County of Grand, State of Colorado recorded July 1, 1985 as Reception Number 231214 of the records of Grand County, Colorado.

Area = 3.556 acres, more or less.

**NOTES:**

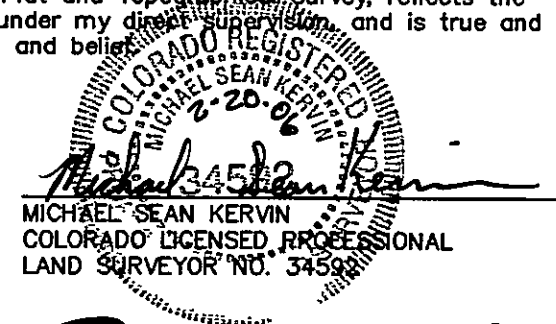
- 1.) Bearings shown on the accompanying plat are based on the assumption that the Westerly Right-of-Way Line for U.S. Highway 40, bears S14°24'04"E, as monumented and shown hereon.
- 2.) The basis of elevations for this survey is a set 18" long #5 rebar with 1-1/4" orange plastic cap marked KSI Control PLS 34592", Assumed Elevation = 7958.26 feet.
- 3.) The exterior boundary, recorded easements and rights-of-way, if any, are shown on the accompanying Land Survey Plat as disclosed in the The Title Company of the Rockies, Inc. policy number J2125039, dated April 20, 2005 at 5:00 pm. Lands shown hereon may also be subject to the exceptions in said policy number. Other interests or easements may exist. Per the request of the owner or owners agent, no additional research was completed by Kervin Inc.
- 4.) 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. See the U.S. Patent recorded January 24, 1920 in Book 53 at Page 496 of the records of Grand County, Colorado for the described right-of-way.
- 5.) The parcel is subject to the Master Declaration of Covenants, Conditions and Restrictions and Reservations of Easements for Silvercreek recorded June 1, 1983 in Book 323 at Page 338 as Reception Number 204037 of the records of Grand County, Colorado.
- 6.) According to that Right-of-Way Deed and Agreement recorded May 30, 1985 in Book 373 at Page 989 as Reception Number 230030, "A twenty foot wide easement located along all such water and sewer lines, mains, manholes, pumps and other appurtenances now existing in Sections 5, 6, 8 and 16, T1N, R76W of the 6th P.M., County of Grand, State of Colorado".
- 7.) See the notes on the Final Plat of Silvercreek West - First Addition to the Town of Granby, recorded July 1, 1985 as Reception Number 231214 for restrictions.
- 8.) The parcel may be subject to terms, agreements, provisions conditions and obligations as contained in Notice recorded March 2, 1999 as Reception Number 99001841.
- 9.) Topographical fieldwork was completed in July 2005 by Michael S. Kervin, PLS and Shane Smith, E. Exterior boundary corners were re-set December 18, 2005 by David R. Lutz, PLS after site excavation. Horizontal and vertical measurements were obtained by using a Leica TCR 1103.
- 10.) 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**

I, Michael Sean Kervin, a duly licensed land surveyor in the State of Colorado, do hereby certify that this Land Survey Plat and Topographical Survey, 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.



STATE OF COLORADO } SS  
 County of GRAND  
 Filed for record this 22nd  
 day of February, 2006  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M.  
 Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
 SARAL ROSENE  
 Deputy  
 Fees \$ 20.00

**LS1676**  
 LAND SURVEY PLAT &  
 TOPOGRAPHICAL SURVEY  
**MT HOLLYWOOD**  
**MOVIE THEATER**

LOTS 2 & 3 BLOCK 1, SILVERCREEK WEST FIRST ADDITION TO THE TOWN OF GRANBY, LOCATED IN A PORTION OF SECTION 6, T1N, R76W, 6TH P.M., TOWN OF GRANBY, COUNTY OF GRAND, STATE OF COLORADO.

<b>KERVIN INC SURVEYING</b>		P.O. BOX 1079 805 BRIGHTWOOD FRASER, CO LAKEWOOD, CO 970-531-8499 303-232-3848
DRAWN BY: MSK	DATE: 2-20-06	REVISIONS & DATE:
CHECKED BY: MSK	SCALE: 1"=20'	
JOB NO: 05-018	NAME: LSP	

DEPOSIT NO. 1676  
 FILED THIS 22nd day of Feb 2006  
 Pursuant to 38-501-101, C.R.S. 1973.  
 WARREN D. WARD, COUNTY SURVEYOR