

IMPROVEMENT LOCATION CERTIFICATE

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M.,
COUNTY OF BOULDER, STATE OF COLORADO
SHEET 1 OF 1

Parcel Description:

(RECEPTION NO. 060131)

A TRACT OF LAND SITUATED IN W1/2 OF THE SW1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34 FROM WHICH THE W1/4 CORNER OF SAID SECTION 34 BEARS NORTH 0°02'10" WEST;
THENCE SOUTH 89°55' EAST, 660.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO C. WARREN SLATER AND JANE R. SLATER AS DESCRIBED IN WARRANTY DEED RECORDED ON FILM 534 AT RECEPTION NO. 783316 OF THE RECORDS OF BOULDER COUNTY, COLORADO;
THENCE NORTH 0°02'10" WEST, 1062.34 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89°55' WEST, 3.74 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE NORTHWESTERLY 192.39 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 216.00 FEET, A DELTA ANGLE OF 51°02'00" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 64°24'00" WEST, 186.09 FEET;
THENCE NORTHWESTERLY 252.98 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 284.00 FEET, A DELTA ANGLE OF 51°02'15" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 64°24'08" WEST 244.70 FEET;
THENCE NORTH 89°55'15" WEST 3.87 FEET;
THENCE NORTH 0°02'10" WEST, 731.09 FEET ALONG THE WEST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 89°55' EAST, 396.00 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE NORTHEAST CORNER THEREOF;
THENCE SOUTH 0°02'10" EAST 917.65 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED ON SAID FILM 534 AT RECEPTION NO. 783316 TO THE TRUE POINT OF BEGINNING;

(RECEPTION NO. 269142)

PARCEL 1:

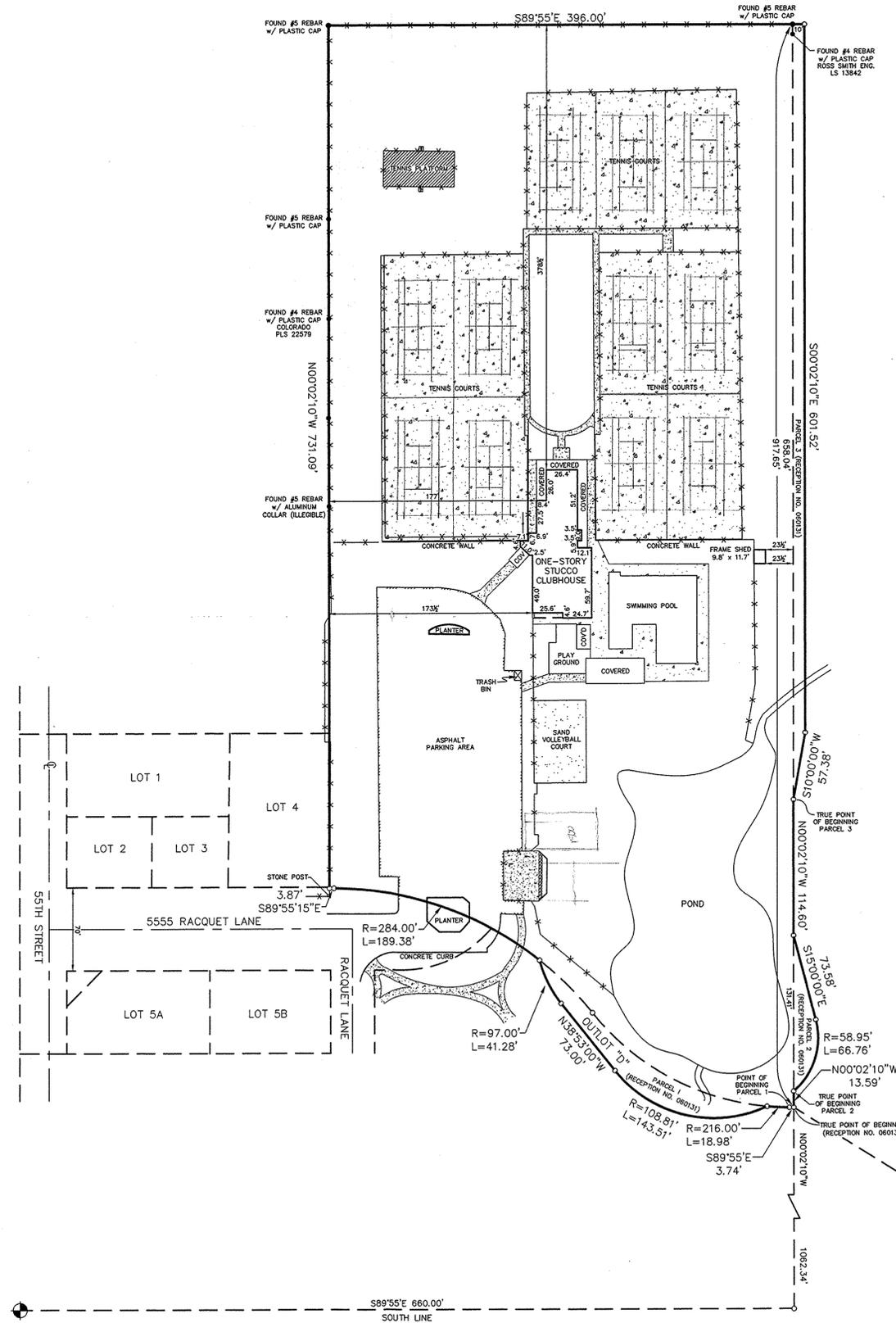
ALL THAT PORTION OF OUTLOT "D", "MEADOW GLEN", ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST EASTERLY CORNER OF OUTLOT "D", "MEADOW GLEN", ACCORDING TO THE RECORDED PLAT THEREOF, THENCE WESTERLY 143.51 FEET ALONG THE SOUTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 108.81 FEET AND THE CHORD OF WHICH ARC BEARS NORTH 76°40'02" WEST, 133.33 FEET TO A POINT TANGENT; THENCE NORTH 38°53'00" WEST, 73.00 FEET; THENCE NORTHWESTERLY 41.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 97.00 FEET AND THE CHORD OF WHICH ARC BEARS NORTH 26°41'26" WEST, 40.97 FEET TO A POINT ON THE NORTHERLY LINE OF SAID OUTLOT "D"; THENCE SOUTHEASTERLY, 63.58 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET TO A POINT OF REVERSE CURVE ON SAID NORTHERLY LINE OF OUTLOT "D"; THENCE SOUTHEASTERLY, 173.41 FEET ALONG THE NORTHERLY LINE OF SAID OUTLOT "D" AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MEADOWS CLUB, INC. BY INSTRUMENT RECORDED AS RECEPTION NO. 060131 OF THE BOULDER COUNTY, COLORADO RECORDS;
THENCE NORTH 0°02'10" WEST, 13.59 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131; THENCE SOUTH 15°00'00" EAST, 73.58 FEET; THENCE SOUTHERLY, 66.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO MEADOWS CLUB, INC. BY INSTRUMENT RECORDED AS RECEPTION NO. 060131 OF THE BOULDER COUNTY, COLORADO RECORDS;
THENCE NORTH 0°02'10" WEST, 259.61 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131 TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°02'10" WEST, 658.04 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°55'00" EAST, 10.00 FEET; THENCE SOUTH 0°02'10" EAST, 601.52 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED AS RECEPTION NO. 060131; THENCE SOUTH 10°00'00" WEST, 57.38 FEET TO THE TRUE POINT OF BEGINNING.



