

TRACT 1  
A tract of land within the N1/2 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the SE corner of Government Lot 6  
thence N 86°50'29" W a distance of 337.95 feet to the SE corner of Tract 1 as shown on the King Boundary Adjustment as recorded at Reception #165389;  
thence along the east line of said Tract 1 N 03°10'08" W a distance of 1240.85 feet to the north line of said Section 6;  
thence along said north line S 88°48'49" E a distance of 1265.93 feet;  
thence leaving said north line S 01°11'11" W a distance of 1290.34 feet;  
thence N 85°58'07" W a distance of 834.97 feet to the point of beginning,  
having an area of 35.28 acres.

TRACT 2  
A tract of land within Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the SE corner of Government Lot 6  
thence S 85°58'07" E a distance of 1086.46 feet;  
thence S 00°23'30" W a distance of 1584.24 feet;  
thence N 89°36'30" W a distance of 440.86 feet;  
thence N 38°33'22" W a distance of 413.73 feet;  
thence S 89°42'17" W a distance of 313.79 feet;  
thence N 01°14'00" W a distance of 357.15 feet;  
thence N 03°05'09" W a distance of 980.01 feet to the point of beginning,  
having an area of 35.32 acres.

TRACT 3  
A tract of land within the SE1/4 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at a point N.89°36'30"W. 2449.86 feet from the E1/4 corner of said Section 6  
thence S 88°36'30" E a distance of 1268.86 feet;  
thence S 00°23'30" W a distance of 1243.64 feet to the north side of Ouray County Road 5A Dedication as shown on Plat of Dedication recorded at Reception #187054;  
thence along the north side of said road dedication N 88°39'32" W a distance of 313.14 feet;  
thence continuing along said road dedication N 88°55'56" W a distance of 774.69 feet;  
thence continuing along said road dedication S 89°15'33" W a distance of 143.94 feet;  
thence N 00°41'33" W a distance of 1214.68 feet;  
thence N 38°33'22" W a distance of 22.75 feet to the point of beginning,  
having an area of 35.26 acres.

TRACT 4  
A tract of land within the SE1/4 of Section 6 and within the NW1/4 SW1/4 of Section 5, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the E1/4 corner of said Section 6  
thence S 03°29'02" E a distance of 1268.86 feet to the north side of Ouray County Road 5A Dedication as shown on Plat of Dedication recorded at Reception #187054;  
thence along the north side of said road dedication S 89°12'23" W a distance of 123.68 feet;  
thence continuing along said road dedication N 86°12'28" W a distance of 197.29 feet;  
thence continuing along said road dedication N 89°54'20" W a distance of 316.45 feet;  
thence continuing along said road dedication N 87°20'12" W a distance of 189.67 feet;  
thence continuing along said road dedication N 88°39'32" W a distance of 440.19 feet;  
thence N 00°23'30" E a distance of 1243.64 feet;  
thence S 89°36'30" E a distance of 1180.93 feet to the point of beginning,  
having an area of 35.26 acres.

TRACT 5  
A tract of land within the NW1/4 SW1/4 of Section 5, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of Section 6 to the C1/4 corner of said Section 6, better described as beginning at the W1/4 corner of said Section 5  
thence S 89°50'42" E a distance of 1302.29 feet to the CW1/16 corner of said Section 5;  
thence S 01°08'35" W a distance of 871.78 feet along the east line of said NW1/4 SW1/4 to the north side of Ouray County Road 5A Dedication as shown on Plat of Dedication recorded at Reception #187054;  
thence along the north side of said road dedication S 27°36'00" W a distance of 288.02 feet;  
thence continuing along said road dedication S 25°08'43" W a distance of 65.74 feet;  
thence continuing along said road dedication along a curve turning to the right with an arc length of 143.20 feet, with a radius of 120.00 feet, with a chord bearing of S 59°19'54" W, with a chord length of 134.85 feet, with a delta angle of 68°22'22";  
thence continuing along said road dedication N 86°28'55" W a distance of 144.56 feet;  
thence continuing along said road dedication S 87°49'55" W a distance of 243.36 feet;  
thence continuing along said road dedication S 89°12'23" W a distance of 543.00 feet;  
thence N 03°29'02" W a distance of 1268.86 feet to the point of beginning,  
having an area of 35.26 acres.

