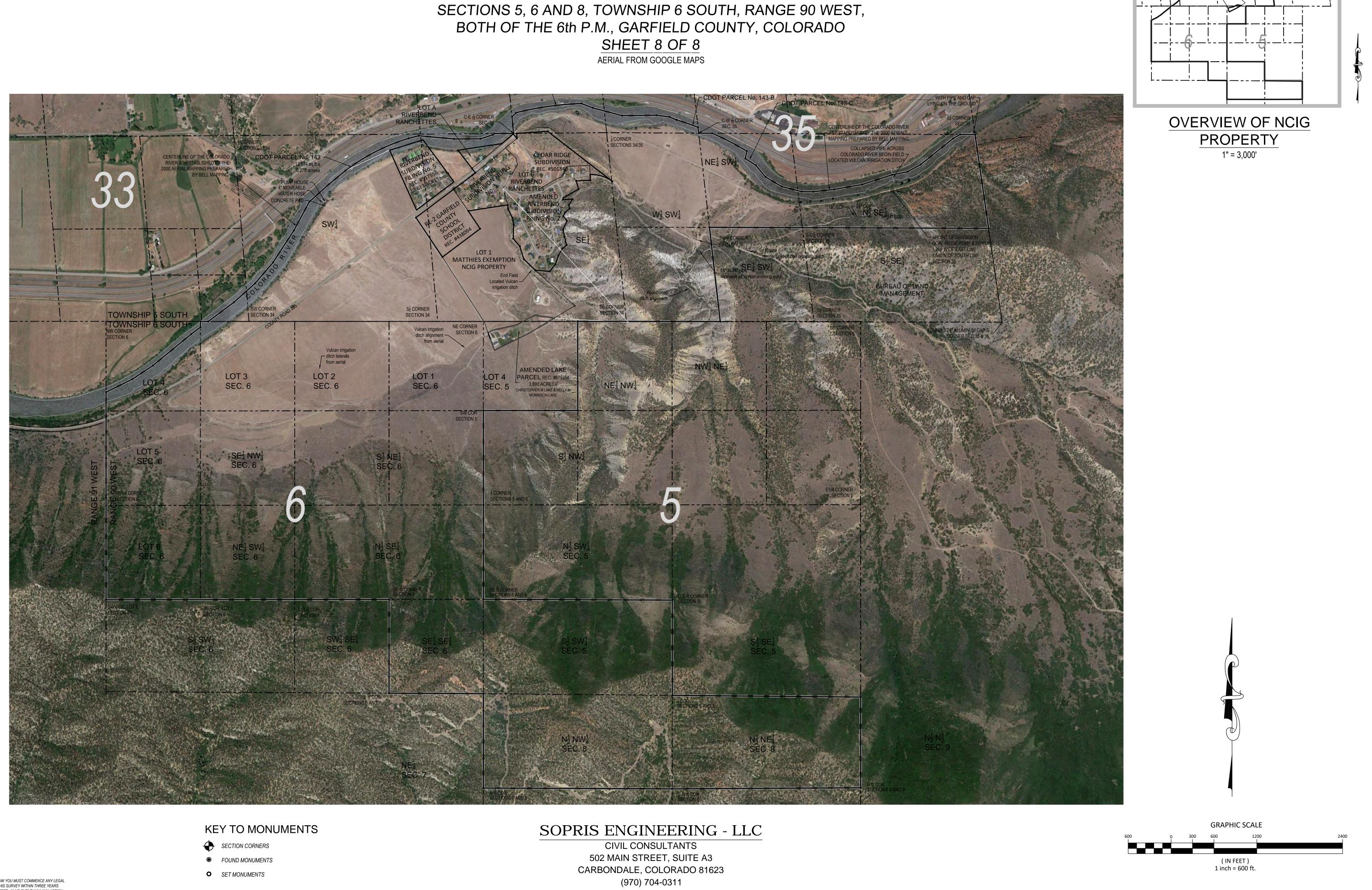


**OVERVIEW OF NCIG** PROPERTY 1" = 3,000'

2904 COUNTY ROAD 314 NEW CASTLE CO 81647 2418 BLAKE AVENUE GLENWOOD SPRINGS. CO 81601 4201 E ARKANSAS AVENUE DENVER. CO 80222-3406 4201 E ARKANSAS AVENUE DENVER. CO 80222-3406 1270 COUNTY ROAD 240 GLENWOOD SPRINGS. CO 81601 1271 COUNTY ROAD 240 GLENWOOD SPRINGS. CO 81601 A PARCEL OF LAND SITUATED IN SECTIONS 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 90 WEST AND SECTIONS 5, 6 AND 8, TOWNSHIP 6 SOUTH, RANGE 90 WEST, BOTH OF THE 6th P.M., GARFIELD COUNTY, COLORADO

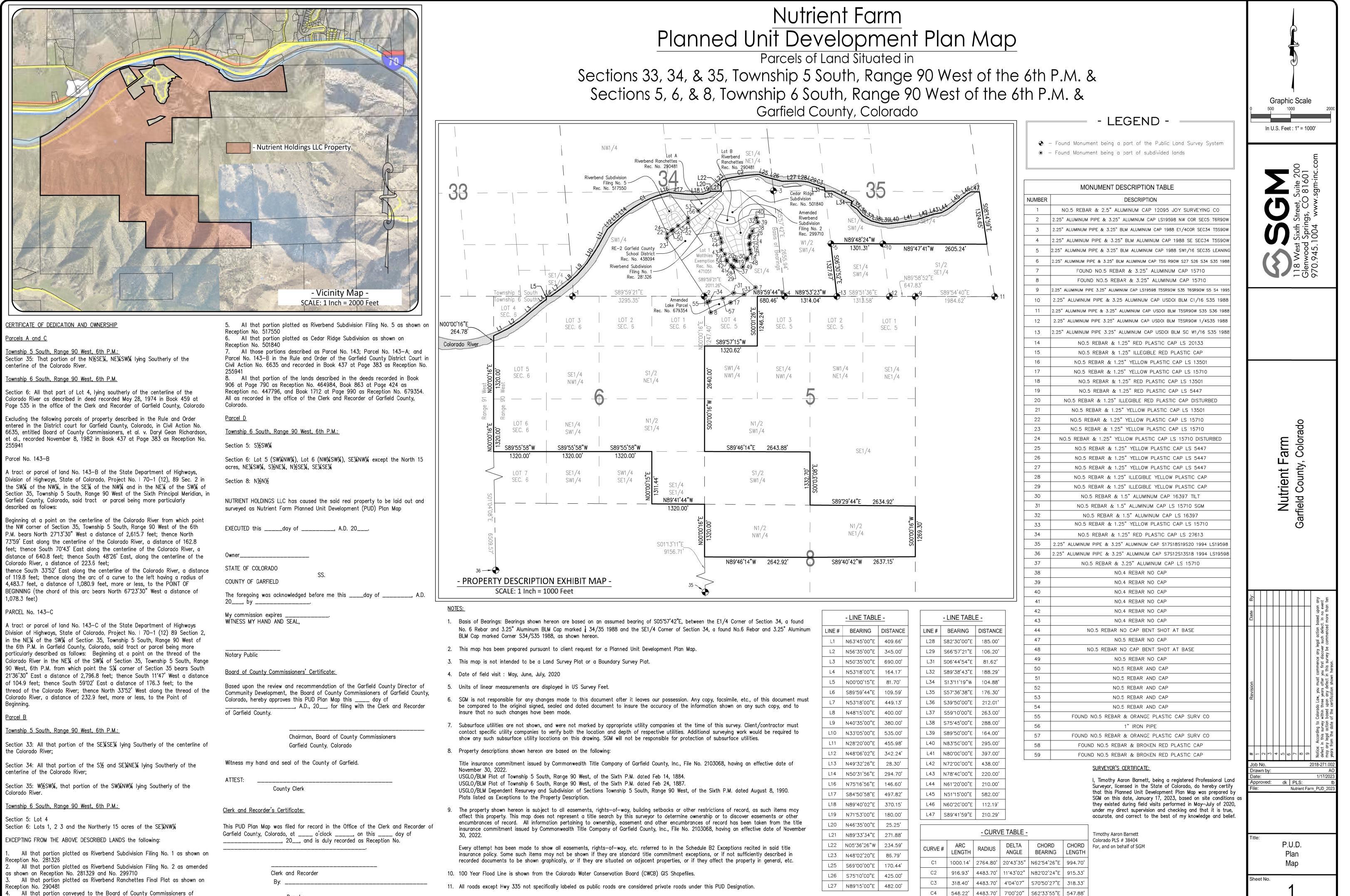


NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

# BOUNDARY EXHIBIT MAP OF: NCIG RANCH PARCEL

sopris@sopriseng.com

18086 2018-07-10 G:\2018\18086\SURVEY\Survey DWGs\Survey Plots and Exhibits\18086\_BDRY\_EXHIB\_MAP.dwg



