LAND SURVEY PLAT
PARTS OF E1/2SW1/4, N1/2SE1/4, LOTS 9, 10, 11, SEC. 1, T1S R76W, AND OF LOT 6, SEC. 6, T1S R75W, 6TH P.M., GRAND COUNTY, COLORADO

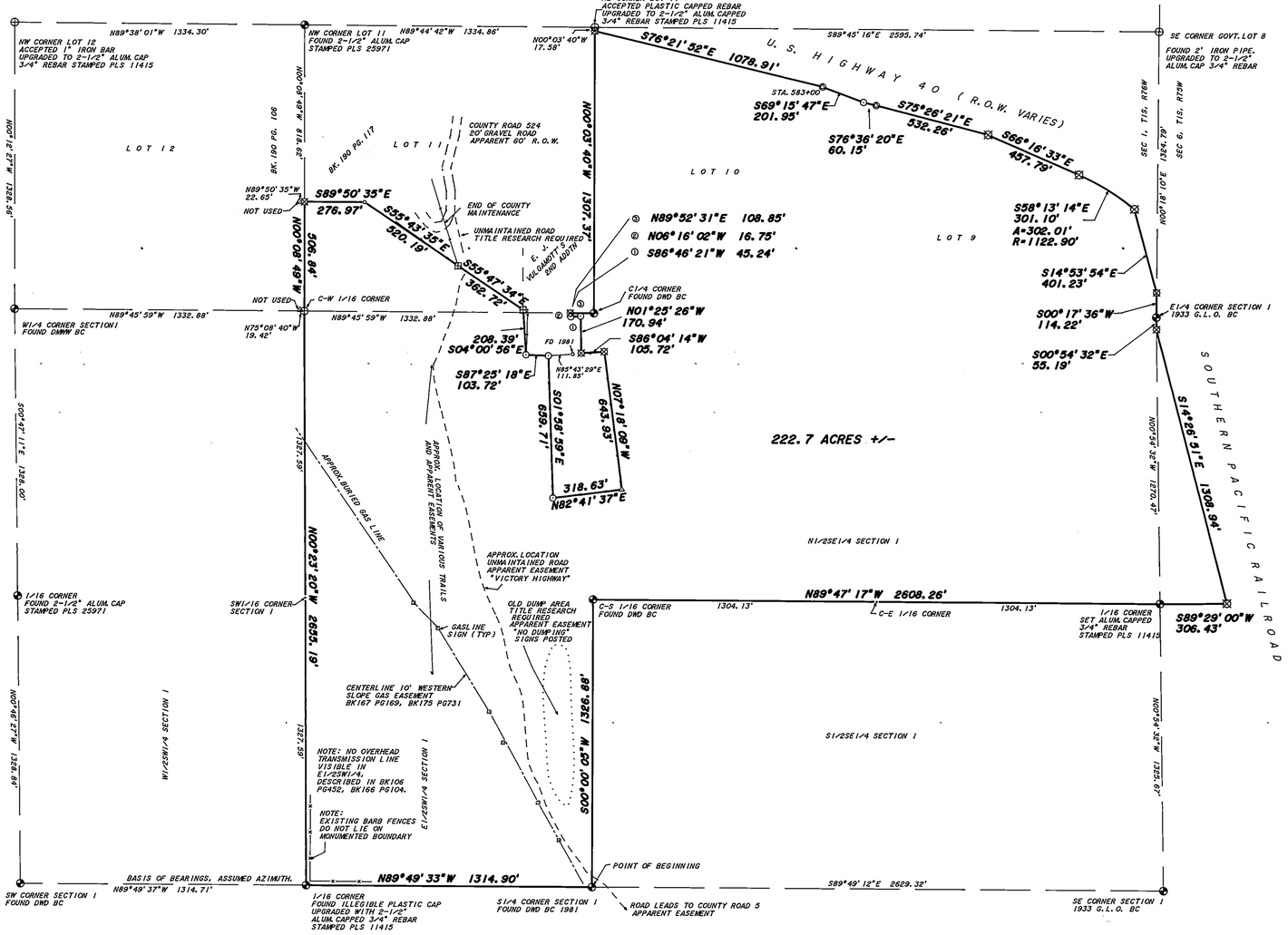
300 0 300 600 900

GRAPHIC SCALE - FEET

BASIS OF BEARINGS: ASSUMED AZIMUTH

LEGEND

- = FOUND ALIQUOT MONUMENT NOTED.
- = FOUND HIGHWAY RIGHT OF WAY MONUMENT NOTED.
- = FOUND DRILL STEEL
- = FOUND 3/4" IRON PIPE
- = FOUND ALUMINUM CAPPED REBAR STAMPED PLS 9644
- = FOUND ALUMINUM CAPPPED 1/2" REBAR STAMPED PLS 11415
- = SET ALUMINUM CAPPED 3/4" REBAR PLS 11415
- = SET OR UPGRADED ALIQUOT MONUMENT NOTED.
- = CALCULATED POINT



LEGAL DESCRIPTION

Of a tract of land, being a part of the E1/2SW1/4, N1/2SE1/4, Lots 9, 10 & 11, Section 1, Township 1 South, Range 76 West, and of Lot 6, Section 6, Township 1 South, Range 75 West of the 6th Principal Meridian, Grand County, Colorado, more particularly described in conjunction with the accompanying Land Survey Plat, as follows:

Beginning at the south 1/4 corner of Section 1;
THENCE North 89 degrees 49 minutes 33 seconds West for a distance of 1314.90 feet to the east 1/16 corner of Section 1 and 12;
THENCE North 00 degrees 23 minutes 20 seconds West for a distance of 2655.19 feet to the southwest corner of Lot 11;
THENCE North 00 degrees 08 minutes 49 seconds West for a distance of 306.84 feet along the west boundary of Lot 11;
THENCE South 89 degrees 50 minutes 35 seconds East for a distance of 276.97 feet;
THENCE South 55 degrees 43 minutes 35 seconds East for a distance of 520.19 feet;
THENCE South 55 degrees 47 minutes 34 seconds East for a distance of 362.72 feet;
