









County of Eagle, State of Colorado

A Parcel of land being a portion of the Northwest Quarter, of Section 26, Township 5 South, Range 81 West of the Sixth P.M. according to the Dependent Reservey thereof accepted September 13, 1943 and also being a portion of the lands defined in the Quitclaim Deed recorded December 2, 2014 as Reception No. 201420764 and being more particularly described as follows: Commencing at a point on the North Line of said Section 26 from which the Northwest Corner of said Section bears N89°57'36" W 617.57 feet, thence departing said section line and upon the eastern boundary of the Easement Deed for Minnurn Road recorded as Reception No. 13 in the Eagle County Clerk and Recorder's Office S19°14'54" E 346.49 feet to the Point of Beginning; thence departing said eastern boundary and upon the southern boundary of lands to be known as Parcel 2, UPRR Subdivision the following three (3) courses: (1) S89°29'40" E 285.21 feet; (2) S44°37'42" E 237.92 feet; (3) S90°00'00" E 117.98 feet to the West boundary of Taylor Addition according to the deed recorded in Book 329 at Page 111; thence departing Parcel 2 southern boundary and upon said West Boundary S00°54'37" E 83.62 feet, then upon southern boundary of said Taylor Addition the following two (2) courses: (1) N89°17'04" E 19.82 feet; (2) S00°38'41" E 1.66 feet to the western boundary of Taylor Avenue Dedication recorded as Reception No. 144697; thence upon said western boundary of Taylor Avenue the following nineteen (19) courses: 1) 146.87 feet upon a curve to the left having a radius of 123.25 feet the chord of which bears S27°35'35" W 138.33 with a central angle of 68°16'28"; 2) S06°32'44" E 191.80 feet; 3) 97.75 feet upon a curve to the right having a radius of 294.17 feet the chord of which bears S02°58'26" W 97.31 with a central angle of 19°02'23" to a point of reverse curve; 4) 136.62 feet upon a curve to the left having a radius of 315.79 feet the chord of which bears S00°06'00" W 135.56 with a central angle of 24°47'18"; 5) S12°17'38" E 36.23 feet; 6) 36.82 feet upon a curve to the right having a radius of 237.18 feet the chord of which bears S07°50'50" E 36.78 with a central angle of 08°53'38"; 7) S03°24'10" E 331.37 feet; 8) 56.70 feet upon a curve to the right having a radius of 354.36 feet the chord of which bears S01°30'30" E 56.64 feet with a central angle of 09°10'04"; 9) S01°10'31" E 31.82; 10) 61.97 feet upon a curve to the right having a radius of 613.36 feet the chord of which bears S02°45'33" W 61.94 feet with a central angle of 05°07'20"; 11) S00°08'06" E 130.70 feet; 12) 51.69 feet upon a curve to the left having a radius of 600.87 feet the chord of which bears S02°35'58" E 51.67 feet with a central angle of 04°05'54"; 13) S05°03'50" E 70.50 feet; 14) 38.39 feet upon a curve to the right having a radius of 483.44 feet the chord of which bears S02°47'20" E 38.38 feet with a central angle of 04°03'30"; 15) S00°30'50" E 233.54 feet; 16) 39.30 feet upon a curve to the right having a radius of 1128.82 feet the chord of which bears S00°29'01" E 39.30 feet with a central angle of 01°59'41"; 17) S01°28'51" W 104.95 feet; 18) 152.32 feet upon a curve to the right having a radius of 247.77 feet the chord of which bears S19°05'31" E 149.93 feet with a central angle of 35°13'22"; 19) S36°42'11" W 48.35 feet, thence departing said Taylor Avenue and upon the eastern boundary of said Easement Deed for Minnurn Road, the following eleven (10) courses: (1) 211.61 feet upon a curve to the left having a radius of 2208.58 feet the chord of which bears N05°16'34" W 211.53 feet with a central angle of 05°29'23"; (2) N08°01'15" W 215.43 feet; (3) 252.18 feet upon a curve to the left having a radius of 2013.41 feet the chord of which bears N11°36'33" W 252.02 feet with a central angle of 07°10'35"; (4) N15°11'50" W 538.46 feet; (5) N14°53'24" W 239.29 feet; (6) 127.07 feet upon a curve to the right having a radius of 800.55 feet the chord of which bears N11°48'34" W 126.94 feet with a central angle of 09°05'41"; (7) N07°15'43" W 164.66 feet; (8) 143.34 feet upon a curve to the left having a radius of 763.58 feet the chord of which bears N12°38'24" W 143.13 feet with a central angle of 10°45'20"; (9) N18°01'03" W 324.55 feet; (10) 60.43 feet upon a curve to the left having a radius of 2813.69 feet the chord of which bears N18°37'58" W 60.43 feet with a central angle of 01°13'50" to the Point of Beginning.

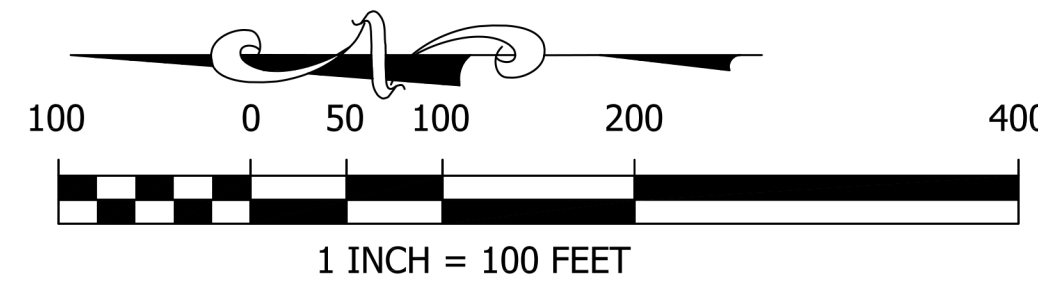
Containing 12.581 acres more or less

Surveyor's Certificate:
I, Matthew S. Slagle, a Licensed Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared by me or under my responsible charge, is based upon my knowledge, information and belief, and is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. The Notes hereon are a part of this certification.

-  = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 11204
 = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 24318
 = FOUND 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 20695
 = FOUND 1.5" ALUMINUM CAP ON NO. 4 REBAR STAMPED LS 30116
 = SET 2" ALUMINUM CAP ON NO. 5 REBAR STAMPED LS 34998
 = PHONE OR COMMUNICATION PEDESTAL
 = MARKER FOR BURIED GAS UTILITY
 = UTILITY POLE



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



FOUND SURVEY MONUMENT
W 1/4 SEC 26
2.5" DIAMETER USGLO
BRASS CAP
STAMPED 1942

FOUND SURVEY MONUMENT
NW CORNER SEC 26
T5S R81W 6TH PM
2.5" USGLO BRASS CAP ON
1" PIPE - STAMPED 1942
(LOCATED BASE OF LEANING PIPE)

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

SLAGLE SURVEY SERVICES

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EXHIBIT
MINTURN NORTH P.U.D.

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 PUD Exhibit.dwg
SHEET 1 OF 1	DATE:	07-22-2023

