

COLORADO WOODLAND ESTATES

COUNTY OF TELLER,
STATE OF COLORADO,

LAND DESCRIPTION:

A parcel of land lying and being in the West Half of the Southwest Quarter of Section 14; the Northeast Quarter of the Southeast Quarter, the South Half of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 15, the Northeast Quarter, of the Northwest Quarter, the North Half of the Northeast Quarter of Section 22; the Northwest Quarter of the Northwest Quarter of Section 23; Township 13 South, Range 70 West of the 6th P.M., County of Teller, State of Colorado more particularly described as follows:

Beginning at the Southeast Corner of "TROUT HAVEN ESTATES FIFTH FILING" as recorded in Plat Book B, Page 84 and 85 of the Clerk and Records Office of said Teller County, said point also being the Southeast corner of Lot 63, Block One of said "TROUT HAVEN ESTATES FIFTH FILING";

Thence N. 00° 41' 11" W. along the easterly boundary line of said "TROUT HAVEN ESTATES FIFTH FILING", a distance of 1324.02 feet to a point;

Thence N. 87° 51' 46" E., a distance of 1427.47 feet to a point;

Thence S. 86° 00' 28" E., a distance of 1219.63 feet to a point;

Thence S. 00° 45' 23" E., a distance of 1258.29 feet to a point;

Thence S. 00° 25' 16" E., a distance of 2585.69 feet to the Southeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 23;

Thence S. 87° 48' 09" W., along the south line of said Northwest Quarter of the Northwest Quarter, a distance of 1302.82 feet to the Southeast Corner of the North Half of the Northeast Quarter of said Section 22;

Thence S. 87° 05' 04" W., along the south line of said North Half of said Northeast Quarter, a distance of 2588.04 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 22;

Thence S. 87° 07' 36" W., along the south line of said Northeast Quarter of the Northwest Quarter, a distance of 791.91 feet to the Southeast Corner of a parcel described in Book 654, Page 120, Drawer C, Card 254, Drawer 36, Card 1925, and Drawer 38, Card 1758 of said Teller County records;

Thence along the east lines of said parcel, the following three (3) courses;

1.) N. 07° 23' 21" E., a distance of 223.00 feet;

2.) N. 27° 14' 04" W. a distance of 277.30 feet;

3.) N. 29° 48' 37" W., a distance of 787.70 feet to a point on the west line of said Northeast Quarter of the Northwest Quarter; Thence N. 00° 08' 51" W., along said east line, a distance of 190.56 feet to the Southwest Corner of said Southeast Quarter of the Southwest Quarter of Section 15;

Thence N. 00° 27' 48" W., along the west line of said Southeast Quarter, a distance of 1383.38 feet to a point on the south line of said "TROUT HAVEN ESTATES FIFTH FILING";

Thence N. 88° 55' 29" E., along said south line, a distance of 2516.76 feet to the Point-of-Beginning and containing 388.05 acres more or less.

SURVEYOR'S CERTIFICATION:

I, Daniel L. Kupferer, a Colorado Registered Professional Land Surveyor, do hereby certify to Continental Divide Properties and United General Title Insurance Co., that the accompanying Land Survey Plat was prepared under my direct responsibility, supervision and checking, and that the requirements of Sections 38-51-101, C.R.S., 1973, as amended, and 38-51-102, C.R.S., 1973, as amended, have been met to the best of my professional knowledge, belief and opinion.

Daniel L. Kupferer
Colorado Registered Professional Land Surveyor No. 18465

NOTES:

1. This survey does not constitute a title search by L.D.C. Inc. to determine ownership or easement of record. For all information regarding easements, rights-of-way and title of record, L.D.C. Inc. relied upon Commitment for Title Insurance, prepared by United General Title Insurance Co., Commitment No. ILC 22124, dated April 26, 1993.

2. All corners where set in accordance with the requirements of Section 38-51-101, C.R.S., 1973 as amended, and stamped with P.L.S. #18465 unless otherwise noted.

3. The Colorado Woodland Estates Homeowners' association Declaration of Covenants is recorded in Book 678 at Page 167 of Teller County records.