- Notes:
- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - 2) THIS CERTIFICATE WAS PREPARED FOR THE EXCLUSIVE USE OF MEADOWS CLUB INC. NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
 - 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS SURVEYING, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND, THAT ARE NOT SHOWN ON THIS CERTIFICATE.
 - 4) AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
 - 5) THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

Surveyor's Statement

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MEADOWS CLUB, INC., THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE-DESCRIBED PARCEL ON THIS DATE, JANUARY 17, 2008, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS SHOWN, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

NOTICE: THIS IMPROVEMENT LOCATION CERTIFICATE IS PREPARED FOR THE SOLE USE OF THE PARTIES STATED HEREON. IT IS NOT A LAND SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9). IT DOES NOT ESTABLISH PROPERTY CORNERS. A MORE PRECISE RELATIONSHIP OF THE IMPROVEMENTS TO THE BOUNDARY LINES CAN BE DETERMINED BY A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN, AND ONLY APPARENT (VISIBLE AT THE TIME OF FIELDWORK) IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. FLATIRONS SURVEYING, INC. AND JOHN B. GUYTON WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE, AND THEN ONLY TO THE PARTIES SPECIFICALLY SHOWN HEREON. ACCEPTANCE AND/OR USE OF THIS IMPROVEMENT LOCATION CERTIFICATE FOR ANY PURPOSE CONSTITUTES AGREEMENT TO ALL TERMS STATED HEREON.


 JOHN B. GUYTON
 COLORADO P.L.S. #16400


| IMPROVEMENT LOCATION CERTIFICATE | |
|----------------------------------|---|
| PREPARED FOR | |
| MEADOWS CLUB INC. | |
| SHEET 1 OF 1 | |
| DRAWN BY: ROBERT FERGUSON | Flatirons, Inc. - Surveying & Engineering |
| DATE: JANUARY 17, 2008 | 3825 IRIS AVENUE BOULDER, CO 80501 PH: (303) 443-7001 FAX: (303) 443-9830 Established 1983 |
| FSI JOB NO. 08-53,988 | 655 FOURTH AVENUE LONGMONT, CO 80501 PH: (303) 776-1733 FAX: (303) 776-4355 www.flatirons.com |
| | INT: DATE: REVISIONS: CHECKED BY: SK 01/17/2008 |
| COPYRIGHT 2008 FLATIRONS, INC. | |