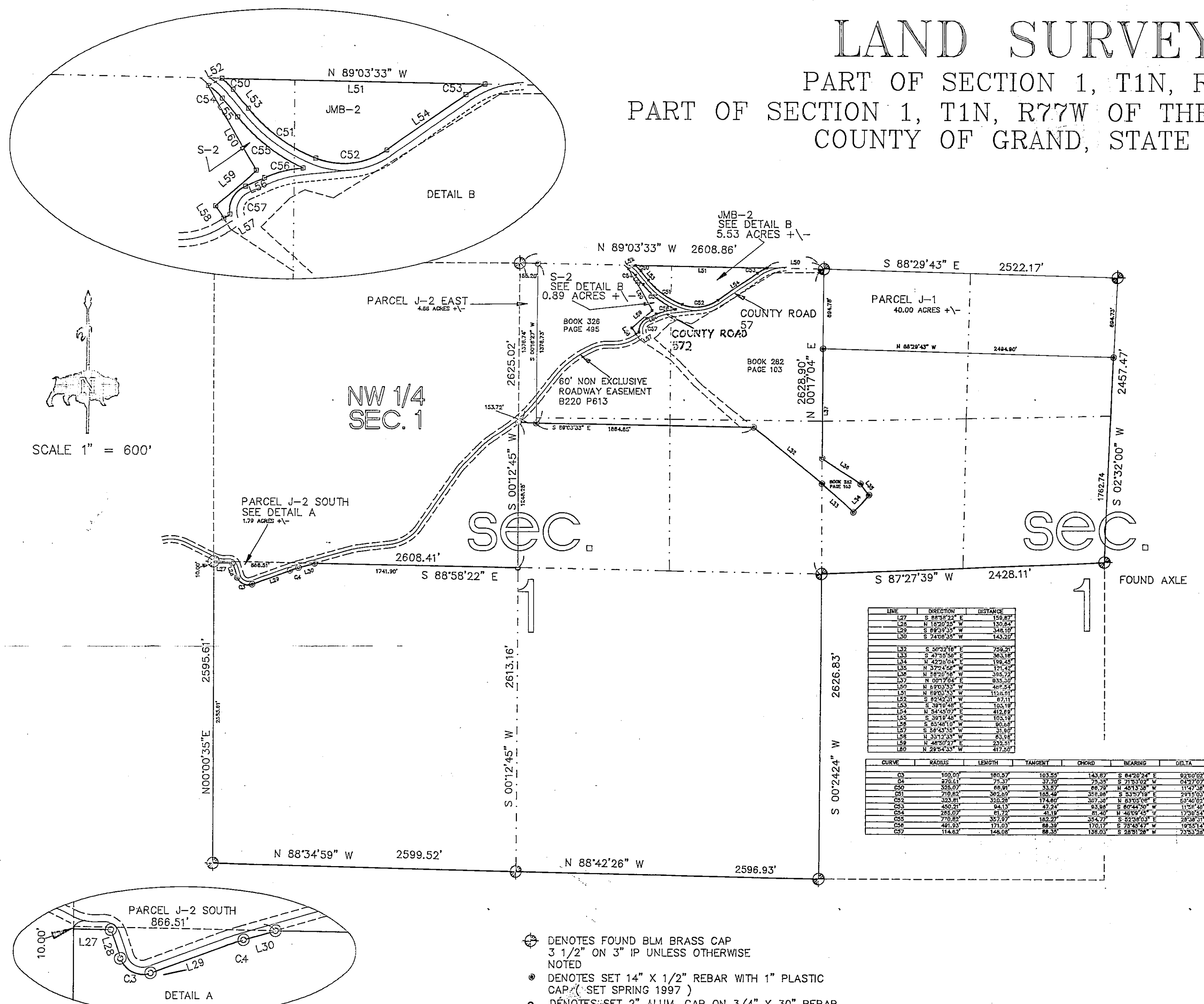


LAND SURVEY PLAT

PART OF SECTION 1, T1N, R76 1/2 W, AND
PART OF SECTION 1, T1N, R77W OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF GRAND, STATE OF COLORADO



