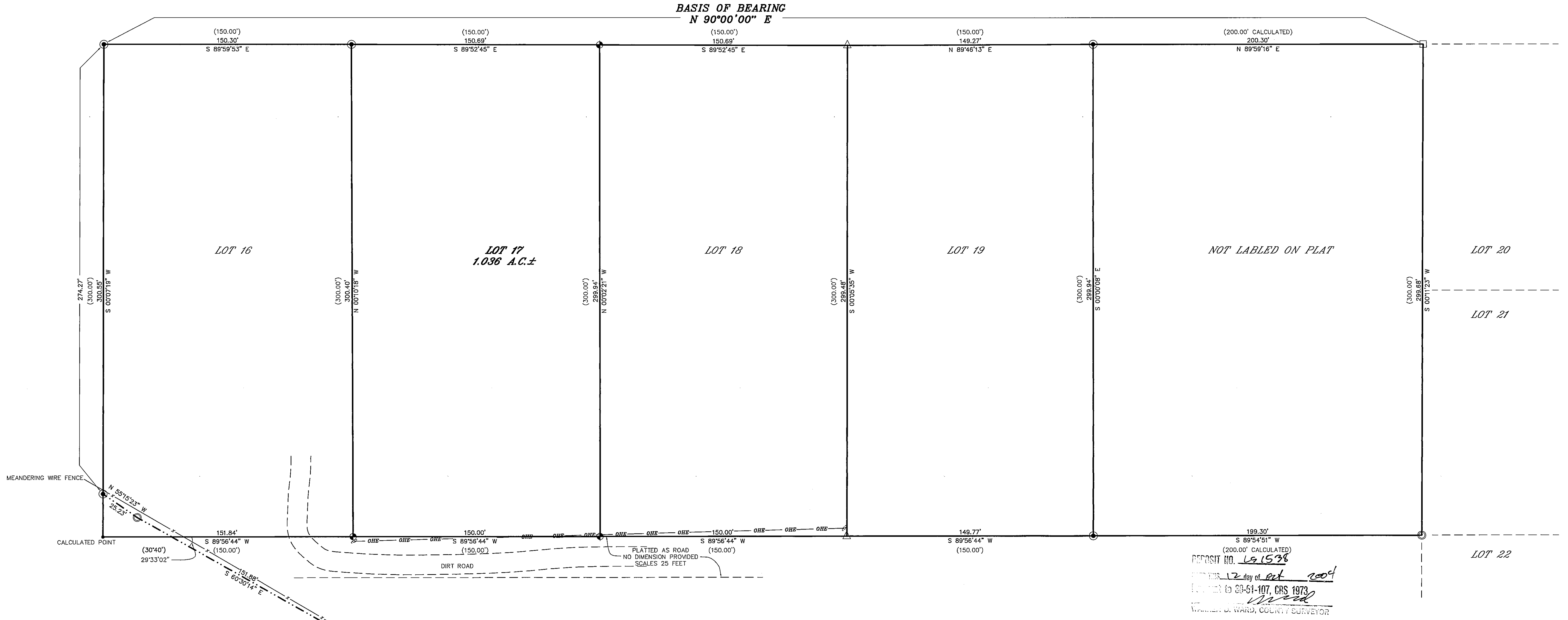


LAND SURVEY PLAT

LOT 17, CLAYTON RANCH ACRES

SECTIONS 4 & 5, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6th P.M., COUNTY OF GRAND, STATE OF COLORADO

