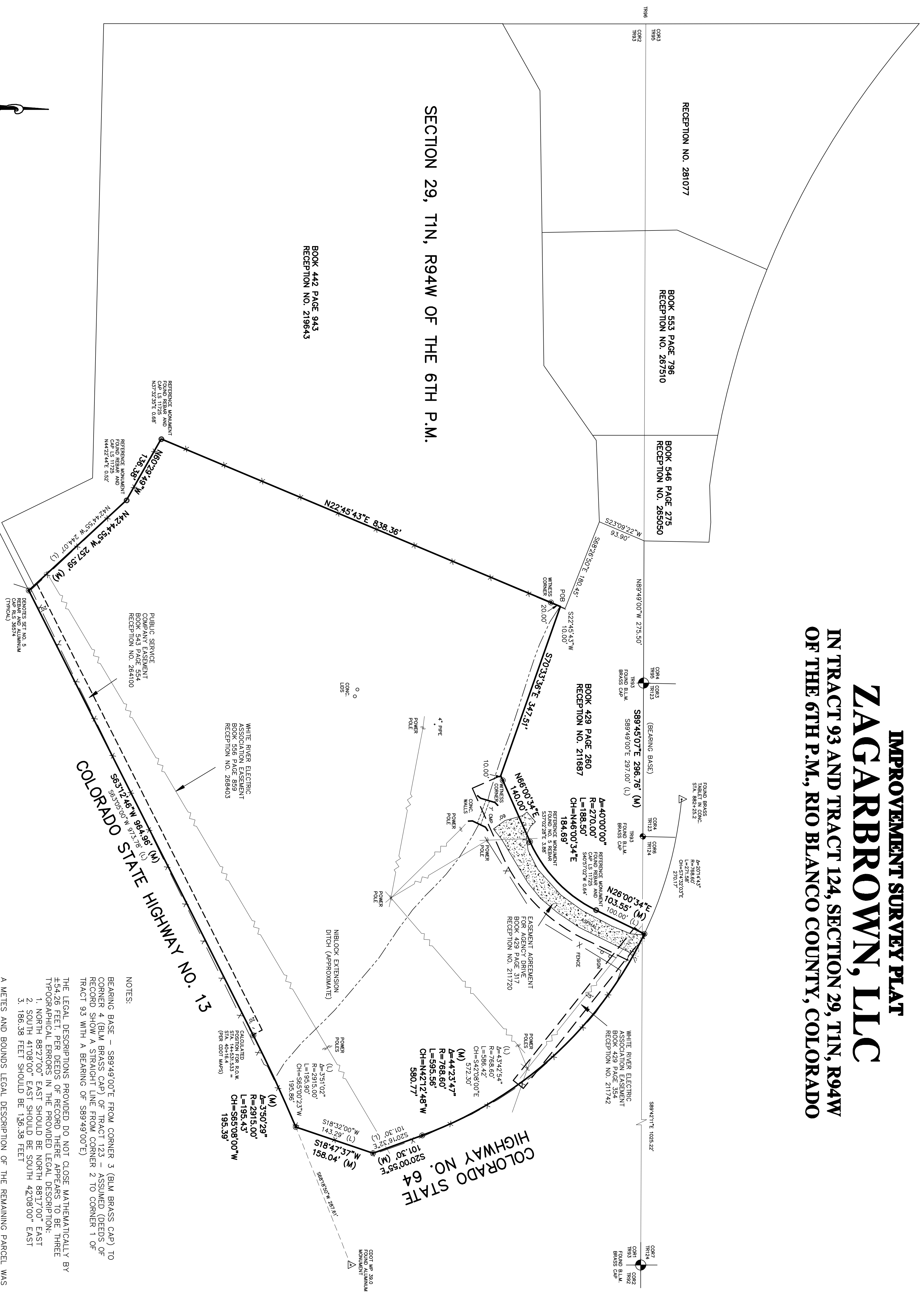


**IMPROVEMENT SURVEY PLAT**  
**ZAGARBROWN, LLC**  
 IN TRACT 93 AND TRACT 124, SECTION 29, T1N, R94W  
 OF THE 6TH P.M., RIO BLANCO COUNTY, COLORADO



