

NW CORNER SECTION 6  
T1N R76W  
FD 1975 BLM B.C.  
S88°16'29"E  
198.02'

SW CORNER SECTION 32  
T2N R76W  
FD 37 AC. PLS 25971

E1/16 SECTION 32\6  
SET 3" A.C. PLS 25971

S1/4 SECTION 32  
FOUND 3" A.C. PLS 25971

LEGAL DESCRIPTION

Of a 60 feet wide County Road 574 right of way, through, over and across the NE1/4NW1/4 Section 6, Township 1 North, Range 76 West of the 6th P.M., Town of Granby, Grand County, Colorado, and being centered along an existing gravel road, said right of way described as follows:

Beginning at the northeast corner of that property described in Book 91 Page 523, being a 5/8" rebar whence the northwest corner of Section 6, being a 1975 BLM brass cap bears North 82 degrees 21 minutes 41 seconds West for a distance of 1788.70 feet;

THENCE South 78 degrees 46 minutes 12 seconds East for a distance of 13.88 feet along the south right of way boundary of the Union Pacific Railroad, to a point;

THENCE along a curve to the right having a radius of 109.94 feet and an arc length of 97.75 feet, being subtended by a chord of South 25 degrees 22 minutes 17 seconds East for a distance of 94.56 feet;

THENCE South 00 degrees 06 minutes 03 seconds West for a distance of 81.81 feet;

THENCE along a curve to the left having a radius of 124.88 feet and an arc length of 160.60 feet, being subtended by a chord of South 36 degrees 44 minutes 29 seconds East for a distance of 149.76 feet;

THENCE South 73 degrees 35 minutes 00 seconds East for a distance of 172.73 feet;

THENCE along a curve to the left having a radius of 867.61 feet and an arc length of 92.32 feet, being subtended by a chord of South 76 degrees 37 minutes 54 seconds East for a distance of 92.28 feet;

THENCE South 79 degrees 40 minutes 48 seconds East for a distance of 55.19 feet;

THENCE along a curve to the left having a radius of 1826.56 feet and an arc length of 208.53 feet, being subtended by a chord of South 82 degrees 57 minutes 03 seconds East for a distance of 208.42 feet;

THENCE South 86 degrees 13 minutes 17 seconds East for a distance of 151.74 feet;

THENCE along a curve to the right having a radius of 324.44 feet and an arc length of 206.43 feet, being subtended by a chord of South 67 degrees 59 minutes 37 seconds East for a distance of 202.97 feet;

THENCE South 49 degrees 45 minutes 57 seconds East for a distance of 77.58 feet;

THENCE along a curve to the left having a radius of 75.00 feet and an arc length of 44.62 feet, being subtended by a chord of South 66 degrees 48 minutes 39 seconds East for a distance of 43.97 feet to a point on the west right of way boundary of U.S. Highway 40;

THENCE South 13 degrees 15 minutes 59 seconds East for a distance of 62.11 feet along the right of way, to a point;

THENCE North 89 degrees 46 minutes 12 seconds West for a distance of 7.32 feet;

THENCE along a curve to the right having a radius of 135.00 feet and an arc length of 93.70 feet, being subtended by a chord of North 69 degrees 39 minutes 00 seconds West for a distance of 91.83 feet;

THENCE North 49 degrees 45 minutes 57 seconds West for a distance of 77.58 feet;

THENCE along a curve to the left having a radius of 264.44 feet and an arc length of 168.26 feet, being subtended by a chord of North 67 degrees 59 minutes 37 seconds West for a distance of 165.43 feet;

THENCE North 86 degrees 13 minutes 17 seconds West for a distance of 151.74 feet;

THENCE along a curve to the right having a radius of 1886.56 feet and an arc length of 215.38 feet, being subtended by a chord of North 82 degrees 57 minutes 03 seconds West for a distance of 215.27 feet;

