FINAL PLAT

7-W RANCH

A PARCEL OF LAND SITUATED WITHIN THE SE1/4 OF SECTION 21 AND THE SW1/4 OF SECTION 22 AND THE NW1/4 OF SECTION 28, AND PERRY RESULTING PARCEL OF PERRY/ROBERTS BOUNDARY LINE ADJUSTMENT PLAT, TOWNSHIP 3S., RANGE 87W., OF THE 6TH P.M. COUNTY OF GARFIELD, STATE OF COLORADO

PROPERTY DESCRIPTION - ORIGINAL

The NE1/4 Section 28, the SW1/4 SE1/4 Section 21, the west 10 acres of the SE1/4 SE1/4 Section 21, Township 3 South, Range 87 West of the Sixth Principle Meridian, and the Perry Resulting Parcel of the Perry / Roberts Boundary Line Adjustment Plat, according to the map thereof recorded in the office of the Clerk and Recorder, Garfield County, Colorado.

PROPERTY DESCRIPTION - NORTH PARCEL

Part of the SE1/4 Section 21, Township 3 South, Range 87 West of the Sixth Principle Meridian, and part of the Perry Resulting Parcel of the Perry / Roberts Boundary Line Adjustment Plat, according to the map thereof recorded in the office of the Clerk and Recorder, Garfield County, Colorado, described as a whole as follows:

Beginning at the S-C1/16 corner Section 21, thence along the south 1/16 line Section 21 and north line of said Perry Resulting Parcel N89°53'55"E 2547.63 feet to a northerly angle point of Perry Resulting Parcel; thence departing said south 1/16 line and continuing along the northerly line of Perry Resulting Parcel, N22°07'40"E 942.54 feet to the north corner of Perry Resulting Parcel thence the following two courses along the northerly line of Perry Resulting Parcel: 1) 5.10 feet along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 1°17'55", and a chord that bears S71°41'50"E 5.10 feet; 2) 46.98 feet along the arc of a curve to the left, having a radius of 420.00 feet, a central angle of 6°24'33", and a chord that bears S74°19'44"E 46.96 feet to the westerly edge of a thirty foot wide access easement recorded as Reception Nos. 341704 and 453014; thence the following _ courses along said westerly edge of easement; 1) S28°59'33"W 44.01 feet; 2) S06°31'16"E 37.29 feet; 3) S28°16'15"E 86.07 feet; 4) S07°02'30"E 36.22 feet; 5) S12°05'14"W 42.07 feet; 6) S22°47'35"W 178.02 feet; 7) S11°15'30"W 183.64 feet; 8) S29°55'39"W 242.58 feet; 9) S45°49'11"W 211.28 feet; 10) S36°23'47"W 191.53 feet; 11) S46°37'11"W 213.60 feet; 12) S54°54'50"W 561.93 feet; thence, departing said westerly edge of easement, N80°25'18"W 852.32 feet; thence S89°53'55"W 1028.53 feet to the 1/4 line of Section 21; thence along said 1/4 line, N00°18'53"E 550.69 feet to the point of beginning, containing 35.234 acres, more or less.

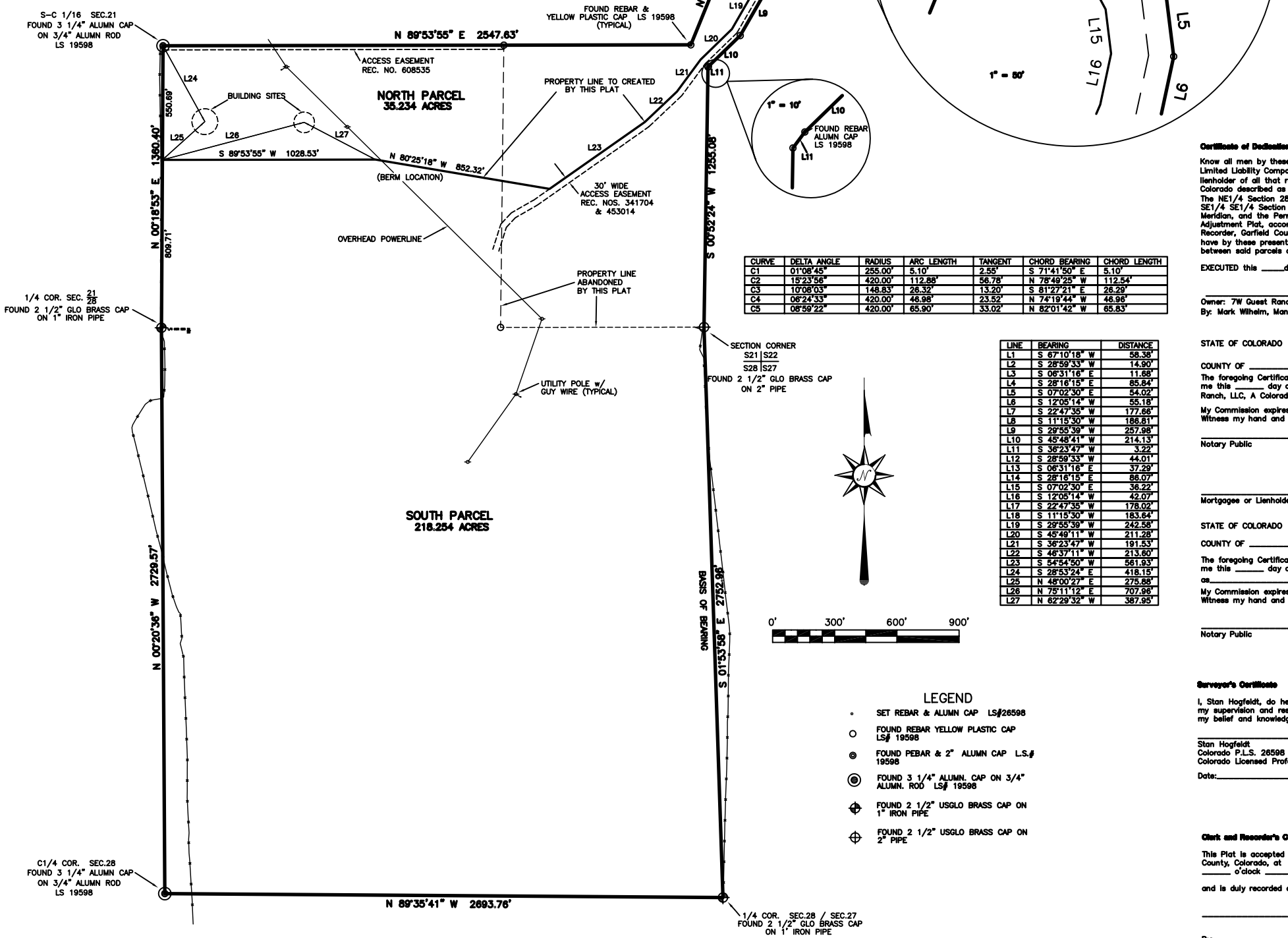
PROPERTY DESCRIPTION - SOUTH PARCEL

The NE1/4 Section 28, and part of the S1/2 SE1/4 Section 21, Township 3 South, Range 87 West of the Sixth Principle Meridian, and part of the Perry Resulting Parcel of the Perry / Roberts Boundary Line Adjustment Plat, according to the map thereof recorded in the office of the Clerk and Recorder, Garfield County, Colorado, described as a whole as follows:

Beginning at the NE corner said Section 28, thence, along the east line of said NE1/4 Section 28, S01°53'56"E 2752.96 feet to the E1/4 Section 28; thence, along the south line of said NE1/4 Section 28, N89°35'41"W 2693.76 feet to the C1/4 Section 28; thence, along the west line of said NE1/4 Section 28, N00°20'36"W 2729.57 feet to the N1/4 corner Section 28; thence, along the west line of the said S1/2 SE1/4 Section 21, N00°18'53"E 809.71 feet; thence, departing said west line, N89°53'55"E 1028.53 feet; thence S80°25'18"E 852.32 feet to the northwesterly edge of a thirty foot wide access easement recorded as Reception Nos. 341704 and 453014; thence the following _ courses along said westerly edge of easement: 1) N54°54'50"E 561.93 feet; 2) N46°37'11"E 213.60 feet; 3) N36°23'47"E 191.53 feet; 4) N45°49'11"E 211.28 feet; 5) N29°55'39"E 242.58 feet; 6) N11°15'30"E 183.64 feet; 7) N22°47'35"E 178.02 feet; 8) N12°05'14"E 42.07 feet; 9) N07°02'30"W 36.22 feet; 10) N28°16'15"W 86.07 feet; 11) N06°31'16"W 37.29 feet; 12) N28°59'33"E 44.01 feet to the northerly line of said Perry Resulting Parcel; thence the following two courses along said northerly line: 1) 65.90 feet along the arc of a curve to the left, having a radius of 420.00 feet, a central angle of 8°59'22", and a chord that bears S82°01'42"E 65.83 feet; 2) 26.32 feet along the arc of a curve to the right, having a radius of 148.83 feet, a central angle of 10°08'03", and a chord that bears S81°27'21"E 26.29 feet to the northeasterly corner of said Perry Resulting Parcel; thence the following _ courses along the easterly line of Perry Resulting Parcel 1) S87°10'18"W 58.38 feet; 2) S28°59'33"W 14.90 feet; 3) S06°31'16"E 11.68 feet; 4) S28°16'15"E 85.84 feet; 5) S07°02'30"E 54.02 feet; 6) S12°05'14"W 55.18 feet; 7) S22°47'35"W 177.66 feet; 8) S11°15'30"W 186.81 feet; 9) S29°55'39"W 257.98 feet; 10) S45°48'41"W 214.13 feet; 10) S36°23'47"W 3.22 feet; 11) S00°52'24"W 1255.08 feet to the point of beginning, containing 218.254 acres, more or less.

