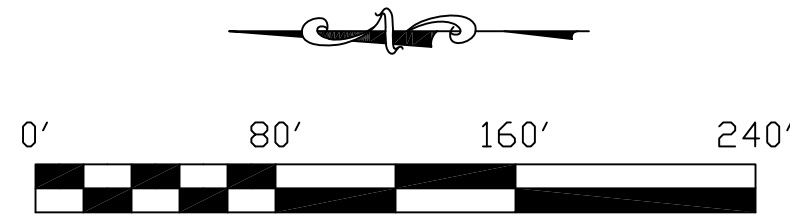
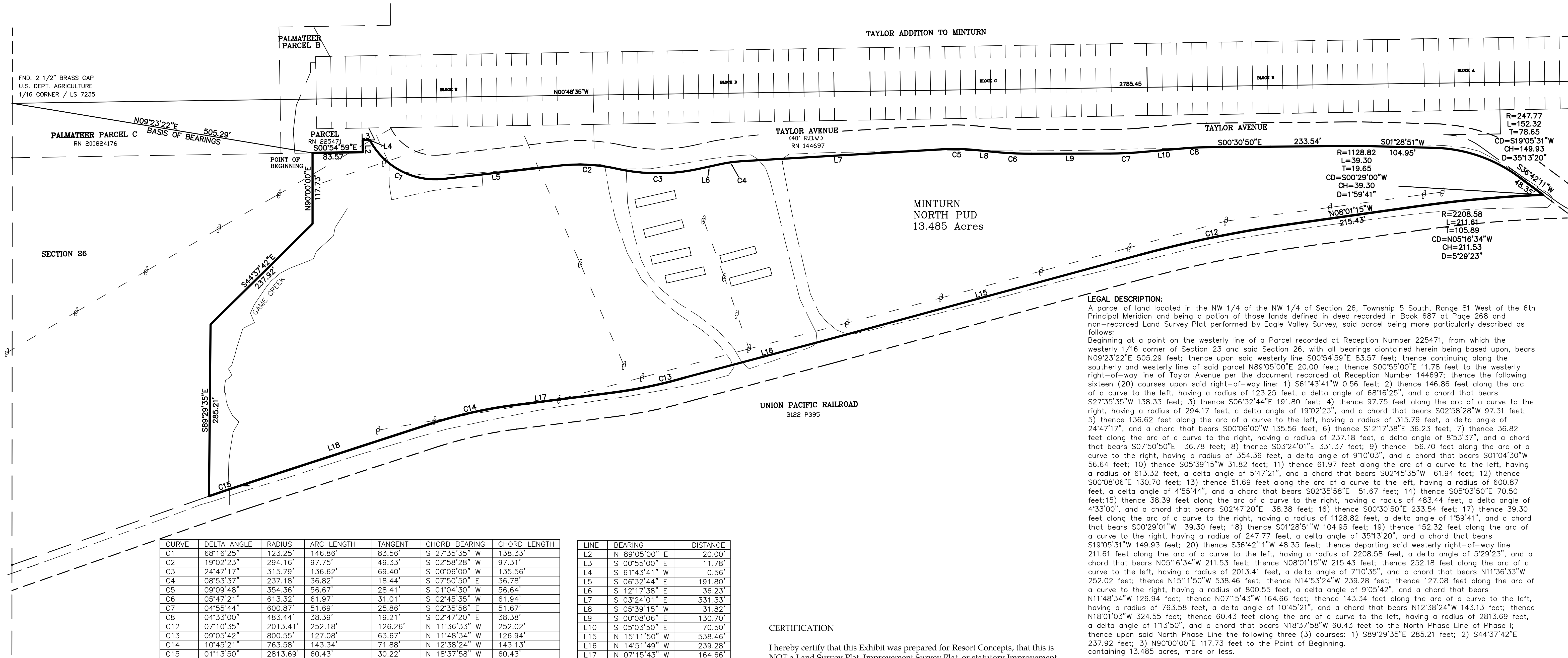


EXHIBIT  
MINTURN NORTH PUD,  
Portion of NorthWest Quarter Section 26,  
Township 5 South, Range 81 West,  
6th Principle Meridian  
County of Eagle, State of Colorado



