

After recording, return to:

Town of Mead
Attn: Town Clerk
441 Third Street
P.O. Box 626
Mead, CO 80542

TRAIL EASEMENT AGREEMENT (GGRV, LLC)

This TRAIL EASEMENT AGREEMENT (“**Agreement**”) is entered into by and between GGRV, LLC, a Colorado limited liability company with a principal address of 1675 County Road 26, Longmont, Colorado 80504 (“**Grantor**”), and TOWN OF MEAD, a statutory municipality of the State of Colorado whose address is 441 Third Street, Mead, Colorado 80542 (“**Town**”) (collectively, the “**Parties**”), and shall be effective as of the execution date provided below.

RECITALS:

- A. Grantor owns certain real property legally described below (“**Subject Property**”), which Subject Property includes that certain parcel more particularly described in **EXHIBIT A** attached hereto and incorporated herein by this reference (the “**Easement Parcel**”).

Lot 1, Gopher Gulch RV Park Administrative Plat, Town of Mead,
County of Weld, State of Colorado, per the plat recorded with the
Weld County Clerk and Recorder at Rec. No. 4778076 (“**Plat**”)

- B. The Grantor and Town entered into that certain Site Plan Agreement for Gopher Gulch RV Park, recorded with the Weld County Clerk and Recorder on November 19, 2021, at Rec. No. 4778079 (“**SPA**”), which SPA obligates the Grantor to construct and install an eight (8) foot wide regional trail over the Subject Property (“**Trail**”).
- C. The Plat grants a ten (10) foot wide easement to the Town for the Trail, and Grantor and Town seek to relocate such easement to the Easement Parcel, as more particularly provided herein.
- D. Grantor desires to grant and convey to Town, and Town desires to accept from Grantor, a perpetual easement over the Easement Parcel, as described herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Grantor and the Town, as grantee, agree as follows:

1. **GRANT OF TRAIL EASEMENT.** The Grantor hereby grants, bargains, sells, and conveys to the Town, its agents, successors, and permitted assigns a perpetual and exclusive public trail easement, in, to, through, over, under and across the Easement Parcel (“**Trail Easement**”) for

the purpose of enlarging, replacing, repairing, operating, removing and/or maintaining an eight (8) foot wide concrete public recreational trail, associated grading, and associated landscaping (“**Improvements**”), and all other actions consistent with this Agreement. It is expressly understood that acceptance of the Trail Easement shall not create any responsibility that does not otherwise exist by operation of law or by separate agreement between the Grantor and the Grantee for the Grantee to construct, maintain or repair any Improvements in or on the Easement Parcel.

2. TOWN ACCESS RIGHTS; SUBJACENT AND LATERAL SUPPORT. The Town, its agents, successors, and permitted assigns shall have and exercise the right of permanent and perpetual ingress and egress in, on, to, through, over, under, and across the Easement Parcel at all times as necessary or convenient for the full use and enjoyment of the rights granted to it in this Agreement. Further, the Town, its agents, successors, and assigns shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or desirable for the operation and maintenance of the Improvements. The Grantor shall not take any action that would impair the lateral or subjacent support for the Improvements.

3. PUBLIC ACCESS. The general public shall be allowed access to and use of the Trail Easement for all uses consistent with a non-motorized recreational trail. Other than in connection with the Town’s rights set forth herein, use of motorized vehicles within the Trail Easement is prohibited with the exception of electric-powered bicycles. The general public’s use of the Trail Easement shall be in accordance with the Town’s rules and regulations applying to public recreational trails, as the same may be amended from time to time.

4. IMPROVEMENTS AND INTERFERENCE WITH EASEMENT. The Improvements installed on or within the Trail Easement shall be the property of the Town, following final acceptance of the Trail Improvements by the Town, removable at the Town’s option. Except as obligated by the SPA to construct the Improvements, the Grantor shall not construct or place any structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping or design feature or object on or within any part of the Easement Parcel (“**Interference**”), except with the prior written consent of the Town. Any Interference situated on or within the Easement Parcel as of the date of this Agreement or subsequently placed thereon may, except where the Town has consented thereto in writing, be removed by the Town without liability for damages arising from such removal. The Town shall be authorized to remove any Interference and to charge the entire cost thereof, together with a ten percent (10%) administrative fee, to the Grantor (“**Costs**”). The Grantor shall pay the Costs in full within forty-five days of receipt of an invoice from the Town. The Parties specifically agree and intend that Costs (as defined herein) shall constitute fees or charges of the Town as those terms are used in Sec. 1-4-80 of the *Mead Municipal Code* (“**MMC**”) and that the Costs shall constitute a lien upon the Subject Property from the due date thereof until paid. If the Costs are not paid when due, in addition to any other means provided by law, the Town Clerk shall certify such lien to the Weld County Treasurer, and the Costs shall be collected with real property taxes, as specifically authorized by the MMC.

5. ASSIGNMENT. The Town, its agents, successors, and assigns shall have the right and authority to assign any and all rights to use, and all obligations associated with, the Trail Easement as are granted to and accepted by the Town herein. In addition, the Town shall have the right and authority to grant temporary construction easements or license agreements for purposes authorized herein with respect to the operation and maintenance of the Improvements.

6. AUTHORITY TO CONVEY. The Grantor warrants, covenants, grants, bargains, and agrees to and with the Town that the Grantor is well seized of the Easement Parcel and has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to forever defend the Town in its quiet and peaceful possession of the Easement Parcel in the exercise of its rights hereunder against all and every person lawfully claiming or seeking to claim the whole or any part thereof.

7. DEED OF TRUST HOLDER CONSENT. The deed of trust holder for the Subject Property has consented to Grantor's conveyance of the Trail Easement pursuant to the Deeds of Trust recorded with the Weld County Clerk and Recorder on November 30, 2021, under Reception Nos. 4780513 and 4780514, which written consent is attached hereto as **EXHIBIT B** and incorporated by this reference.

8. BENEFITS AND BURDENS. The benefits and burdens of this Trail Easement shall be binding upon and shall inure to the benefit of the Grantor and the Town, and their respective successors and assigns. This Trail Easement and the rights and obligations created hereunder shall run with the land.

9. NOTICES. All notices pertaining to this Agreement shall be in writing and shall be personally delivered or mailed by registered or certified United States mail, postage prepaid, return receipt requested, to the Parties at the addresses given below or at such other address that may be specified by written notice:

If to Grantor: GGRV, LLC

If to Town: Town of Mead
441 Third Street
P.O. Box 626
Mead, CO 80542

With a copy to: Town of Mead
 Town Attorney
 c/o Michow Guckenberger & McAskin LLP
 5299 DTC Boulevard, Suite 300
 Greenwood Village, CO 80111

10. GOVERNING LAW. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the State of Colorado.

11. SEVERABILITY. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws effective during the term of this Agreement, then the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby; and in lieu of each such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and which shall be legal, valid and enforceable.

