

BOUNDARY SURVEY

Parcels of Land Situated in Sections 10 and 11, Township 7 South, Range 92 West of the 6th P.M.
County of Garfield, State of Colorado

2401-113-00-250

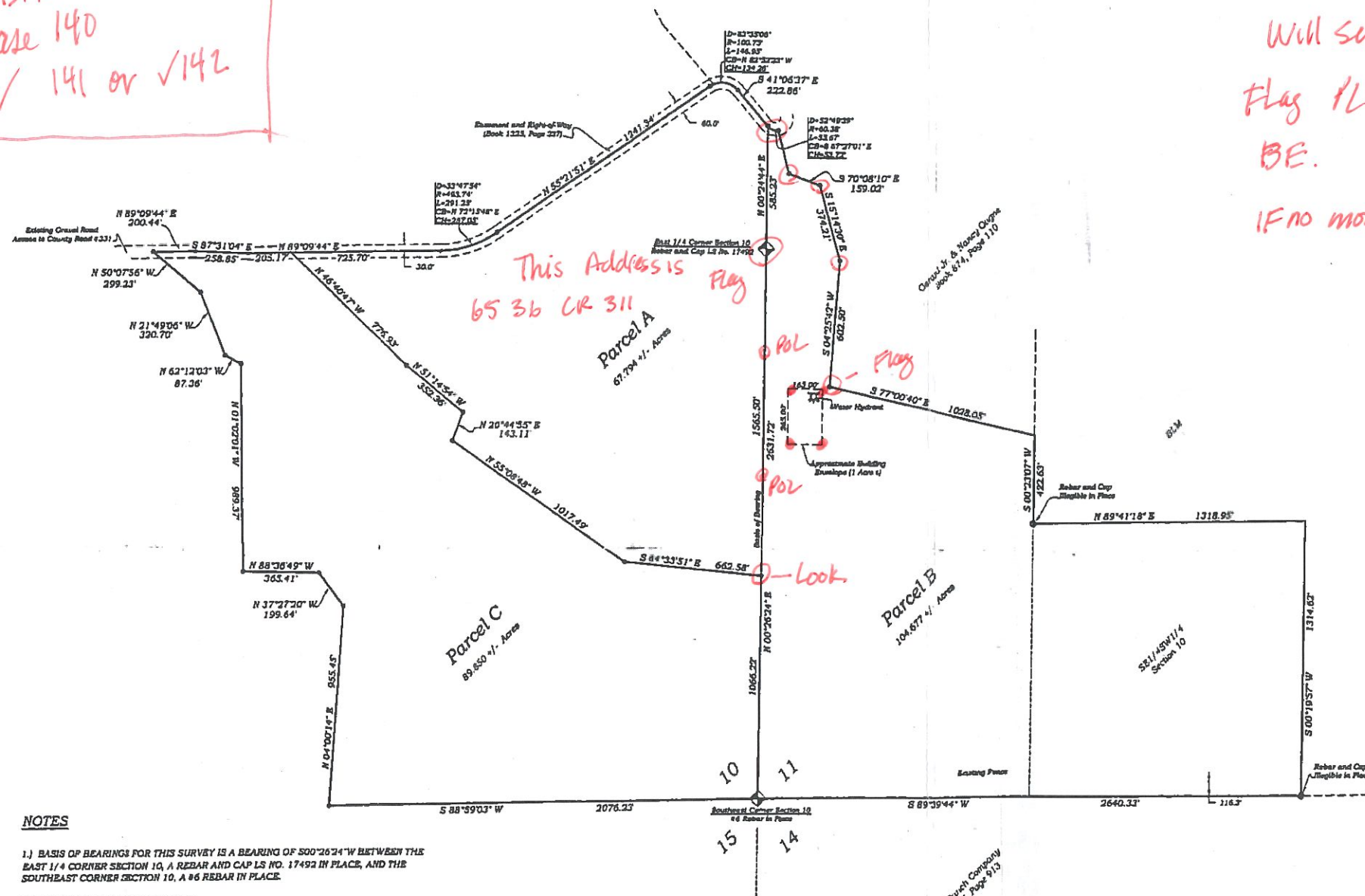
10 days

Will send SRF \$800-1000-
Flag PL and Set T Post @
BE.

IF NO MONUMENT FOUND leave lake w/ Flag

onsite
base 140
✓ 141 or ✓ 142

offsite base
#100 to
SW of prop.



PROPERTY DESCRIPTION

PARCEL A
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 1155, PAGE 394, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS N00°26'24"E 2631.72 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO: THENCE N00°26'24"E ALONG THE EAST LINE OF SAID SECTION 10 A DISTANCE OF 1066.22 FEET TO THE TRUE POINT OF BEGINNING, THENCE DEPARTING SAID EAST LINE N84°33'51"W 662.58 FEET; THENCE S55°08'48"W 1017.49 FEET; THENCE N20°44'35"E 143.11 FEET; THENCE N51°14'54"W 352.36 FEET; THENCE N46°40'47"W 776.93 FEET TO THE CENTERLINE OF AN EXISTING ROAD AS CONSTRUCTED AND IN PLACE; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:
1. N89°09'14"E 725.70 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 493.74 FEET, AN ARC LENGTH OF 291.25 FEET (CHORD BEARS N72°15'48"E 287.05 FEET);
3. N33°21'51"E 1241.34 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.73 FEET, AN ARC LENGTH OF 146.95 FEET (CHORD BEARS S82°22'23"E 134.26 FEET);
5. S41°06'37"E 222.86 FEET TO A POINT ON SAID EAST LINE OF SECTION 10, THENCE S00°24'44"W 585.23 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 10, A REBAR AND CAP IS NO. 17492 IN PLACE; THENCE CONTINUING ALONG SAID EAST LINE S00°26'24"W 1563.50 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 67.794 ACRES, MORE OR LESS.