SCALE: 1" = 80'



**LEGAL DESCRIPTION:**  
A parcel of land located in the NW 1/4 of the NW 1/4 of Section 26, Township 5 South, Range 81 West of the 6th Principal Meridian and being a potion of those lands defined in deed recorded in Book 687 at Page 268 and non-recorded Land Survey Plat performed by Eagle Valley Survey, said parcel being more particularly described as follows:  
Beginning at a point on the westerly line of a Parcel recorded at Reception Number 225471, from which the westerly 1/16 corner of Section 23 and said Section 26, with all bearings contained herein being based upon, bears N09°23'22"E 505.29 feet; thence upon said westerly line S00°54'59"E 83.57 feet; thence continuing along the southerly and westerly line of said parcel N89°05'00"E 20.00 feet; thence S00°55'00"E 11.78 feet to the westerly right-of-way line of Taylor Avenue per the document recorded at Reception Number 144697; thence the following sixteen (20) courses upon said right-of-way line: 1) S61°43'41"W 0.56 feet; 2) thence 146.86 feet along the arc of a curve to the left, having a radius of 123.25 feet, a delta angle of 68°16'25", and a chord that bears S27°35'35"W 138.33 feet; 3) thence S06°32'44"E 191.80 feet; 4) thence 97.75 feet along the arc of a curve to the right, having a radius of 294.17 feet, a delta angle of 19°02'23", and a chord that bears S02°58'28"W 97.31 feet; 5) thence 136.62 feet along the arc of a curve to the left, having a radius of 315.79 feet, a delta angle of 24°47'17", and a chord that bears S00°06'00"W 135.56 feet; 6) thence S12°17'38"E 36.23 feet; 7) thence 36.82 feet along the arc of a curve to the right, having a radius of 237.18 feet, a delta angle of 8°53'37", and a chord that bears S07°50'50"E 36.78 feet; 8) thence S03°24'01"E 331.37 feet; 9) thence 56.70 feet along the arc of a curve to the right, having a radius of 354.36 feet, a delta angle of 9°10'03", and a chord that bears S01°04'30"W 56.64 feet; 10) thence S05°39'15"W 31.82 feet; 11) thence 61.97 feet along the arc of a curve to the left, having a radius of 613.32 feet, a delta angle of 5°47'21", and a chord that bears S02°45'35"W 61.94 feet; 12) thence S00°08'06"E 130.70 feet; 13) thence 51.69 feet along the arc of a curve to the left, having a radius of 600.87 feet, a delta angle of 4°55'44", and a chord that bears S02°35'58"E 51.67 feet; 14) thence S05°03'50"E 70.50 feet; 15) thence 38.39 feet along the arc of a curve to the right, having a radius of 483.44 feet, a delta angle of 4°33'00", and a chord that bears S02°47'20"E 38.38 feet; 16) thence S00°30'50"E 233.54 feet; 17) thence 39.30 feet along the arc of a curve to the right, having a radius of 1128.82 feet, a delta angle of 1°59'41", and a chord that bears S00°29'01"W 39.30 feet; 18) thence S01°28'51"W 104.95 feet; 19) thence 152.32 feet along the arc of a curve to the right, having a radius of 247.77 feet, a delta angle of 35°13'20", and a chord that bears S19°05'31"W 149.93 feet; 20) thence S36°42'11"W 48.35 feet; thence departing said westerly right-of-way line 211.61 feet along the arc of a curve to the left, having a radius of 2208.58 feet, a delta angle of 5°29'23", and a chord that bears N05°16'34"W 211.53 feet; thence N08°01'15"W 215.43 feet, thence 252.18 feet along the arc of a curve to the left, having a radius of 2013.41 feet, a delta angle of 7°10'39", and a chord that bears N11°36'33"W 252.02 feet; thence N15°11'50"W 538.46 feet; thence N14°53'24"W 239.28 feet; thence 127.08 feet along the arc of a curve to the right, having a radius of 800.55 feet, a delta angle of 9°05'42", and a chord that bears N11°48'34"W 126.94 feet; thence N07°15'43"W 164.66 feet, a delta angle of 10°45'21", and a chord that bears N12°38'24"W 143.13 feet; thence having a radius of 763.58 feet, a delta angle of 10°45'21", and a chord that bears N12°38'24"W 143.13 feet; thence N18°01'03"W 324.55 feet; thence 60.43 feet along the arc of a curve to the left, having a radius of 2813.69 feet, a delta angle of 1°13'50", and a chord that bears N18°37'58"W 60.43 feet to the North Phase Line of Phase I; thence upon said North Phase Line the following three (3) courses: 1) S89°29'35"E 285.21 feet; 2) S44°37'42"E 237.92 feet; 3) N90°00'00"E 117.73 feet to the Point of Beginning.  
containing 13.485 acres, more or less.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68°16'25"	123.25'	146.86'	83.56'	S 27°35'35" W	138.33'
C2	19°02'23"	294.16'	97.75'	49.33'	S 02°58'28" W	97.31'
C3	24°47'17"	315.79'	136.62'	69.40'	S 00°06'00" W	135.56'
C4	08°53'37"	237.18'	36.82'	18.44'	S 07°50'50" E	36.78'
C5	09°09'48"	354.36'	56.67'	28.41'	S 01°04'30" W	56.64'
C6	05°47'21"	613.32'	61.97'	31.01'	S 02°45'35" W	61.94'
C7	04°55'44"	600.87'	51.69'	25.86'	S 02°35'58" E	51.67'
C8	04°33'00"	483.44'	38.39'	19.21'	S 02°47'20" E	38.38'
C12	07°10'35"	2013.41'	252.18'	126.26'	N 11°36'33" W	252.02'
C13	09°05'42"	800.55'	127.08'	63.67'	N 11°48'34" W	126.94'
C14	10°45'21"	763.58'	143.13'	71.88'	N 12°38'24" W	143.13'
C15	01°13'50"	2813.69'	60.43'	30.22'	N 18°37'58" W	60.43'