THENCE North 79 degrees 40 minutes 48 seconds West for a distance of 55.19 feet;

THENCE along a curve to the right having a radius of 184.88 feet and an arc length of 237.76 feet, being subtended by a chord of North 76 degrees 37 minutes 54 seconds West for a distance of 98.66 feet;

THENCE North 73 degrees 35 minutes 00 seconds West for a distance of 172.73 feet;

THENCE along a curve to the right having a radius of 124.88 feet and an arc length of 160.60 feet, being subtended by a chord of North 36 degrees 44 minutes 29 seconds West for a distance of 149.76 feet;

THENCE South 00 degrees 06 minutes 03 seconds East for a distance of 81.81 feet, to a point on the south boundary of that Parcel of land described in Book 91 Page 523;

THENCE North 89 degrees 49 minutes 03 seconds East for a distance of 24.20 feet to the southeast corner of Book 91 Page 523;

THENCE North 10 degrees 06 minutes 40 seconds West for a distance of 104.27 feet, to the point of beginning.

Subject to existing easements of record, utilities, and Structures.

Produced December 8, 2008  
Warren D. Ward, PLS  
Grand County Surveyor  
Hot Sulphur Springs, CO

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	109.94'	52.37'	97.75'	50°56'42"	52°06'59"	94.56'	S25°22'17"E
C-2	124.88'	93.56'	160.60'	73°41'04"	45°52'53"	149.76'	S36°44'29"E
C-3	867.61'	46.20'	92.32'	6°05'48"	6°36'14"	92.28'	S76°37'54"E
C-4	1826.56'	104.38'	63.29'	6°32'29"	3°08'13"	208.42'	S82°57'03"E
C-5	324.44'	106.85'	206.43'	36°27'20"	17°59'36"	202.97'	S67°59'37"E
C-6	75.00'	22.99'	44.62'	34°05'25"	76°23'40"	43.97'	S66°48'39"E
C-7	135.00'	48.83'	93.70'	39°46'07"	39°46'07"	91.83'	N69°39'00"W
C-8	264.44'	87.09'	168.26'	36°27'20"	21°40'01"	165.43'	N67°59'37"W
C-9	1886.56'	107.81'	215.38'	6°32'29"	3°02'13"	215.27'	N82°57'03"W
C-10	927.61'	49.40'	98.71'	6°05'48"	6°10'36"	98.66'	N76°37'54"W
C-11	184.88'	138.52'	237.76'	73°41'04"	30°59'28"	221.71'	N36°44'29"W

COURSE	BEARING	DISTANCE
L-1	S00°06'03"W	81.81'
L-2	S73°35'00"E	172.73'
L-3	S79°40'48"E	55.19'
L-4	S86°13'17"E	151.74'
L-5	S49°45'57"E	77.58'
L-6	S13°15'59"E	62.11'
L-7	N89°46'12"W	7.32'
L-8	N49°45'57"W	77.58'
L-9	N86°13'17"W	151.74'
L-10	N79°40'48"W	55.19'
L-11	N73°35'00"W	172.73'
L-12	N00°06'03"E	67.13'
L-13	N89°49'03"E	24.20'
L-14	N10°06'40"W	104.27'

LEASE PARCEL  
LEGAL DESCRIPTION

Of a lease parcel, being that part of the NE1/4NW1/4 Section 6, Township 1 North, Range 76 West of the 6th Principal Meridian, Town of Granby, Grand County, Colorado, described as follows:

Beginning at a point on the east right of way boundary of County Road 574, whence the northwest corner of Section 6, being a 1975 BLM brass cap, bears North 76 degrees 39 minutes 34 seconds West for a distance of 1881.33 feet;

THENCE South 78 degrees 10 minutes 05 seconds East for a distance of 1.02 feet along that line described by Ordinance 262, to an aluminum capped, 1/2" rebar stamped PLS 25971;

