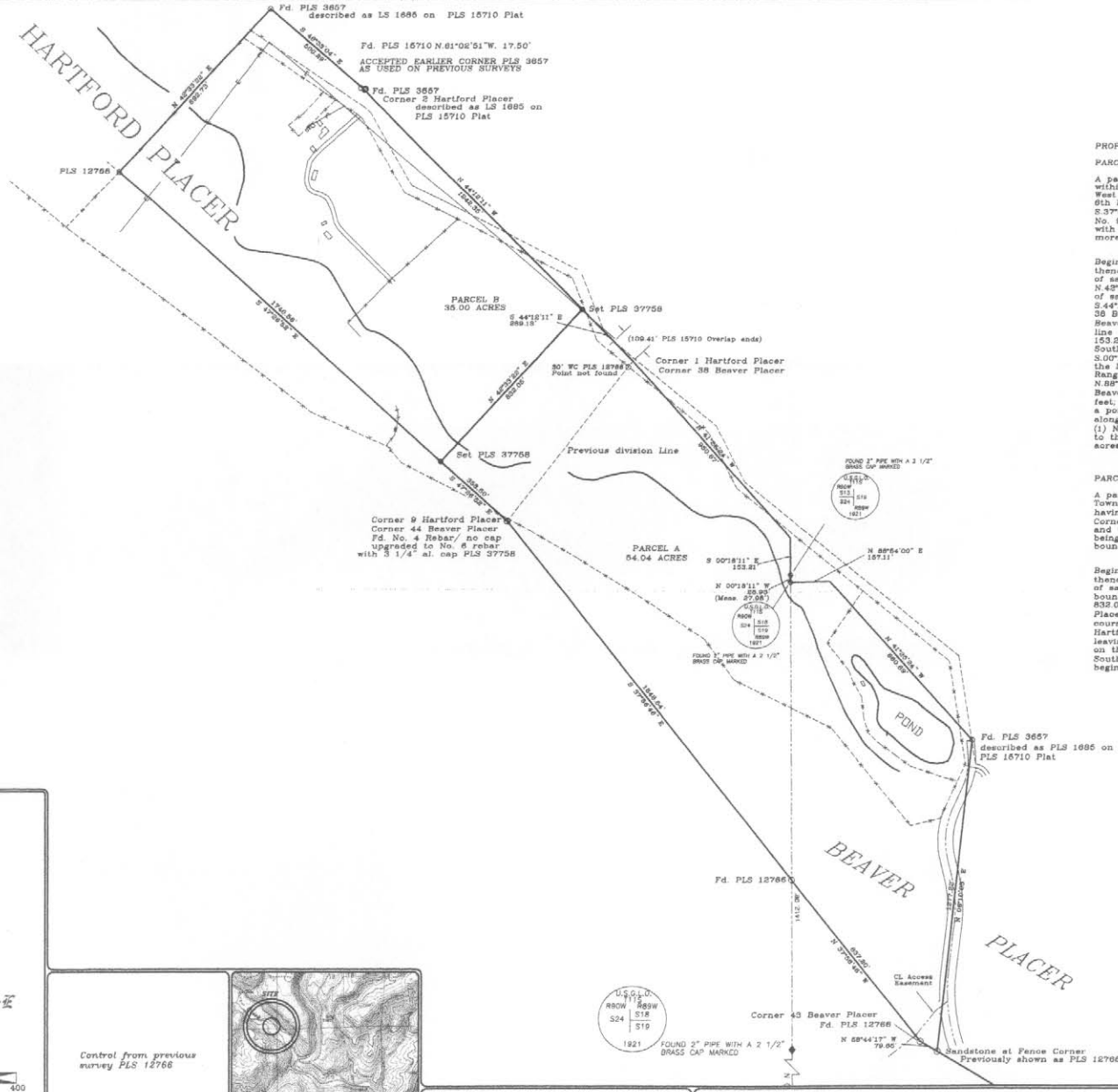

PROPERTY DESCRIPTIONS

PARCEL A

A parcel of land within the Beaver Placer and Hartford Placer within Section 13 and Section 24, Township 11 South, Range 90 West and Section 19, Township 11 South, Range 89 West of the 6th Principal Meridian having bearings based upon a bearing of S.37°56'46"E. between Corner 44 of said Beaver Placer (Corner No. 9 Hartford Placer) and Corner 43 of said Beaver Placer with all other bearings being relative thereto, said parcel being more particularly bounded and described as follows:

