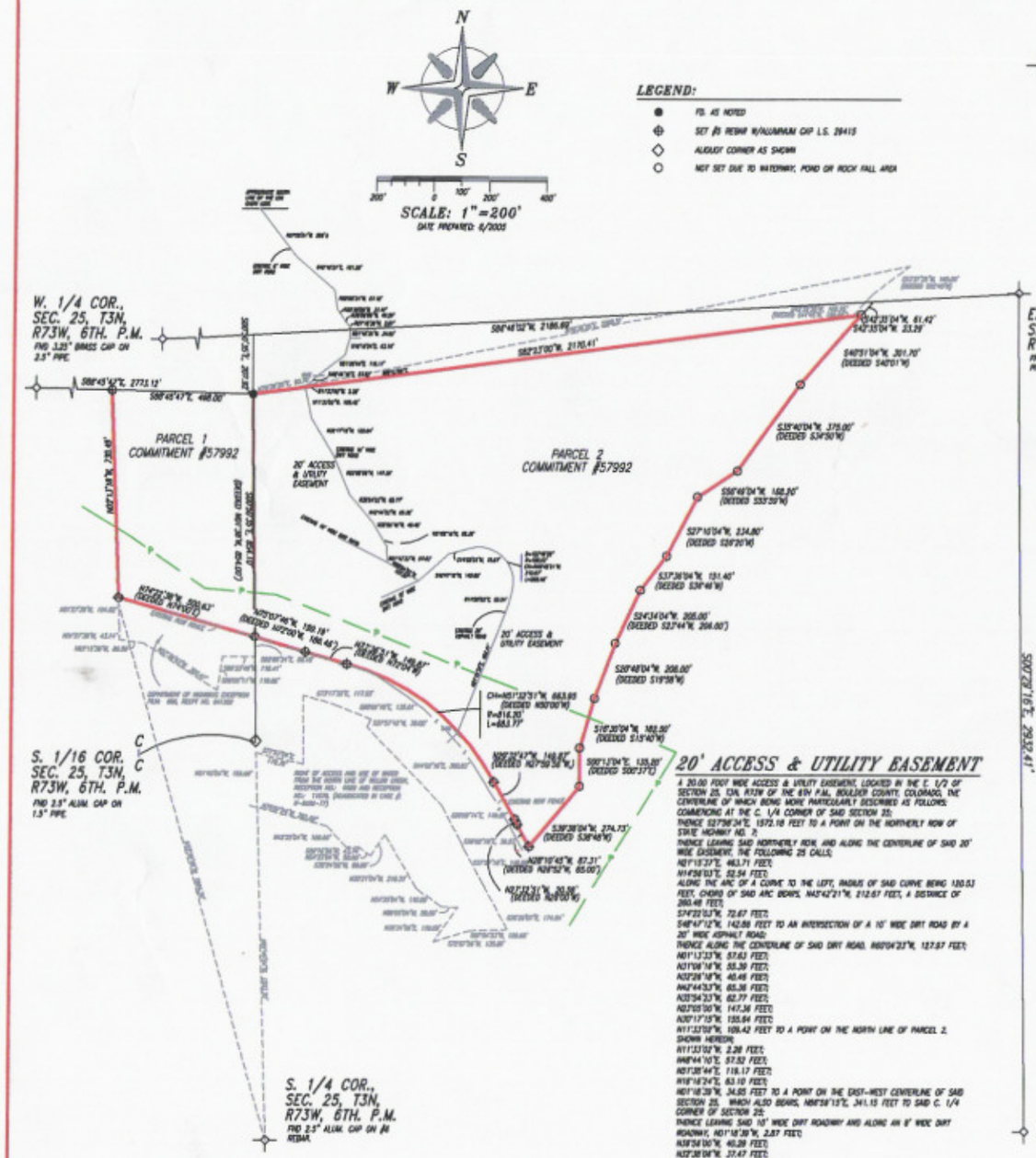
BOUNDARY SURVEY

PARCELS OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 25, T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO.



