

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys, as jointly established and adopted by ALTA and ACSM; meets the accuracy requirements of a Class C Survey, as defined therein, and includes no items of Table 3 thereof.

J. David Telford
Registration No.



Easement research and legal description from Telluride Mountain Title Company - Commitment Order No. 91110027 dated November 25, 1991 at 7:14:54.

BASIS OF BEARINGS

The bearing from the BLM monuments at Angle Points 2 and 3 of Tract 50 assumed as the record bearing of North 0° 34' 00" West according to the Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts in T. 42N., R. 9W., N.M.P.M., recorded in Plat Book 1 at Pages 1025-1028.

RECORD MAPS

1. Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts in T. 42N., R. 9W., N.M.P.M., recorded in Plat Book 1 at Pages 1025 - 1028.
2. The Preserve Subdivision recorded in Plat Book 1 at Page 632, and in Plat Book 1 at Pages 920-921, and in Plat Book 1 at Pages 1059-1060.
3. State Highway right-of-way map Project No. DS 0153 (11).
4. Subdivision Exception for Goldworthy Inter Vivos Trust No. 2 recorded in Plat Book No. 1 at Page 1022.

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than two years from the date of the certification shown herein.

According to National Flood Insurance Rate Maps dated September 30, 1980, Community No. 080106, parcel number 0300, suffix C, this parcel is not in a 100 year flood plain.

RECORDERS CERTIFICATE

Deposited this _____ day of _____, 19____, in Book _____ of the County _____, land survey _____, plat/right-of-way survey _____ at Page _____, reception number _____.

San Miguel County Clerk

LEGAL DESCRIPTION

Beginning at Angle Point 3 of Tract 50 according to the Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts in T. 42N., R. 9W., N.M.P.M., recorded in Plat Book 1 at Pages 1025-1028; Thence N 0° 34' 00" W 1235.32 feet to Angle Point 2 of said Tract 50; Thence S 0° 28' 45" W 1331.85 to the south boundary of Tract 46 of said Dependent Resurvey; Thence S 88° 58' 00" E 4.95 feet to Angle Point 6 of said Tract 46; Thence N 88° 08' 08" E 1078.66 feet to the westerly right-of-way of State Highway No. 145; Thence S 00° 54' 53" E 74.13 feet along said westerly right-of-way; Thence along a curve to the left with a radius of 1859.70 feet, a delta of 104° 48' 09", subtended by a chord which bears S 12° 15' 25" E for a chord length of 735.29 feet along said westerly right-of-way; Thence S 11° 07' 51" E 89.84 feet along said westerly right-of-way; Thence S 11° 07' 51" E 89.84 feet along said westerly right-of-way; Thence S 38° 13' 13" E 85.46 feet along said westerly right-of-way; Thence S 17° 00' 30" E 197.09 feet along said westerly right-of-way; Thence S 16° 16' 29" E 104.03 feet along said westerly right-of-way; Thence S 08° 04' 12" E 117.19 feet along said westerly right-of-way; Thence S 07° 24' 34" E 91.37 feet along said westerly right-of-way to the south boundary of said Tract 50; Thence S 89° 08' 21" W 1741.77 feet to the point of beginning.

ALSO BEING DESCRIBED AS (ACCORDING TO TELLURIDE MOUNTAIN TITLE COMMITMENT ORDER NO. 91110027 DATED NOVEMBER 27, 1991):

Those parts of Tract 49 and 50 lying to the West of Highway 145, according to the Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts in Township 42 North, Range 9 West, N.M.P.M., recorded April 3, 1990 in Plat Book 1 at page 1025, and according to the Acreage Re-Tracking of Certain Lands to Preserve the Configuration and Geographical Position of Original Land and Mineral Patents, recorded March 29, 1990 in Book 464 at page 119-117 of the records of the Clerk and Recorder of San Miguel County, in addition to the property described as follows:

That part of the southerly 1/2 of the conflict area lying to the West of Highway 145 between Tract 46 and Tract 49 of the Bureau of Land Management Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts, Township 42 North, Range 9 West, N.M.P.M., further described as follows:

Beginning at Angle Point 4 of said Tract 46 being a Bureau of Land Management aluminum post 2 1/2" in diameter; Thence South 89 degrees 32 minutes East, 1291.42 feet along line 6-7 of said Tract 46 to Angle Point 7 of said Tract 46 not monumented; Thence North 00 degrees 41 minutes West, 30.00 feet along line 7-8 of said Tract 46; Thence South 89 degrees 08 minutes East, 1291.37 feet to the point of beginning, lying to the West of Highway 145.

AND ALSO EXCEPT the northerly 1/2 of the conflict area between Tract 46 and Tract 49 of the Bureau of Land Management Dependent Resurvey, Subdivision of Sections 18 and 19, and Metes and Bounds Survey of Certain Tracts, Township 42 North, Range 9 West, N.M.P.M., further described as follows:

Beginning at Angle Point 6 of said Tract 46 being a Bureau of Land Management aluminum post 2 1/2" in diameter; Thence South 89 degrees 32 minutes East, 1291.42 feet along line 5-6 of said Tract 46 to line 2-3 of said Tract 46; Thence North 00 degrees 21 minutes West, 30.00 feet along line 2-3 of said Tract 46 to Angle Point 3 of said Tract 46 being monumented; Thence North 88 degrees 02 minutes East, 1234.14 feet along line 1-2 of said Tract 46 to line 7-8 of said Tract 46; Thence South 00 degrees 41 minutes East, 1291.37 feet to the point of beginning.

County of San Miguel,
State of Colorado.

**LOT 3 OF THE PRESERVE
CICERO, JR.**