TRACT 6  
A tract of land within the E1/2 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the E1/4 corner of said Section 6;  
thence N 89°36'30" W a distance of 1019.00 feet;  
thence N 00°23'30" E a distance of 1521.27 feet;  
thence S 85°58'07" E a distance of 1047.73 feet to the east line of said Section 6;  
thence along said east line S 01°26'23" W a distance of 1455.00 feet to the point of beginning,  
having an area of 35.27 acres.

TRACT 7  
A tract of land within the E1/2 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at a point N.89°36'30"W. 1019.00 feet from the E1/4 corner of said Section 6  
thence N 89°36'30" W a distance of 990.00 feet;  
thence N 00°23'30" E a distance of 1584.24 feet;  
thence S 85°58'07" E a distance of 992.00 feet;  
thence S 00°23'30" W a distance of 1521.27 feet to the point of beginning,  
having an area of 35.29 acres.

ALL SHOWN ROADS, DITCHES AND THE PDOWERLINE WERE LOCATED WITH HAND HELD GPS FOR GRAPHIC PURPOSES BY ROCKY MOUNTAIN SURVEYING.

TRACT 8  
A tract of land within the NE1/4 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the SE corner of Section 31 Township 45 North, Range 8 West;  
thence along the north line of said Section 6 S 88°18'48" E a distance of 734.74 feet;  
thence S 01°41'12" W a distance of 1341.62 feet;  
thence N 85°58'07" W a distance of 1161.42 feet;  
thence N 01°11'11" E a distance of 1290.34 feet to the north line of said Section 6;  
thence along said north line S 88°48'49" E a distance of 437.00 feet to the point of beginning,  
having an area of 35.26 acres.

TRACT 9  
A tract of land within the NE1/4 of Section 6, Township 44 North, Range 8 West of the N.M.P.M., Ouray County Colorado, with a Basis of bearings of N.03°05'09"W. from the S1/4 corner of said Section 6 to the C1/4 corner of said Section 6, better described as beginning at the NE corner of said Section 6;  
thence along the east line of said Section 6 S 01°26'23" W a distance of 1384.74 feet;  
thence N 85°58'07" W a distance of 1129.80 feet;  
thence N 01°41'12" E a distance of 1341.62 feet to the north line of Section 6;  
thence along the north line of Section 6 S 88°18'48" E a distance of 727.50 feet to the W1/16 corner of said Section 32;  
thence S 87°51'42" E a distance of 395.39 feet to the point of beginning,  
having an area of 35.26 acres.

TRACT 10 (Described and surveyed by Rocky Mountain Surveying Steve Yelton PLS33645)  
PROPERTY DESCRIPTION FOR A PARCEL OF LAND SITUATED IN NW1/4, SECTION 6 TOWNSHIP 44 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF OURAY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which the Center 1/4 Corner of said Section 6 bears S03°05'09"E a distance of 500.33'; thence N89°33'07"W a distance of 1399.93' to the east right-of-way of County Road 5; thence along said East right-of-way N08°19'21"W a distance of 241.60'; thence along said East right-of-way N13°32'23"W a distance of 205.52'; thence along said East right-of-way N18°45'26"W a distance of 664.45'; thence leaving said East right-of-way S86°46'29"E a distance of 1308.55'; thence S86°50'29"E a distance of 337.95' to the center section line of said Section 6; thence along said center section line S03°05'09"E a distance of 980.00' to the point of beginning, and containing 35.028 acres.

