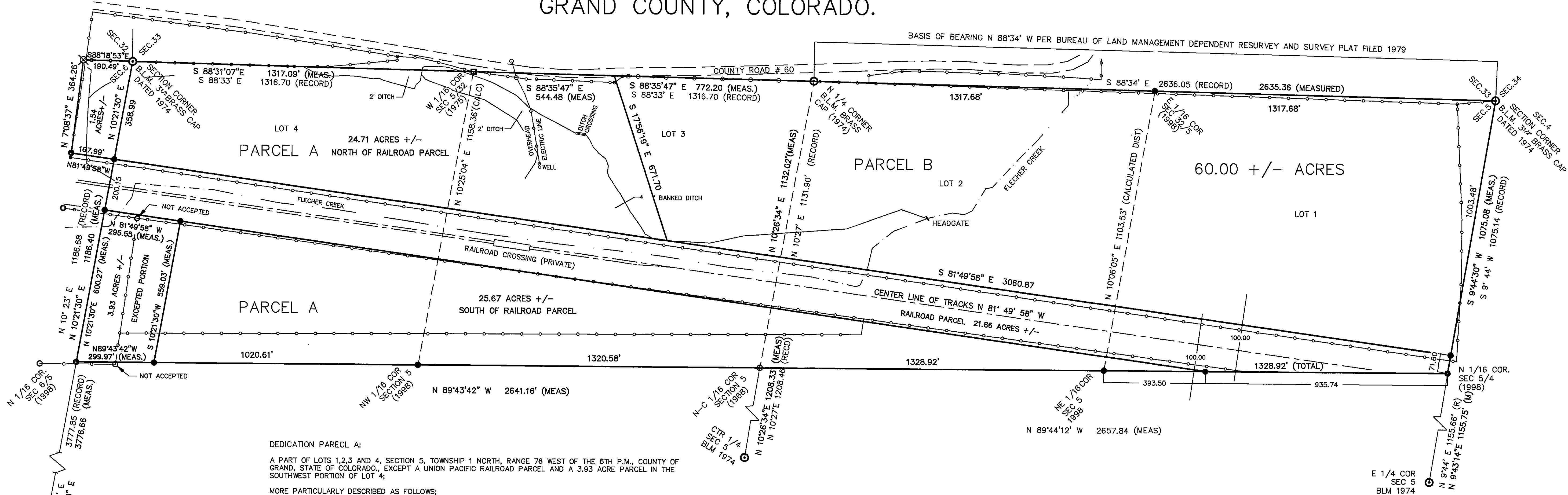


LAND SURVEY PLAT

LOTS 1,2,3 & 4, SECTION 5, TOWNSHIP 1 NORTH,
RANGE 76 WEST OF THE 6TH P.M.,
GRAND COUNTY, COLORADO.



DEDICATION PARCEL A:

A PART OF LOTS 1,2,3 AND 4, SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., COUNTY OF GRAND, STATE OF COLORADO, EXCEPT A UNION PACIFIC RAILROAD PARCEL AND A 3.93 ACRE PARCEL IN THE SOUTHWEST PORTION OF LOT 4;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3 1/2" B.L.M. BRASS CAP (1974), THENCE S 88°31'07" E FOR 1317.09 FEET TO THE WEST 1/16 CORNER OF SECTIONS 33/5, BEING A REBAR AND 2" CAP P.L.S. 11415; THENCE S 88°35'47" E FOR 544.48 FEET ALONG THE NORTH LINE OF SECTION 5 TO A 5/8" REBAR AND CAP P.L.S. 26950 BEING A COMMON CORNER OF PARCEL A AND PARCEL B; THENCE S 17°56'19" E FOR 671.70 FEET TO A POINT ON THE NORTH LINE OF SECTION 5 TO A 5/8" REBAR AND CAP P.L.S. 26950; THENCE S 81°49'58" E FOR 3060.87 FEET ALONG THE SOUTH LINE OF PARCEL B AND THE NORTH LINE OF THE RAILROAD PARCEL TO A POINT ON THE EAST LINE OF SECTION 5, BEING A 5/8" REBAR AND CAP P.L.S. 26950; THENCE S 9°44'30" W FOR 71.60 FEET ALONG THE EAST LINE OF SECTION 5 TO THE NORTH 1/16 CORNER OF SECTIONS 5/4, BEING A 3/4" REBAR AND 2 1/2" CAP P.L.S. 26950; THENCE N 89°44'12" E FOR 1328.92 FEET ALONG THE SOUTH LINE OF LOT 1 TO THE NORTHEAST 1/16 CORNER OF SECTION 5, BEING A 3/4" REBAR AND 2 1/2" CAP P.L.S. 26950; THENCE N 89°44'12" W FOR 1328.92 FEET ALONG THE SOUTH LINE OF LOT 2 TO THE NORTH-CENTER 1/16 CORNER OF SECTION 5, BEING A 3/4" REBAR AND 2 1/2" CAP P.L.S. 26950; THENCE N 89°43'42" W FOR 1320.58 FEET ALONG THE SOUTH LINE OF LOT 3 TO THE NORTHWEST 1/16 CORNER OF SECTION 5, BEING A 3/4" REBAR AND 2 1/2" CAP P.L.S. 26950; THENCE N 89°43'42" W FOR 1320.58 FEET ALONG THE SOUTH LINE OF LOT 4 TO THE NORTH 1/16 CORNER OF SECTIONS 6/5, BEING A 3/4" REBAR AND 2 1/2" CAP P.L.S. 26950; THENCE 10°21'30" E FOR 1186.40 FEET ALONG THE WEST LINE OF SECTION 5 TO THE NORTHWEST CORNER OF SECTION 5 BEING THE POINT OF BEGINNING, CONTAINING 50.38 +/- NET ACRES.