LINE	BEARING	DISTANCE
L1	N 89°03'33" W	2608.86'
L2	S 88°29'43" E	2522.17'
L3	S 88°29'43" E	2522.17'
L4	N 88°34'59" W	2599.52'
L5	N 88°42'26" W	2596.93'
L6	S 87°27'39" W	2428.11'
L7	S 87°27'39" W	2428.11'
L8	S 87°27'39" W	2428.11'
L9	S 87°27'39" W	2428.11'
L10	S 87°27'39" W	2428.11'
L11	S 87°27'39" W	2428.11'
L12	S 87°27'39" W	2428.11'
L13	S 87°27'39" W	2428.11'
L14	S 87°27'39" W	2428.11'
L15	S 87°27'39" W	2428.11'
L16	S 87°27'39" W	2428.11'
L17	S 87°27'39" W	2428.11'
L18	S 87°27'39" W	2428.11'
L19	S 87°27'39" W	2428.11'
L20	S 87°27'39" W	2428.11'
L21	S 87°27'39" W	2428.11'
L22	S 87°27'39" W	2428.11'
L23	S 87°27'39" W	2428.11'
L24	S 87°27'39" W	2428.11'
L25	S 87°27'39" W	2428.11'
L26	S 87°27'39" W	2428.11'
L27	S 87°27'39" W	2428.11'
L28	S 87°27'39" W	2428.11'
L29	S 87°27'39" W	2428.11'
L30	S 87°27'39" W	2428.11'
L31	S 87°27'39" W	2428.11'
L32	S 87°27'39" W	2428.11'
L33	S 87°27'39" W	2428.11'
L34	S 87°27'39" W	2428.11'
L35	S 87°27'39" W	2428.11'
L36	S 87°27'39" W	2428.11'
L37	S 87°27'39" W	2428.11'
L38	S 87°27'39" W	2428.11'
L39	S 87°27'39" W	2428.11'
L40	S 87°27'39" W	2428.11'
L41	S 87°27'39" W	2428.11'
L42	S 87°27'39" W	2428.11'
L43	S 87°27'39" W	2428.11'
L44	S 87°27'39" W	2428.11'
L45	S 87°27'39" W	2428.11'
L46	S 87°27'39" W	2428.11'
L47	S 87°27'39" W	2428.11'
L48	S 87°27'39" W	2428.11'
L49	S 87°27'39" W	2428.11'
L50	S 87°27'39" W	2428.11'