TRACT 11 (Described and surveyed by Rocky Mountain Surveying Steve Yelton PLS33645)  
PROPERTY DESCRIPTION FOR A PARCEL OF LAND SITUATED IN SECTION 6 TOWNSHIP 44 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF OURAY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which the Center 1/4 Corner of said Section 6 bears S64°00'48"W a distance of 328.32'; thence S47°27'32"W a distance of 1681.78' to the east right-of-way of County Road 5; thence along said East right-of-way N37°36'48"W a distance of 388.77'; thence along said East right-of-way N23°25'14"W a distance of 270.89'; thence along said East right-of-way N08°19'20"W a distance of 948.78'; thence leaving said East right-of-way S89°53'07"E a distance of 1399.93' thence S01°14'00"E a distance of 357.15'; thence N89°42'17"E a distance of 313.79' to the point of beginning, and containing 35.114 acres.

TRACT 12 (Described and surveyed by Rocky Mountain Surveying Steve Yelton PLS33645)  
PROPERTY DESCRIPTION FOR A PARCEL OF LAND SITUATED IN SECTION 6 TOWNSHIP 44 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF OURAY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

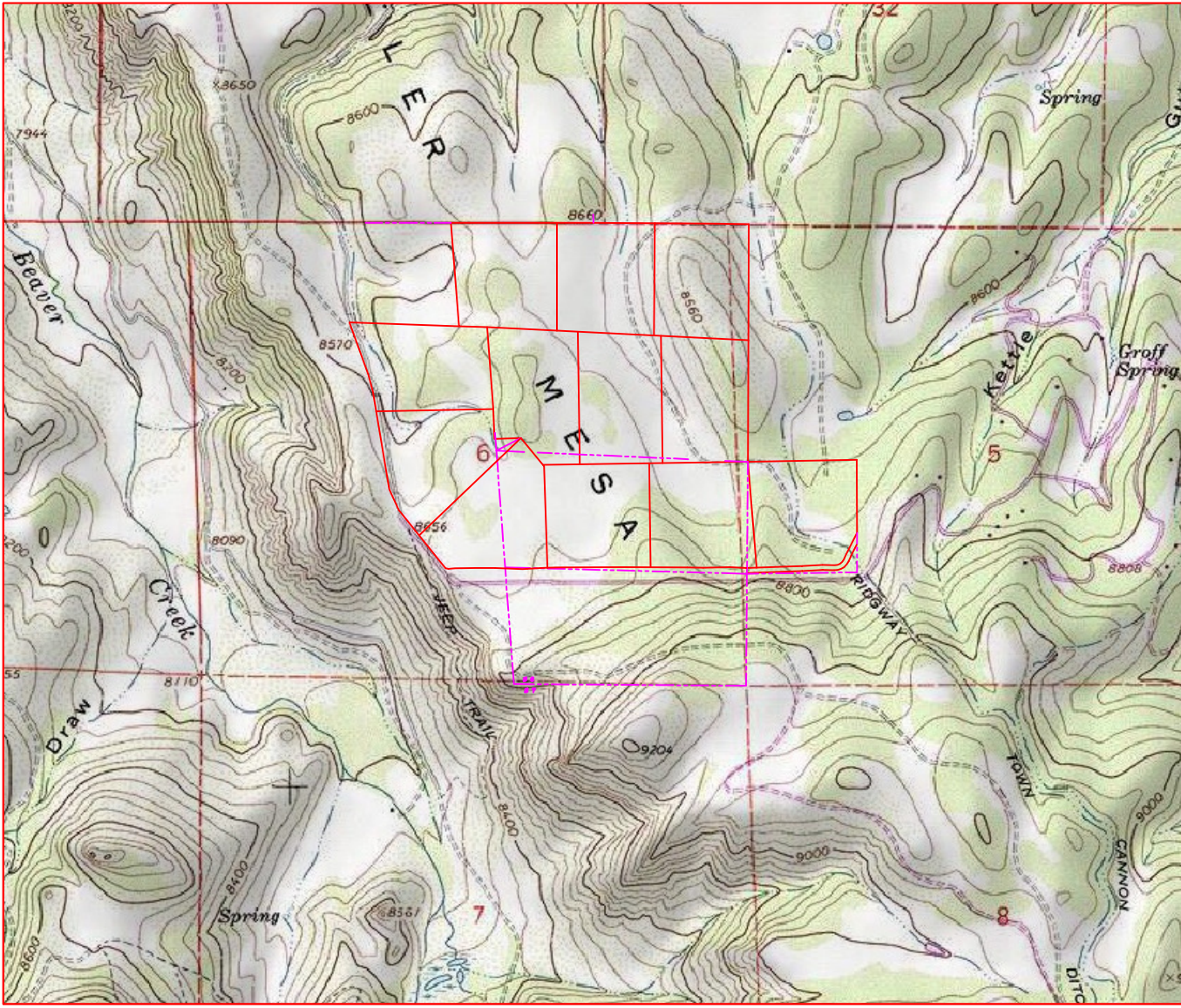
Beginning at a point which the Center 1/4 Corner of said Section 6 bears S64°00'48"W a distance of 328.32'; thence S38°33'22"E a distance of 436.48'; thence S00°41'33"E a distance of 1214.68 feet to the east right-of-way of County Road 5; thence along said East right-of-way S89°22'44"W a distance of 76.24'; thence along said East right-of-way S87°01'08"W a distance of 165.11'; thence along said East right-of-way N89°51'31"W a distance of 55.15'; thence along said East right-of-way N85°51'25"W a distance of 330.42'; thence along said East right-of-way N88°12'29"W a distance of 233.34'; thence along said East right-of-way S89°51'54"W a distance of 243.98'; thence along said East right-of-way S87°45'27"W a distance of 80.86'; thence along said East right-of-way 35.83' along the arc of a curve to the right having a radius of 70.00' and a chord which bears N77°34'43"W 35.44'; thence along said East right-of-way N37°26'23"W a distance of 75.74'; thence along said East right-of-way N37°36'48"W a distance of 427.59'; thence leaving said East right-of-way N47°27'32"E a distance of 1681.78' to the point of beginning, and containing 35.235 acres.