CURVE - LINE TABLE

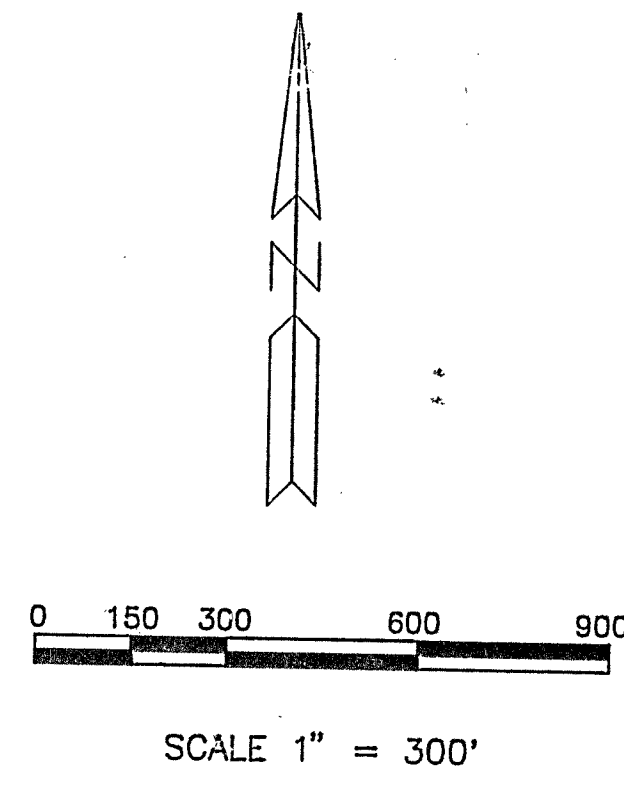
NO.	DELTA - BEARING	RADIUS	LENGTH	NO.	DELTA - BEARING	RADIUS	LENGTH
46.	S. 25° 01' 55" E.		23.83'	76.	S. 23° 24' 29" W.	147.52'	60.27'
47.	S. 26° 49' 41" E.	162.30'	75.93'	77.	S. 68° 12' 09" W.		51.19'
48.	S. 24° 58' 44" E.	75.37'	32.80'	78.	S. 27° 04' 41" W.	44.50'	21.03'
49.	S. 26° 52' 52" E.		134.57'	79.	N. 84° 43' 09" W.		88.57'
50.	S. 03° 05' 53" E.	1000.00'	54.07'	80.	N. 42° 28' 46" W.	37.58'	27.86'
51.	S. 29° 58' 45" E.		204.63'	81.	N. 42° 14' 23" W.		57.64'
52.	S. 59° 13' 19" E.	91.50'	94.57'	82.	S. 38° 58' 21" W.	60.36'	41.08'
53.	S. 89° 12' 05" E.		110.63'	83.	N. 03° 16' 01" W.		109.49'
54.	S. 22° 44' 32" E.	119.54'	47.61'	84.	S. 63° 19' 34" W.	38.61'	42.68'
55.	S. 66° 27' 32" E.		115.41'	85.	N. 66° 35' 36" W.		58.20'
56.	S. 42° 41' 52" E.	47.06'	35.07'	86.	S. 15° 53' 05" W.	107.51'	29.81'
57.	S. 23° 45' 40" E.		141.71'	87.	N. 82° 28' 41" W.		12.74'
58.	S. 71° 43' 03" E.	62.62'	78.35'	88.	S. 24° 11' 55" W.	130.39'	55.07'
59.	N. 84° 31' 17" E.		119.41'	89.	N. 58° 16' 46" W.		57.12'
60.	S. 42° 28' 15" E.	66.84'	49.51'	90.	S. 46° 48' 03" W.	64.00'	52.28'
61.	S. 22° 55' 13" E.	170.70'	68.28'	91.	S. 74° 55' 11" W.		159.72'
62.	S. 75° 57' 41" E.		57.68'	92.	S. 26° 09' 00" W.	79.52'	36.29'
63.	S. 24° 37' 40" E.	96.68'	41.56'	93.	S. 48° 46' 11" W.		63.27'
64.	S. 32° 46' 38" E.	92.05'	52.66'	94.	S. 94° 08' 19" W.	45.70'	75.09'
65.	S. 84° 06' 39" E.		148.63'	95.	N. 37° 05' 31" W.		272.81'
66.	S. 18° 10' 43" E.	115.00'	26.45'	96.	S. 29° 05' 01" W.	129.30'	65.63'
67.	N. 77° 42' 39" E.		228.35'	97.	N. 66° 10' 31" W.		58.09'
68.	S. 15° 46' 25" E.	100.00'	27.63'	98.	S. 40° 00' 00" W.	55.00'	38.40'
69.	S. 86° 30' 56" E.		12.53'	99.	S. 33° 54' 42" W.	51.72'	30.61'
70.	S. 19° 57' 19" E.	129.83'	45.22'	100.	N. 60° 05' 14" W.		144.62'
71.	N. 73° 31' 45" E.		58.96'	101.	S. 41° 07' 33" W.	87.03'	62.47'
72.	S. 26° 24' 17" E.	73.05'	33.36'	102.	N. 18° 57' 41" W.		35.25'
73.	S. 80° 03' 58" E.		74.30'	103.	S. 07° 07' 11" W.	210.75'	26.31'
74.	S. 26° 49' 39" E.	117.97'	55.24'	104.	N. 26° 04' 52" W.		96.34'
75.	N. 88° 23' 22" W.		49.40'	105.	S. 17° 52' 38" W.	366.01'	114.20'
				106.	N. 08° 12' 13" W.		53.23'

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.

W.1/2, S.W.1/4, Section 14; N.E.1/4, S.E.1/4 and S.1/2, S.E.1/4 and S.E.1/4, S.W.1/4, Section 15; N.E.1/4 N.W.1/4 and N.1/2, N.E.1/4 Section 22; N.W.1/4, N.W.1/4 Section 23, T. 13 S., R. 70 W. of the 6th P.M.

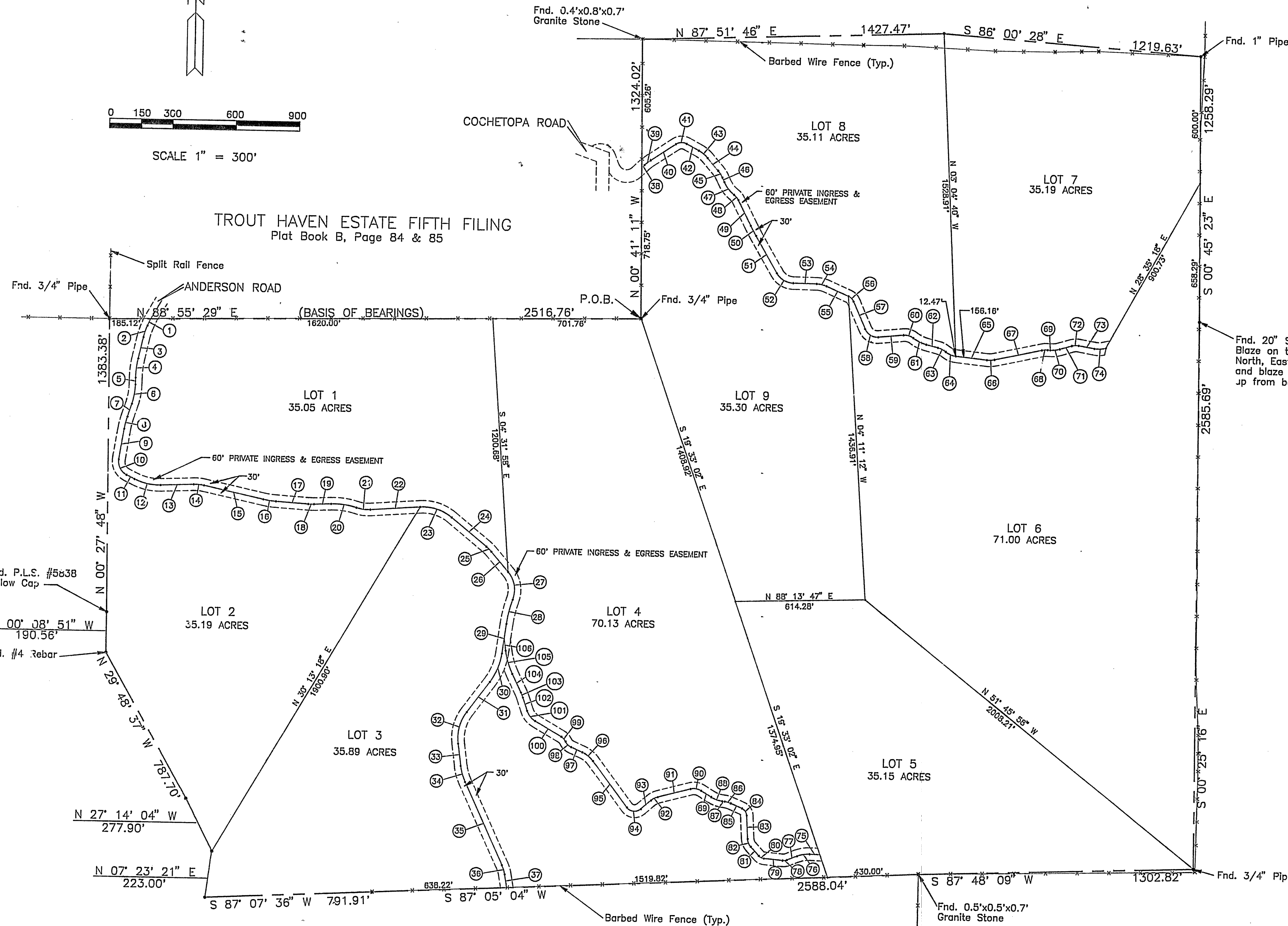
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CHECKED BY: SHEET: 1 OF 1