**LEGAL DESCRIPTION**

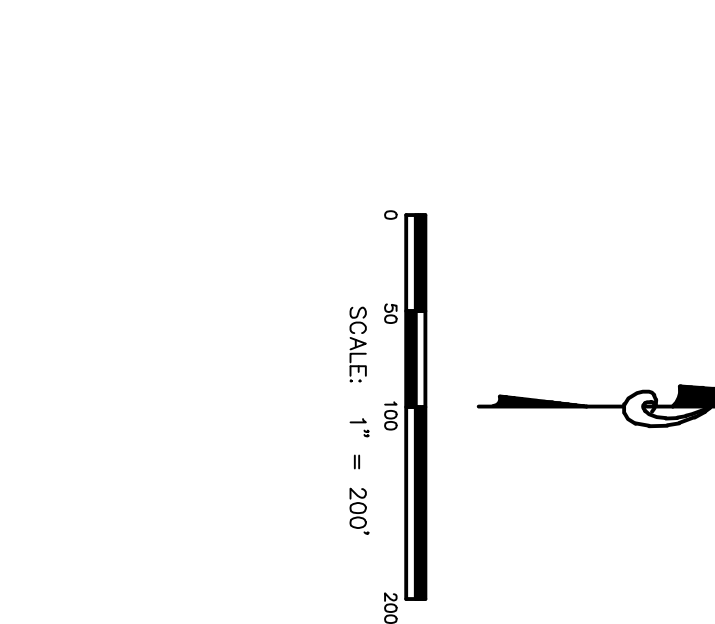
A PARCEL OF LAND LYING IN TRACT 93 AND TRACT 124, SECTION 29, TOWNSHIP 1 NORTH, RANGE 94 WEST OF THE 6TH P.M., RIO BLANCO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT CORNER NO. 3 (BLM BRASS CAP) OF TRACT NO. 123, WHENCE CORNER NO. 4 (BLM BRASS CAP) OF SAID TRACT 123 BEARS SOUTH 89°49'00" EAST, 297.00 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT 93, NORTH 89°49'00" WEST, 100.00 FEET; THENCE SOUTH 23°09'22" WEST, 93.90 FEET; THENCE SOUTH 68°26'50" WEST, 180.45 FEET; THENCE SOUTH 22°45'43" WEST, 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 429 PAGE 260 RECEPTION 211687 THE FOLLOWING FOUR CALLS: THENCE SOUTH 70°33'36" EAST, 347.51 FEET; THENCE NORTH 66°00'34" EAST, 140.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 188.50 FEET, SAID CURVE HAS A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 40°00'00" (CHORD OF SAID CURVE BEARS NORTH 48°00'34" EAST, 184.69 FEET; THENCE NORTH 28°00'34" EAST, 100.00 FEET TO A POINT OF CURVATURE ON THE SOUTHERLY RIGHT—OF—WAY (R.O.W.) OF STATE HIGHWAY 64; THENCE ALONG SAID R.O.W. LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 768.60 FEET (A CHORD BEARING OF SOUTH 42°08'00" EAST, 572.30 FEET); THENCE ALONG SAID R.O.W. LINE SOUTH 20°16'32" EAST, 101.30 FEET; THENCE NORTH 18°32'00" WEST, 143.29 FEET TO THE LEFT HAVING A RADIUS OF 2915.00 FEET (A CHORD BEARING SOUTH 65°00'23" WEST A DISTANCE OF 193.86 FEET); THENCE DEPARTING FROM THE R.O.W. LINE STATE HIGHWAY NO. 13 ALONG THE BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 442 PAGE 943 RECEPTION NO. 219643, NORTH 42°44'55" WEST, 244.07 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL NORTH 60°29'49" WEST, 136.38 FEET; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL NORTH 22°45'43" EAST, 838.36 FEET TO THE POINT OF BEGINNING, CONTAINING 20.14 ACRES MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS—OF—WAY OF RECORD.

**SURVEYOR'S STATEMENT**

I, JONATHAN LIEF JOY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS MADE AUGUST 2008, BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT THE LOCATION OF ALL IMPROVEMENTS AND EASEMENTS AND/OR RIGHTS—OF—WAY IN EVIDENCE OR KNOWN TO ME ARE SHOWN HEREON, AND IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF PRACTICE AND THAT THIS MAP IS A TRUE REPRESENTATION THEREOF.

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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 SHOWN HEREON.



REVISED 9-2-2008

**IMPROVEMENT SURVEY PLAT**  
 IN TRACT 93 AND TRACT 124, SECTION 29, T1N, R94W  
 OF THE 6TH P.M., RIO BLANCO COUNTY, COLORADO

**ZAGARBROWN, LLC**

**JSC, INC.**  
 P.O. BOX 1153 MEeker, CO 81641  
 PHONE: (970) 878-5292 FAX: 878-5392

ISSUED BY	SEC
DATE	DATE
28-28-2008	28-28-2008
28-28-2008	28-28-2008