THENCE South 77 degrees 36 minutes 23 seconds East for a distance of 60.00 feet along that line described by Ordinance 262, to an aluminum capped, 1/2" rebar stamped PLS 25971;

THENCE South 68 degrees 46 minutes 22 seconds East for a distance of 68.00 feet along that line described by Ordinance 262, to an aluminum capped, 1/2" rebar stamped PLS 25971;

THENCE North 55 degrees 48 minutes 38 seconds East for a distance of 218.59 feet along that line described by Ordinance 262, to a point on an existing chain link fence;

THENCE along a curve to the left having a radius of 66.89 feet and an arc length of 44.00 feet, being subtended by a chord of South 38 degrees 24 minutes 13 seconds West for a distance of 43.21 feet along an existing chain link fence, to a point;

THENCE South 84 degrees 02 minutes 59 seconds West for a distance of 4.59 feet to a point on an existing chain link fence;

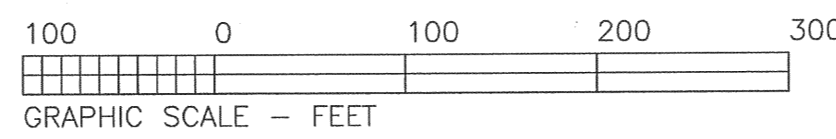
THENCE along a curve to the left having a radius of 277.31 feet and an arc length of 185.24 feet, being subtended by a chord of South 20 degrees 28 minutes 50 seconds West for a distance of 181.82 feet along an existing chain link fence, to a point on the north right of way boundary of County Road 574;

THENCE North 73 degrees 35 minutes 00 seconds West for a distance of 139.01 feet along the right of way, to a point;

THENCE along a curve to the right having a radius of 124.88 feet and an arc length of 131.84 feet, being subtended by a chord of North 43 degrees 20 minutes 19 seconds West for a distance of 125.80 feet along the right of way, to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.56 acres more or less.

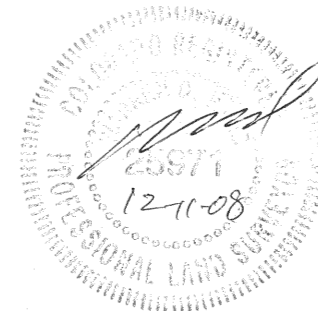


LEGEND

- - FOUND ALIQUOT CORNER MONUMENT NOTED
- - FOUND BOAT SPIKE / WASHER
- ⊙ - FOUND 2" IRON PIN, APPARENT ORIGINAL MONUMENT
- - FOUND 1.5" ALUMINUM CAP STAMPED LS 20695
- - FOUND PLASTIC CAPPED REBAR STAMPED PLS 17480
- - SET ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971
- ⊙ - BURIED GAS PIPE SIGN
- - FIRE HYDRANT
- ⊙ - POWER POLE

This survey plot was produced for the Town of Granby, shows the result of a field survey done by me and under my direction, and complies with applicable statutes.

Warren D. Ward, Colorado PLS 25971  
Grand County Surveyor



LS1826

GRAND COUNTY SURVEYOR  
WARREN D. WARD  
COLORADO PLS #25971

COURT HOUSE, 308 BYERS AVE., P.O. BOX 172  
HOT SULPHUR SPRINGS, COLORADO 80451  
PHONE (970) 725-3347 EXT. 150  
FAX (970) 725-3303

COUNTY ROAD 574

SCALE: 1"=100'SFT APPROVED BY: DRAWN BY: WW  
DATE: 12-08-08 REVISED: 12-11-08

NE1/4NW1/4 SEC.6 T1N R76W 6TH PM  
TOWN OF GRANBY  
GRAND COUNTY, COLORADO

JOB NO. CR574  
SHEET 1 OF 1

STATE OF COLORADO  
County of GRAND  
Filed for record this 8th day of July at o'clock M.  
Recorded in Book Page  
Jana S. Rose Recorder  
Deputy