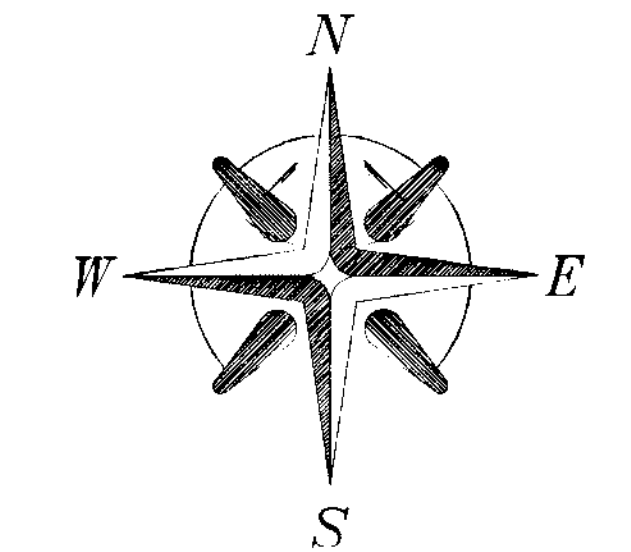


IMPROVEMENT SURVEY

11474 HIGHWAY NO. 7
 A TRACT OF LAND LOCATED IN THE S.E. 1/4 OF SECTION 11,
 T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO.



SCALE: 1" = 20'

DATE PREPARED: 1/20/2005

LEGEND:

- FND. 1/2" PIPE
- FND. 3/4" PIPE
- ⊙ FND. #4 REBAR
- ⊕ SET #5 REBAR W/ ALUM. CAP. LS#29415
- ◇ FND. ALIQUOT CORNER

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 11, T3N, R73W OF THE 6TH P.M., BOULDER COUNTY, COLORADO, WITH ALL BEARINGS RELATIVE TO THE WEST LINE OF THE N.W. 1/4 OF THE S.E. 1/4, ASSUMED AS BEARING N03°27'00"E, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S. 1/4 CORNER OF SAID SECTION 11;
 THENCE N01°07'27"W, 1867.07 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE N02°56'19"E, 263.73 FEET, (D: 269.35 FEET) TO A FOUND 1/2" PIPE;
 THENCE N72°14'02"E, 357.39 FEET, (D: 350.2 FEET) TO A #4 REBAR WHICH IS LOCATED ON THE WESTERLY ROW LINE OF COLORADO HIGHWAY NO. 7;
 THENCE ALONG SAID WESTERLY ROW, S24°19'20"E, 129.56 FEET, (D: 148.6 FEET) TO A POINT ON THE N.E. CORNER OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 1893128, DATED 1/12/1999;
 THENCE LEAVING SAID WESTERLY ROW, S70°34'39"W, 163.00 FEET;
 THENCE S25°24'21"E, 89.80 FEET;
 THENCE S89°39'25"W, 147.40 FEET, (D: 146.90 FEET) TO A FOUND 1/2" PIPE;
 THENCE S08°52'37"E, 102.17 FEET, (D: 102.68 FEET) TO A FOUND 3/4" PIPE, ALSO BEING THE N.E. CORNER OF THAT TRACT OF LAND RECORDED AT RECEPTION NO. 337947, DATED 5/17/1979;
 THENCE S83°52'11"W, 161.33 FEET, (D: 162.0 FEET) TO THE TRUE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINING 1.839 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, RICHARD A. ENGLAND, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION.

Richard A. England
 RICHARD A. ENGLAND, COLORADO REGISTERED SURVEYOR #29415
 DATE: 1/20/05

NOTES:

TITLE COMMITMENT SUPPLIED BY TRANSNATION TITLE INSURANCE CO.: TNEP0000173, 12/14/2004. ENGLAND SURVEYING, INC. DID NO OTHER TITLE RESEARCH.
 1. ITEM 7 OF THE TITLE COMMITMENT REFERS TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, LEASES AND ASSIGNMENTS THEREOF, MINERAL RESERVATIONS AND MINERAL LEASES AND ASSIGNMENTS THEREOF.
 2. THE LEGAL DESCRIPTION FROM THE TITLE COMMITMENT DESCRIBES PROPERTY CONTINUING WEST OF THE NORTH-SOUTH CENTERLINE OF SECTION 11. THE ADJACENT PROPERTIES CALL TO SAID CENTERLINE. FURTHER RESEARCH IS REQUIRED TO DETERMINE HISTORY OF THE LEGAL DESCRIPTION FROM THE TITLE COMMITMENT.