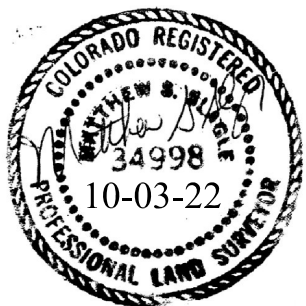
LINE	BEARING	DISTANCE
L2	N 89°05'00" E	20.00'
L3	S 00°55'00" E	11.78'
L4	S 61°43'41" W	0.56'
L5	S 06°32'44" E	191.80'
L6	S 12°17'38" E	36.23'
L7	S 03°24'01" E	331.33'
L8	S 05°39'15" W	31.82'
L9	S 00°08'06" E	130.70'
L10	S 05°03'50" E	70.50'
L15	N 15°11'50" W	538.46'
L16	N 14°51'49" W	239.28'
L17	N 07°15'43" W	164.66'
L18	N 18°01'03" W	324.55'

NOTES:

- 1) The purpose of this Exhibit is to Define and Depict Proposed Minturn North PUD Boundary.
- 2) Location of Boundaries are based on a non-recorded Land Survey Plat performed by Eagle Valley Survey and provided by others. It is not the intent of this document to depict easements or utility locations, such locations depicted are for informational purposes only. This Exhibit does not constitute a boundary survey performed by Slagle Survey Services.
- 3) Lineal Units are the U.S. Survey Foot.

CERTIFICATION

I hereby certify that this Exhibit was prepared for Resort Concepts, that this is NOT a Land Survey Plat, Improvement Survey Plat, or statutory Improvement Location Certificate and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.



Matthew S. Slagle PLS 34998  
Professional Land Surveyor  
State of Colorado



SLAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631  
970.471.1499 Office matthew@slaglesurvey.com  
www.SlagleSurvey.com

EXHIBIT

MINTURN NORTH PUD,  
Section 26, Township 5 South, Range 81 West, 6th P.M.  
County of Eagle, State of Colorado

DRAWN BY:	MSS	JOB NUMBER:	22055	DRAWING NAME:	22055 Exhibit.dwg
SHEET	1	OF	1	DATE:	10-03-2022