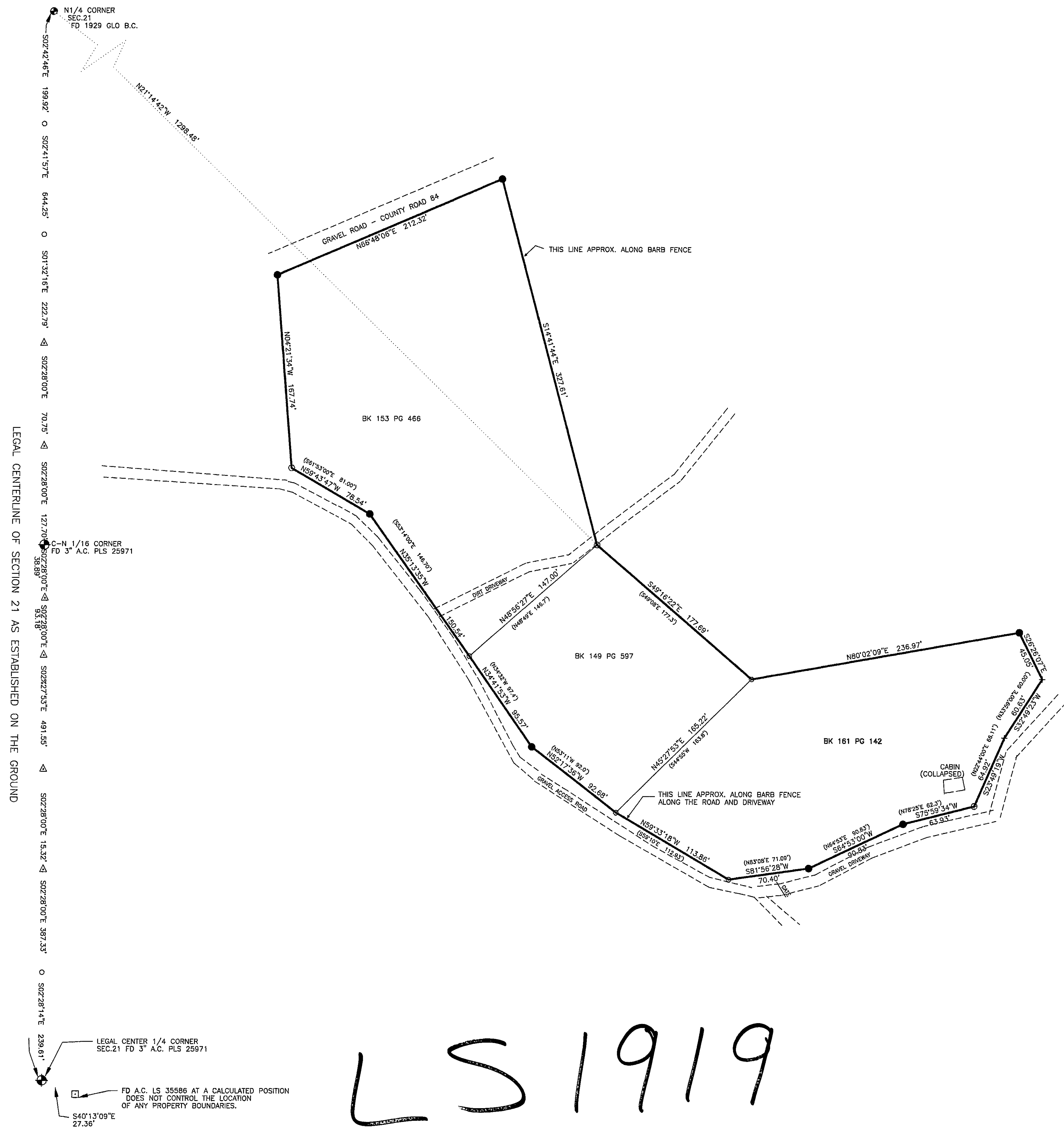


LAND SURVEY PLAT
BK. 153 PG. 466 Combined with
BK. 161 PG.142, BK.149 PG.597
In the NE1/4 Sec.21
T1N, R75W, 6th P.M.
Grand County, Colorado



LS 1919

LEGAL DESCRIPTION

A tract of land, being combined parcels described in Book 161 Page 142, Book 149 Page 597, and Book 153 Page 466, described by field survey as follows:

Beginning at a 1/2" rebar, whence the north 1/4 corner of section 21, being a 1929 GLO brass cap bears North 21 degrees 14 minutes 42 seconds West for a distance of 1298.48;