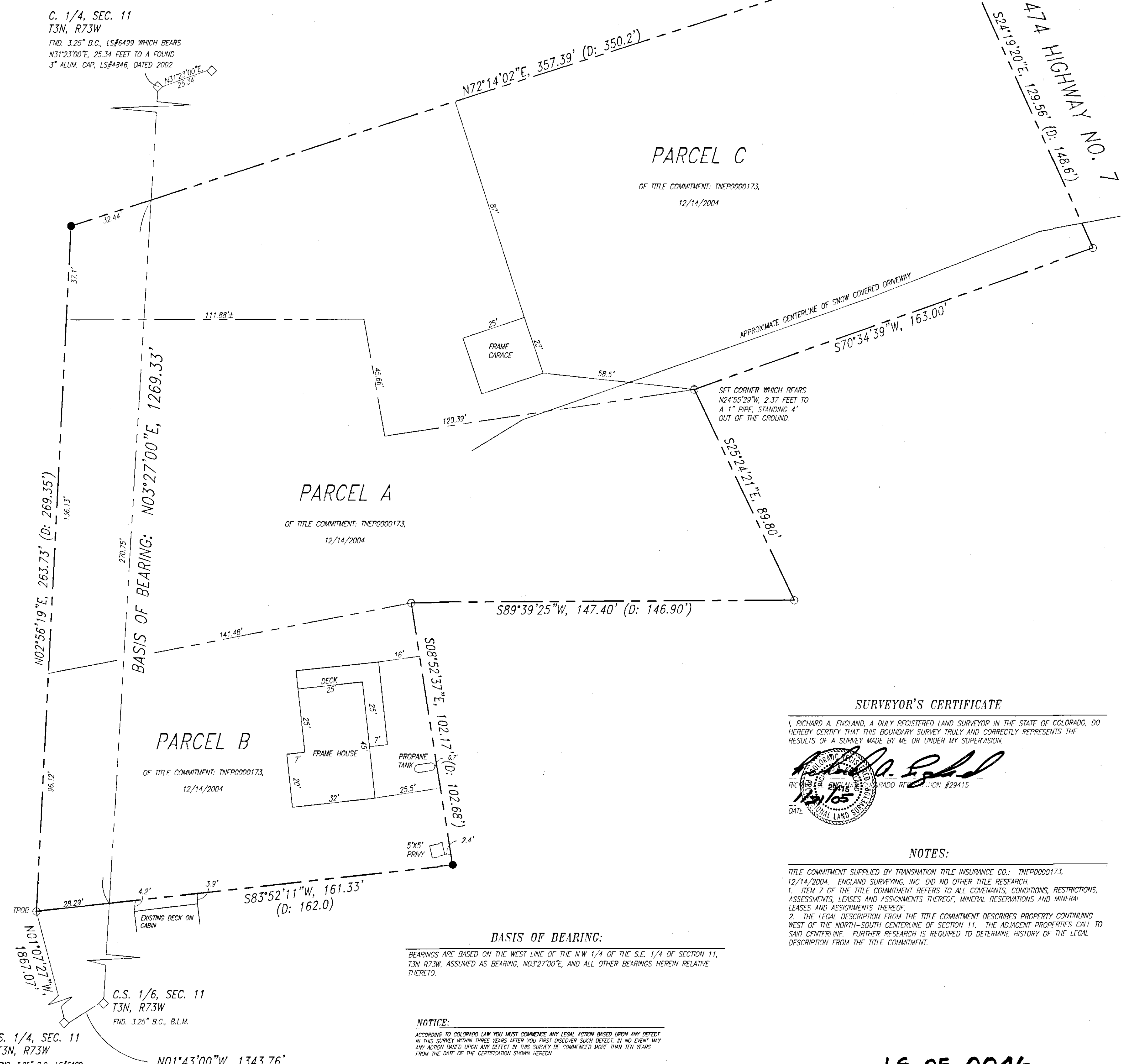
BASIS OF BEARING:

BEARINGS ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 11, T3N, R73W, ASSUMED AS BEARING, N03°27'00"E, AND ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

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.

2005 DWS/11474 HIGHWAY 7.DWG



C. 1/4, SEC. 11
 T3N, R73W
 FND. 3.25" B.C., LS#6499 WHICH BEARS
 N31°23'00"E, 25.34 FEET TO A FOUND
 3" ALUM. CAP. LS#4846, DATED 2002

PARCEL C
 OF TITLE COMMITMENT: TNEP0000173,
 12/14/2004

PARCEL A
 OF TITLE COMMITMENT: TNEP0000173,
 12/14/2004

PARCEL B
 OF TITLE COMMITMENT: TNEP0000173,
 12/14/2004

S. 1/4, SEC. 11
 T3N, R73W
 FND. 3.25" B.C., LS#6499

C.S. 1/6, SEC. 11
 T3N, R73W
 FND. 3.25" B.C., B.L.M.

LS-05-0046

DATE:	REVISION:	BY:
PROJECT TITLE:		
IMPROVEMENT SURVEY 11474 HIGHWAY NO. 7		
CLIENT:		
NOVAK		
DESIGNED BY:	RAE	APPROVED BY:
DRAWN BY:	LE	DATE:
CHECKED BY:	RAE	SCALE:
		AS SHOWN
JOB NO.	SHEET	SHEET
86.62	1	1

OFFICE: LYONS

P.O. Box 928 Lyons CO 80540
 (303) 821-5461