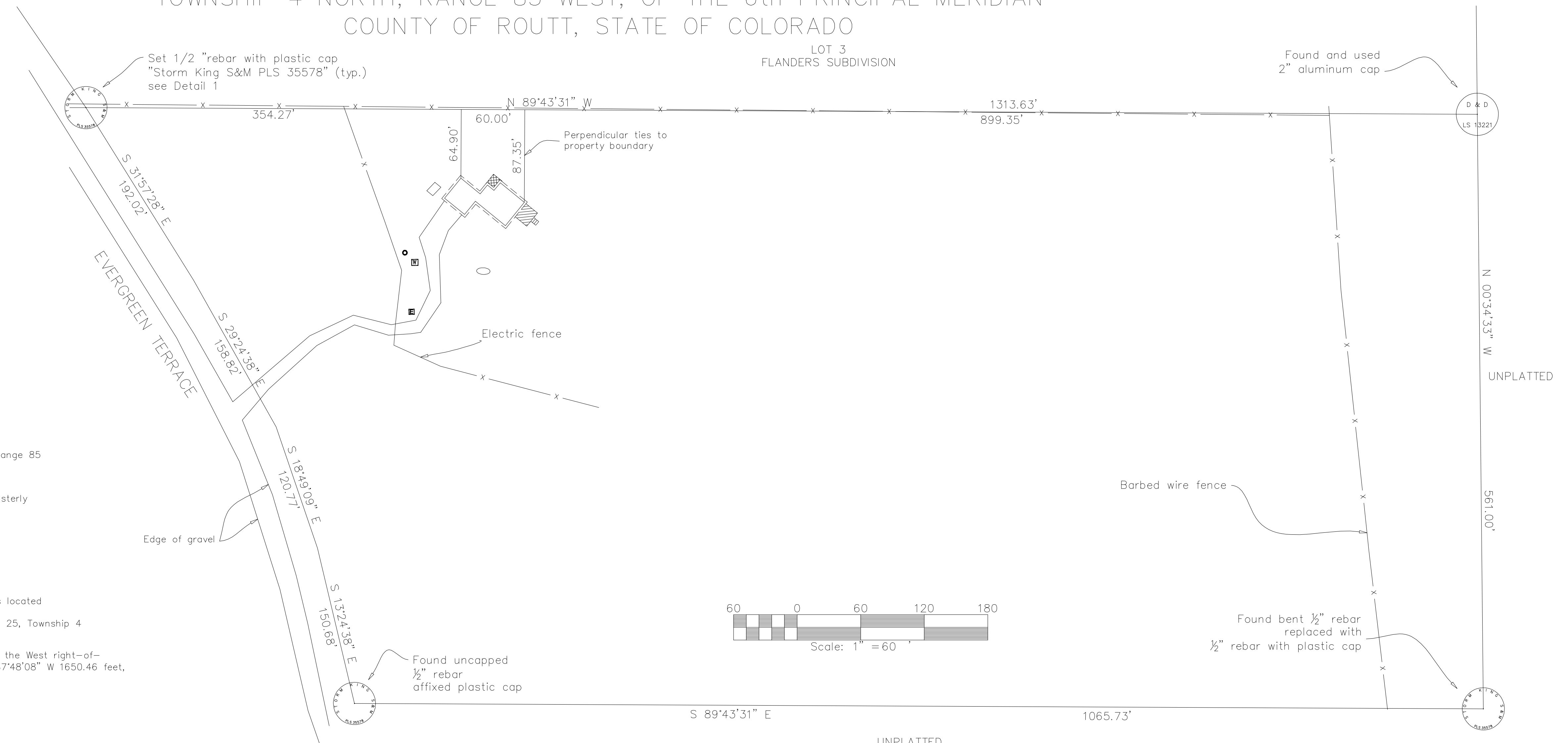
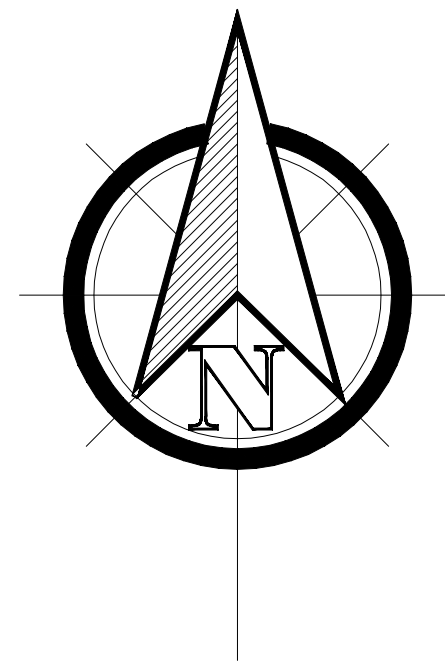


