

BOUNDARY SURVEY PLAT

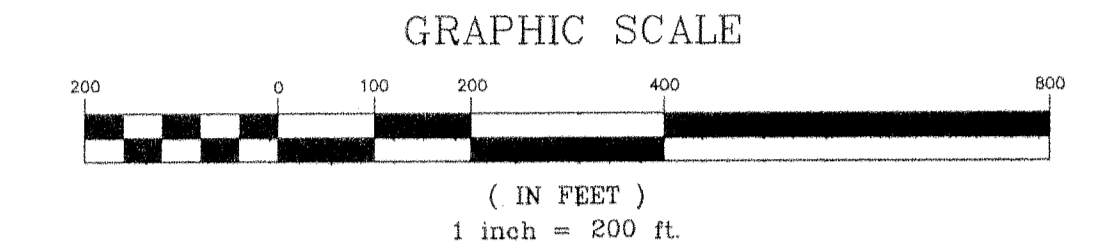
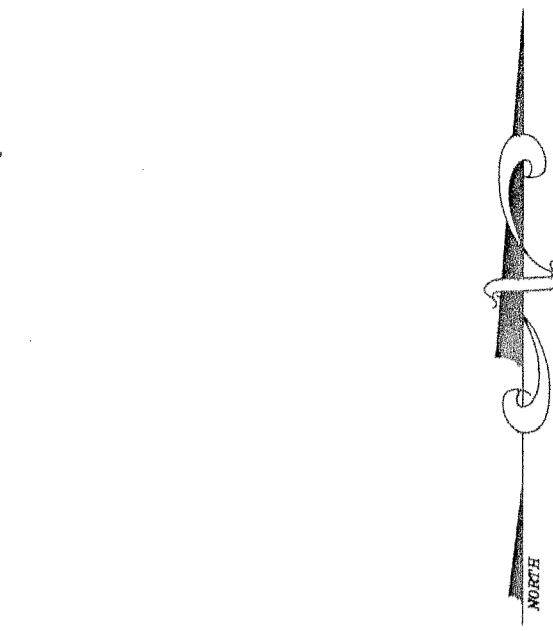
SERENE ACRES

PART OF SE 1/4 SECTION 7, T4S, R61W OF THE 6th P.M.
ARAPAHOE COUNTY, STATE OF COLORADO

ADDRESS PLAT

NE CORNER SECTION 7
FND 2" 1/2" ALUM CAP
LS 24968

NW CORNER SECTION 7
FND 2" 1/2" ALUM CAP
LS 25961



DESCRIPTION
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7 AND CONSIDERING THE SOUTH LINE OF SAID SECTION 7, TO BEAR N89°34'41"W (AN ASSUMED BEARING) THENCE N89°34'41"W, ALONG THE SAID SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1799.02 FEET TO THE POINT OF BEGINNING; THENCE N89°34'41"W ALONG SAID SOUTH LINE A DISTANCE OF 3347.06 FEET TO THE SOUTH WEST CORNER OF SAID SECTION 7; THENCE N00°47'56"E, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2326.46 FEET TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY (400 FEET WIDE); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY:

1. N74°31'19"E, A DISTANCE OF 351.74 FEET TO A POINT OF CURVATURE;
2. 1954.34 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 3619.56 FEET, AN INTERIOR ANGLE OF 30°56'10" TO A POINT;
3. S74°32'30"E A DISTANCE OF 2951.03 FEET TO A POINT ON THE WESTERLY LINE OF BRADBURY ROAD (VARIABLE WIDTH);