PARCEL B
A PARCEL OF LAND SITUATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 1155, PAGE 394, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS N00°26'24"E 2631.72 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO: THENCE N00°26'24"E 2631.72 FEET TO SAID EAST 1/4 CORNER SECTION 10, A REBAR AND CAP IS NO. 17492 IN PLACE; THENCE N00°24'44"E 585.23 FEET TO THE CENTERLINE OF AN EXISTING ROAD, THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.38 FEET, A CENTRAL ANGLE OF 32°49'38" AND WHOSE LONG CHORD BEARS S67°27'01"E 53.72 FEET THENCE LEAVING SAID CENTERLINE S14°39'54"E 211.09 FEET; THENCE S70°08'10"E 159.02 FEET; THENCE S15°14'30"E 374.51 FEET; THENCE S04°25'42"W 602.50 FEET; THENCE S77°00'40"E 1028.05 FEET; THENCE S00°23'07"W 422.63 FEET; THENCE N89°41'18"E 1318.95 FEET; THENCE S00°19'57"W 1314.63 FEET; THENCE S89°19'44"W 2640.33 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 104.677 ACRES, MORE OR LESS.

PARCEL C
A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GARFIELD, STATE OF COLORADO, SAID PARCEL BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN BOOK 1155, PAGE 394, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 92 WEST OF THE SIXTH PRINCIPAL MERIDIAN FROM WHENCE THE EAST 1/4 CORNER OF SAID SECTION 10 BEARS N00°26'24"E 2631.72 FEET AND ALL BEARINGS CONTAINED HEREIN TO BE RELATIVE THERETO: THENCE N00°26'24"E 2631.72 FEET; THENCE N04°00'14"E 955.45 FEET; THENCE N37°27'30"W 199.64 FEET; THENCE N88°36'49"W 365.41 FEET; THENCE N01°02'01"W 969.37 FEET; THENCE N62°12'03"W 87.36 FEET; THENCE N31°49'06"W 320.70 FEET; THENCE N50°07'54"W 299.23 FEET TO THE CENTERLINE OF AN EXISTING ROAD; THENCE ALONG SAID CENTERLINE N89°09'44"E 200.44 FEET; THENCE S87°21'04"E 258.85 FEET; THENCE N89°09'44"E 205.17 FEET; THENCE DEPARTING SAID CENTERLINE S46°40'47"E 776.93 FEET; THENCE S51°14'54"E 352.36 FEET; THENCE S20°44'35"W 143.11 FEET; THENCE S55°08'48"E 1017.49 FEET; THENCE S84°33'51"E 662.58 FEET TO A POINT ON THE EAST LINE OF SECTION 10; THENCE S00°26'24"W ALONG SAID EAST LINE 1066.22 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 89.850 ACRES, MORE OR LESS.

- NOTES**
- 1) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S00°26'24"W BETWEEN THE EAST 1/4 CORNER SECTION 10, A REBAR AND CAP IS NO. 17492 IN PLACE, AND THE SOUTHEAST CORNER SECTION 10, A #6 REBAR IN PLACE.
 - 2) DATE OF SURVEY WAS JUNE, 2004.
 - 3) THIS SURVEY IS BASED ON THE RECORD PROPERTY DESCRIPTION (BOOK 1155, PAGE 394), DOCUMENTS OF RECORD AND MONUMENTS FOUND IN PLACE AS INDICATED HEREBON.
 - 4) THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SPLIT THIS PROPERTY INTO PARCEL A, PARCEL B AND PARCEL C.
 - 5) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR OR BOOKCLIFF SURVEY SERVICES, INC. OF THE PROPERTY SHOWN TO DETERMINE OWNERSHIP, COMPATIBILITY WITH ADJOINING PARCELS, OR EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS PARCEL.
 - 6) THIS BOUNDARY SURVEY DOES NOT REPRESENT ANY OTHER TYPE OF SURVEY SUCH AS AN IMPROVEMENT SURVEY, EXISTING CONDITIONS OR IMPROVEMENT LOCATION CERTIFICATE, ETC.
 - 7) 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 CERTIFICATION SHOWN HEREBON.

SURVEYOR'S STATEMENT

I, MICHAEL J. LANGHORNE, A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREBON WAS PREPARED ON THIS DATE JULY 20, 2004 BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

MICHAEL J. LANGHORNE, COLORADO REGISTRATION NO. 36572
FOR AND ON BEHALF OF
BOOKCLIFF SURVEY SERVICES, INC.



	REVISION	DESCRIPTION	BOUNDARY SURVEY	KINSTEAD RANCH BOUNDARY SURVEY	FILE: 03083-01	PROJECT NO. 03083-01
	7/16/04	CREATE PARCEL C W/ LEGAL DESCRIPTION				
				RAYMOND SCHOONMAKER 6536 COUNTY ROAD 331 SILT, CO 81852	DATE: 11/10/03	SHEET 1 OF 1