IMPROVEMENT SURVEY PLAT

A PARCEL OF LAND LOCATED IN PART OF LOT 99, SECTION 37
TOWNSHIP 4 NORTH, RANGE 85 WEST, OF THE 6th PRINCIPAL MERIDIAN
COUNTY OF ROUTT, STATE OF COLORADO

LOT 3
FLANDERS SUBDIVISION



LEGAL DESCRIPTION

per "Exhibit A" Stewart Title of Colorado Order Number: 00000000

A tract of land located in a portion of Lot 99, Section 37, Township 4 North, Range 85 West of the 6th P.M., more particularly described as follows:

Beginning at the center of Section 37;
Thence N 89°43'31" W 1313.63 feet along the north line of said Lot 3 to the Easterly right-of-way of the easement for road access purposes described below;
Thence S 31°57'28" E 192.02 feet along said right-of-way;
Thence S 29°24'38" E 158.82 feet along said right-of-way;
Thence S 18°49'09" E 120.77 feet along said right-of-way;
Thence S 13°24'38" E 150.68 feet along said right-of-way;
Thence S 89°43'31" E 1065.73 feet more or less to the East line of said Lot 3;
Thence N 00°34'33" W 561 feet along said East line to the POINT OF BEGINNING.

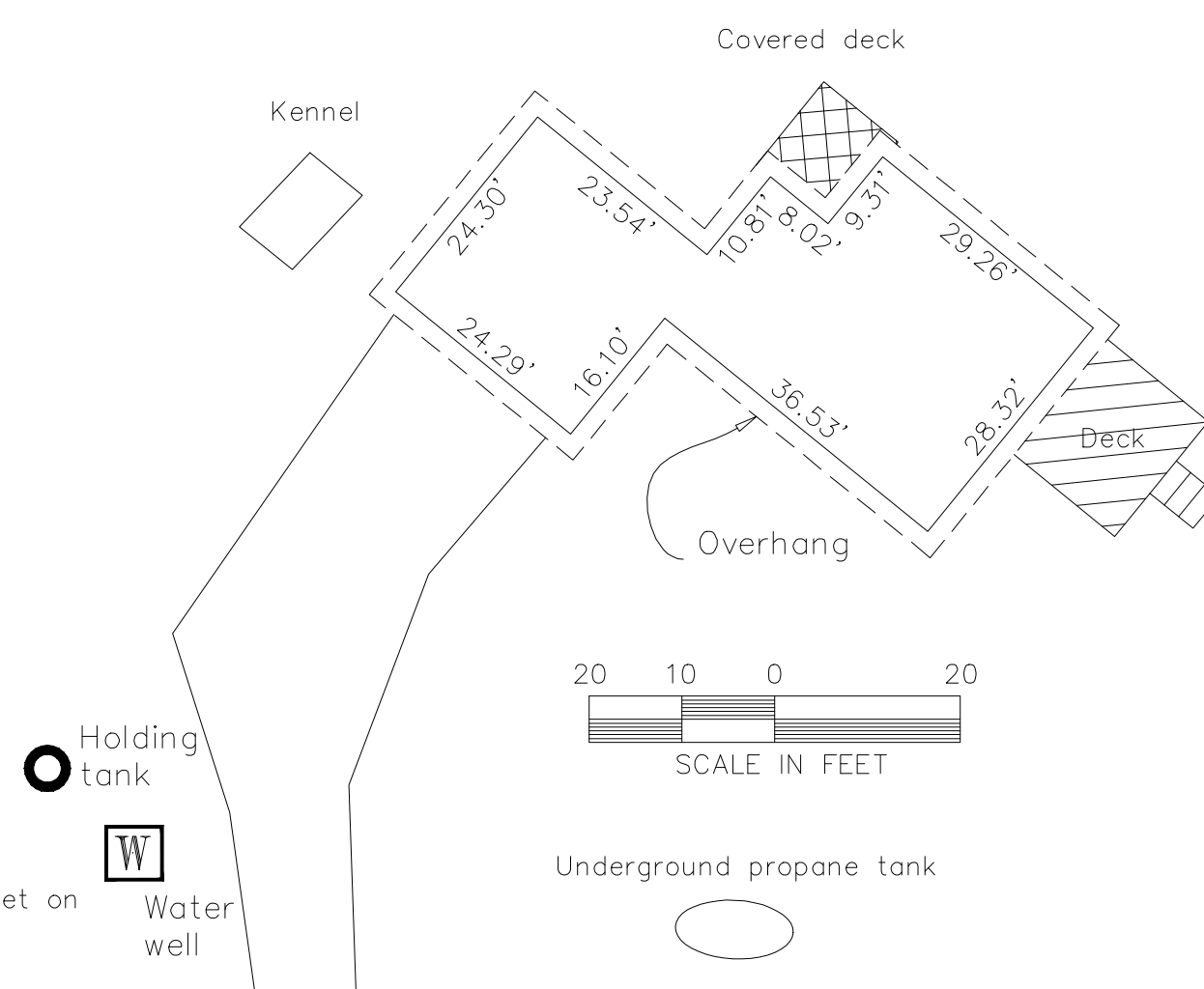
Together with a perpetual and non-exclusive easement for road access purposes located in Lots 3 and 4, SE1/4SW1/4 and SW1/4SE1/4 of Section 24 and in N1/2NE1/4 of Section 25, Township 4 North, Range 85 West of the 6th P.M., said easement being:

