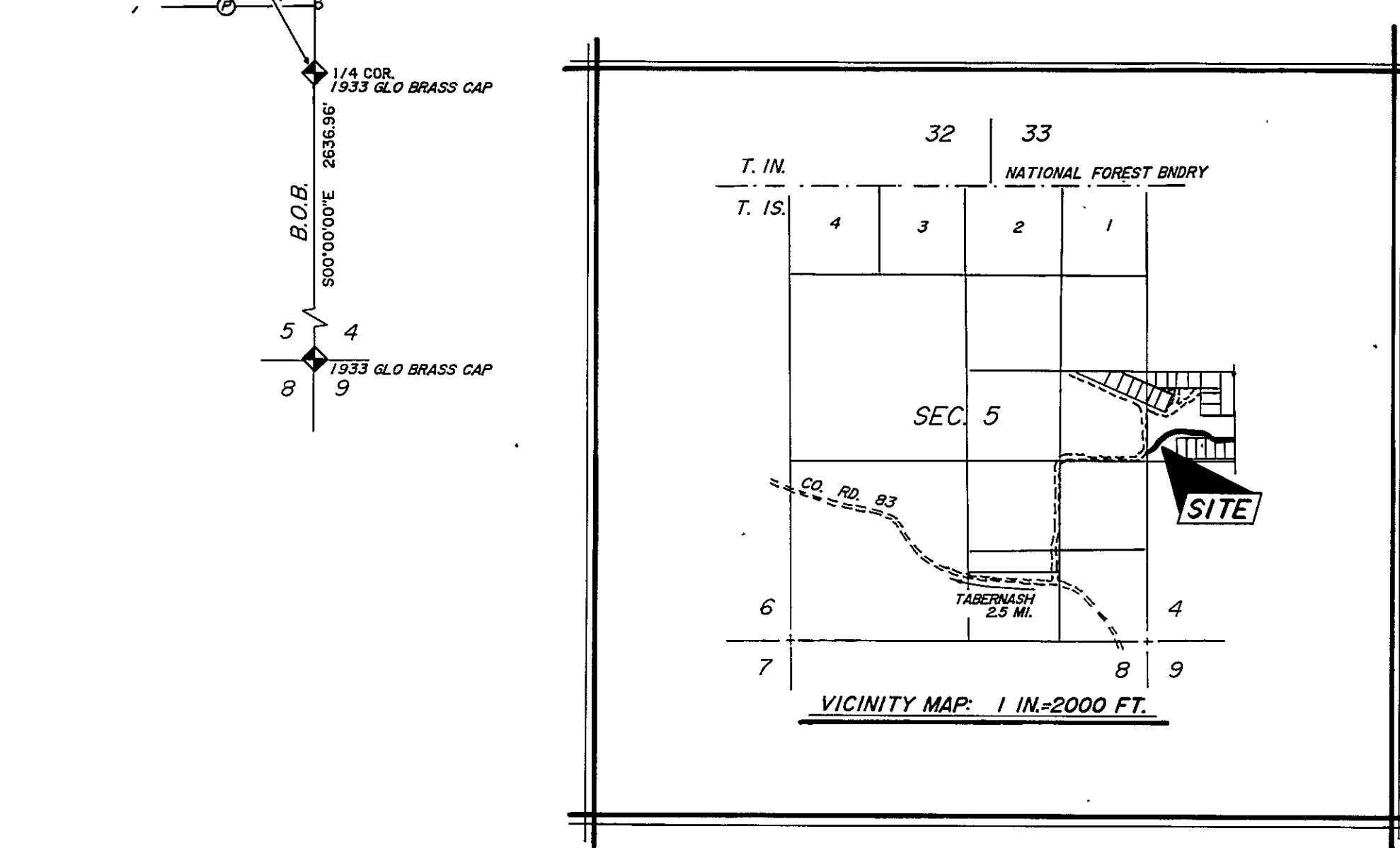
