

LAND SURVEY PLAT OF BREWER TRACTS, TRACT 4, A METES AND BOUNDS PARCEL, BEING A PORTION OF S1/2S1/2S1/2 SECTION 35, T1N, AND NW1/4 SECTION 2, T1S, ALL IN R76W OF THE 6TH P.M., GRAND COUNTY, COLORADO

LEGAL DESCRIPTION

OF A TRACT OF LAND COMMONLY KNOWN AS TRACT 4, BEING A PORTION OF THE S1/2S1/2S1/2 SECTION 35, TOWNSHIP 1 NORTH, AND THE NW1/4 SECTION 2, TOWNSHIP 1 SOUTH, ALL IN RANGE 76 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point being the NW corner of said tract, WHENCE the SW corner of Section 35, T1N, R76W of the 6th P.M., bears South 88 degrees 22 minutes 53 seconds West a distance of 3652.13 feet, and also being an aluminum capped 1/2 inch rebar stamped PLS # 11415;

THENCE South 77 degrees 58 minutes 00 seconds East for a distance of 172.31 feet along the northerly line of said tract and also being on the southerly right of way of County Road No. 85, a.k.a. Silver Creek Drive, to a point of curve, and also being an aluminum capped 1/2 inch rebar stamped PLS # 25971;

THENCE along a curve to the left having a radius of 1686.71 feet and an arc length of 203.38 feet, being subtended by a chord of South 81 degrees 25 minutes 16 seconds East for a distance of 203.26 feet along the northerly line of said tract and also being on the southerly right of way of County Road No. 85 to a point of tangency, and also being an aluminum capped 1/2 inch rebar stamped PLS # 25971;

THENCE South 84 degrees 52 minutes 41 seconds East for a distance of 457.89 feet along the northerly line of said tract and also being on the southerly right of way of County Road No. 85 to a point of curve, and also being an aluminum capped 1/2 inch rebar stamped PLS # 25971;

THENCE along a curve to the left having a radius of 901.36 feet and an arc length of 48.84 feet, being subtended by a chord of South 85 degrees 25 minutes 49 seconds East for a distance of 48.83 feet along the northerly line to the NE corner of said tract and also being on the southerly right of way of County Road No. 85, and also being an aluminum capped 1/2 inch rebar stamped PLS # 11415;

THENCE South 02 degrees 21 minutes 39 seconds West for a distance of 1709.27 feet along the easterly line to the SE corner of said tract, and also being on the northerly right of way of United States Highway No. 40, said point being an aluminum capped 1/2 inch rebar stamped PLS # 11415;

THENCE North 87 degrees 38 minutes 04 seconds West for a distance of 353.11 feet along the northerly right of way of U.S. Highway No. 40 to a point being an aluminum capped 1/2 inch rebar stamped PLS # 25971;

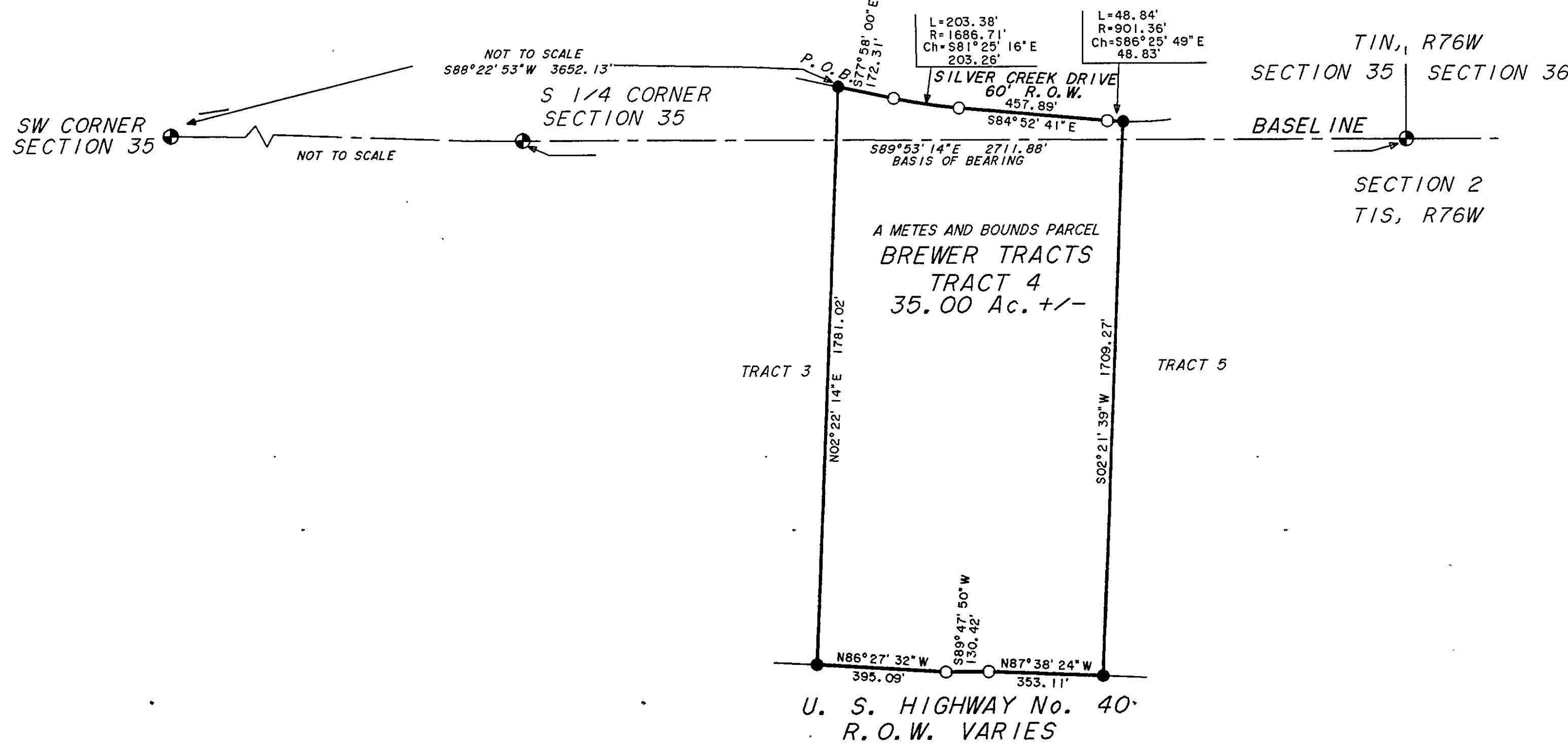
THENCE South 89 degrees 47 minutes 50 seconds West for a distance of 130.42 feet along the northerly right of way of U.S. Highway No. 40 to a point being an aluminum capped 1/2 inch rebar stamped PLS # 25971;