#### TYPICAL LEGEND

- G.T.S. (gear top spike)
- Set 5/8"rbr./2"al. cap PLS37690
- Set 5/8"rbr./2"al. cap W.C. or linepin PLS37690
- 3/4"rebar/3 1/4"al. cap PLS37690
- fd. rebar / cap as noted
- fd. rebar/no cap.
- GLO/BLM/BuRec/USFS
- fencelines
- Electric (overhead)
- Easement
- Previous R.O.W. to Ouray County

BASIS OF BEARINGS:  
N.03°05'09"W. FROM  
S1/4 COR. TO C1/4 COR.  
SECTION 6  
PREVIOUS DEL-MONT PLAT

SCALE 1" = 300'  
300' 600' 900'



AREA LOCATOR

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

GUNNISON VALLEY SURVEY  
69655 HIGHWAY 50  
MONTROSE CO. 81401



#### NOTES:

This survey does not show the location of easements of record or apparent on the ground.

The parcels shown hereon are subject to an easement along all existing ditches or waterways.

Access easements are not shown to access all Tracts. The Tracts along the front are subject to access easement to benefit the Tracts not fronting on the County Road. These easements are to be determined prior to the selling of the Tracts along the existing County Road.

Tracts 10-12 was not surveyed or described by Gunnison Valley Survey and this Plat does not represent the accuracy of said Tracts.

#### SURVEYOR'S CERTIFICATION

I, Frederick A. Ballard, do hereby certify that the above described parcel has been surveyed by me or under my direct supervision and that such survey is accurately represented hereon.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
COLORADO PROFESSIONAL LAND SURVEYOR #37690

#### RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Ouray County at \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_ 2008, Deposit No. \_\_\_\_\_

Ouray County Clerk and Recorder  
By: \_\_\_\_\_  
Deputy

#### BLOTTER PARCELS

WITHIN SECTION 6 & NW1/4 SW1/4  
SECTION 5 T.44N. R.8W. N.M.P.M.  
OURAY COUNTY, COLORADO

Dwg. F.A.B.	SURVEYOR: FRED BALLARD	SUBDIVIDER: BLOTTER
Field N.C.B. J.P.	DATE: 26 JUNE, 2008	REV: 23 SEPT, 2008
		JOB NO. GVS7284