

IMPROVEMENT SURVEY PLAT

METES AND BOUNDS PARCELS DESCRIBED AT

BOOK 455 PAGE 761, BOOK 228 PAGE 114 & BOOK 155 PAGE 233

GRAND COUNTY, COLORADO

SITUATED IN A PORTION OF

SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST, 6TH PRIME MERIDIAN

LEGAL DESCRIPTION

A legal description of a parcel of land situated in a portion of the southeast 1/4 of the northwest 1/4 of Section 33, Township 1 North, Range 75 West of the 6th Prime Meridian, County of Grand, State of Colorado, based on a survey of that parcel described at Book 455, Page 761 of the Records of Grand County, more particularly described as follows:

Considering the west line of Section 33 as bearing N 02°56' W as evidenced by an existing U.S.G.L.O. brass cap at the west 1/4 corner of Section 33 and an existing U.S.F.S. aluminum cap at the north 1/16th corner of Sections 33 and 32, and with all bearings contained herein relative thereto.

Commencing at a steel rod in a mound of stone from whence the west 1/4 corner of Section 33 bears S 80°23'40" W, a distance of 1902.15', said steel rod also being the POINT OF BEGINNING;

Thence N 30°49'56" W a distance of 367.67' to a steel rod;
 Thence N 89°29'25" E a distance of 157.48' to a steel rod;
 Thence N 89°30'49" E a distance of 140.24' to a spike in a mound of stone;
 Thence N 89°34'53" E a distance of 339.31' to a spike and washer, PLS #3660;
 Thence N 89°11'13" E a distance of 14.90' to a spike in the centerline of an existing dirt road;
 Thence following along the centerline of an existing dirt road for the following courses:
 Thence S 44°00'50" W a distance of 97.90' to a spike;
 Thence S 01°13'43" E a distance of 209.08' to a spike;
 Thence S 32°01'21" E a distance of 117.41' to a spike;
 Thence leaving the centerline of an existing dirt road and continuing along the following courses:
 Thence S 89°33'53" W a distance of 14.89' to a steel rod;
 Thence S 89°07'16" W a distance of 469.00' to an aluminum cap, PLS #31942;
 Thence N 18°20'29" E a distance of 68.80' to the POINT OF BEGINNING;
 Said parcel contains 4.31 acres more or less.

LEGAL DESCRIPTION

A legal description of a parcel of land situated in a portion of the southeast 1/4 of the northwest 1/4 of Section 33, Township 1 North, Range 75 West of the 6th Prime Meridian, County of Grand, State of Colorado, based on a survey of that parcel described at Book 228, Page 114 of the Records of Grand County, more particularly described as follows:

Considering the west line of Section 33 as bearing N 02°56' W as evidenced by an existing U.S.G.L.O. brass cap at the west 1/4 corner of Section 33 and an existing U.S.F.S. aluminum cap at the north 1/16th corner of Sections 33 and 32, and with all bearings contained herein relative thereto.