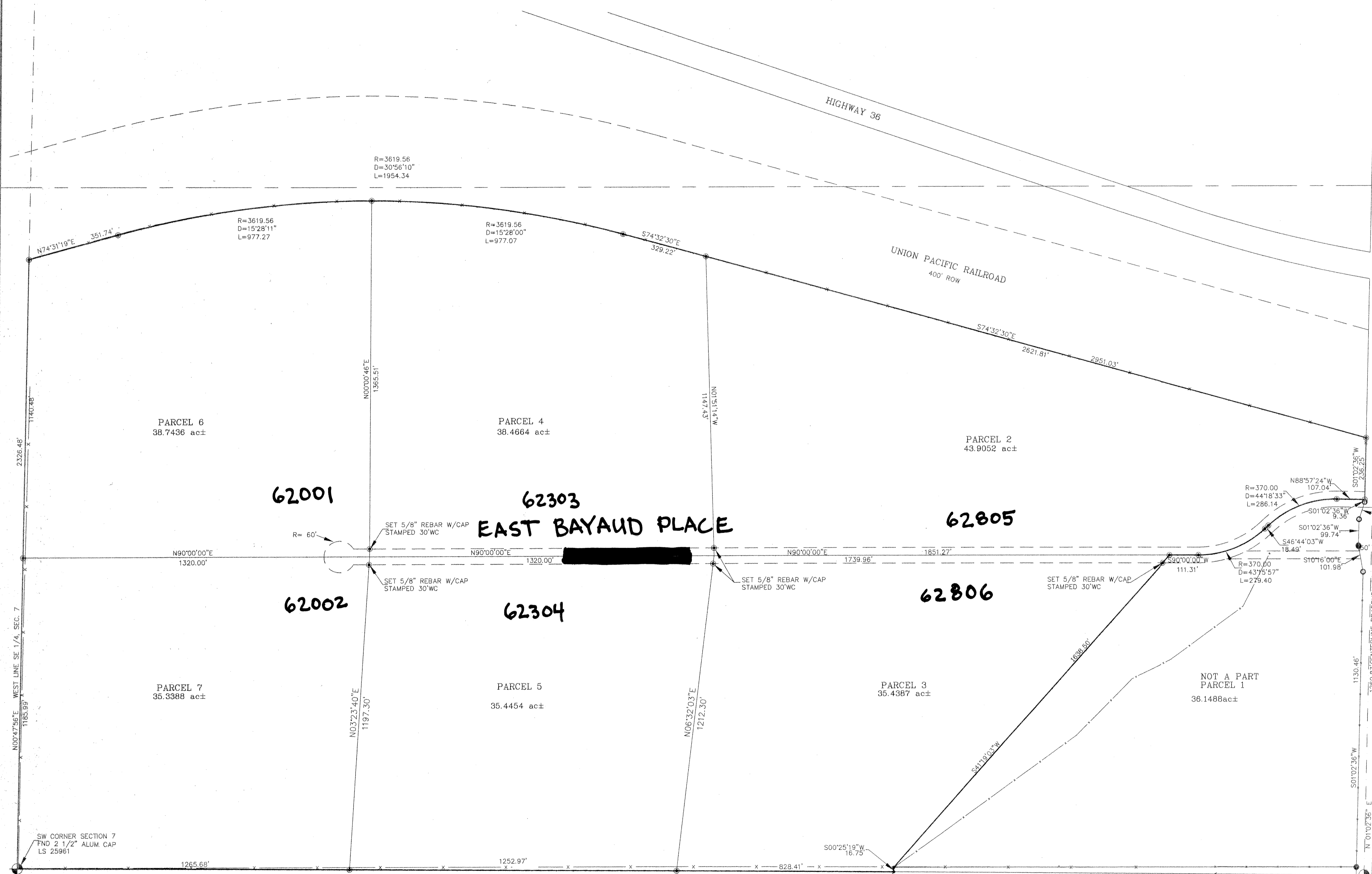
THENCE S01°02'36"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 236.25 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. N88°57'24"W, A DISTANCE OF 107.04 FEET TO A POINT OF CURVATURE;
2. 286.14 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT CONTAINING A RADIUS OF 370.00 FEET AND AN INTERIOR ANGLE OF 44°18'33" TO A POINT;
3. S46°44'03"W, A DISTANCE OF 18.49 FEET TO A POINT OF CURVATURE;
4. 279.40 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT CONTAINING A RADIUS OF 370.00 FEET AND AN INTERIOR ANGLE OF 43°15'57" TO A POINT;
5. S90°00'00"W, A DISTANCE OF 111.31 FEET TO A POINT;
6. S41°19'03"W, A DISTANCE OF 1638.50 FEET TO A POINT;
7. S00°25'19"W, A DISTANCE OF 16.75 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 227.3381 ACRES OF LAND, MORE OR LESS

COUNTY ROAD 173



SURVEYORS CERTIFICATION

I, ROGER A. VERMAAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT ON MAY 2002 A FIELD SURVEY WAS PERFORMED OF THE PROPERTY SHOWN HEREON, AND THAT THIS MAP AND THE SURVEY IT REPRESENTS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS AN ACCURATE DESCRIPTION OF THE BOUNDARIES KNOWN TO ME OF THE PARCEL OF LAND SHOWN HEREON.

DATE: 8/26/03

Roger A. Vermaas
ROGER A. VERMAAS
C.O.L.O.; REG. NO. 24968

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

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.

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT WHICH MAY REVEAL ENCUMBRANCES OF RECORD NOT SHOWN HEREON.
2. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF SECTION 7, ASSUMED TO BE N 89°34'41"W BETWEEN THE MONUMENTS SHOWN HEREON.

ASPEN Surveying, Inc. 2993 So. PEORIA STREET SUITE 150 Aurora, CO 80014 Phone (303) 750-4590		DATE: 03-06-03 DRAWN: jdc CHECKED: R.A.V. FIELD SK:
BOUNDARY SURVEY PLAT PART OF THE SE 1/4, OF SECTION 7, T4S, R61W, OF THE 6th P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO		PROJ. NO. 2003-0023 Sheet 1 of 1
Prepared For: KAMRAN MOHAGER		