12. RECORDATION. This Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

13. AMENDMENTS. Any modification, amendment or termination of this Agreement shall become effective only upon the mutual execution by Grantor and the Town of a written instrument. Any written modification, amendment or termination of this Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

14. COUNTERPARTS. This Agreement may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

15. SECTION HEADINGS. Any section headings contained herein are included for reference purposes only.

16. NO WAIVER OF GOVERNMENTAL IMMUNITY. The Town, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers or employees.

17. POLICE POWERS RESERVED. Nothing in this Agreement waives or is intended to waive the Town's authority to exercise its police powers.

[SIGNATURE PAGE(S) FOLLOW.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

GRANTOR:
GGRV, LLC, a Colorado limited liability company

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
) **ss.**
COUNTY OF _____)

The foregoing Trail Easement Agreement was acknowledged before me this _____ day of _____, 2024, by _____, as _____ of GGRV, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

[S E A L]

Notary Public

[Grantor signature page.]

Accepted and approved by the TOWN OF MEAD, COLORADO, as grantee:

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

[Grantee signature page.]

EXHIBIT A

Trail Easement

[Fifteen (15) pages attached.]

EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 15

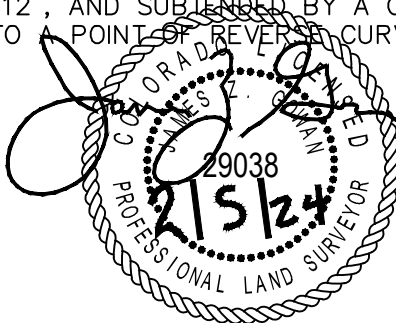
A PARCEL OF LAND BEING A PORTION OF LOT 1, GOPHER GULCH RV PARK ADMINISTRATIVE PLAT AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON NOVEMBER 19, 2021, AT RECEPTION NO. 4778076, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP "MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE ALONG SAID WEST LINE, NORTH 00°18'27" WEST, A DISTANCE OF 1667.78 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°41'33" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 15, 2021, AT RECEPTION NO. 4785416, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.
THENCE ALONG A NORTHERLY LINE OF SAID LOT 1, SOUTH 45°47'22" EAST, A DISTANCE OF 14.01 FEET;
THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°18'27" EAST, A DISTANCE OF 24.64 FEET TO A POINT OF CURVATURE;
THENCE 21.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 58°34'34", AND SUBTENDED BY A CHORD BEARING SOUTH 29°35'44" EAST, A DISTANCE OF 20.55 FEET;
THENCE SOUTH 58°53'01" EAST, A DISTANCE OF 25.74 FEET TO A POINT OF CURVATURE;
THENCE 24.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 58°34'28" AND SUBTENDED BY A CHORD BEARING SOUTH 29°35'47" EAST, A DISTANCE OF 23.48 FEET;
THENCE SOUTH 00°18'33" EAST, A DISTANCE OF 111.48 FEET TO A POINT OF CURVATURE;
THENCE 23.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 63°40'39", AND SUBTENDED BY A CHORD BEARING SOUTH 32°08'53" EAST, A DISTANCE OF 22.16 FEET;
THENCE SOUTH 63°59'07" EAST, A DISTANCE OF 4.47 FEET TO A POINT OF CURVATURE;
THENCE 17.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 69.00 FEET, AN INCLUDED ANGLE OF 14°53'29" AND SUBTENDED BY A CHORD BEARING SOUTH 56°49'24" EAST, A DISTANCE OF 17.88 FEET TO A POINT OF CURVATURE;
THENCE 331.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4788.70 FEET, AN INCLUDED ANGLE OF 03°58'12", AND SUBTENDED BY A CHORD BEARING SOUTH 47°23'34" EAST, A DISTANCE OF 331.75 FEET TO A POINT OF REVERSE CURVATURE;

JOB NUMBER: 19-73,270 (F)
DRAWN BY: E. PRESCOTT
DATE: DECEMBER 4, 2023
REV: FEBRUARY 5, 2024

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Land Surveying Services



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EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,
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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 15

THENCE 98.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 374.43 FEET, AN INCLUDED ANGLE OF 15°05'22", AND SUBTENDED BY A CHORD BEARING SOUTH 53°09'03" EAST, A DISTANCE OF 98.33 FEET;

THENCE SOUTH 60°41'44" EAST, A DISTANCE OF 215.44 FEET TO A POINT OF CURVATURE;

THENCE 34.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.00 FEET, AN INCLUDED ANGLE OF 06°18'57", AND SUBTENDED BY A CHORD BEARING SOUTH 57°32'16" EAST, A DISTANCE OF 34.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°50'09" EAST, A DISTANCE OF 358.97 FEET;

2. THENCE NORTH 89°05'03" EAST, A DISTANCE OF 0.54 FEET TO A POINT OF CURVATURE;

THENCE DEPARTING SAID NORTHERLY LINE, 26.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN INCLUDED ANGLE OF 12°07'53", AND SUBTENDED BY A CHORD BEARING SOUTH 28°54'15" EAST, A DISTANCE OF 26.42 FEET;

THENCE SOUTH 22°50'19" EAST, A DISTANCE OF 82.28 FEET TO A POINT OF CURVATURE;

THENCE 7.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING SOUTH 26°15'29" EAST, A DISTANCE OF 7.04 FEET;

THENCE SOUTH 29°40'39" EAST, A DISTANCE OF 34.82 FEET TO A POINT OF CURVATURE;

THENCE 7.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING SOUTH 26°15'29" EAST, A DISTANCE OF 7.28 FEET;

THENCE SOUTH 22°50'19" EAST, A DISTANCE OF 107.23 FEET;

THENCE SOUTH 29°38'10" EAST, A DISTANCE OF 37.25 FEET TO A POINT OF CURVATURE;

THENCE 4.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, AN INCLUDED ANGLE OF 05°53'33", AND SUBTENDED BY A CHORD BEARING SOUTH 26°41'23" EAST, A DISTANCE OF 4.83 FEET;

THENCE SOUTH 23°44'37" EAST, A DISTANCE OF 38.17 FEET TO A POINT OF CURVATURE;

THENCE 2.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 05°30'07", AND SUBTENDED BY A CHORD BEARING SOUTH 26°29'40" EAST, A DISTANCE OF 2.02 FEET;

THENCE SOUTH 29°14'44" EAST, A DISTANCE OF 37.23 FEET TO A POINT OF CURVATURE;

THENCE 6.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 31°50'56", AND SUBTENDED BY A CHORD BEARING SOUTH 45°10'12" EAST, A DISTANCE OF 6.04 FEET;

THENCE SOUTH 61°05'40" EAST, A DISTANCE OF 18.47 FEET TO A POINT OF CURVATURE;