Thirty feet on each side of the centerline described as BEGINNING at a point on the West right-of-way of County Road #14 from which the South 1/4 corner Section 24 bears N 87°48'08" W 1650.46 feet;
Thence N 80°23'37" W 225.30 feet;
Thence N 80°41'09" W 117.64 feet;
Thence N 80°48'23" W 84.99 feet;
Thence N 83°10'50" W 47.58 feet;
Thence N 87°16'53" W 35.82 feet;
Thence N 89°49'09" E 55.85 feet;
Thence S 89°10'17" W 123.50 feet;
Thence S 89°39'11" W 123.14 feet;
Thence S 89°24'53" W 157.08 feet;
Thence S 89°17'08" W 100.13 feet;
Thence S 89°42'46" W 197.69 feet;
Thence N 89°56'50" W 145.15 feet;
Thence N 89°22'24" W 44.36 feet;
Thence N 86°10'42" W 20.16 feet;
Thence N 80°42'56" W 26.45 feet;
Thence N 72°20'43" W 21.34 feet;
Thence N 62°11'45" W 28.82 feet;
Thence N 57°29'24" W 28.76 feet;
Thence N 41°22'01" W 63.25 feet;
Thence N 61°31'17" W 64.86 feet;
Thence N 66°40'17" W 57.92 feet;
Thence N 70°06'53" W 415.29 feet;
Thence N 32°18'03" W 30.28 feet;
Thence N 1°39'36" W 30.28 feet;
Thence N 44°03'26" E 257.97 feet;
Thence N 5°42'59" W 113.85 feet;
Thence N 26°59'54" W 279.39 feet;
Thence N 22°29'41" W 345.79 feet;
Thence N 26°22'56" W 141.04 feet;
Thence N 44°11'09" W 141.88 feet to a point where the right-of-way width becomes 65 feet, being 35 feet on the Easterly side and 30 feet on the Westerly side of the following described centerline.

Thence N 44°11'09" W 126.88 feet;
Thence N 43°05'14" W 320.14 feet;
Thence N 28°05'59" W 71.53 feet;
Thence N 7°42'13" W 265.56 feet;
Thence N 13°24'38" W 208.23 feet;
Thence N 18°49'09" W 115.87 feet;
Thence N 29°24'38" W 154.80 feet;
Thence N 31°57'28" W 191.24 feet to a point where the right-of-way width becomes 60 feet, being 22.02 feet on the Easterly side and 37.98 feet on the Westerly side of the following described centerline,
Thence N 31°57'28" W 21.23 feet to a point where the right-of-way width becomes 60 feet, being 30 feet on each side of the following described centerline,
Thence N 31°57'28" W 96 feet to the Point of Termination from which the West corner of Section 24, bears S 86°32'56" W 1248.57 feet.