EXCEPTED RAILROAD PARCEL:

BEGINNING AT THE NORTH 1/16 CORNER OF SECTIONS 5 / 4, A 3/4" REBAR WITH A 2" CAP (1998); THENCE N 89°44'12" W FOR 934.24 FEET ALONG THE SOUTH LINE OF LOT 1, TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE N 81°49'58" W FOR 4299.20 FEET TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE N 10°21'30" E FOR 200.15 FEET ALONG THE WEST LINE OF SECTION 5, TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE S 81°49'58" E FOR 5221.32 TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE S 9°44'30" W FOR 71.60 FEET ALONG THE EAST LINE OF SECTION 5, TO THE POINT OF BEGINNING, CONTAINING 21.86 +/- ACRES.

EXCEPTED 3.93 ACRE PARCEL:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTIONS 6/5, BEING A 3/4" REBAR WITH A 2" CAP, PLS # 26950 (1998); THENCE N 10°21'30" E FOR 600.27 FEET ALONG THE WEST LINE OF SECTION 5 TO A 5/8" REBAR AND CAP, PLS # 26950, BEING A POINT ON THE SOUTH LINE OF THE RAILROAD PARCEL; THENCE S 81°49'58" E FOR 295.55 FEET ALONG THE SOUTH LINE OF THE RAILROAD PARCEL TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE S 10°21'30" W FOR 559.03 FEET PARALLEL TO THE WEST LINE OF SECTION 5 TO A 5/8" REBAR AND CAP, PLS # 26950, BEING A POINT ON THE SOUTH LINE OF LOT 4; THENCE N 89°43'42" W FOR 299.97 FEET ALONG THE SOUTH LINE OF LOT 4, TO THE POINT OF BEGINNING.

APPARENT ACQUIRED PARCEL IN THE NE1/4NE1/4 SECTION 6, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6, BEING A B.L.M. BRASS CAP (1974); THENCE S 10°21'30" W FOR 358.99 FEET ALONG THE EAST LINE OF SECTION 6 TO THE NORTH LINE OF THE RAILROAD PARCEL, BEING A 5/8" REBAR AND CAP, PLS # 26950; THENCE N 81°49'58" W FOR 167.99 FEET ALONG THE NORTH LINE OF THE RAILROAD PARCEL TO A 5/8" REBAR AND CAP, PLS # 26950; THENCE N 7°08'37" E FOR 364.26 FEET TO AN AXLE (APPARENTLY USED AS THE "SECTION CORNER" FOR LAYOUT OF RECEPTION # 96009286 AND BOOK 160 AT PAGE 166); THENCE S 88°18'53" E FOR 190.49 FEET TO THE NORTHEAST CORNER OF SECTION 6, BEING THE POINT OF BEGINNING.

DEDICATION PARCEL B

A PART OF LOTS 1, 2, & 3 SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED SECTION 5; THENCE S 9°44'30" W FOR 1003.48 FEET ALONG THE EAST LINE OF SAID SECTION 5 TO THE INTERSECTION OF THE NORTH LINE OF THE UNION PACIFIC RAILROAD PARCEL; THENCE N 81°49'58" W FOR 3060.87 FEET ALONG THE NORTH LINE OF THE UNION PACIFIC RAILROAD PARCEL; THENCE N 17°56'19" W FOR 671.70 FEET TO A POINT ON THE NORTH LINE OF SECTION 5; THENCE S 88°35'47" E FOR 772.20 FEET ALONG THE NORTH LINE OF SECTION 5 TO THE NORTH 1/4 CORNER OF SECTION 5; THENCE S 88°34' E FOR 2635.36 FEET ALONG THE NORTH LINE OF SECTION 5 TO THE NORTHEAST CORNER OF SECTION 5 BEING THE POINT OF BEGINNING, CONTAINING 60.00 +/- ACRES.

NOTE: THE RAILROAD CROSSING IS CONTROLLED EXCLUSIVELY BY THE UNION PACIFIC RAILROAD.

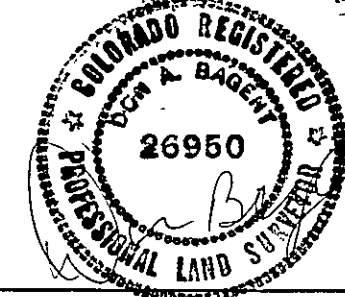
NOTE: THERE EXISTS AN IMPLIED INGRESS/EGRESS EASEMENT ACROSS THE PROPERTY FOR THE USE OF THE UNION PACIFIC RAILROAD.