THENCE 9.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 18°20'41", A SUBTENDED BY A CHORD BEARING SOUTH 51°55'19" EAST, A DISTANCE OF 9.88 FEET;



JOB NUMBER: 19-73,270 (F)
DRAWN BY: E. PRESCOTT
DATE: DECEMBER 5, 2023
REV: FEBRUARY 5, 2024

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SHEET 3 OF 15

THENCE S42°44'59"E, A DISTANCE OF 21.77 FEET TO A POINT OF CURVATURE;
THENCE 4.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 12°58'17", AND SUBTENDED BY A CHORD BEARING SOUTH 49°14'07" EAST, A DISTANCE OF 4.74 FEET;
THENCE SOUTH 55°43'16" EAST, A DISTANCE OF 42.56 FEET TO A POINT OF CURVATURE;
THENCE 0.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.00 FEET, AN INCLUDED ANGLE OF 00°52'04", AND SUBTENDED BY A CHORD BEARING SOUTH 56°09'17" EAST, A DISTANCE OF 0.56 FEET;
THENCE SOUTH 56°35'19" EAST, A DISTANCE OF 38.97 FEET TO A POINT OF CURVATURE;
THENCE 4.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 06°02'53", AND SUBTENDED BY A CHORD BEARING SOUTH 53°33'53" EAST, A DISTANCE OF 4.11 FEET;
THENCE SOUTH 50°32'27" EAST, A DISTANCE OF 29.02 FEET TO A POINT OF CURVATURE;
THENCE 13.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 20°08'53", AND SUBTENDED BY A CHORD BEARING SOUTH 40°28'00" EAST, A DISTANCE OF 13.64 FEET;
THENCE SOUTH 30°23'33" EAST, A DISTANCE OF 32.82 FEET TO A POINT OF CURVATURE;
THENCE 3.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 06°57'52", AND SUBTENDED BY A CHORD BEARING SOUTH 33°52'30" EAST, A DISTANCE OF 3.52 FEET;
THENCE SOUTH 37°21'26" EAST, A DISTANCE OF 41.19 FEET TO A POINT OF CURVATURE;
THENCE 16.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 51°06'59", AND SUBTENDED BY A CHORD BEARING SOUTH 62°54'55" EAST, A DISTANCE OF 16.39 FEET;
THENCE SOUTH 88°28'25" EAST, A DISTANCE OF 3.76 FEET TO A POINT OF CURVATURE;
THENCE 32.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING SOUTH 43°28'25" EAST, A DISTANCE OF 29.70 FEET;
THENCE SOUTH 01°31'35" WEST, A DISTANCE OF A DISTANCE OF 1.75 FEET TO A POINT OF CURVATURE;
THENCE 14.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 40°38'51", AND SUBTENDED BY A CHORD BEARING SOUTH 21°51'01" WEST, A DISTANCE OF 14.59 FEET;
THENCE SOUTH 42°10'26" WEST, A DISTANCE OF 11.09 FEET TO A POINT OF CURVATURE;
THENCE 13.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 39°59'57", AND SUBTENDED BY A CHORD BEARING SOUTH 22°10'28" WEST, A DISTANCE OF 13.00 FEET;
THENCE SOUTH 03°14'44" WEST, A DISTANCE OF 26.11 FEET;
THENCE SOUTH 83°31'25" EAST, A DISTANCE OF 135.20 FEET TO A POINT OF CURVATURE;
THENCE 18.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING SOUTH 65°17'19" EAST, A DISTANCE OF 18.15 FEET TO A POINT OF CURVATURE;



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SHEET 4 OF 15

THENCE 14.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 72°56'24", AND SUBTENDED BY A CHORD BEARING SOUTH 83°31'25" EAST, A DISTANCE OF 13.08 FEET TO A POINT OF CURVATURE;

THENCE 18.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING NORTH 78°14'29" EAST, A DISTANCE OF 18.15 FEET;

THENCE SOUTH 83°31'23" EAST, A DISTANCE OF 108.95 FEET;

THENCE SOUTH 84°26'21" EAST, A DISTANCE OF 4.85 FEET TO A POINT OF CURVATURE;

THENCE 44.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN INCLUDED ANGLE OF 30°10'48", AND SUBTENDED BY A CHORD BEARING NORTH 80°28'15" EAST, A DISTANCE OF 43.74 FEET;

THENCE NORTH 65°22'51" EAST, A DISTANCE OF 3.79 FEET TO A POINT OF CURVATURE;

THENCE 41.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 81°22'22", AND SUBTENDED BY A CHORD BEARING SOUTH 72°52'22" EAST, A DISTANCE OF 37.81 FEET TO A POINT OF CURVATURE;

THENCE 12.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN INCLUDED ANGLE OF 50°03'28", AND SUBTENDED BY A CHORD BEARING SOUTH 57°12'55" EAST, A DISTANCE OF 11.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°04'24" WEST, A DISTANCE OF 17.49 FEET TO A POINT OF CURVATURE;

THENCE 1.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 03°57'19", AND SUBTENDED BY A CHORD BEARING NORTH 34°09'51" WEST, A DISTANCE OF 1.66 FEET TO A POINT OF CURVATURE;

THENCE 26.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 81°07'23", AND SUBTENDED BY A CHORD BEARING NORTH 72°44'53" WEST, A DISTANCE OF 24.71 FEET;

THENCE SOUTH 65°22'51" WEST, A DISTANCE OF 3.69 FEET TO A POINT OF CURVATURE;

THENCE 31.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 19°03'27", AND SUBTENDED BY A CHORD BEARING SOUTH 74°54'35" WEST, A DISTANCE OF 31.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°04'24" WEST, A DISTANCE OF 15.19 FEET TO A POINT OF CURVATURE;

THENCE 3.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 01°51'10", AND SUBTENDED BY A CHORD BEARING NORTH 85°21'56" WEST, A DISTANCE OF 3.04 FEET;

THENCE NORTH 84°26'21" WEST, A DISTANCE OF 4.87 FEET;

THENCE NORTH 83°31'25" WEST, A DISTANCE OF 109.10 FEET TO A POINT OF CURVATURE;

THENCE 12.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING SOUTH 78°14'29" WEST, A DISTANCE OF 11.89 FEET TO A POINT OF CURVATURE;

THENCE 26.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 72°56'24", AND SUBTENDED BY A CHORD BEARING NORTH 83°31'25" WEST, A DISTANCE OF 24.96 FEET TO A POINT OF CURVATURE;

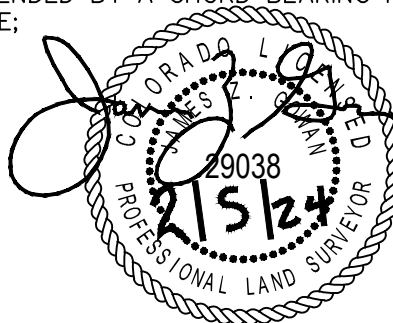
JOB NUMBER: 19-73,270 (F)