County of Routt
State of Colorado

HOUSE DETAIL



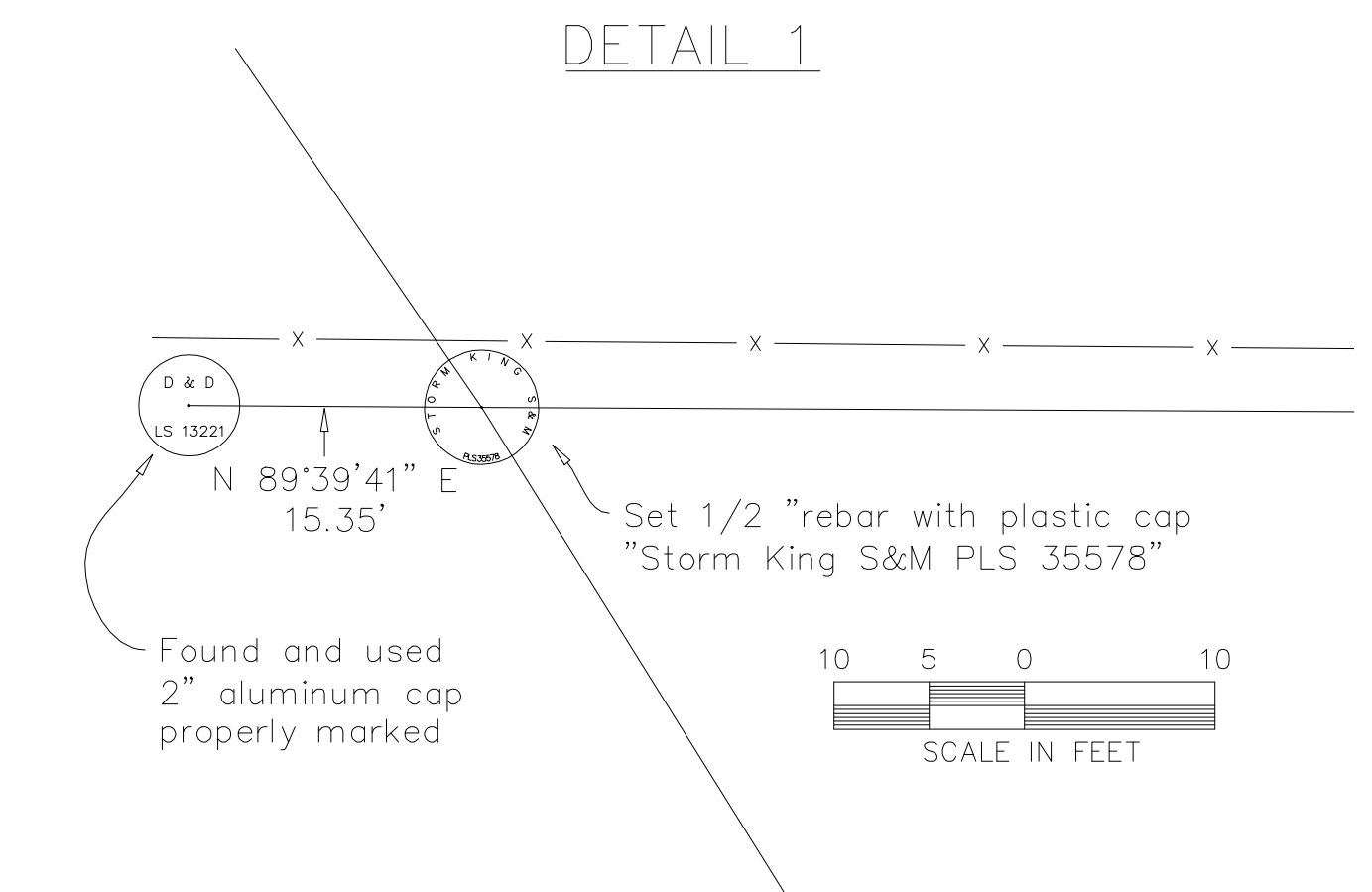
Notes:

- 1) Property calculated at 653,499 Sq. Ft. or 15.0 Ac., more or less.
- 2) The applicable Flood Insurance Rate Map for the County of Routt, Colorado, Community Panel number 08107C01075D, dated 4 February, 2005, shows the subject property to be in Zone X—Areas determined to be outside the 0.2% annual chance floodplain.
- 3) 2 story building: concrete foundation, wood siding, asphalt shingle roof, gravel driveway not completed.
- 4) Utilities are located below ground.
- 5) Water and sewer are on site
- 6) Address of property is 735 Evergreen Terrace, Springfield, USA

LAND SURVEYOR'S STATEMENT

I, John C. Noonan, being a registered Professional Land Surveyor in the State of Colorado, do hereby state that this Improvement Survey Plat, as prepared for John Q. Public, dated 2 August, 2007, was made by me and/or under my direct supervision, and that it is accurate and true to the best of my knowledge and belief. Steel pins and/or brass cap monuments were found or set at all boundary corners as indicated hereon per C.R.S. 38-51-101 (et al).

John C. Noonan, P.L.S.
Colorado Registration No. 35578



BASIS OF BEARINGS

Directions on this IMPROVEMENT SURVEY PLAT are based on the line between the C-1/4 and C-W 1/6 section corners as shown hereon as being N 89° 43' 31" W.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after your first discovery of the defect. If any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Copyright 2007
Storm King
Surveying and Mapping, Inc.

IMPROVEMENT SURVEY PLAT

A parcel of land located in Lot 99, Section 37, T4N, R85W, County of Routt, State of Colorado

STORM KING
SURVEYING AND MAPPING, INC.
1169 Hilltop Pkwy, Suite 104A
Steamboat Springs, CO 80487 970-879-6858
www.stormking.net

REVISIONS	DATE	DESCRIPTION

Date: 07/14/2007
Job: 0711
Scale: As Shown
Sheet 1 of 1

John Q. Public
735 Evergreen Terrace
Springfield
USA