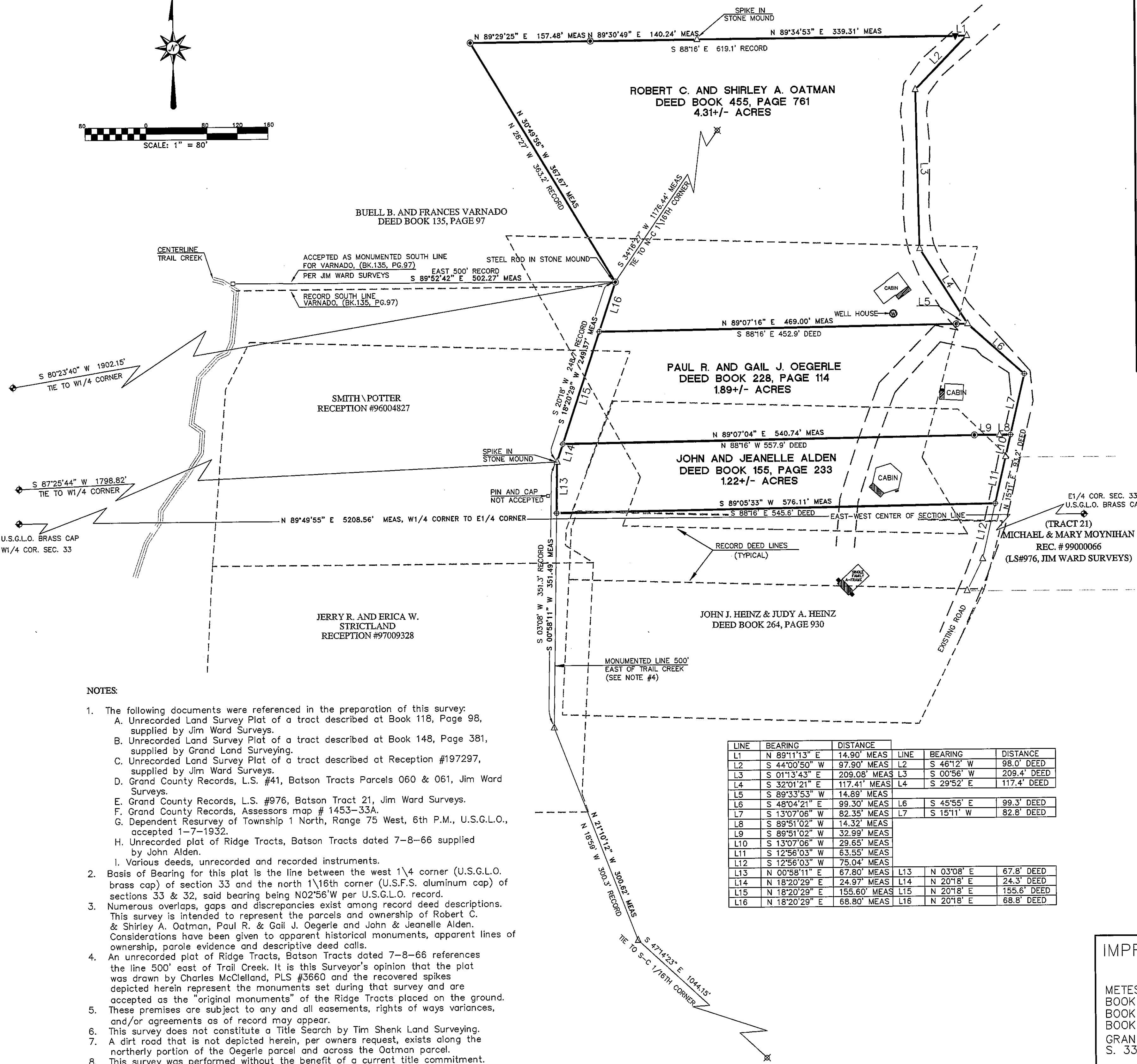
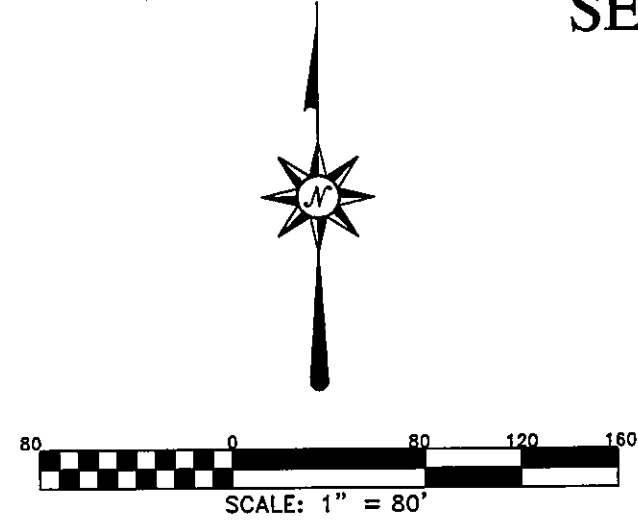
Commencing at a spike in a mound of stone from whence the west 1/4 corner of Section 33 bears S 87°25'44" W a distance of 1798.82';
 Thence N 18°20'29" E a distance of 24.97' to an aluminum cap, PLS #31942, said aluminum cap also being the POINT OF BEGINNING;
 Thence N 18°20'29" E a distance of 155.60' to an aluminum cap, PLS #31942;
 Thence N 89°07'16" E a distance of 469.00' to a steel rod;
 Thence N 89°33'53" E a distance of 14.89' to a spike in the centerline of an existing dirt road;
 Thence S 48°04'21" E a distance of 99.30' to an aluminum cap, PLS #31942, in an existing dirt road;
 Thence S 13°07'06" W a distance of 82.35' to an aluminum cap, PLS #31942, in an existing dirt road;
 Thence S 89°51'02" W a distance of 14.32' to a spike;
 Thence S 89°51'02" W a distance of 32.99' to a steel rod;
 Thence S 89°07'04" W a distance of 540.74' to the POINT OF BEGINNING;
 Said parcel contains 1.89 acres more or less.

