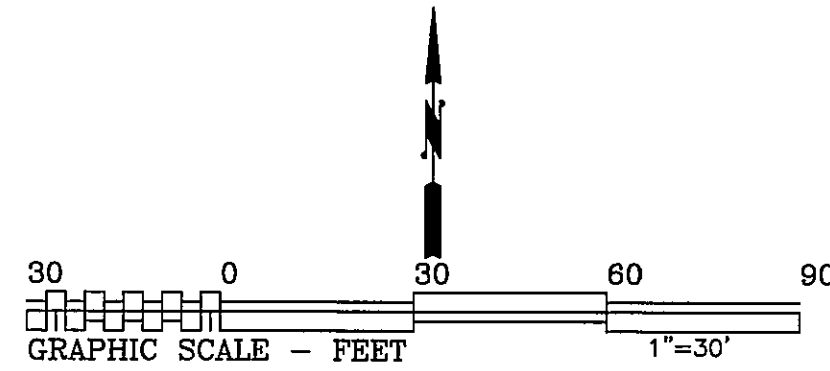
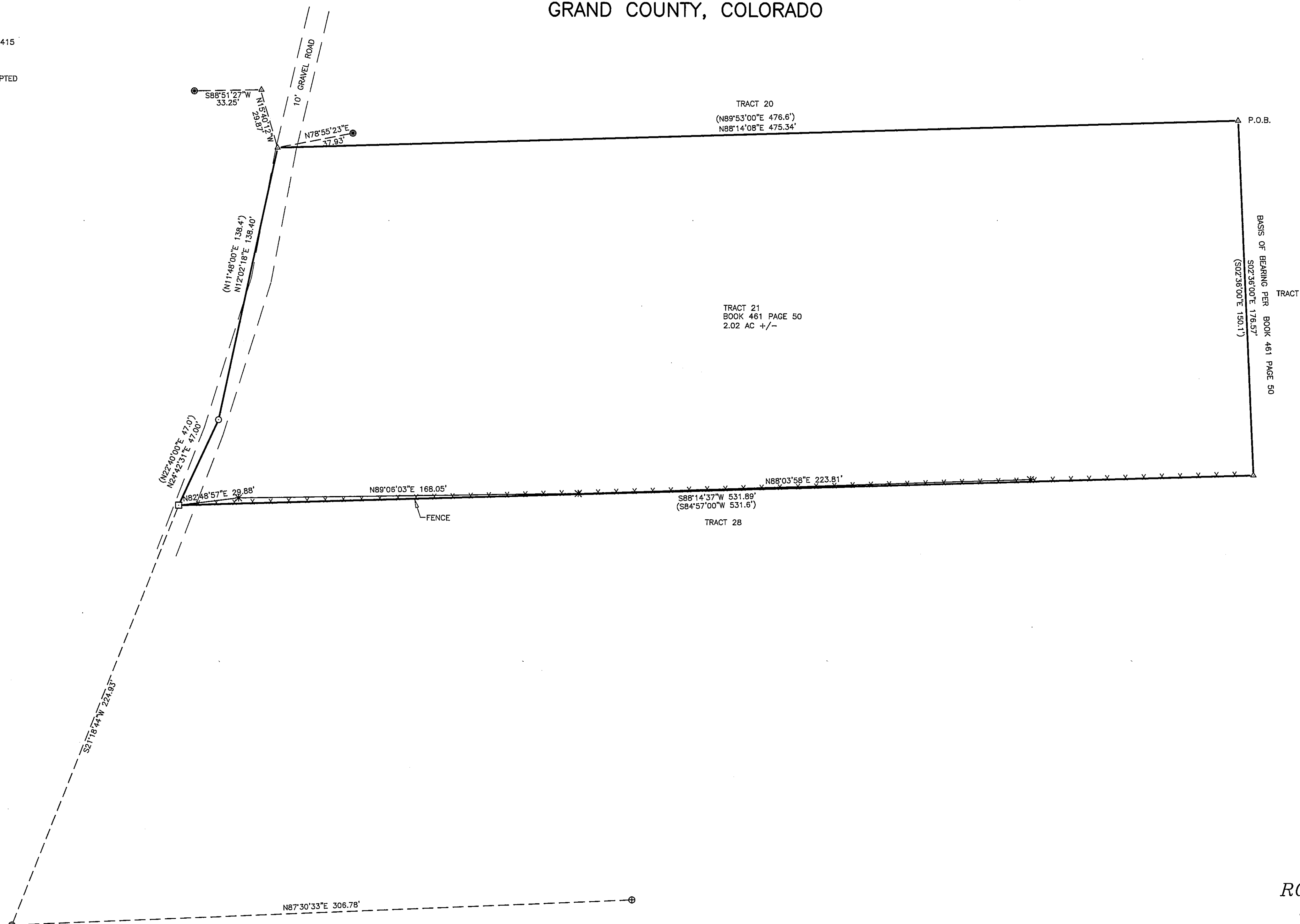


