

LEGAL DESCRIPTION  
RIGHT-OF-WAY TRACT FOR MONTEZUMA ROAD

A PARCEL OF LAND BEING A RIGHT-OF-WAY TRACT FOR MONTEZUMA ROAD AND BEING A PORTION OF GOVERNMENT LOT 59, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 76 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 59, ALSO BEING THE SOUTHEAST CORNER OF TRACT A, KEYSTONE BASE I, FILING NO. 5, ACCORDING TO THE PLAT RECORDED NOVEMBER 6, 2000 AT RECEPTION NUMBER 637474; THENCE N00°03'25"W ALONG THE EAST LINE OF SAID TRACT A FOR A DISTANCE OF 56.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°03'25"W ALONG SAID EAST LINE OF TRACT A A DISTANCE OF 573.95 FEET TO A.P. 6, BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 59; THENCE S86°28'38"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 59 A DISTANCE OF 39.60 FEET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID RIGHT-OF-WAY TRACT FOR THE FOLLOWING THREE (3) COURSES:

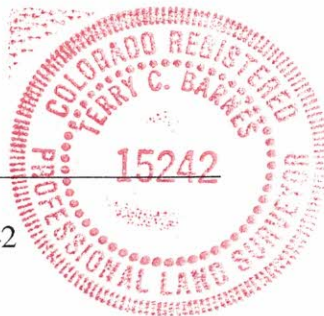
- 1) 238.31 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 31°10'26", A RADIUS OF 438.00 FEET, AND A CHORD WHICH BEARS S04°18'11"E 235.38 FEET DISTANT;
- 2) S11°17'02"W A DISTANCE OF 136.67 FEET;
- 3) 296.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 86°22'06", A RADIUS OF 197.00 FEET, AND A CHORD WHICH BEARS S31°54'01"E 269.63 FEET DISTANT TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 59, ALSO BEING THE WEST LINE OF NORTH FORK SUBDIVISION AMENDED, A RECORDED SUBDIVISION;

THENCE S04°06'30"W ALONG SAID LINE A DISTANCE OF 10.71 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID NORTH FORK SUBDIVISION AMENDED; THENCE CONTINUING S04°06'30"W A DISTANCE OF 29.03 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 59; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 59 107.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°03'42", A RADIUS OF 3000.82 FEET, AND A CHORD WHICH BEARS N87°24'14"W 107.97 FEET DISTANT TO THE POINT OF TERMINUS, WHENCE THE POINT OF COMMENCEMENT BEARS N86°22'09"W 61.72 FEET DISTANT, SAID TRACT CONTAINING 37,587 SQUARE FEET OR 0.863 ACRES, MORE OR LESS.

PREPARED BY:



TERRY C. BARNES, P.L.S.  
COLORADO LICENSE NO. 15242

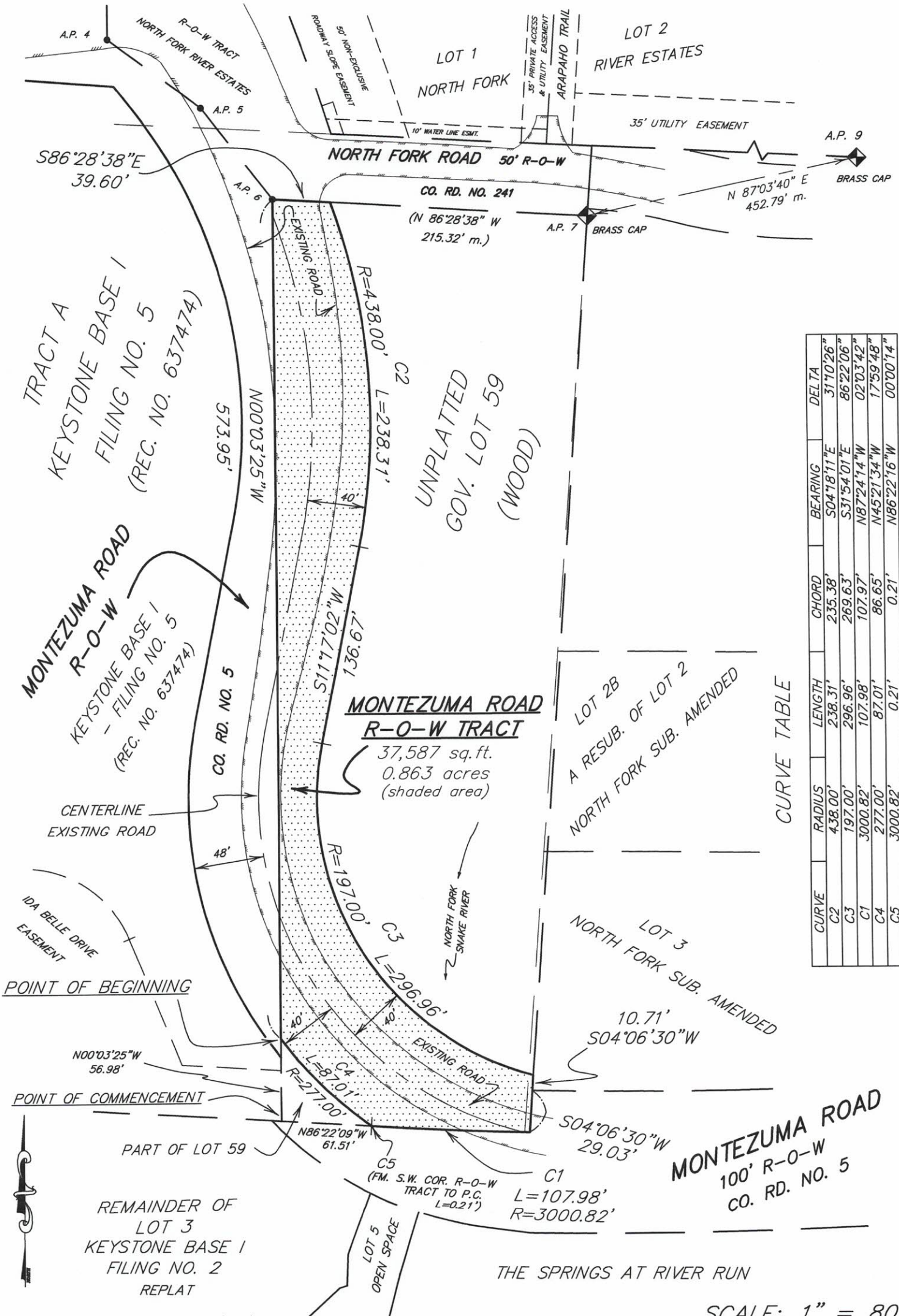


Feb. 2, 2005  
DATE

PREPARED FOR: JOHN WOOD  
PROJECT NO.: 16228-411

5430/U/146

A LEGAL DESCRIPTION EXHIBIT MAP OF  
R-O-W TRACT FOR MONTEZUMA ROAD  
PORTION OF GOV. LOT 59, SECTION 19  
 T. 5 S., R. 76 W. 6TH P.M., SUMMIT COUNTY, COLORADO



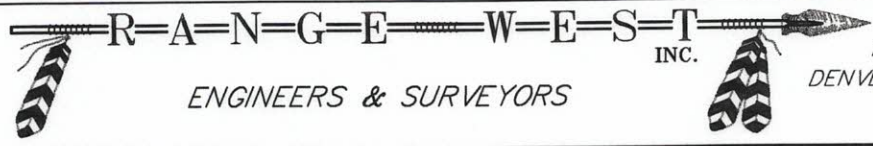
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C2	438.00'	238.31'	235.38'	S04°18'11"E	31°10'26"
C3	197.00'	296.96'	269.63'	S31°54'01"E	86°22'06"
C1	3000.82'	107.98'	107.97'	N87°24'14"W	02°03'42"
C4	277.00'	87.01'	86.65'	N45°21'34"W	17°59'48"
C5	3000.82'	0.21'	0.21'	N86°22'16"W	00°00'14"

DRAWN BY: TCB DATE: 02/02/05

SCALE: 1" = 80'

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DWG: 16228LG2

PROJECT NO. 16228