THENCE North 85 degrees 27 minutes 32 seconds West for a distance of 395.09 feet along the northerly right of way of U.S. Highway No. 40 to a point being the SW corner of said tract, and also being an aluminum capped 1/2 inch rebar stamped PLS # 11415;

THENCE North 02 degrees 22 minutes 14 seconds East for a distance of 1781.02 feet along the westerly line of said tract to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 35.00 acres more or less.



LEGEND

- = FOUND ALUMINUM CAPPED 1/2" REBAR STAMPED PLS No. 25971
- = FOUND ALUMINUM CAPPED 1/2" REBAR STAMPED PLS No. 11415
- ⊙ = FOUND BLM BRASS CAP

COMMENTS:

BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED PUBLIC AND PRIVATE SURVEYOR MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

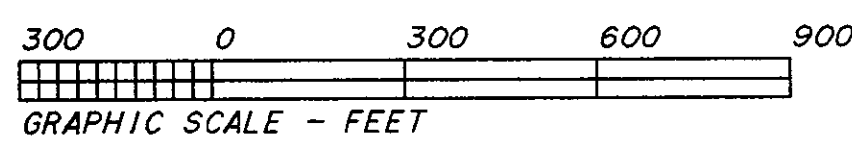
LEGAL DESCRIPTION FROM INFORMATION SUPPLIED BY CLIENT, USUALLY A TITLE POLICY OR TITLE REPORT.

TITLE REPORT ATTORNEY'S TITLE GUARANTY FUND, INC. COMMITMENT No. 965-002B, DATE UNKNOWN (H)INDICATES REPORT EXCEPTION No. AS NON-PLOTTABLE EASEMENTS. THIS REPORT MAY COVER OTHER PROPERTIES THAN SHOWN HEREON.

EFFECT OF EASEMENT RIGHTS SCHEDULE B EXCEPTIONS 1) - 14) EFFECT OF PLOTTABLE EASEMENTS ARE SHOWN FROM THIS OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS ARE NOTED ON THIS SURVEY AS HAVING "EFFECT OF" BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS. WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

AREA BASED UPON MEASURED BEARINGS AND DISTANCE AS SHOWN.

NOTE: THIS PLAT DOES NOT CONSTITUTE AND SHOULD NOT BE CONSTRUED AS A TITLE SEARCH, REPORT, OPINION OR FINDING BY JIM WARD SURVEYS.

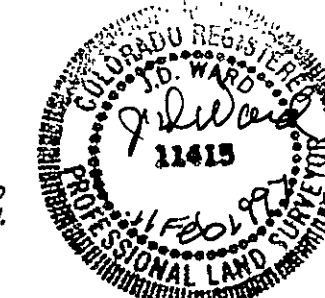


NOTICE: According to Colorado law, you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any legal action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Surveyor's Statement

This Land Survey Plat was prepared for Century 21, Smith and Company and shows the results of a field survey performed under my supervision and responsibility. This Land Survey Plat was prepared for the exclusive use of the person, persons, or entity named in this statement. Said statement does not extend to any unnamed person without an express restatement by J. D. Ward.

J. D. Ward
J. D. WARD, COLORADO PLS #11415



DEPOSIT NO. LS616
FILED THIS 18 day of Feb 1997
Pursuant to 38-51-107, C.R.S. 1973.
Warren D. Ward
WARREN D. WARD, COUNTY SURVEYOR

ROCKY MOUNTAIN REALTY SURVEYS, INC.
dba **JIM WARD SURVEYS**
P. O. BOX 445
KREMMLING, COLORADO 80459
ASSOCIATED (970) 724-3845
LAND PLANNING SERVICES

LAND SURVEY PLAT OF BREWER TRACTS, TRACT 4, A METES AND BOUNDS PARCEL, BEING A PORTION OF S1/2S1/2S1/2 SECTION 35, T1N, AND NW1/4 SECTION 2, T1S, ALL IN R76W OF THE 6TH P.M., GRAND COUNTY, COLORADO		LS616 STATE OF COLORADO County of GRAND Filed for record on <u>11th</u> day of <u>February</u> , 1997 at <u>10:00</u> o'clock <u>AM</u> Recorded in Book <u>111</u> Page <u>111</u> <i>SARA L. ROSENE</i> <i>Sally Gardner</i> 2000
SCALE: 1"=300'	DRAWN BY: BAR	
DATE: 19 DEC 1993	REV: 2) 11-15-1996	
PLOT FILE=42-04.PLI	JOB # 42-11	
CRD FILE=42-04.CRD	LAYERS 33 + 93	SHEET 1 OF 1