NOTE: PER COLORADO REVISED STATUTES 38-51-116(D)(11) CLIENT DID NOT REQUIRE EASEMENTS BE RESEARCHED OTHER THAN SHOWN ON RECORDED PLAT, THEREFORE, RECORDED AND/OR APPARENT EASEMENTS OTHER THAN SHOWN HEREON MAY EXIST. THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH, REPORT, OPINION OR FINDINGS BY GRAND LAND SURVEYING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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, DON A. BAGENT, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF LOTS 1,2,3 & 4, SECTION 5, TOWNSHIP 1 NORTH, RANGE 76 WEST OF THE 6TH P.M., TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973, AND THAT MONUMENTS REQUIRED BY SAID STATUTES HAVE BEEN PLACED ON THE GROUND.

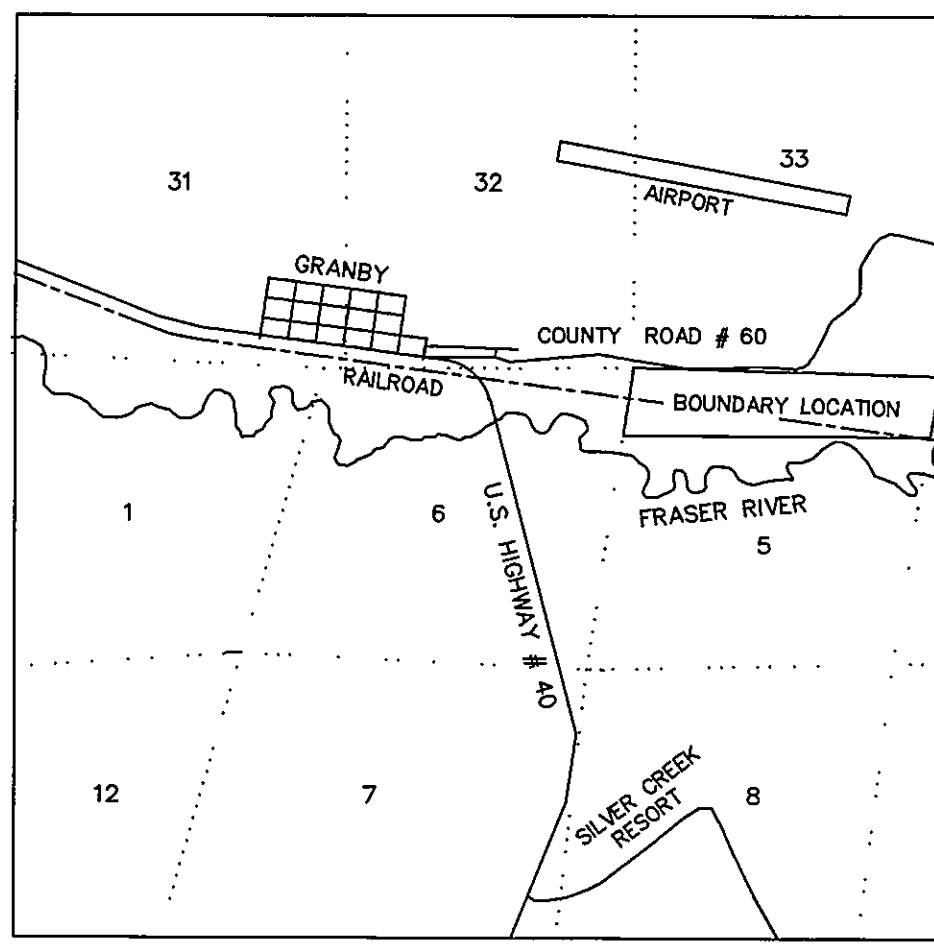


DON A. BAGENT COLORADO P.L.S. # 26950

LEGEND

- = SET PIN & CAP L.S. # 26950
- = FOUND PIN & CAP L.S. # ILLEGIBLE
- = FOUND 1" O.D. IRON PIPE
- = FOUND PIN & ALUMINUM CAP L.S. # 11415
- = FOUND ALIQUOT CORNER
- ⊗ = FOUND AXLE

SCALE: 1"=200'
0 50 100 150 200



VICINITY MAP

LS 893

LAND SURVEY PLAT
LOTS 1,2,3 & 4, SEC. 5, T1N, R76W,
GRAND COUNTY, COLORADO

GRAND
LAND SURVEYING
P.O. BOX 532
GRAND LAKE, CO
(970) 627-0098

STATE OF COLORADO
County of GRAND
Filed for record this 29 day of January 1999
at _____ o'clock _____ M.
Recorded in Book _____ Page _____
D.A.B.

SURVEY DATE MAY, 1997	JOB # 97-46	DRAWN BY J.A.D.
REVISED DRAWING JUNE 12, 1998	SCALE: 1"=200'	CHECKED BY D.A.B.

SEC 5 T1N R76W