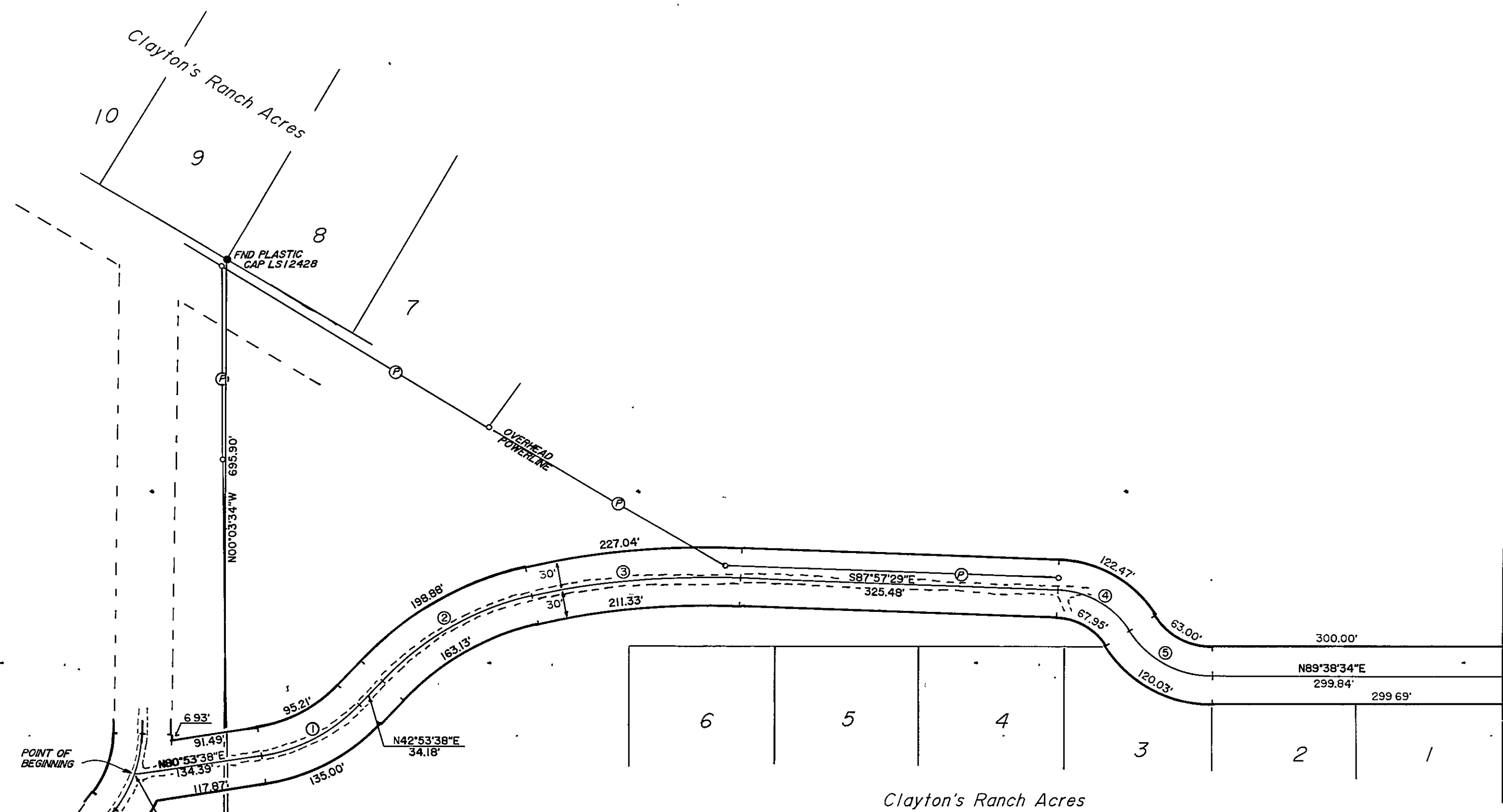