SURVEYOR'S CERTIFICATE:

I CERTIFY TO FIRST AMERICAN HERITAGE TITLE COMPANY THAT THIS BOUNDARY SURVEY ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

RICHARD A. ENGLAND
COLORADO REGISTERED
PROFESSIONAL LAND SURVEYOR
NO. 29415

DATE: 8/26/2005

BASIS OF BEARING:

ALL BEARINGS ARE RELATIVE TO THE EAST LINE OF THE S.E. 1/4 OF SECTION 25, T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO AND ASSUMES AS BEING S00°28'16"E.

NOTES:

** TITLE COMMITMENT WAS SUPPLIED BY FIRST AMERICAN HERITAGE TITLE COM. 278-H4005645-042-HW, 8/25/2005. ENGLAND SURVEYING, INC DID NO OTHER TITLE RESEARCH, HOWEVER THE LEGAL DESCRIPTION AS SHOWN ON SAID TITLE COMMITMENT DOES IN FACT REPRESENT THE PROPERTY SHOWN HEREON.

1. ITEM 8 OF THE TITLE COMMITMENT REFERS TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS & OBLIGATIONS SPECIFIED UNDER THE DEVELOPMENT AGREEMENT REGARDING THE LAZY H GUEST RANCH RENOVATION BY AND BETWEEN BOARD OF COUNTY COMMISSIONERS AND PHILLIP AND KAREN OLBERT, 10/11/1995, RECPT. #1554285.
2. ITEM 10 REFERS TO ROW FOR ROCK CREEK.
3. ITEM 11 REFERS TO THE 20' WIDE ACCESS EASEMENT, 12/27/2001, RECTP. #2236340, AS SHOWN HEREON.

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

LEGAL DESCRIPTION

PARCEL 1

THAT PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 25, T3N, R73W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT HAS BEEN USED AS THE N.E. CORNER OF THE S.W. 1/4 (ACCORDING TO EXHIBIT A, OF RECEPTION NO. 011678), 3/4 IRON PIPE IN A ROCK PILE AND LONG USED OF SAID CORNER"), OF SAID SECTION 25;
THENCE SOUTH ALONG THE EAST LINE OF SAID S.W. 1/4, S00°50'25"E, 854.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY NO. 7;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, N74°22'38"W, 300.63 FEET, (DEEDED N74°10'E);
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N03°13'18"W, 730.49 FEET TO A POINT ON A LINE THAT HAS BEEN LONGTIME USED AS THE NORTH LINE OF THE S.W. 1/4 OF SAID SECTION 25;
THENCE ALONG SAID NORTH LINE, S88°45'47"E, 488.00 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 8.879 ACRES, MORE OR LESS.

PARCEL 2

THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 25, T3N, R73W OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT HAS BEEN USED AS THE N.E. CORNER OF THE S.W. 1/4 (ACCORDING TO EXHIBIT A, OF RECEPTION NO. 011678), 3/4 IRON PIPE IN A ROCK PILE AND LONG USED OF SAID CORNER"), OF SAID SECTION 25;
THENCE N02°23'00"E, 2170.41 FEET, ON A LINE TO THE EAST 1/4 CORNER OF SAID SECTION 25, (DEEDED N17°13'E, 2359.30 FEET);
THENCE S42°33'04"E, 23.29 FEET;
THENCE S40°31'04"E, 301.70 FEET, (DEEDED S40°01'N);
THENCE S35°40'04"E, 375.00 FEET, (DEEDED S34°30'N);
THENCE S36°49'04"E, 168.20 FEET, (DEEDED S35°59'N);
THENCE S27°10'04"E, 234.80 FEET, (DEEDED S26°20'N);
THENCE S37°36'04"E, 151.40 FEET, (DEEDED S36°46'N);
THENCE S24°34'04"E, 205.00 FEET, (DEEDED S23°44'N 206.00 FEET);
THENCE S20°48'04"E, 208.00 FEET, (DEEDED S19°58'N);
THENCE S18°35'04"E, 182.50 FEET, (DEEDED S17°40'N);
THENCE S00°11'04"E, 135.00 FEET, (DEEDED S00°37'E);
THENCE S38°38'04"E, 274.73 FEET, (DEEDED S38°48'N) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY NO. 7;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING 6 CALLS:
N28°16'45"E, 67.31 FEET, (DEEDED N29°52'N, 65.00 FEET);
N27°32'31"E, 20.88 FEET, (DEEDED N30°00'N);
N26°32'43"E, 146.87 FEET, (DEEDED N27°39'38"N);
ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID CURVE BEING 814.20 FEET, CHORD OF SAID ARC BEARS N51°32'31"E, 663.95 FEET, (DEEDED N50°00'N), A DISTANCE OF 683.77 FEET;
N72°38'31"E, 146.87 FEET, (DEEDED N72°04'N);
N70°07'46"E, 106.18 FEET, (DEEDED N72°00'N, 186.46 FEET);
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°50'25"E, 854.10 FEET, (DEEDED N01°38'N, 854.00 FEET), TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 45.000 ACRES, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT

A 20.00 FOOT WIDE ACCESS & UTILITY EASEMENT, LOCATED IN THE E. 1/2 OF SECTION 25, T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE C. 1/4 CORNER OF SAID SECTION 25;
THENCE S27°38'24"E, 1572.18 FEET TO A POINT ON THE NORTHERLY ROW OF STATE HIGHWAY NO. 7;
THENCE LEAVING SAID NORTHERLY ROW, AND ALONG THE CENTERLINE OF SAID 20' WIDE EASEMENT, THE FOLLOWING 25 CALLS;
N01°15'37"E, 463.71 FEET;
N14°26'03"E, 52.54 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF SAID CURVE BEING 130.53 FEET, CHORD OF SAID ARC BEARS, N45°42'21"W, 212.67 FEET, A DISTANCE OF 260.48 FEET;
S74°22'53"W, 72.67 FEET;
S48°47'12"W, 142.88 FEET TO AN INTERSECTION OF A 10' WIDE DIRT ROAD BY A 20' WIDE ASPHALT ROAD;
THENCE ALONG THE CENTERLINE OF SAID DIRT ROAD, N60°04'23"W, 127.57 FEET;
N01°13'33"E, 57.63 FEET;
N01°08'14"E, 55.39 FEET;
N02°26'18"E, 45.46 FEET;
N42°44'33"E, 65.36 FEET;
N33°54'33"E, 62.77 FEET;
N27°05'30"E, 147.36 FEET;
N20°17'15"E, 155.64 FEET;
N11°33'58"E, 109.42 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2, SHOWN HEREON;
N11°33'32"E, 2.28 FEET;
N48°44'10"E, 57.52 FEET;
N01°28'44"E, 118.17 FEET;
N18°14'24"E, 63.10 FEET;
N01°18'28"E, 34.85 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 25, WHICH ALSO BEARS, N88°58'13"E, 341.15 FEET TO SAID C. 1/4 CORNER OF SECTION 25;
THENCE LEAVING SAID 10' WIDE DIRT ROADWAY AND ALONG AN 8' WIDE DIRT ROADWAY, N01°18'28"E, 2.87 FEET;
N38°34'06"E, 45.28 FEET;
N22°38'06"E, 37.47 FEET;
N08°00'24"E, 67.16 FEET;
N48°18'21"E, 181.29 FEET;
N37°06'01"E, 280'± TO THE SOUTH LINE OF THE LOG CABIN LODE AND THE TERMINUS OF SAID 20 FOOT EASEMENT.

DATE:	REVISION:	BY:

PROJECT TITLE: BOUNDARY SURVEY & ACCESS EASEMENT

CLIENT: FIRST AMERICAN HERITAGE TITLE CO.

LYONS

DESIGNED BY: RAE	APPROVED BY: RAE	JOB NO.	SHEET	SHEET
DRAWN BY: LE	DATE: 8/25/2005	86.30	1	1
CHECKED BY: RAE	SCALE: AS SHOWN			

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