NOTES:

1) Date of Survey: March, 2008
2) Basis of bearings is a line connecting found monuments marking the east line of the NE1/4 Section 28. (as shown and described hereon).
3) 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 show hereon.
4) This survey was prepared without the benefit of a title search. Other easements besides the ones shown hereon likely exist but do not appear on this drawing.
5) Improvements, utilities, fences, unimproved roads, etc. exist on this property, some of which may represent easements, and are mostly covered with snow at time of survey and are not shown on this plat.
6) Fences shown are from drawing by others from 1993 Aerial topo.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	01°08'45"	255.00'	5.10'	2.55'	S 71°41'50" E	5.10'
C2	15°23'56"	420.00'	112.88'	56.78'	N 78°49'25" W	112.54'
C3	10°06'03"	148.83'	26.32'	13.20'	S 81°27'21" E	26.29'
C4	06°24'33"	420.00'	46.98'	23.52'	N 74°19'44" W	46.96'
C5	08°59'22"	420.00'	65.90'	33.02'	N 82°01'42" W	65.83'

LINE	BEARING	DISTANCE
L1	S 67°10'18" W	58.38'
L2	S 28°59'33" W	14.90'
L3	S 06°31'16" E	11.68'
L4	S 28°16'15" E	85.84'
L5	S 07°02'30" E	54.02'
L6	S 12°05'14" W	55.18'
L7	S 22°47'35" W	177.66'
L8	S 11°15'30" W	186.81'
L9	S 29°55'39" W	257.98'
L10	S 45°48'41" W	214.13'
L11	S 36°23'47" W	3.22'
L12	S 28°59'33" W	44.01'
L13	S 06°31'16" E	37.29'
L14	S 28°16'15" E	86.07'
L15	S 07°02'30" E	36.22'
L16	S 12°05'14" W	42.07'
L17	S 22°47'35" W	178.02'
L18	S 11°15'30" W	183.64'
L19	S 29°55'39" W	242.58'
L20	S 45°49'11" W	211.28'
L21	S 36°23'47" W	191.53'
L22	S 46°37'11" W	213.60'
L23	S 54°54'50" W	561.93'
L24	S 28°53'24" E	418.15'
L25	N 48°00'27" E	275.88'
L26	N 75°11'12" E	707.96'
L27	N 62°29'32" W	387.95'

LEGEND

- SET REBAR & ALUMN CAP LS#26598
- FOUND REBAR YELLOW PLASTIC CAP LS# 19598
- FOUND PEBAR & 2" ALUMN CAP L.S.# 19598
- FOUND 3 1/4" ALUMN. CAP ON 3/4" ALUMN. ROD LS# 19598
- FOUND 2 1/2" USGLO BRASS CAP ON 1" IRON PIPE
- FOUND 2 1/2" USGLO BRASS CAP ON 2" PIPE

Certificate of Dedication and Ownership

Know all men by these presents that 7W Guest Ranch, LLC, A Colorado, Limited Liability Company, being sole owner in fee simple, Mortgagee or lienholder of all that real property situated in Garfield County, Colorado Colorado described as follows:
The NE1/4 Section 28, the SW1/4 SE1/4 Section 21, the west 10 acres of the SE1/4 SE1/4 Section 21, Township 3 South, Range 87 West of the Sixth Principle Meridian, and the Perry Resulting Parcel of the Perry / Roberts Boundary Line Adjustment Plat, according to the map thereof recorded in the office of the Clerk and Recorder, Garfield County, Colorado, containing 253.48 acres more or less;
have by these present laid out, platted and adjusted the property boundaries between said parcels as shown on this final plat under the name and style of 7W RANCH.

EXECUTED this _____day of _____, A.D., 20_____.

Owner: 7W Guest Ranch, LLC
By: Mark Wilhelm, Manager

STATE OF COLORADO)
)SS
COUNTY OF _____)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of March, A.D. 2008, by Mark Wilhelm, Manager of 7W Guest Ranch, LLC, A Colorado Limited Liability Company.
My Commission expires: _____
Witness my hand and official seal.

_____
Notary Public

_____
Mortgagee or Lienholder

STATE OF COLORADO)
)SS
COUNTY OF _____)
The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, A.D. 20_____, by _____, as_____of_____
My Commission expires: _____
Witness my hand and official seal.

_____
Notary Public

Surveyor's Certificate

I, Stan Hogfeldt, do hereby certify that this survey was prepared by me or under my supervision and responsible charge and that it is true and correct to the best of my belief and knowledge.

_____
Stan Hogfeldt
Colorado P.L.S. 26598
Colorado Licensed Professional Land Surveyor
Date:_____

Clerk and Recorder's Certificate

This Plat is accepted for filing in the Office of the Clerk and Recorder of Garfield County, Colorado, at _____ o'clock _____, on this _____day of _____,20____A.D.
and is duly recorded at Reception No._____.

_____, Clerk and Recorder

By:_____, Deputy

EAGLE VALLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
970-949-1406

JOB NO. 3172
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