DRAWN BY: E. PRESCOTT

DATE: DECEMBER 5, 2023

REV: FEBRUARY 5, 2024

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EXHIBIT "A"

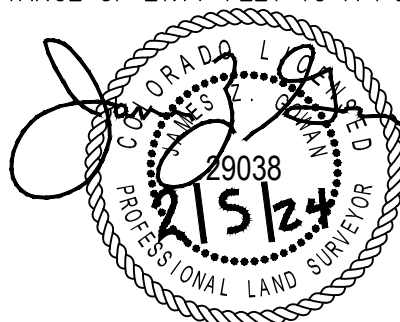
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 15

THENCE 12.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING NORTH 65°17'19" WEST, A DISTANCE OF 11.89 FEET;
THENCE NORTH 83°31'25" WEST, A DISTANCE OF 144.65 FEET;
THENCE NORTH 03°14'54" EAST, A DISTANCE OF 35.40 FEET TO A POINT OF CURVATURE;
THENCE 20.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 39°57'14", AND SUBTENDED BY A CHORD BEARING NORTH 22°11'49" EAST, A DISTANCE OF 19.82 FEET;
THENCE NORTH 42°10'26" EAST, A DISTANCE OF 11.09 FEET TO A POINT OF CURVATURE;
THENCE 7.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 40°38'51", AND SUBTENDED BY A CHORD BEARING NORTH 21°51'01" EAST, A DISTANCE OF 7.64 FEET;
THENCE NORTH 01°31'35" EAST, A DISTANCE OF 1.75 FEET TO A POINT OF CURVATURE;
THENCE 17.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING NORTH 43°28'25" WEST, A DISTANCE OF 15.56 FEET;
THENCE NORTH 88°28'25" WEST, A DISTANCE OF 3.76 FEET TO A POINT OF CURVATURE;
THENCE 25.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 51°06'59", AND SUBTENDED BY A CHORD BEARING NORTH 62°54'55" WEST, A DISTANCE OF 25.02 FEET;
THENCE NORTH 37°21'26" WEST, A DISTANCE OF 41.19 FEET TO A POINT OF CURVATURE;
THENCE 4.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 06°57'52", AND SUBTENDED BY A CHORD BEARING NORTH 33°52'30" WEST, A DISTANCE OF 4.74 FEET;
THENCE NORTH 30°23'33" WEST, A DISTANCE OF 32.82 FEET TO A POINT OF CURVATURE;
THENCE 10.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 20°08'53", AND SUBTENDED BY A CHORD BEARING NORTH 40°28'00" WEST, A DISTANCE OF 10.15 FEET;
THENCE NORTH 50°32'27" WEST, A DISTANCE OF 29.02 FEET TO A POINT OF CURVATURE;
THENCE 3.06 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 06°02'53", AND SUBTENDED BY A CHORD BEARING NORTH 53°33'53" WEST, A DISTANCE OF 3.06 FEET;
THENCE NORTH 56°35'19" WEST, A DISTANCE OF 38.97 FEET TO A POINT OF CURVATURE;
THENCE 0.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, AN INCLUDED ANGLE OF 00°52'04", AND SUBTENDED BY A CHORD BEARING NORTH 56°09'17" WEST, A DISTANCE OF 0.71 FEET;
THENCE NORTH 55°43'16" WEST, A DISTANCE OF 42.56 FEET;
THENCE 7.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 12°58'17", AND SUBTENDED BY A CHORD BEARING NORTH 49°14'07" WEST, A DISTANCE OF 7.00 FEET;
THENCE NORTH 42°44'59" WEST, A DISTANCE OF 21.77 FEET TO A POINT OF CURVATURE;

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EXHIBIT "A"

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SHEET 6 OF 15

THENCE 6.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 18°20'41", AND SUBTENDED BY A CHORD BEARING NORTH 51°55'19" WEST, A DISTANCE OF 6.70 FEET;
THENCE NORTH 61°05'40" WEST, A DISTANCE OF 18.47 FEET TO A POINT OF CURVATURE;
THENCE 11.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 31°50'56", AND SUBTENDED BY A CHORD BEARING NORTH 45°10'12" WEST, A DISTANCE OF 11.52 FEET;
THENCE NORTH 29°14'44" WEST, A DISTANCE OF 37.23 FEET TO A POINT OF CURVATURE;
THENCE 2.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 05°30'07", AND SUBTENDED BY A CHORD BEARING NORTH 26°29'40" WEST, A DISTANCE OF 2.98 FEET;
THENCE NORTH 23°44'37" WEST, A DISTANCE OF 38.17 FEET TO A POINT OF CURVATURE;
THENCE 3.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET, AN INCLUDED ANGLE OF 05°53'33", AND SUBTENDED BY A CHORD BEARING NORTH 26°41'23" WEST, A DISTANCE OF 3.80 FEET;
THENCE NORTH 29°38'10" WEST, A DISTANCE OF 37.85 FEET;
THENCE NORTH 22°50'19" WEST, A DISTANCE OF 107.83 FEET TO A POINT OF CURVATURE;
THENCE 6.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING NORTH 26°15'29" WEST, A DISTANCE OF 6.08 FEET;
THENCE NORTH 29°40'39" WEST, A DISTANCE OF 34.82 FEET TO A POINT OF CURVATURE;
THENCE 8.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 69.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING NORTH 26°15'29" WEST, A DISTANCE OF 8.23 FEET;
THENCE NORTH 22°50'19" WEST, A DISTANCE OF 82.28 FEET TO A POINT OF CURVATURE;
THENCE 38.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, AN INCLUDED ANGLE OF 19°00'32", AND SUBTENDED BY A CHORD BEARING NORTH 32°20'35" WEST, A DISTANCE OF 37.98 FEET;
THENCE NORTH 41°50'50" WEST, A DISTANCE OF 37.65 FEET;
THENCE NORTH 42°19'50" WEST, A DISTANCE OF 75.46 FEET TO A POINT OF CURVATURE;
THENCE 76.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3262.12 FEET, AN INCLUDED ANGLE OF 01°20'50", AND SUBTENDED BY A CHORD BEARING NORTH 43°00'15" WEST, A DISTANCE OF 76.70 FEET TO A POINT OF CURVATURE;
THENCE 59.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3262.12 FEET; AN INCLUDED ANGLE OF 01°02'40", AND SUBTENDED BY A CHORD BEARING NORTH 44°12'00" WEST, A DISTANCE OF 59.46 FEET;
THENCE NORTH 44°43'20" WEST, A DISTANCE OF 42.94 FEET TO A POINT OF CURVATURE;
THENCE 83.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 299.00 FEET, AN INCLUDED ANGLE OF 15°58'24", AND SUBTENDED BY A CHORD BEARING NORTH 52°42'32" WEST, A DISTANCE OF 83.09 FEET;