Beginning at said Corner 9 of the Hartford Placer and running thence N.47°26'52"W. 358.50 feet along the Southerly boundary of said Hartford Placer; thence leaving said South Boundary N.42°33'22"E. 832.05 feet to a point on the Northerly boundary of said Hartford Placer; thence along said Northerly boundary S.44°18'11"E. 289.13 feet to Corner No. 1 Hartford Placer/Corner 38 Beaver Placer; thence along the Northerly boundary of said Beaver Placer S.41°26'24"E. 950.88 feet to a point on the East line of said Section 13; thence along said East line S.00°18'11"E. 153.21 feet to the Northeast corner of Section 24, Township 11 South, Range 90 West of the 6th Principal Meridian; thence S.00°18'11"E. 26.93 feet along the East line of said Section 24 to the Northwest corner of said Section 19, Township 11 South, Range 89 West; thence along the North line of said Section 19 N.88°54'00"E. 157.11 feet to a point on the North line of the Beaver Placer; thence along said North line S.41°26'24"E. 860.69 feet; thence leaving said North line S.06°10'05"W. 1277.22 feet to a point on the Southerly line of the Beaver Placer; thence along said Southerly Line the following two (2) courses (1) N.50°44'17"W. 79.65 feet; (2) thence N.37°56'46"W. 2685.73 feet to the point of beginning. Parcel as described contains 54.04 acres.

PARCEL B

A parcel of land within the Hartford Placer within Section 13, Township 11 South, Range 90 West of the 6th Principal Meridian having bearings based upon a bearing of S.37°56'46"E. between Corner 44 of the Beaver Placer (Corner No. 9 Hartford Placer) and Corner 43 of said Beaver Placer with all other bearings being relative thereto, said parcel being more particularly bounded and described as follows:

Beginning at said Corner 9 of the Hartford Placer and running thence N.47°26'52"W. 358.50 feet along the Southerly boundary of said Hartford Placer to the TRUE POINT OF BEGINNING; parcel boundary runs thence leaving said South boundary N.42°33'22"E. 832.05 feet to a point on the Northerly line of said Hartford Placer; thence along said Northerly line the following two (2) courses (1) N.44°18'11"W. 1342.36 feet to Corner 2 of said Hartford Placer; (2) thence N.48°33'04"W. 500.29 feet; thence leaving said Northerly line S.42°33'22"W. 892.73 feet to a point on the Southerly line of said Hartford Placer; thence along said Southerly line S.47°26'52"E. 1740.56 feet to the point of beginning. Parcel as described contains 36.00 acres.

TYPICAL LEGEND

- G.T.S. (gear top spike)
- Set 5/8"rbr./2"al. cap PLS 37758
- Set 5/8"rbr./2"al. cap W.C. or illegib PLS 37758
- 5/4"rod/3 1/4"al. cap PLS 37758
- upgraded fd. monument to 6"pipe/3 1/4" al. cap PLS 37758
- GLO/BLM/Rubber/USFS
- fd. #5rbr./1 1/8" al. cap RLS1496 or as noted
- Fenceline
- Electric (overhead)
- Gas line
- Water line
- Easement
- Previous Parcel Boundary
- Edge stream/river
- Irrigation ditch

BASIS OF BEARINGS:
S.37°56'46"E. FROM COR. 44 BEAVER PLACER TO COR 43. ASSUMED
Previous Survey by PLS 12766.

NOTE: According to Colorado law you must notify owner based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.

SURVEYOR'S CERTIFICATION

I, Zane E. Wright, do hereby certify that the above described parcel has been surveyed by me and under my direct supervision and that such survey is accurately represented hereon.

Date: Signed:
COLORADO PROFESSIONAL LAND SURVEYOR #37758

Mountain Valley Survey
38656 Lauderen Drive, Crawford, Colorado 81415 527-3515 or 527-5137

Desc. Z.E.W.
Dwg. Z.E.W.
Field Z.E.W.

VANNICE PARCELS

WITHIN THE HARTFORD AND BEARVER PLACERS
SEC.13 T.11S., R.89W. AND SEC. 13 AND 24, T11S., R.90W. 6TH P.M.
GUNNISON COUNTY, COLORADO

MVS05053 12 JULY 2005