LEGAL DESCRIPTION

A legal description of a parcel of land situated in a portion of the southeast 1/4 of the northwest 1/4 of Section 33, Township 1 North, Range 75 West of the 6th Prime Meridian, County of Grand, State of Colorado, based on a survey of that parcel described at Book 155, Page 233 of the Records of Grand County, more particularly described as follows:

Considering the west line of Section 33 as bearing N 02°56' W as evidenced by an existing U.S.G.L.O. brass cap at the west 1/4 corner of Section 33 and an existing U.S.F.S. aluminum cap at the north 1/16th corner of Sections 33 and 32, and with all bearings contained herein relative thereto.

Commencing at a spike in a mound of stone from whence the west 1/4 corner of Section 33 bears S 87°25'44" W, a distance of 1798.82', said spike also being the POINT OF BEGINNING;
 Thence N 18°20'29" E a distance of 24.97' to an aluminum cap, PLS #31942;
 Thence N 89°07'04" E a distance of 540.74' to a steel rod;
 Thence N 89°51'02" E a distance of 32.99' to a spike;
 Thence N 89°51'02" E a distance of 14.32' to an aluminum cap, PLS #31942, in an existing dirt road;
 Thence S 13°07'06" W a distance of 29.65' to a spike in an existing dirt road, said spike being the northwest corner of a parcel, (Tract 21), described at Reception # 99000066;
 Thence S 12°56'03" W a distance of 63.55' to an aluminum cap, PLS #31942, in an existing dirt road;
 Thence S 89°05'33" W a distance of 576.11' to an aluminum cap, PLS #31942;
 Thence N 00°58'11" E a distance of 67.80' to the POINT OF BEGINNING;
 Said parcel contains 1.22 acres more or less.