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SHEET 7 OF 15

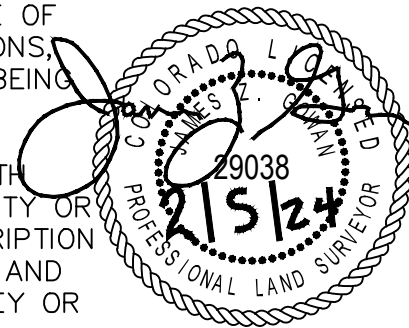
THENCE NORTH 60°41'44" WEST, A DISTANCE OF 215.44 FEET TO A POINT OF CURVATURE;
THENCE 101.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 384.43 FEET,
AN INCLUDED ANGLE OF 15°05'31", AND SUBTENDED BY A CHORD BEARING NORTH 53°08'58" WEST, A
DISTANCE OF 100.97 FEET TO A POINT OF CURVATURE;
THENCE 331.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4778.70 FEET,
AN INCLUDED ANGLE OF 03°58'13", AND SUBTENDED BY A CHORD BEARING NORTH 47°23'33" WEST, A
DISTANCE OF 331.08 FEET TO A POINT OF CURVATURE;
THENCE 15.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET,
AN INCLUDED ANGLE OF 14°53'29", AND SUBTENDED BY A CHORD BEARING NORTH 56°49'24" WEST, A
DISTANCE OF 15.29 FEET;
THENCE NORTH 64°16'09" WEST, A DISTANCE OF 7.43 FEET TO A POINT OF CURVATURE;
THENCE 31.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.83 FEET,
AN INCLUDED ANGLE OF 56°49'54", AND SUBTENDED BY A CHORD BEARING NORTH 29°11'16" WEST, A
DISTANCE OF 30.30 FEET;
THENCE NORTH 00°18'33" WEST, A DISTANCE OF 111.48 FEET TO A POINT OF CURVATURE;
THENCE 14.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN
INCLUDED ANGLE OF 58°34'28" AND SUBTENDED BY A CHORD BEARING NORTH 29°35'47" WEST, A
DISTANCE OF 13.70 FEET;
THENCE NORTH 58°53'01" WEST, A DISTANCE OF 25.74 FEET TO A POINT OF CURVATURE;
THENCE 31.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET,
AN INCLUDED ANGLE OF 58°34'34" AND SUBTENDED BY A CHORD BEARING NORTH 29°35'44" WEST, A
DISTANCE OF 30.33 FEET;
THENCE NORTH 00°17'39" WEST, A DISTANCE OF 34.47 FEET, MORE OR LESS TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINING 24,703 SQ. FT. OR 0.57 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 19-73,270 (F)
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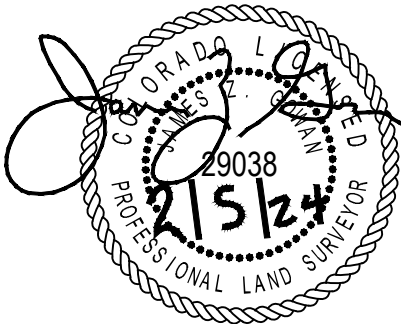
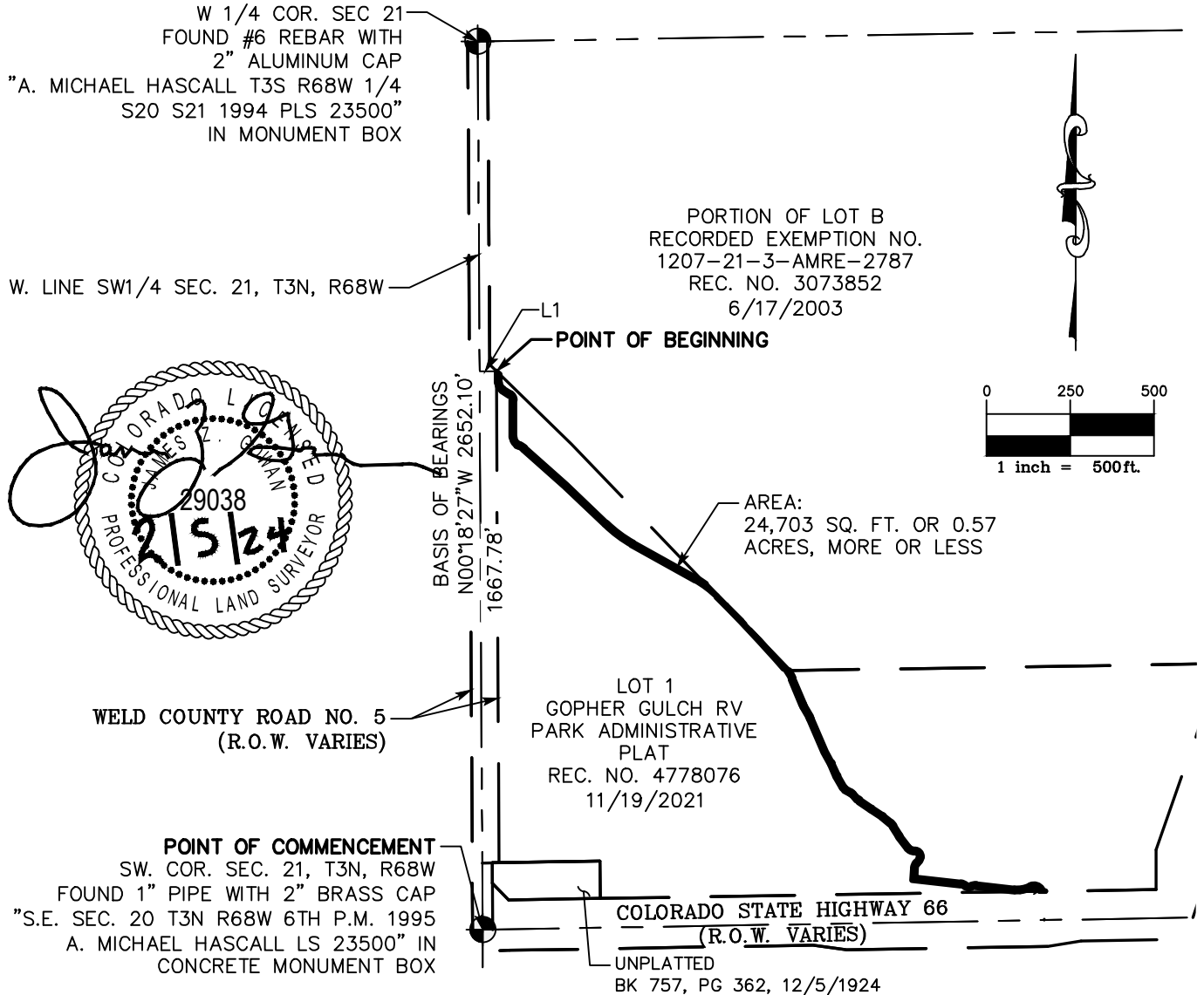
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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 8 OF 15