## CERTIFICATE OF DEDICATION AND OWNERSHIP

Excluding the following parcels of property described in the Rule and Order entered in the District court for Garfield County, Colorado, in Civil Action No. et al., recorded November 8, 1982 in Book 437 at Page 383 as Reception No. 255941

the NW corner of Section 35, Township 5 South, Range 90 West of the 6th P.M. bears North 27'13'30" West a distance of 2,615.7 feet; thence North 73°59' East along the centerline of the Colorado River, a distance of 162.8 feet; thence South 70°43' East along the centerline of the Colorado River, a distance of 640.8 feet; thence South 48°26' East, along the centerline of the Colorado River, a distance of 223.6 feet: of 119.8 feet; thence along the arc of a curve to the left having a radius of

4,483.7 feet, a distance of 1,080.9 feet, more or less, to the POINT OF BEGINNING (the chord of this arc bears North 67°23'30" West a distance of 1,078.3 feet)

## PARCEL No. 143–C

A tract or parcel of land No. 143-C of the State Department of Highways Division of Highways, State of Colorado, Project No. | 70-1 (12) 89 Section 2, in the NE¼ of the SW¼ of Section 35, Township 5 South, Range 90 West of the 6th P.M. in Garfield County, Colorado, said tract or parcel being more particularly described as follows: Beginning at a point on the thread of the Colorado River in the NE¼ of the SW¼ of Section 35, Township 5 South, Range 90 West, 6th P.M. from which point the S¼ corner of Section 35 bears South 21°36'30" East a distance of 2,796.8 feet; thence South 11°47' West a distance of 104.9 feet; thence South 59°02' East a distance of 176.3 feet; to the Colorado River, a distance of 232.9 feet, more or less, to the Point of

<u>Parcel B</u>

Township 5 South, Range 90 West, 6th P.M.:

Section 33: All that portion of the SE¼SE¼ lying Southerly of the centerline of the Colorado River;

centerline of the Colorado River;

Section 35: W½SW¼, that portion of the SW¼NW¼ lying Southerly of the Colorado River.

Reception No. 281326 2. All that portion platted as Riverbend Subdivision Filing No. 2 as amended as shown on Reception No. 281329 and No. 299710 3. All that portion platted as Riverbend Ranchettes Final Plat as shown on Reception No. 290481 4. All that portion conveyed to the Board of County Commissioners of

Garfield County, Colorado, by Deed recorded August 31, 1979 in Book 534 at Page 416 as Reception No. 297140

Deputy

- 12. This property is subject to Hazard Areas shown on 1985 Hazards Mapping by Geotech and is not shown hereon for clarity.

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L1	N63 <b>·</b> 45'00"E	409.66'
L2	N56 <b>°</b> 35'00"E	345.00'
L3	N50°35'00"E	690.00'
L4	N53 <b>°</b> 18'00"E	164.17'
L5	N00°00'15"E	81.70'
L6	S89*59'44"E	109.59'
L7	N53 <b>°</b> 18'00"E	449.13'
L8	N48*15'00"E	400.00'
L9	N40°35'00"E	380.00'
L10	N33°05'00"E	535.00 <b>'</b>
L11	N28°20'00"E	455.98'
L12	N48°06'02"E	342.24'
L13	N49'32'26"E	28.30'
L14	N50°31'56"E	294.70 <b>'</b>
L16	N75°16'56"E	146.60'
L17	S84*50'58"E	497.82'
L18	N89°40'02"E	370.15'
L19	N71*53'00"E	180.00'
L20	N46°35'00"E	25.25'
L21	N89*33'34"E	271.88'
L22	N05°36'26"W	234.59'
L23	N48°02'20"E	86.79 <b>'</b>
L25	S69*00'00"E	170.44'
L26	S75°10'00"E	425.00 <b>'</b>
L27	N8915'00"E	482.00 <b>'</b>