LAND SURVEY PLAT
OF A TRACT OF LAND COMMONLY KNOWN
AS TRACT 21, BATSON TRACTS, LOCATED IN
SECTION 33, T1N, R75W OF THE 6TH P.M.,
GRAND COUNTY, COLORADO



- LEGEND:
 ○ = SET 2" ALUMINUM CAPPED 3/4" REBAR P.L.S. 11415
 ● = FOUND 1-1/2" ALUMINUM CAPPED 1/2" REBAR P.L.S. 11415
 ▲ = FOUND BOAT SPIKE
 □ = FOUND 5/8" REBAR TIED BRASS TAG P.L.S. 11415
 ● = FOUND 3/8" REBAR
 * = FOUND 3/8" REBAR +/- 2' OUT OF GROUND, NOT ACCEPTED
 () = RECORD CALL PER BOOK 461 PAGE 50



LEGAL DESCRIPTION

OF A TRACT OF LAND COMMONLY KNOWN AS TRACT 21, BATSON TRACTS, LOCATED IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 75 WEST OF THE 6TH P.M., GRAND COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast corner of this tract, WHENCE the East 1/4 corner of said Section 33 bears South 88 degrees 39 minutes 00 seconds East a distance of 2369.00 feet;

- THENCE South 02 degrees 36 minutes 00 seconds East for a distance of 176.57 feet to a point;
- THENCE South 88 degrees 14 minutes 37 seconds West for a distance of 531.89 feet to a point;
- THENCE North 24 degrees 42 minutes 31 seconds East for a distance of 47.00 feet to a point;
- THENCE North 12 degrees 02 minutes 18 seconds East for a distance of 138.40 feet to a point;
- THENCE North 88 degrees 14 minutes 08 seconds East for a distance of 475.34 feet to the POINT OF BEGINNING.

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

Said property contains 2.02 acres more or less.

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

ASSOCIATED PLANNING LAND SERVICES

LS 976

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.

Note: Per Colorado Revised Statutes 38-51-106(b)(i) client did not require easements be researched other than shown on recorded subdivision plat, therefore, recorded and/or apparent easements other than shown hereon may exist. This plat does not constitute and shall not be construed as a title search, report, opinion or findings by Jim Ward Surveys.

DEPOSIT NO. 15976
 FILED THIS 19 day of Aug 99
 Pursuant to 38-50-101, CRS
 WARREN D. WARD, COUNTY SURVEYOR

Surveyor's Statement
 This Land Survey Plat was prepared for Sarah Rice and shows the results of a field survey performed under my supervision and responsibility. This 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



| | | |
|--|----------------|---|
| LAND SURVEY PLAT OF A TRACT OF LAND COMMONLY KNOWN AS TRACT 21, BATSON TRACTS, LOCATED IN SECTION 33, T1N, R75W OF THE 6TH P.M., GRAND COUNTY, COLORADO | | STATE OF COLORADO } SS County of GRAND } Filed for record this 17 day of August, 1999 at _____ o'clock _____ M. Recorded in Book _____ Page _____ SARAH RICE } Deputy } Fees \$ 20- |
| SCALE: 1"=30' | DRAWN BY: P.N. | |
| DATE: DECEMBER 10, 1998 | | |
| SEC 33 T1N R75W | | |
| ACAD 1105021 | JOB # 1105021 | |
| | SHEET 1 OF 1 | |

33 IN 75