BASIS OF BEARINGS



BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:23 AM

JOB NUMBER: 19-73,270 (F)
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DATE: DECEMBER 4, 2023
REV: FEBRUARY 5, 2024

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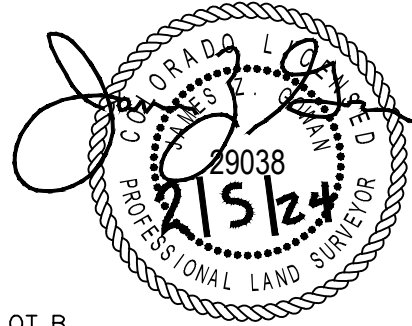
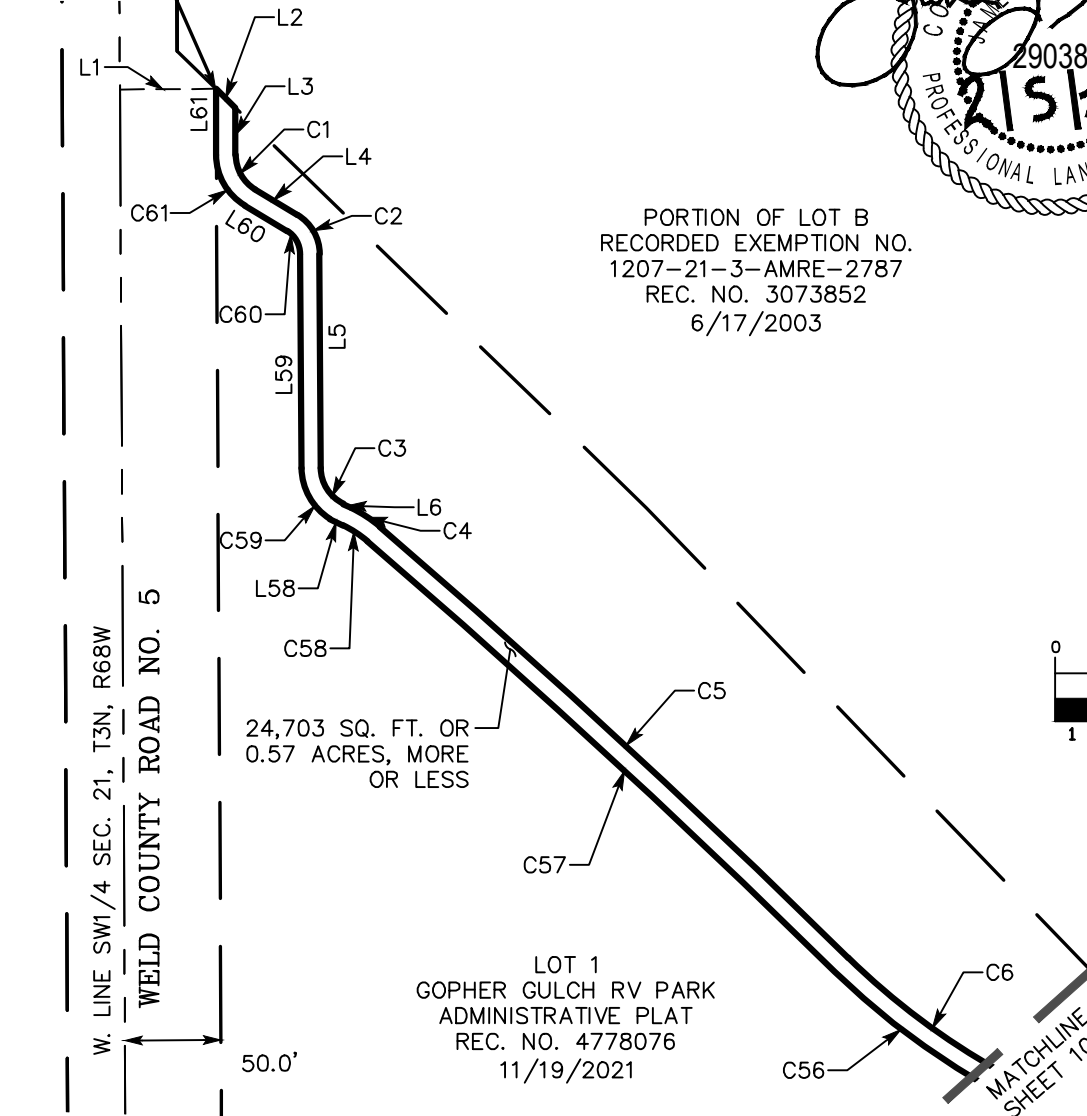
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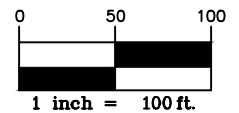
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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 9 OF 15

POINT OF BEGINNING



PORTION OF LOT B
RECORDED EXEMPTION NO.
1207-21-3-AMRE-2787
REC. NO. 3073852
6/17/2003



24,703 SQ. FT. OR
0.57 ACRES, MORE
OR LESS

LOT 1
GOPHER GULCH RV PARK
ADMINISTRATIVE PLAT
REC. NO. 4778076
11/19/2021

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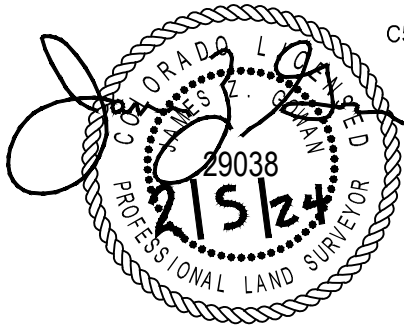
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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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SHEET 10 OF 15

MATCHLINE
SHEET 9

AREA: 24,703 SQ. FT. OR 0.57 ACRES,
MORE OR LESS

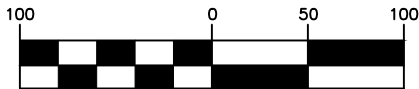
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1207-21-3-AMRE-2787
REC. NO. 3073852
6/17/2003