THENCE South 04 degrees 00 minutes 56 seconds East for a distance of 208.39 feet;
THENCE South 87 degrees 25 minutes 18 seconds East for a distance of 103.72 feet;
THENCE South 01 degrees 58 minutes 59 seconds East for a distance of 659.71 feet;
THENCE North 82 degrees 41 minutes 37 seconds East for a distance of 318.63 feet;
THENCE North 07 degrees 18 minutes 09 seconds West for a distance of 643.93 feet;
THENCE South 89 degrees 04 minutes 14 seconds West for a distance of 105.72 feet;
THENCE North 01 degrees 25 minutes 26 seconds West for a distance of 170.94 feet;
THENCE South 86 degrees 46 minutes 21 seconds West for a distance of 45.24 feet;
THENCE North 06 degrees 16 minutes 02 seconds West for a distance of 16.75 feet;
THENCE North 89 degrees 52 minutes 31 seconds East for a distance of 108.85 feet to the center 1/4 corner of Section 1;
THENCE North 00 degrees 03 minutes 40 seconds West for a distance of 1307.37 feet along the west boundary of Lot 10;
THENCE South 76 degrees 21 minutes 52 seconds East for a distance of 1078.91 feet along the southerly boundary of U.S. Highway 40;
THENCE South 69 degrees 15 minutes 47 seconds East for a distance of 201.95 feet along the southerly boundary of U.S. Highway 40;
THENCE South 76 degrees 36 minutes 20 seconds East for a distance of 60.15 feet along the southerly boundary of U.S. Highway 40;
THENCE South 75 degrees 26 minutes 21 seconds East for a distance of 532.26 feet along the southerly boundary of U.S. Highway 40;
THENCE South 66 degrees 16 minutes 33 seconds East for a distance of 457.79 feet along the southerly boundary of U.S. Highway 40, to a point of curve to the right;