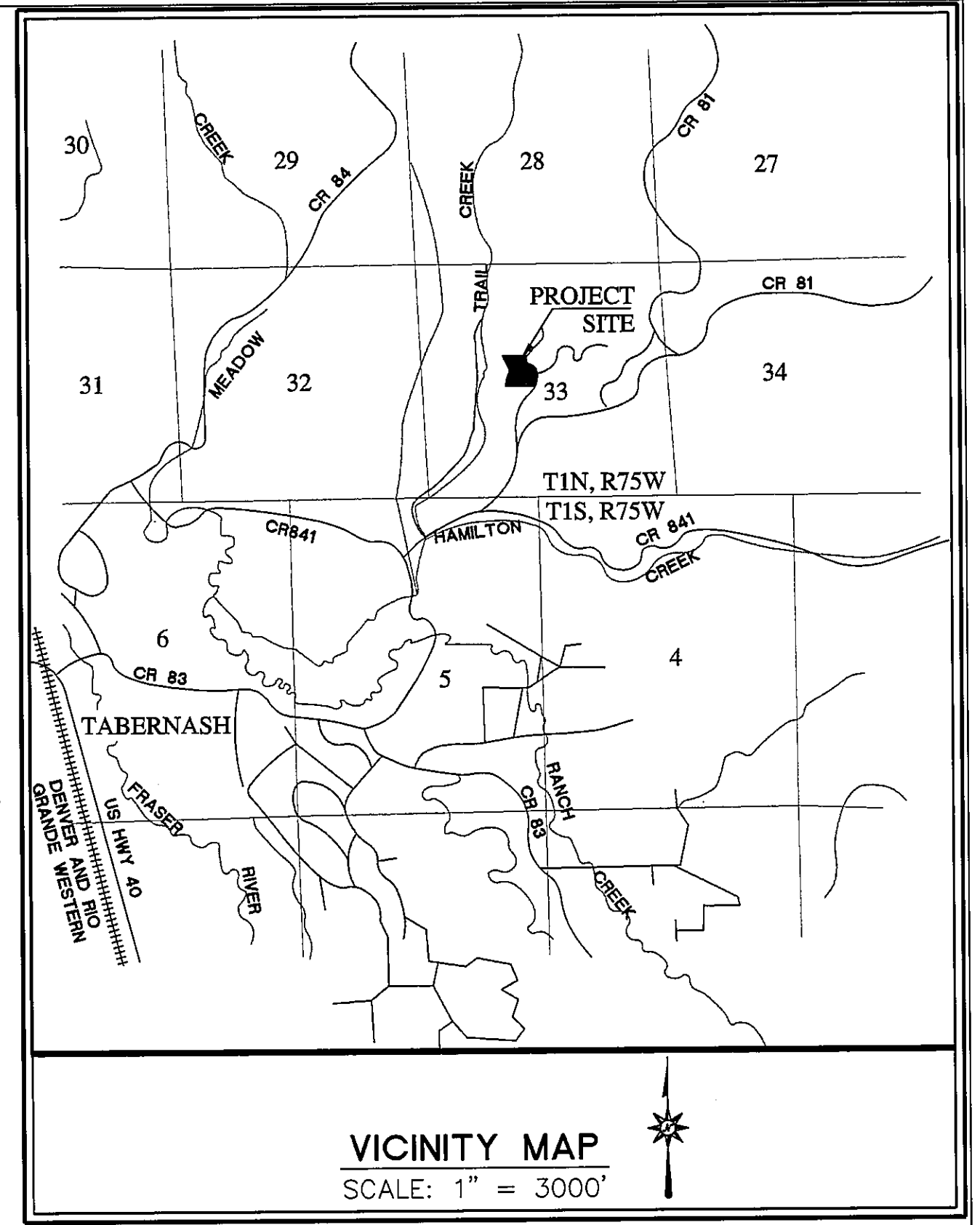


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°11'13" E	14.90' MEAS	L7	S 46°12' W	98.0' DEED
L2	S 44°00'50" W	97.90' MEAS	L8	S 01°13'43" E	209.08' MEAS
L3	S 01°13'43" E	209.08' MEAS	L9	S 32°01'21" E	117.41' MEAS
L4	S 32°01'21" E	117.41' MEAS	L10	S 89°33'53" W	14.89' MEAS
L5	S 89°33'53" W	14.89' MEAS	L11	S 48°04'21" E	99.30' MEAS
L6	S 48°04'21" E	99.30' MEAS	L12	S 13°07'06" W	82.35' MEAS
L7	S 13°07'06" W	82.35' MEAS	L13	S 89°51'02" W	14.32' MEAS
L8	S 89°51'02" W	14.32' MEAS	L14	S 89°51'02" W	32.99' MEAS
L9	S 89°51'02" W	32.99' MEAS	L15	S 89°07'04" W	540.74' MEAS
L10	S 13°07'06" W	29.65' MEAS	L16	S 89°07'04" W	540.74' MEAS
L11	S 12°56'03" W	63.55' MEAS			
L12	S 12°56'03" W	75.04' MEAS			
L13	N 00°58'11" E	67.80' MEAS			
L14	N 18°20'29" E	24.97' MEAS			
L15	N 18°20'29" E	155.60' MEAS			
L16	N 18°20'29" E	68.80' MEAS			

NOTES:

- The following documents were referenced in the preparation of this survey:
 - Unrecorded Land Survey Plat of a tract described at Book 118, Page 98, supplied by Jim Ward Surveys.
 - Unrecorded Land Survey Plat of a tract described at Book 148, Page 381, supplied by Grand Land Surveying.
 - Unrecorded Land Survey Plat of a tract described at Reception #197297, supplied by Jim Ward Surveys.
 - Grand County Records, L.S. #41, Batson Tracts Parcels 060 & 061, Jim Ward Surveys.
 - Grand County Records, L.S. #976, Batson Tract 21, Jim Ward Surveys.
 - Grand County Records, Assessors map # 1453-33A.
 - Dependent Resurvey of Township 1 North, Range 75 West, 6th P.M., U.S.G.L.O., accepted 1-7-1932.
 - Unrecorded plat of Ridge Tracts, Batson Tracts dated 7-8-66 supplied by John Alden.
- Various deeds, unrecorded and recorded instruments.
- Basis of Bearing for this plat is the line between the west 1/4 corner (U.S.G.L.O. brass cap) of section 33 and the north 1/16th corner (U.S.F.S. aluminum cap) of sections 33 & 32, said bearing being N02°56'W per U.S.G.L.O. record.
- Numerous overlaps, gaps and discrepancies exist among record deed descriptions. This survey is intended to represent the parcels and ownership of Robert C. & Shirley A. Oatman, Paul R. & Gail J. Oegerle and John & Jeanelle Alden. Considerations have been given to apparent historical monuments, apparent lines of ownership, parole evidence and descriptive deed calls.
- An unrecorded plat of Ridge Tracts, Batson Tracts dated 7-8-66 references the line 500' east of Trail Creek. It is this Surveyor's opinion that the plat was drawn by Charles McClelland, PLS #3660 and the recovered spikes depicted herein represent the monuments set during that survey and are accepted as the "original monuments" of the Ridge Tracts placed on the ground. These premises are subject to any and all easements, rights of ways variances, and/or agreements as of record may appear.
- This survey does not constitute a Title Search by Tim Shenk Land Surveying.
- A dirt road that is not depicted herein, per owners request, exists along the northerly portion of the Oegerle parcel and across the Oatman parcel.
- This survey was performed without the benefit of a current title commitment. Recorded easements and encumbrances may exist that are not shown on this plat.

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 legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



SURVEYOR'S STATEMENT

I, Timothy R. Shenk, being a duly registered land surveyor in the State of Colorado do hereby certify that this Improvement Survey Plat truly and correctly represents the results of a survey performed by me or under my direct supervision and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, and that the monuments required by said statutes have been placed on the ground.

TIMOTHY R. SHENK - COLORADO PLS #31942

LEGEND

- ◆ - FOUND STANDARD BRASS CAP
- ▲ - FOUND SPIKE
- ⊕ - SET ALUMINUM CAP PLS #31942
- ▼ - FOUND SPIKE WITH WASHER PLS #3660
- ⊙ - FOUND STEEL ROD
- - FOUND ALUMINUM CAP PLS #11415
- ⊗ - FOUND ALUMINUM CAP PLS #10402
- ⊛ - WELL

LS1341

TIM SHENK LAND SURVEYING INC.
 P.O. BOX 604
 FRASER, COLORADO 80442
 (970) 726-2031

IMPROVEMENT SURVEY PLAT		STATE OF COLORADO } ss County of GRAND	
METES AND BOUNDS PARCELS DESCRIBED AT BOOK 455, PAGE 761, BOOK 228, PAGE 114, BOOK 155, PAGE 233, GRAND COUNTY, COLORADO S. 33, T1N, R75W, 6TH P.M.		Filed for record this <u>15</u> day of <u>March</u> 2002 at _____ o'clock _____ M. Recorded in Book _____ Page _____ <u>SARAL ROSENE</u> Recorder <u>Susan Rose</u> Deputy Fees \$ <u>20.00</u>	
JOB: 01055	SCALE: 1" = 80'	CRD: 01055.06 / .07	REVISED:
DWG: 01055.5_ OAT_ALDEN	DATE: 11-27-2001	DRAWN BY: TRS\DU	REVISED: