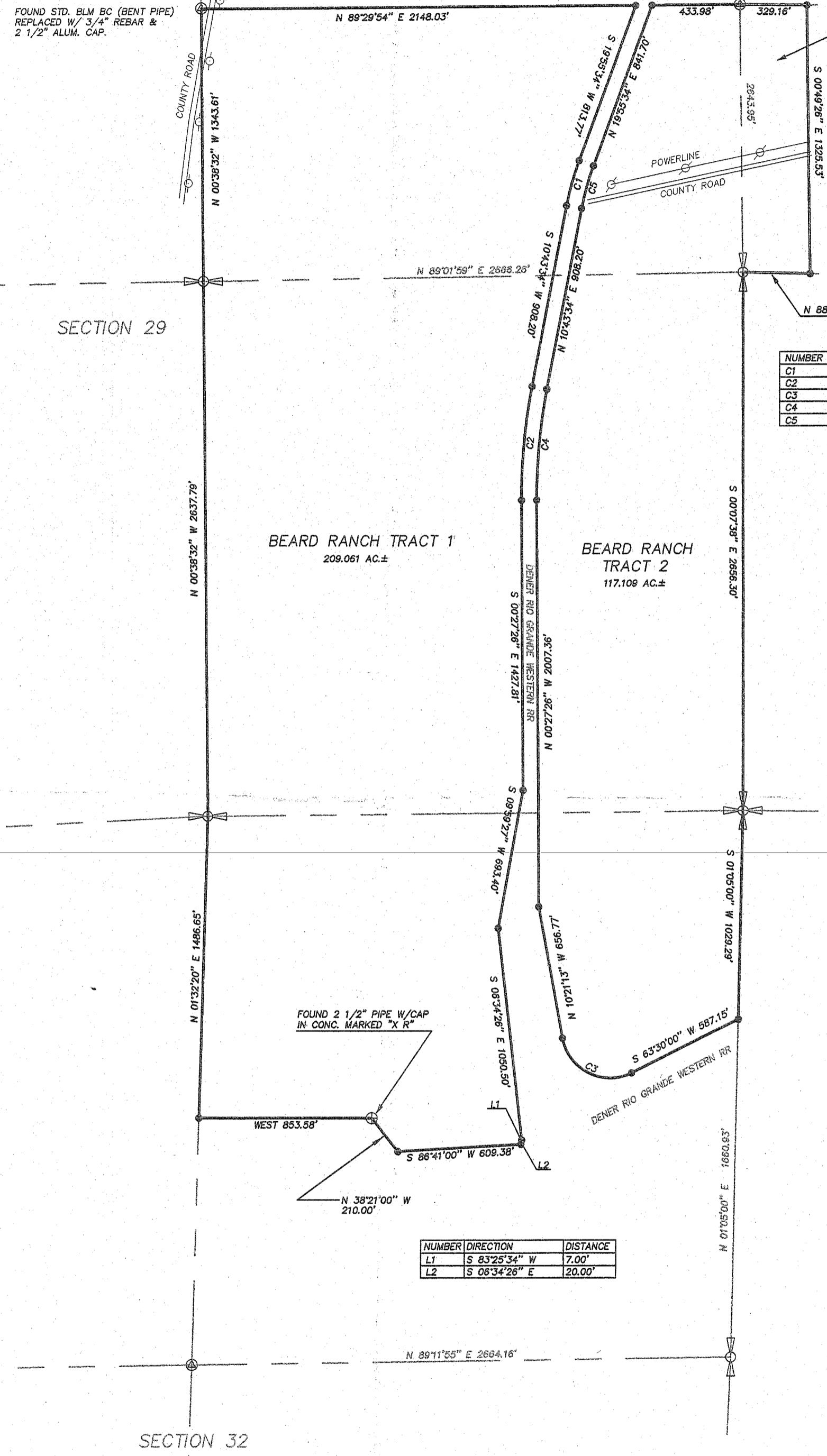


# Wild Horse Ranch

## 326 +/- Acres | MLS ID 935187



NUMBER	DELTA	CD	R	L	LC
C1	09°12'00"	S	107°19'34"	W	1436.83'
C2	111°1'00"	S	02°08'04"	W	2388.96'
C3	108°08'51"	N	63°29'38"	W	239.40'
C4	111°1'00"	N	02°08'04"	E	2814.86'
C5	09°12'00"	N	107°19'34"	E	1381.93'

NUMBER	DIRECTION	DISTANCE
L1	S 83°25'34"	7.00'
L2	S 08°34'26"	20.00'

- LEGEND**
- DENOTES FOUND 1/4 CORNER, STD. B.L.M. BRASS CAP OR STONE (AS NOTED)
  - DENOTES FOUND SECTION CORNER, STD. B.L.M. BRASS CAP OR STONE (AS NOTED)
  - ⊙ DENOTES SET 3/4" REBAR WITH 2 1/2" ALUM. CAP PROPERLY MARKED.
  - DENOTES SET 5/8" REBAR WITH 2" ALUM. CAP L.S. 18974.

**NOTES**

BASIS OF BEARING: THE LINE BETWEEN THE EAST 1/4 AND WEST 1/4 OF SECTION 32 T. 9 S., R. 80 W. OF THE 6TH PM MONUMENTED AT EACH END WITH A STANDARD BLM BRASS CAP, SAID LINE BEARS S 89°11'55" W.

THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:  
 TITLE COMMITMENT ISSUED BY LAKE COUNTY ABSTRACT COMPANY ORDER # 3383.  
 TITLE COMMITMENT ISSUED BY LAKE COUNTY ABSTRACT COMPANY ORDER # 42272-0 DATED 7/27/73.  
 U.S.B.L.M. DEPENDENT RESURVEY PLAT OF T. 9 S., R. 80 W. 6TH PM.  
 U.S.G.L.O. ORIGINAL SURVEY PLAT OF T. 9 S., R. 80 W. 6TH PM.

RIGHT OF WAY MAPS OF THE DENVER RIO GRANDE RAILROAD CO. AND DEEDS PERTAINING TO SAME.  
 NO ATTEMPT WAS MADE TO RESEARCH ANY EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES OF RECORD EXCEPT AS SHOWN HEREON.

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

**AMENDED LEGAL DESCRIPTION - BEARD RANCH TRACT 1**

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, A PORTION OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, ALL IN TOWNSHIP 9 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN, LAKE COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N 01°32'20" E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32 A DISTANCE OF 1216.01 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION, SAID POINT BEING A 5/8 INCH REBAR AND 2 INCH ALUMINUM CAP MARKED P.O.B.

THENCE N 01°32'20" E A DISTANCE OF 1488.65 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 32, SAID POINT BEING A STANDARD USBLM BRASS CAP.

THENCE N 02°38'33" W A DISTANCE OF 2837.79 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 28, SAID POINT BEING A STANDARD USBLM BRASS CAP.

THENCE N 02°38'33" W A DISTANCE OF 1343.81 FEET TO THE CENTER NORTH 1/4 CORNER OF SAID SECTION 28, SAID POINT BEING A 3/4 INCH REBAR WITH A 2 1/2 INCH ALUMINUM CAP MARKED C-11716.

THENCE N 89°29'54" E ALONG THE SOUTH 1/2 LINE OF SAID SECTION 28 A DISTANCE OF 2148.03 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY OF THE DENVER RIO GRANDE WESTERN RAILROAD, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED NE-TR 1.

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES:

THENCE S 19°53'34" W A DISTANCE OF 813.77 FEET TO THE POINT OF A CURVE, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PC.

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°12'00" AN ARC LENGTH OF 330.73 FEET A RADIUS OF 6746.83 FEET AND WHOSE LONG CHORD BEARS S 19°53'34" W A DISTANCE OF 230.48 FEET TO THE POINT OF TANGENCY, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PT.

THENCE S 10°43'34" W A DISTANCE OF 608.20 FEET TO THE POINT OF A CURVE, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PC.

THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°11'00" AN ARC LENGTH OF 548.44 FEET A RADIUS OF 2814.96 FEET AND WHOSE LONG CHORD BEARS S 02°08'04" W A DISTANCE OF 563.18 FEET TO THE POINT OF TANGENCY, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PT.

THENCE S 02°27'26" E A DISTANCE OF 1422.77 FEET TO AN ANGLE POINT, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED AP.

THENCE S 09°59'37" E A DISTANCE OF 693.40 FEET TO AN ANGLE POINT, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED AP.

THENCE S 06°34'26" E A DISTANCE OF 1050.80 FEET TO A POINT ON SAID WEST RIGHT OF WAY, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED AP.

THENCE LEAVING SAID RIGHT OF WAY S 83°25'34" W A DISTANCE OF 7.00 FEET TO AN ANGLE POINT, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED AP.

THENCE S 08°34'26" E A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF TRACT 1, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED SW-TR 1.

THENCE S 89°11'55" W A DISTANCE OF 609.38 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID TRACT 1, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED AP-SL.

THENCE S 89°11'55" W A DISTANCE OF 210.00 FEET TO AN ANGLE POINT, SAID POINT BEING AN EXISTENT 2 1/2 INCH CAP OR IRON PIPE MARKED 2-4-S.

THENCE N 89°11'55" W A DISTANCE OF 210.00 FEET TO AN ANGLE POINT, SAID POINT BEING AN EXISTENT 2 1/2 INCH CAP OR IRON PIPE MARKED 2-4-S.

THENCE S 90°00'00" W A DISTANCE OF 853.58 FEET TO THE POINT OF BEGINNING CONTAINING 208.0612 ACRES MORE OR LESS.

**LEGAL DESCRIPTION - BEARD RANCH TRACT 2**

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 32 AND A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND A PORTION OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 80 WEST OF THE 6TH PRINCIPAL MERIDIAN, LAKE COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32, AN EXISTENT USBLM BRASS CAP AND BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE S 01°32'20" W A DISTANCE OF 1028.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LEADVILLE BRANCH OF THE DENVER RIO GRANDE WESTERN RAILROAD, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED SE-TR 2.

THENCE ALONG SAID RIGHT OF WAY S 83°30'00" W A DISTANCE OF 587.15 FEET TO THE POINT OF A CURVE, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PC.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 106°08'12" AN ARC LENGTH OF 443.89 FEET A RADIUS OF 238.60 FEET AND WHOSE LONG CHORD BEARS N 83°28'37" W A DISTANCE OF 388.08 FEET TO THE POINT OF TANGENCY ON THE EAST RIGHT OF WAY OF THE MAIN LINE OF THE DENVER RIO GRANDE WESTERN RAILROAD, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PT.

THENCE ALONG SAID RIGHT OF WAY FOR THE FOLLOWING COURSES:

THENCE ALONG SAID RIGHT OF WAY N 10°21'13" W A DISTANCE OF 656.77 FEET TO AN ANGLE POINT, SAID POINT BEING A 5/8 INCH REBAR WITH A 2" ALUMINUM CAP MARKED AP.

THENCE N 02°27'26" W A DISTANCE OF 2007.36 FEET TO THE POINT OF A CURVE, SAID POINT BEING A 5/8 INCH REBAR WITH ALUMINUM CAP MARKED PC.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°11'00" AN ARC LENGTH OF 548.44 FEET A RADIUS OF 2814.96 FEET AND WHOSE LONG CHORD BEARS N 02°08'04" E A DISTANCE OF 548.57 FEET TO THE POINT OF TANGENCY, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PT.

THENCE N 10°43'34" E A DISTANCE OF 608.20 FEET TO THE POINT OF A CURVE, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PC.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°12'00" AN ARC LENGTH OF 330.73 FEET A RADIUS OF 6746.83 FEET AND WHOSE LONG CHORD BEARS S 19°53'34" W A DISTANCE OF 230.48 FEET TO THE POINT OF TANGENCY, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED PT.