M-216



TROUT HAVEN ESTATE FIFTH FILING

Plat Book B, Page 84 & 85



CURVE - LINE TABLE

NO.	DELTA - BEARING	RADIUS	LENGTH
1.	S. 15° 45' 29" W.		28.84'
2.	S. 02° 55' 26" E.	1213.83'	61.94'
3.	S. 12° 50' 03" W.		103.18'
4.	S. 12° 02' 02" E.	432.57'	90.85'
5.	S. 00° 48' 01" W.		31.70'
6.	S. 17° 18' 26" W.	302.69'	91.43'
7.	S. 18° 06' 27" W.		63.94'
8.	S. 08° 53' 19" E.	384.82'	59.70'
9.	S. 09° 13' 08" W.		146.95'
10.	S. 72° 41' 22" E.	70.16'	89.01'
11.	S. 63° 28' 14" E.		43.04'
12.	S. 28° 54' 47" E.	254.35'	128.35'
13.	N. 87° 36' 59" E.		157.23'
14.	S. 14° 44' 17" W.	189.40'	48.72'
15.	S. 77° 38' 43" E.		289.48'

CURVE - LINE TABLE

NO.	DELTA - BEARING	RADIUS	LENGTH
16.	S. 08° 41' 01" E.	400.78'	60.74'
17.	S. 86° 19' 44" E.		153.45'
18.	S. 05° 55' 17" E.	255.32'	26.39'
19.	N. 87° 44' 59" E.		81.82'
20.	S. 20° 00' 00" E.	347.84'	121.42'
21.	S. 21° 55' 54" E.	173.81'	66.53'
22.	N. 85° 49' 05" E.		236.91'
23.	S. 43° 25' 24" E.	212.88'	161.34'
24.	S. 50° 45' 31" E.		214.90'
25.	S. 09° 50' 01" E.	193.55'	33.22'
26.	S. 40° 55' 30" E.		125.01'
27.	S. 60° 22' 08" E.	130.77'	137.78'
28.	S. 11° 43' 52" E.	576.65'	118.07'
29.	S. 07° 42' 46" W.		140.81'
30.	S. 28° 43' 19" E.	291.72'	146.24'

CURVE - LINE TABLE

NO.	DELTA - BEARING	RADIUS	LENGTH
31.	S. 36° 26' 04" W.		179.77'
32.	S. 43° 58' 58" E.	206.04'	158.17'
33.	S. 07° 32' 54" E.		106.42'
34.	S. 17° 19' 32" E.	260.27'	78.70'
35.	S. 24° 52' 25" E.		431.87'
36.	S. 15° 02' 33" E.	178.61'	46.89'
37.	S. 09° 49' 53" E.		62.81'
38.	N. 47° 05' 35" E.		16.57'
39.	S. 09° 19' 07" E.	227.71'	37.03'
40.	N. 56° 24' 41" E.		142.54'
41.	S. 61° 41' 40" E.	48.65'	52.38'
42.	S. 61° 53' 39" E.		65.22'
43.	S. 21° 06' 29" E.	150.99'	55.63'
44.	S. 40° 47' 10" E.		78.09'
45.	S. 15° 45' 15" E.	136.47'	37.52'

LDC INC.
PLANNING, SURVEYING, LAND SERVICES
380 E. Dublin Blvd., Suite E
Colorado Springs, CO 80918
Phone (719) 528-6133

RECORDING:
STATE OF COLORADO
COUNTY OF TELLER

I hereby certify that this instrument was filed for record in my office at 9:50 o'clock A.M., this 16th day of July, 1993 A.D., at Page 216 of the Records of Teller County, Colorado.

RECEPTION NO. 409204 FEE: 10.00

BY: Constance R. Joiner, Clerk and Recorder