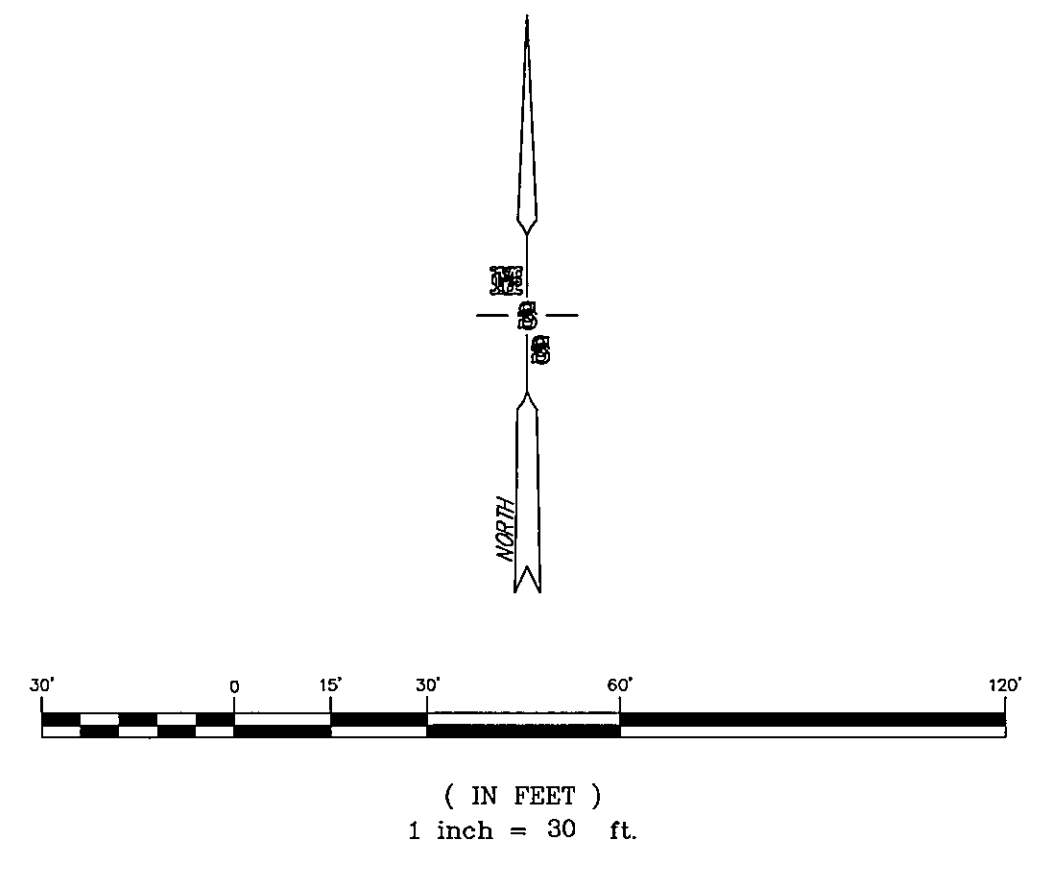


NOTES:

1. DATE OF FIELD WORK JULY 12, 2004.
2. A TITLE SEARCH WAS NOT PERFORMED BY MOUNTAIN STATES SURVEYING, INC., AT THE REQUEST OF THE OWNER. LEGAL DESCRIPTION AS SHOWN HEREON, IS BASED UPON THE QUITCLAIM DEED (REC. #98009630) PROVIDED BY THE OWNER. RIGHTS OF WAY AND EASEMENTS WERE NOT RESEARCHED BY THIS OFFICE AT THE REQUEST OF THE OWNER. EASEMENTS SHOWN HEREON ARE PER RECORDED PLATS.
3. CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
4. DIMENSIONS IN PARENTHESIS ARE THOSE PER PLATS OR DEEDS WHEN DIFFERENT FROM THOSE MEASURED IN THE FIELD.
5. 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.
6. THE ASSUMED BASIS OF BEARING IS THE NORTHERLY LINE OF CLAYTON RANCH ACRES, AS MONUMENTED, BETWEEN THE 1/2" REBAR WITH 1 1/2" ALUMINUM CAP LS# 11415 FOUND AT THE NORTHWEST CORNER OF LOT 16 AND THE 1/2" REBAR WITH BROKEN BLUE PLASTIC CAP LS# 12428 FOUND AT THE NORTHWEST CORNER OF LOT 20. SAID ASSUMED BEARING BEING NORTH 90°00'00" EAST, AS SHOWN HEREON.
7. PER THE REQUEST OF THE OWNER, MOUNTAIN STATES SURVEYING, INC. DID NOT PERFORM A PROPER SECTION BREAKDOWN TO DETERMINE THE TRUE LOCATION OF THE SIXTEENTH LINE THAT IS DEPICTED ON THE RECORDED PLAT OF CLAYTON RANCH ACRES AS BEING THE NORTHERLY LINE OF SAID SUBDIVISION (REC. # 85408). PER THE REQUEST OF THE OWNER MOUNTAIN STATES SURVEYING, INC. HAS BEEN ASKED TO MONUMENT LOT 17 BASED ON THE EXISTING MONUMENTS FOUND IN THE FIELD IN ACCORDANCE WITH THEIR RESPECTIVE PLATS DEPOSITED IN THE CLERK AND RECORDERS OFFICE OF GRAND COUNTY. MOUNTAIN STATES SURVEYING, INC. HAS FOUND NO EVIDENCE OF ORIGINAL MONUMENTS BEING SET BY THE ORIGINAL ENGINEER/SURVEYOR OF CLAYTON RANCH ACRES. UPON EXTENSIVE RESEARCH AT THE CLERK AND RECORDERS OFFICE OF GRAND COUNTY, MOUNTAIN STATES SURVEYING INC. HAS BEEN UNABLE TO FIND ANY REPLAT OF CLAYTON RANCH ACRES THAT WOULD DEPICT ANY SECTION BREAKDOWN OR MONUMENTATION THAT COULD VERIFY THE TRUE LOCATION OF THE EXTERIOR BOUNDARY OF CLAYTON RANCH ACRES.

- LEGEND**
- 1/2" REBAR-1 1/2" ALUM. CAP LS# 11415
 - ▲ 1/2" REBAR-1-1/2" ALUM. CAP LS# 25971
 - 1/2" REBAR-BROKEN BLUE CAP LS# 12428
 - 1/2" REBAR-NO CAP
 - ⊕ SET 5/8" REBAR-1 1/2" ALUM. CAP LS# 35586
 - ⊙ POWER POLE

LEGAL DESCRIPTION:
LOT 17, CLAYTON RANCH ACRES
COUNTY OF GRAND, STATE OF COLORADO



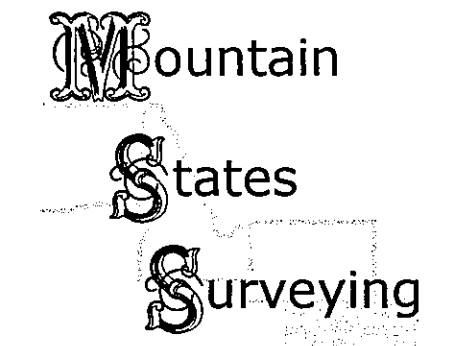
SURVEYOR'S CERTIFICATE:

I, DAVID R. LUTZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT WE HAVE, ON THE DATE SHOWN HEREON, SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THIS PLAT AND LEGAL DESCRIPTION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION.



LS 1538

DEPOSIT NO. **LS 1538**
 JULY 12 day of *Jul* 2004
 SUBJECT TO 88-51-107, CRS 1973
 DAVID R. LUTZ
 WARDEN OF WARD, COUNTY SURVEYOR



P.O. Box 1381 Fraser, CO 80442
 Phone: (970) 726-9585
 Fax: (970) 726-9585

JOB NO. 033-04	SHEET 1 OF 1
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STATE OF COLORADO } SS
 County of GRAND }
 Filed for record this 5th
 day of Oct, 2004
 at _____ o'clock _____ M.
 Recorded in Book _____ Page _____
 SARAL ROSENFELD
 Recorder
 Deputy
 Fees \$ 20