THENCE South 49 degrees 16 minutes 22 seconds East for a distance of 177.69 feet to a 3/8" rebar;
 THENCE North 80 degrees 02 minutes 09 seconds East for a distance of 236.97 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE South 26 degrees 26 minutes 07 seconds East for a distance of 45.05 feet to a T-Post driven flush to ground;
 THENCE South 32 degrees 49 minutes 23 seconds West for a distance of 60.63 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE South 23 degrees 49 minutes 19 seconds West for a distance of 64.92 feet to a 5/8" rebar;
 THENCE South 75 degrees 59 minutes 34 seconds West for a distance of 63.93 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE South 64 degrees 53 minutes 00 seconds West for a distance of 90.83 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE South 81 degrees 56 minutes 28 seconds West for a distance of 70.40 feet to a 3/8" rebar;

THENCE North 59 degrees 33 minutes 18 seconds West for a distance of 113.86 feet to a 3/8" rebar;

THENCE North 52 degrees 17 minutes 36 seconds West for a distance of 92.68 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE North 34 degrees 41 minutes 53 seconds West for a distance of 95.57 feet to a 3/8" rebar;

THENCE North 35 degrees 13 minutes 35 seconds West for a distance of 150.54 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

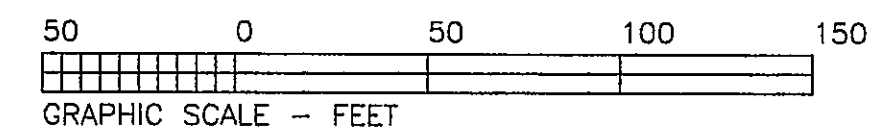
THENCE North 59 degrees 43 minutes 47 seconds West for a distance of 78.54 feet to an aluminum capped, 1/2" rebar stamped PLS 25971;

THENCE North 04 degrees 21 minutes 34 seconds West for a distance of 167.74 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE North 66 degrees 48 minutes 06 seconds East for a distance of 212.32 feet to a plastic capped, 1/2" rebar stamped PLS 25971;

THENCE South 14 degrees 41 minutes 44 seconds East for a distance of 327.61 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 3.36 acres more or less.



BASIS OF BEARINGS: The line from the north 1/4 corner of section 21, being a 1929 GLO brass cap, and the legal center of section 21, being a 3" aluminum capped, 3/4" rebar stamped PLS 25971, bears South 02°28'00" East, per GLO township plat (by calculation).

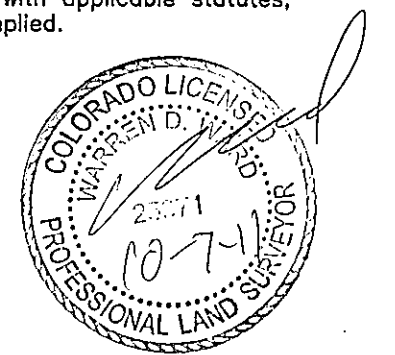
LEGEND:

- ⊙ - FOUND PLS ALIQUOT CORNER NOTED.
- - FOUND 3/8" REBAR, APPARENT ORIGINAL MONUMENT.
- △ - FOUND ALUMINUM CAPPED, 1/2" REBAR STAMPED PLS 25971
- - FOUND 5/8" REBAR
- ⊙ - FOUND 1/2" REBAR
- ⊙ - FOUND 1" IRON PIPE
- + - FOUND T-POST DRIVEN FLUSH TO GROUND.
- - SET PLASTIC CAPPED, 1/2" REBAR STAMPED PLS 25971
- () - DENOTES RECORD DATA FOR SAME LINE MEASURED ON THE GROUND.

Note: This land survey plat is not a determination of title by Azimuth Survey Company. Record easements as disclosed by a title insurance policy are not shown and were declined by the client.

This land survey plat was produced for Marguerite Blakeman, shows the result of a field survey done by me and under my direction, complies with applicable statutes, and is not a warranty or guarantee, either expressed or implied.

Warren D. Ward, Colorado PLS 25971
 (not valid without original seal on non-electric media)



Azimuth Survey Company
 P.O. Box 653, Fraser, CO 80442
 Ph 970-531-1120 Fax 800-725-2734

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In the NE1/4 Sec.21
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Grand County, Colorado

STATE OF COLORADO
 County of GRAND
 Filed for record this 11/17/11
 day of OCT. 2011
 at 9:37:01 o'clock P.M.
 Recorded in Book _____ Page _____
 SARA L. ROSENE
 Deput
 Fees \$ 27.00