LOT 1
GOPHER GULCH RV PARK
ADMINISTRATIVE PLAT
REC. NO. 4778076
11/19/2021



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

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MATCHLINE
SHEET 11

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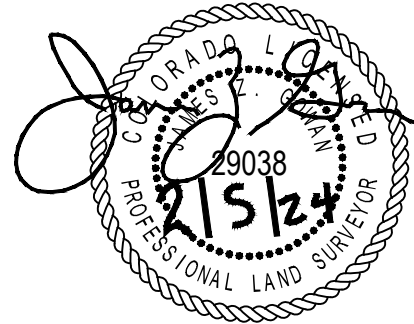
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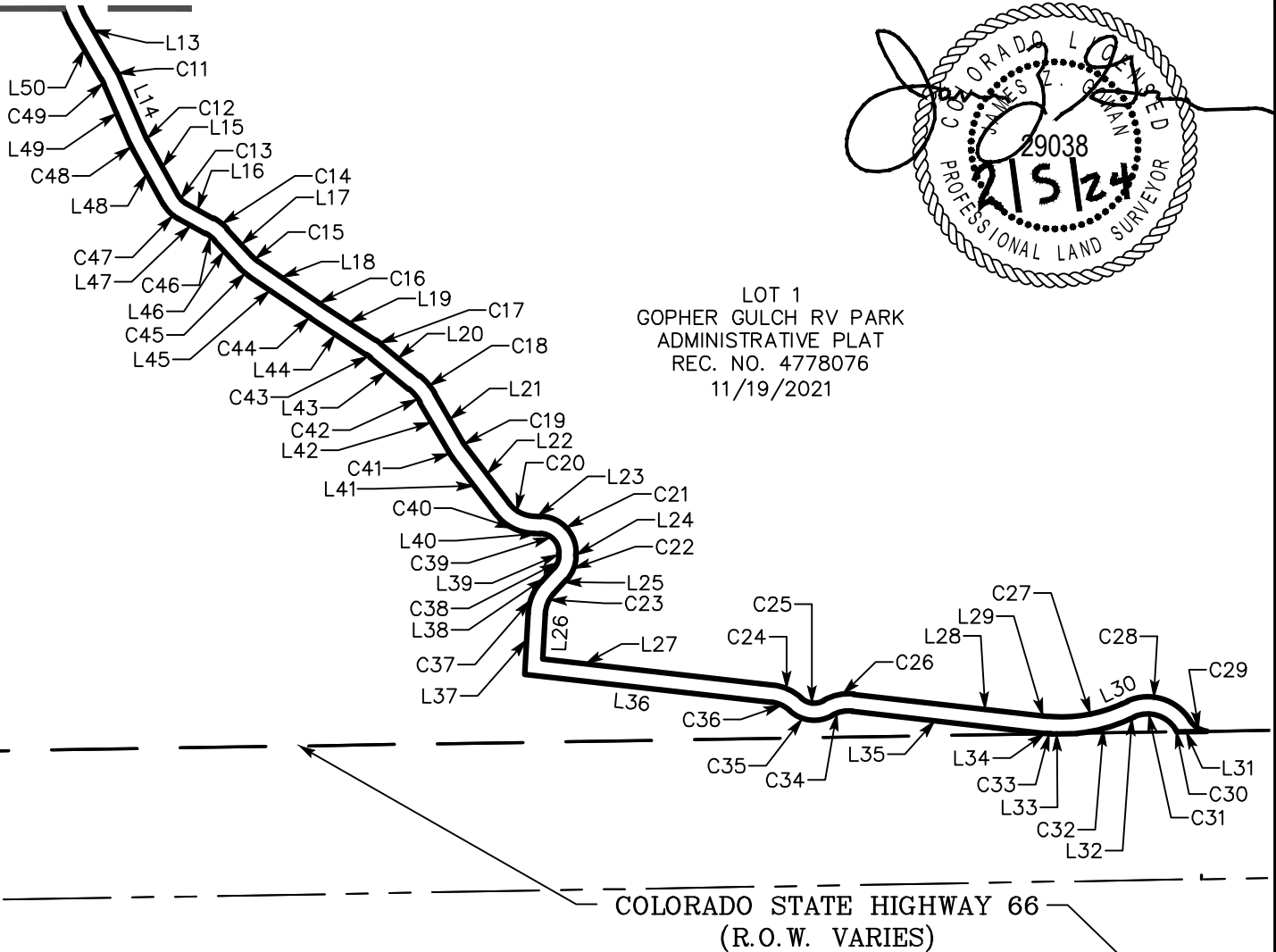
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MATCHLINE
SHEET 10

SHEET 11 OF 15

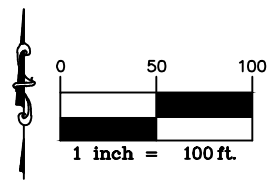


LOT 1
GOPHER GULCH RV PARK
ADMINISTRATIVE PLAT
REC. NO. 4778076
11/19/2021



BY:EPRESCOTT FILE:73270 DESC F | C21.DWG DATE:2/5/2024 9:23 AM

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 SHEET 12 OF 15

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	N89°41'33"E
L2	14.01	S45°47'22"E
L3	24.64	S00°18'27"E
L4	25.74	S58°53'01"E
L5	111.48	S00°18'33"E
L6	4.47	S63°59'07"E
L7	215.44	S60°41'44"E
L8	358.97	S43°50'09"E
L9	0.54	N89°05'03"E
L10	82.28	N22°50'19"W
L11	34.82	S29°40'39"E
L12	107.23	S22°50'19"E
L13	37.25	S29°38'10"E
L14	38.17	S23°44'37"E
L15	37.23	S29°14'44"E
L16	18.47	S61°05'40"E
L17	21.77	S42°44'59"E
L18	42.56	S55°43'16"E
L19	38.97	S56°35'19"E
L20	29.02	S50°32'27"E
L21	32.82	S30°23'33"E

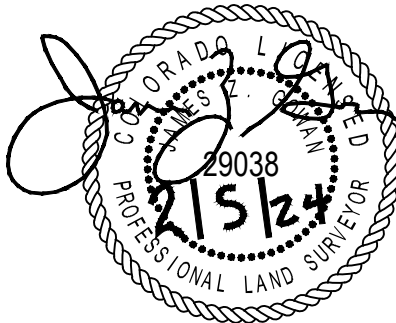
LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	41.19	S37°21'26"E
L23	3.76	S88°28'25"E
L24	1.75	S01°31'35"W
L25	11.09	S42°10'26"W
L26	26.11	S03°14'44"W
L27	135.20	S83°31'25"E
L28	108.95	S83°31'23"E
L29	4.85	S84°26'21"E
L30	3.79	N65°22'51"E
L31	17.49	S89°04'24"W
L32	3.69	S65°22'51"W
L33	15.19	S89°04'24"W
L34	4.87	N84°26'21"W
L35	109.10	N83°31'25"W
L36	144.65	N83°31'25"W
L37	35.40	N03°14'54"E
L38	11.09	N42°10'26"E
L39	1.75	N01°31'35"E
L40	3.76	N88°28'25"W
L41	41.19	N37°21'26"W
L42	32.82	N30°23'33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	29.02	N50°32'27"W
L44	38.97	N56°35'19"W
L45	42.56	N55°43'16"W
L46	21.77	N42°44'59"W
L47	18.47	N61°05'40"W
L48	37.23	N29°14'44"W
L49	38.17	N23°44'37"W
L50	37.85	N29°38'10"W
L51	107.83	N22°50'19"W
L52	34.82	N29°40'39"W
L53	82.28	N22°50'19"W
L54	37.65	N41°50'50"W
L55	75.46	N42°19'50"W
L56	42.94	N44°43'20"W
L57	215.44	N60°41'44"W
L58	7.43	N64°16'09"W
L59	111.48	N00°18'33"W
L60	25.74	N58°53'01"W
L61	34.47	N00°17'39"W

BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:23 AM

JOB NUMBER: 19-73,270 (F)
 DRAWN BY: E. PRESCOTT
 DATE: DECEMBER 5, 2023
 REV: FEBRUARY 5, 2024

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EXHIBIT "A"

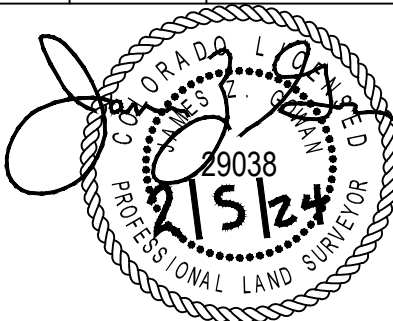
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 SHEET 12 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	21.47	21.00	58°34'34"	S29°35'44"E	20.55
C2	24.54	24.00	58°34'28"	S29°35'47"E	23.48
C3	23.34	21.00	63°40'39"	S32°08'53"E	22.16
C4	17.93	69.00	14°53'29"	S56°49'24"E	17.88
C5	331.82	4788.70	3°58'12"	S47°23'34"E	331.75
C6	98.61	374.43	15°05'22"	S53°09'03"E	98.33
C7	34.06	309.00	6°18'57"	S57°32'16"E	34.04
C8	26.47	125.00	12°07'53"	N28°54'15"W	26.42
C9	7.04	59.00	6°50'20"	S26°15'29"E	7.04
C10	7.28	61.00	6°50'20"	S26°15'29"E	7.28
C11	4.83	47.00	5°53'33"	S26°41'23"E	4.83
C12	2.02	21.00	5°30'07"	S26°29'40"E	2.02
C13	6.11	11.00	31°50'56"	S45°10'12"E	6.04
C14	9.93	31.00	18°20'41"	S51°55'19"E	9.88
C15	4.75	21.00	12°58'17"	S49°14'07"E	4.74
C16	0.56	37.00	0°52'04"	S56°09'17"E	0.56
C17	4.12	39.00	6°02'53"	S53°33'53"E	4.11
C18	13.71	39.00	20°08'53"	S40°28'00"E	13.64
C19	3.53	29.00	6°57'52"	S33°52'30"E	3.52
C20	16.95	19.00	51°06'59"	S62°54'55"E	16.39
C21	32.99	21.00	90°00'00"	S43°28'25"E	29.70

BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:23 AM

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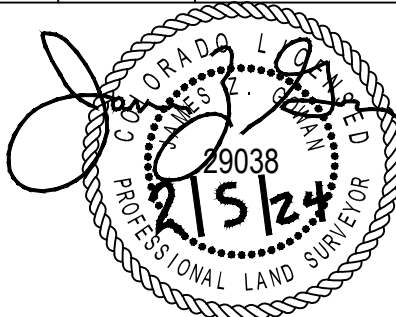
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SHEET 14 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C22	14.90	21.00	40°38'51"	S21°51'01"W	14.59
C23	13.26	19.00	39°59'57"	S22°10'28"W	13.00
C24	18.46	29.00	36°28'12"	S65°17'19"E	18.15
C25	14.00	11.00	72°56'24"	S83°31'25"E	13.08
C26	18.46	29.00	36°28'12"	N78°14'29"E	18.15
C27	44.25	84.00	30°10'48"	N80°28'15"E	43.74
C28	41.19	29.00	81°22'22"	S72°52'22"E	37.81
C29	12.23	14.00	50°03'28"	S57°12'55"E	11.85
C30	1.66	24.00	3°57'19"	N34°09'51"W	1.66
C31	26.90	19.00	81°07'23"	N72°44'53"W	24.71
C32	31.27	94.00	19°03'27"	S74°54'35"W	31.12
C33	3.04	94.00	1°51'10"	N85°21'56"W	3.04
C34	12.09	19.00	36°28'12"	S78°14'29"W	11.89
C35	26.73	21.00	72°56'24"	N83°31'25"W	24.96
C36	12.09	19.00	36°28'12"	N65°17'19"W	11.89
C37	20.22	29.00	39°57'14"	N22°11'49"E	19.82
C38	7.80	11.00	40°38'51"	N21°51'01"E	7.64
C39	17.28	11.00	90°00'00"	N43°28'25"W	15.56
C40	25.87	29.00	51°06'59"	N62°54'55"W	25.02
C41	4.74	39.00	6°57'52"	N33°52'30"W	4.74
C42	10.20	29.00	20°08'53"	N40°28'00"W	10.15

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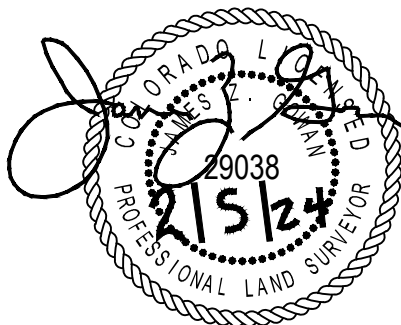
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SHEET 15 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C43	3.06	29.00	6°02'53"	N53°33'53"W	3.06
C44	0.71	47.00	0°52'04"	N56°09'17"W	0.71
C45	7.02	31.00	12°58'17"	N49°14'07"W	7.00
C46	6.72	21.00	18°20'41"	N51°55'19"W	6.70
C47	11.67	21.00	31°50'56"	N45°10'12"W	11.52
C48	2.98	31.00	5°30'07"	N26°29'40"W	2.98
C49	3.81	37.00	5°53'33"	N26°41'23"W	3.80
C50	6.09	51.00	6°50'20"	N26°15'29"W	6.08
C51	8.24	69.00	6°50'20"	N26°15'29"W	8.23
C52	38.15	115.00	19°00'32"	N32°20'35"W	37.98
C53	76.70	3262.12	1°20'50"	N43°00'15"W	76.70
C54	59.46	3262.12	1°02'40"	N44°12'00"W	59.46
C55	83.36	299.00	15°58'24"	N52°42'32"W	83.09
C56	101.26	384.43	15°05'31"	N53°08'58"W	100.97
C57	331.14	4778.70	3°58'13"	N47°23'33"W	331.08
C58	15.33	59.00	14°53'29"	N56°49'24"W	15.29
C59	31.58	31.83	56°49'54"	N29°11'16"W	30.30
C60	14.31	14.00	58°34'28"	N29°35'47"W	13.70
C61	31.69	31.00	58°34'34"	N29°35'44"W	30.33

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EXHIBIT B

Deed of Trust Holder Consent

[Attached.]