LEGAL DESCRIPTION PART OF JMB-1
A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST, AND SECTION 1, TOWNSHIP 1 NORTH, RANGE 76 1/2 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST; THENCE N 00°00'35" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1, A DISTANCE OF 2555.81 FEET; THENCE S 88°58'22" E, A DISTANCE OF 159.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT ROADWAY EASEMENT AS RECORDED IN BOOK 220 AT PAGE 613 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID 60 FOOT ROADWAY EASEMENT THE FOLLOWING FIVE (5) COURSES:
1. S 18°20'25" E, A DISTANCE OF 130.64 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 92°00'02", A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 160.57 FEET TO A POINT OF TANGENT;
3. N 89°39'35" E, ALONG SAID TANGENT, A DISTANCE OF 348.10 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°27'07", A RADIUS OF 970.01 FEET, AND AN ARC LENGTH OF 75.37 FEET TO A POINT OF TANGENT;
5. N 74°06'35" E, ALONG SAID TANGENT, A DISTANCE OF 143.20 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1;
THENCE S 88°58'22" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1, A DISTANCE OF 1741.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1; THENCE N 00°12'45" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1, A DISTANCE OF 1248.28 FEET; THENCE S 89°03'33" E, A DISTANCE OF 153.72 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED IN BOOK 328 AT PAGE 485 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER; THENCE S 89°03'33" E, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 1884.85 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND RECORDED IN BOOK 282 AT PAGE 103 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:
1. S 50°32'16" E, A DISTANCE OF 759.21 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 1, T1N, R77W;
2. S 47°53'56" E, A DISTANCE OF 363.18 FEET;
3. N 42°28'04" E, A DISTANCE OF 199.45 FEET;
4. N 37°24'56" W, A DISTANCE OF 121.42 FEET;
5. N 56°20'58" W, A DISTANCE OF 395.72 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 1, T1N, R76 1/2 W;
6. N 00°17'04" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 935.30 FEET;
THENCE S 88°29'43" E, A DISTANCE OF 2494.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 1, T1N, R76 1/2 W;
THENCE S 02°32'00" W, ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 1762.74 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1; THENCE S 87°27'39" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 1, T1N, R76 1/2 W, A DISTANCE OF 2428.11 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE S 00°24'24" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, T1N, R77W, A DISTANCE OF 2626.83 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N 88°42'26" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 1, T1N, R77W, A DISTANCE OF 2596.93 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE N 88°34'59" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 1, T1N, R77W, A DISTANCE OF 2599.52 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION S-2
A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE N 89°03'33" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1, A DISTANCE OF 1617.15 FEET; THENCE S 62°42'31" W, A DISTANCE OF 67.11 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57; TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57, THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°39'54", A RADIUS OF 265.07 FEET, AND AN ARC LENGTH OF 81.72 FEET, AND WHOSE CHORD BEARS S 48°09'48" E, A DISTANCE OF 81.40 FEET TO A POINT OF TANGENT;
2. S 39°19'48" E, ALONG SAID TANGENT, A DISTANCE OF 105.19 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°36'31", A RADIUS OF 770.82 FEET, AND AN ARC LENGTH OF 357.97 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57; THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°55'14", A RADIUS OF 491.93 FEET, AN ARC LENGTH OF 171.03 FEET, AND WHOSE CHORD BEARS S 75°45'47" W, A DISTANCE OF 170.17 FEET TO A POINT OF TANGENT;
2. S 65°48'10" W, ALONG SAID TANGENT, A DISTANCE OF 90.86 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 73°53'28", A RADIUS OF 114.82 FEET, AND AN ARC LENGTH OF 148.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A 60 FOOT ROADWAY EASEMENT RECORDED IN BOOK 220 AT PAGE 613 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER; THENCE S 56°43'35" W, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID ROADWAY EASEMENT, A DISTANCE OF 31.90 FEET; THENCE N 33°12'33" W, A DISTANCE OF 63.98 FEET; THENCE N 48°50'27" E, A DISTANCE OF 232.51 FEET; THENCE N 29°54'33" W, A DISTANCE OF 417.50 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.89 ACRES MORE OR LESS.

CERTIFICATION:
THIS IS TO CERTIFY THAT ON JANUARY 23RD 1997, THE LOT BOUNDARIES SHOWN HEREON WERE LOCATED UNDER MY SUPERVISION, AND THAT ALL LOT DIMENSIONS, EASEMENTS AND RIGHTS-OF-WAY SHOWN ARE FROM OFFICIAL PLATS. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD DONE BY MARK D. SCHEAR. IN MY PROFESSIONAL OPINION MONUMENTS FOUND ARE ORIGINAL MONUMENTS, AND WERE ACCEPTED AS SAME. BOUNDARY MONUMENTS ONLY ARE TO BE USED FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. LOCATION OF ALL EASEMENTS, AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ON THE PREMISES ON THIS DATE ARE ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION J-1
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 76 1/2 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S 88°29'43" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 2522.17 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE S 02°32'00" W, ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 694.73 FEET; THENCE N 88°29'43" E, A DISTANCE OF 2494.90 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1; THENCE N 00°17'04" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 694.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.88 ACRES MORE OR LESS.