# A 60' WIDE RIGHT-OF-WAY

FOR INGRESS -EGRESS, ALONG AN EXISTING GRAVEL ROAD LOCATED IN THE SE1/4NE1/4 OF SEC. 5, AND IN THE SW1/4NW1/4 OF SEC. 4, ALL IN T.1S., R.75W. OF THE 6TH P.M., GRAND COUNTY, COLORADO.



**ε CURVE DATA**

ARC	DELTA	RADIUS	CHORD BRG.	DIST.	
①	115.10'	38°00'00"	173.55'	N61°53'38"E	113.00'
②	181.01'	34°08'33"	303.75'	N59°57'54"E	178.34'
③	219.18'	15°00'20"	836.91'	N84°32'21"E	218.56'
④	95.21'	52°03'44"	104.78'	S61°55'37"E	91.97'
⑤	91.52'	54°27'41"	96.28'	S63°07'36"E	88.11'

LEGAL DESCRIPTION: A 60 feet wide right of way for Ingress and egress, along an existing gravel road, located in the SE1/4NE1/4 of Section 5, and in the SW1/4NW1/4 of Section 4, Township 1 South, Range 75 West of the 6th Principal Meridian, Grand County, Colorado, being 30 feet from each side of the following described centerline:

1. Beginning at a point whence the east  $\pm$  corner of said Section 5, being a standard 1933 GLO brass cap, bears S29-52-42 $\frac{1}{2}$ , a distance of 186.20 feet;
2. Thence N80-53-38E, a distance of 134.39 feet, to a point of curve to the left;
3. Thence along the arc of said curve for 115.10 feet, having a central angle of 38-00-00, a radius of 173.55 feet, and a chord bearing and distance of N61-53-38E, 113.00 feet;
4. Thence N42-53-38E, a distance of 34.18 feet, to a point of curve to the right;
5. Thence along the arc of said curve for 181.01 feet, having a central angle of 34-08-33, a radius of 303.75 feet, and a chord bearing and distance of N59-57-54E, 178.34 feet, to a point of curve to the right;
6. Thence along the arc of said curve for 219.18 feet, having a central angle of 15-00-20, a radius of 836.91 feet, and a chord bearing and distance of N84-32-21E, 218.56 feet;
7. Thence S87-57-29E, a distance of 325.48 feet, to a point of curve to the right;
8. Thence along the arc of said curve for 95.21 feet, having a central angle of 52-03-44, a radius of 104.78 feet, and a chord bearing and distance of S61-55-37E, 91.97 feet, to a point of curve to the left;
9. Thence along the arc of said curve for 91.52 feet, having a central angle of 54-27-41, a radius of 96.28 feet, and a chord bearing and distance of S63-07-36E, 88.11 feet;
10. Thence N89-38-34E, a distance of 299.84 feet, to the end of said right of way, being at a point on the easterly boundary of Lot 1, Clayton's Ranch Acres.
11. Said right of way contains approximately 1.97 acres.

I hereby certify that this survey plat shows the results of a survey performed under my supervision, responsibility and checking.

*W. D. Ward*  
W. D. Ward - Colorado PLS 25971



NOTE: This is a right-of-way plat only, constructed only from controlling monuments as shown, and is not to be construed as a boundary survey of adjoining lands.

## Jim Ward Surveys

P.O. BOX 445 KREMMLING, COLORADO 80459  
(303) 724-3670  
Associated Planning (303) 724-3845 Land Services

WINTER PARK, COLORADO  
(303) 726-5166

DEPOSIT NO. 32  
FILED THIS 10th DAY OF SEPTEMBER 1991  
Pursuant to 38-51-107, CRS 1973.  
WARREN D. WARD, COUNTY SURVEYOR

A 60' WIDE RIGHT-OF-WAY FOR INGRESS -EGRESS, ALONG AN EXISTING GRAVEL ROAD, LOCATED IN THE SE1/4NE1/4 OF SEC. 5, AND IN THE SW1/4NW1/4 OF SEC. 4, ALL IN T.1S., R.75W. OF THE 6TH P.M., GRAND COUNTY, COLORADO.		STATE OF COLORADO, 1991 County of GRAND
SCALE: 1 IN. = 100 FT.	APPROVED BY:	FILED FOR RECORD THIS 10th DAY OF SEPTEMBER 1991
DATE: 09-06-89	DRAWN BY: MWK	RECORDED IN BOOK 108-2-91
	REVISED:	BY: SARAL RUSCHNE
		1991

SEC 4 & 5 1S 75