THENCE along a curve to the right having a radius of 1122.90 feet and an arc length of 302.01 feet, being subtended by a chord of South 58 degrees 13 minutes 14 seconds East for a distance of 301.10 feet along the southerly right of way boundary of U.S. Highway 40;
THENCE South 14 degrees 53 minutes 54 seconds East for a distance of 401.23 feet along the westerly right of way boundary of the Southern Pacific Railroad, to a point on the easterly boundary of Section 1;
THENCE South 00 degrees 17 minutes 36 seconds West for a distance of 114.22 feet to the east 1/4 corner of Section 1;
THENCE South 00 degrees 54 minutes 32 seconds East for a distance of 55.19 feet along the easterly boundary of Section 1;
THENCE South 14 degrees 26 minutes 31 seconds East for a distance of 1308.94 feet along the westerly right of way boundary of the Southern Pacific Railroad;
THENCE South 89 degrees 29 minutes 00 seconds West for a distance of 306.43 feet along the westerly right of way boundary of the Southern Pacific Railroad;
THENCE North 89 degrees 47 minutes 17 seconds West for a distance of 2608.26 feet along the south boundary of the N1/2SE1/4 to the center South 1/16 corner of Section 1;
THENCE South 00 degrees 00 minutes 03 seconds West for a distance of 1326.88 feet to the point of beginning.

Subject to restrictions and easements of record.
Said property contains 222.7 acres, more or less.

THIS LAND SURVEY PLAT WAS PREPARED FOR WILLIAM HICKEY AS AGENT OF LINCOLN PROPERTY COMPANY, ARLINGTON, VIRGINIA, AND IS BASED UPON THE RESULTS OF A FIELD SURVEY DONE UNDER MY DIRECTION.

J.D. WARD, COLORADO PLS 11415.

JAMES D. WARD 11415 PROFESSIONAL LAND SURVEYOR STATE OF COLORADO

12-8-95

NOTE: THIS LAND SURVEY PLAT DOES NOT CONSTITUTE A DETERMINATION OF TITLE BY ROCKY MOUNTAIN REALTY SURVEYS, INC. REFERENCE IS HEREBY MADE TO THAT OWNER'S TITLE POLICY NO. 06304960 292 DATED JUNE 21, 1994, TICOR TITLE INSURANCE COMPANY. PLOTTABLE EASEMENTS LISTED IN POLICY SCHEDULE B ARE SHOWN. UNPLOTTABLE EASEMENTS INCLUDE SCHEDULE B NO. 1, 2, 3, 4, 5, 6, 7, 8, 11, AND 15.

DITCHES THAT MAY EXIST ARE NOT SHOWN.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE TIME YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.

ROCKY MOUNTAIN REALTY SURVEYS, INC.
dba Jim Ward Surveys
BOX 445 KREMMLING, COLORADO 80459
(970) 724-3845

DEPOSIT NO. LS472
FILED THIS 18 day of Dec 1995
Pursuant to 30-91-107, CRS 1973.
WARREN D. WARD, COUNTY SURVEYOR

LAND SURVEY PLAT
A TRACT, BEING PARTS OF E1/2SW1/4, N1/2SE1/4, LOTS 9, 10, 11, SEC. 1, T1S R76W, AND LOT 6, SEC. 6, T1S R75W, 6TH PM
GRAND COUNTY, COLORADO LS 472

SCALE: 1"=300' | DRAWN BY: WW
DATE: 10-05-95 | REVISED: 11-10-95
REVISED 12-08-95 BY WW
SEC 1, 6 -1S- 76
JOB # 565-20
CRD/SCRN FILE 565-20 LAY: 81-84, 86
SHEET OF

LS 472
STATE OF COLORADO, County of GRAND
Filed for record this 18th day of December 1995
at o'clock M.
Recorded in Book Page
SARA L. ROSENE
By Deal J. Grandjean Recorder
Fee $7.00 Pd