J-2 EAST
BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S 89°03'33" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1, A DISTANCE OF 155.20 FEET; THENCE S 00°16'27" W, A DISTANCE OF 1376.73 FEET; THENCE N 89°03'33" W, A DISTANCE OF 153.72 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1; THENCE N 00°12'45" E, A DISTANCE OF 1376.74 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.88 ACRES MORE OR LESS.

J-2 SOUTH
BEGINNING AT THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S 88°58'22" E, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 1, A DISTANCE OF 866.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT ROADWAY EASEMENT AS RECORDED IN BOOK 220 AT PAGE 613 IN THE OFFICE OF THE GRAND COUNTY CLERK AND RECORDER; THENCE ALONG THE SOUTHERLY LINE OF SAID ROADWAY EASEMENT THE FOLLOWING FIVE (5) COURSES:
1. S 74°06'35" W, A DISTANCE 143.20 FEET TO A POINT OF CURVE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°27'07", A RADIUS OF 970.01 FEET AND AN ARC LENGTH OF 75.37 FEET TO A POINT OF TANGENT;
3. S 69°39'35" W, ALONG SAID TANGENT, A DISTANCE OF 348.10 FEET TO A POINT OF CURVE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 92°00'02", A RADIUS OF 100.00 FEET AND AN ARC LENGTH OF 160.57 FEET TO A POINT OF TANGENT;
5. N 18°20'25" W, ALONG SAID TANGENT, A DISTANCE OF 130.64 FEET; THENCE N 88°58'22" W, A DISTANCE OF 159.87 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1; THENCE N 00°00'35" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.79 ACRES MORE OR LESS.
ALL OF WHICH LIES IN TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO.

LEGAL DESCRIPTION JMB2
A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 1 NORTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE N 89°03'33" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1, A DISTANCE OF 488.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°03'33" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 1, A DISTANCE OF 1128.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF COUNTY ROAD 57, THE FOLLOWING SIX (6) COURSES:
1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°47'36", A RADIUS OF 325.07 FEET, AN ARC LENGTH OF 66.91 FEET, AND WHOSE CHORD BEARS S 45°13'36" E, A DISTANCE OF 66.79 FEET TO A POINT OF TANGENT;
2. S 39°19'48" E, ALONG SAID TANGENT, A DISTANCE OF 105.19 FEET TO A POINT OF CURVE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°15'03", A RADIUS OF 710.82 FEET, AND AN ARC LENGTH OF 362.89 FEET TO A POINT OF COMPOUND CURVE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56°40'02", A RADIUS OF 323.81 FEET, AND AN ARC LENGTH OF 320.26 FEET TO A POINT OF TANGENT;
5. N 54°45'07" E, ALONG SAID TANGENT, A DISTANCE OF 412.69 FEET TO A POINT OF CURVE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°58'46", A RADIUS OF 450.21 FEET, AND AN ARC LENGTH OF 94.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.53 ACRES MORE OR LESS.

RECORDERS CERTIFICATE
ACCEPTED FOR DEPOSIT IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF GRAND COUNTY, AT HOT SULFER SPRINGS, COLORADO, ON THIS _____ DAY OF _____ 1997, AT _____ O'CLOCK _____ M. IN BOOK _____ AT PAGE _____
RECEPTION NO. _____ BY _____ GRAND COUNTY CLERK AND RECORDER
FILED FOR RECORD IN BOOK _____ OF GRAND COUNTY, COLORADO, ON _____ DAY OF _____ 1997, AT _____ O'CLOCK _____ M. BY _____
RECORDED IN BOOK _____ OF GRAND COUNTY, COLORADO, ON _____ DAY OF _____ 1997, AT _____ O'CLOCK _____ M. BY _____
DEPOSIT NO. 15750
FILED THIS 13th day of Jan 1997
Pursuant to 38-51-107, CRS 1973.
WARREN D. WARD, COUNTY SURVEYOR

Mark D. Schear
REGISTERED SURVEYOR
NO. 11675
STATE OF COLORADO
FOR AND ON THE BEHALF OF
TIMBERLINE SURVEYING, INC.

LS 750

SEC 1 IN 76 1/2 177W