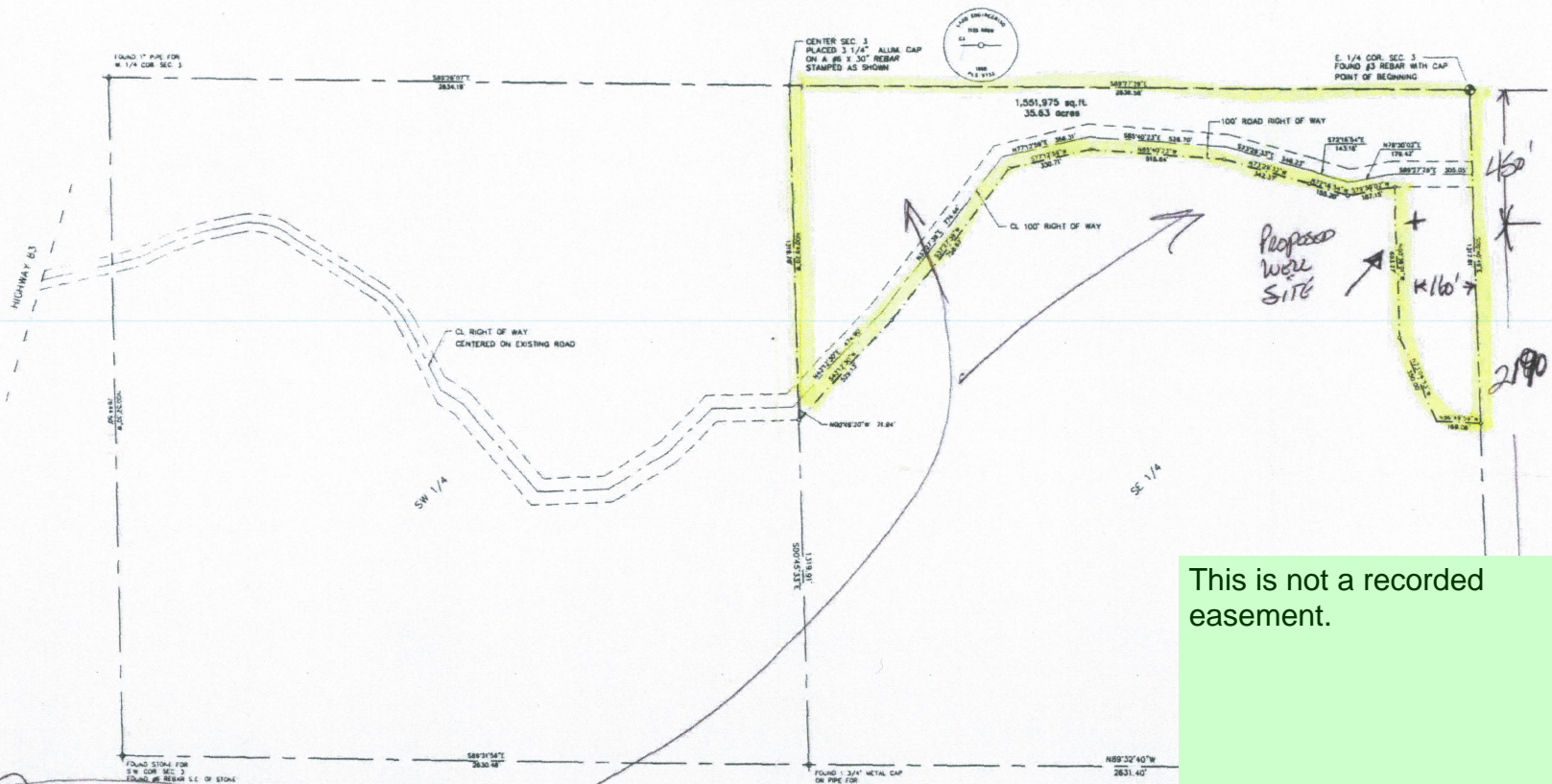


Best Copy Available

EDWARDS RANCH LOCATED IN THE SE 1/4 OF SECTION 3, T. 12 S., R. 68 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

66
68
apx 8/9/98 Jackson of Fred Ladd
K



RECEIVED
JUL 17 1998
WATER RESOURCES
STATE ENGINEER
COWD

212313
REC# 013181

This is not a recorded easement.

LAND DESCRIPTION

A parcel of land located in the north 1/2 of the Southeast 1/4 of Section 3, Township 12 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows: Commencing at the East quarter corner, running thence S 00°40'49" E along the east section line of said section a distance of 1317.81 feet, thence N 86°42'28" W a distance of 169.08 feet, thence N 23°04'33" W a distance of 350.00 feet, thence N 00°50'01" W a distance of 803.27 feet, thence S 78°30'02" W a distance of 187.15 feet, thence N 72°16'54" W a distance of 153.33 feet, thence N 73°28'13" W a distance of 342.37 feet, thence N 80°40'23" W a distance of 915.94 feet, thence S 77°12'58" W a distance of 330.71 feet, thence S 37°27'30" W a distance of 708.87 feet, thence S 43°12'30" W a distance of 528.13 feet, thence N 00°49'20" W a distance of 1318.78 feet, thence S 88°27'28" W a distance of 2836.58 feet to the point of beginning.

Together with a right of way 100 feet wide or more in width and across the existing roadway running east from Colorado State Highway No. 83, over, through and across the Southeast 1/4 of Section 4 and the Southwest 1/4 of Section 3, Township 12 South, Range 68 West of the 6th P.M., El Paso County, Colorado, to a point on the east line of the Southeast 1/4 of Section 3, located N 00°42'28" W a distance of 71.46' from the Southwest corner of the north 1/2 of said Southeast 1/4, thence along the line N 43°12'30" E a distance of 474.80 feet, thence N 37°27'30" E a distance of 774.44 feet, thence N 77°12'58" E a distance 358.31 feet, thence S 80°40'23" E a distance of 328.70 feet, thence S 73°28'13" E a distance of 348.23 feet, thence S 72°16'54" E a distance of 143.16 feet, thence N 79°30'02" E a distance of 179.42 feet thence S 88°27'28" E a distance 355.05 feet to the east line of said section.

- KEY:
- FOUND MONUMENTS
 - ⊗ SET BY REBAR OR PLASTIC CAP STAMPED L.S. 912

NOTICE:
According to Colorado law you MUST commence any legal action based upon any legal 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 herein.

SURVEYOR'S STATEMENT:
I, Fred C. Ladd, do hereby certify that a survey was made under my responsible charge of the above shown property in Township 12 South, Range 68 West of the 6th P.M., El Paso County, Colorado. The survey was based on the data shown and is correct to the best of my knowledge and belief. The books of bearings to whom.

Fred C. Ladd
Fred C. Ladd PLS & SLS

GRAPHIC SCALE
1 inch = 100 feet

ADD & ASSOCIATES ENGINEERING ARCHITECTS
LAND SURVEYORS
BUREAU 1745 9th ST
DENVER, CO 80202

EDWARDS RANCH
EDWARDS RANCH BOUNDARY SURVEY

PROJECT NO. 98-114
DATE: 8/27/98
DRAWN BY: PCL
CHECKED BY: PCL

"EXHIBIT A"
(RCPT #433181)