THENCE N 19°53'34" E A DISTANCE OF 841.70 FEET TO A POINT ON THE SOUTH 1/2 LINE OF SAID SECTION 28, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED SW-TR 2.

THENCE N 89°29'54" E ALONG SAID SOUTH 1/2 LINE A DISTANCE OF 433.98 FEET TO THE NORTH 1/4 CORNER BETWEEN SECTIONS 28 AND 29, T. 9 S., R. 80 W., SAID POINT BEING A 3/4 INCH REBAR WITH A 2 1/2 INCH ALUMINUM CAP MARKED N-1/4.

THENCE S 89°29'54" E ALONG THE NORTH 1/4 LINE OF SAID SECTION 28 A DISTANCE OF 326.16 FEET TO THE NORTHEAST CORNER OF A TEN ACRE PARCEL, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED SE-10AC.

THENCE S 02°04'26" E PARALLEL TO THE NORTH HALF OF THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 1326.53 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 28 AND BEING THE SOUTHWEST CORNER OF SAID TEN ACRE PARCEL, SAID POINT BEING A 5/8 INCH REBAR WITH A 2 INCH ALUMINUM CAP MARKED SE-10AC.

THENCE N 89°11'55" W ALONG SAID EAST-WEST CENTERLINE A DISTANCE OF 326.28 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 32, BEING A USBLM BRASS CAP.

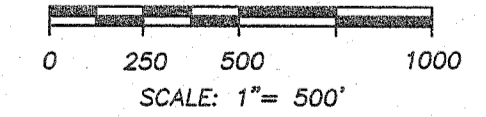
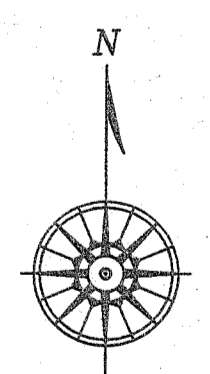
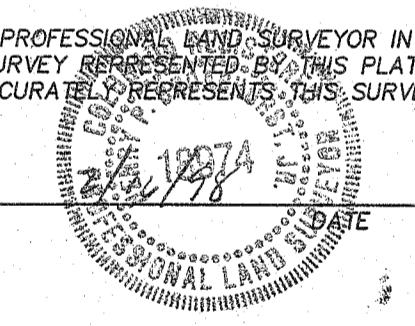
THENCE S 02°07'38" E ALONG THE SECTION LINE BETWEEN SECTIONS 28 AND 29 A DISTANCE OF 2856.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 32 AND THE POINT OF BEGINNING.

CONTAINING 117.108 ACRES MORE OR LESS.

**SURVEYORS CERTIFICATE**

I, HENRY P. BROADHURST JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS THIS SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

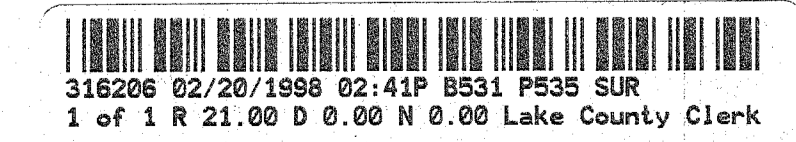
*Henry P. Broadhurst Jr.*  
 HENRY P. BROADHURST JR.  
 P.L.S. 18974 COLORADO



**LAND SURVEY PLAT**

A SURVEY OF A PORTION OF THE BEARD RANCH TRACTS 1 & 2  
 A PORTION OF SECTIONS 32, 28 & 29, T. 9 S., R. 80 W.  
 LAKE COUNTY, COLORADO

<b>ALPINE SURVEYORS</b> 200 NORTH EDGE STREET Breckenridge Colorado 80424 970-639-2478	DATE DRAWN: 1/24/98 DRAWING SCALE: 1"=500' DATE SURVEYED: DECEMBER 1997 FILE NO.: 970809	DRAWN BY: HPB REV. DATE DECEMBER 1997 SHEET OF
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#3619 ICAC Return to: 0401 Porter Field Post LLC  
 (HOURS OF CALL)  
 P.O. Box 3149  
 Vail, Ar. 81655-3149 Attn: Bill Post