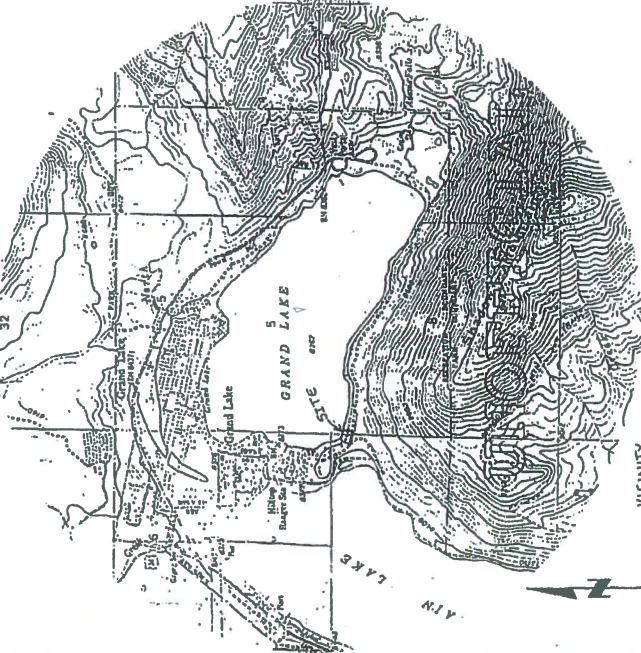


# Naylor's Outright Exemption, Tract "B-1" and Tract "B-2"

Located in the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8,  
Township 3 North, Range 75 West of the 6th P.M., County of Grand, State of Colorado.  
Conveyed in Book 226 at Pages 04 and 05 (recorded 6/14/1976)  
less Tract "A" conveyed in Book 468 at Pages 275 and 276 (recorded 8/30/1990)



Town  
↑

Grand Lake

National Forest

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That Liberty National Bank and Trust Company of Oklahoma City is the owner of the real property described as Tract B, Amended Final Plat of Naylor's Redivision. That they have caused said real property to be laid out and surveyed as Naylor's Outright Exemption, Tract B-1 and Tract B-2, and do hereby dedicate and set apart all streets, alleys, and other public ways and places shown on the accompanying plat for the use of the public forever, and does hereby dedicate those portions of said real property which are indicated as easements on the accompanying plat as easements. IN WITNESS WHEREOF Liberty National Bank and Trust Company of Oklahoma City has caused their name to be hereunto subscribed this 10 day of October, 2003.

**Liberty National Bank and Trust Company of Oklahoma City**  
Title: *Liberty National Bank and Trust Company of Oklahoma City*  
Vice President: *Don McCre*  
STATE OF *Oklahoma* )  
COUNTY OF *Oklahoma* )

The foregoing instrument was acknowledged before me this 10 day of October, 2003 by Liberty National Bank and Trust Company of Oklahoma City.

My commission expires *1 Nov. 20, 2006*

Tract B, Amended Final Plat of Naylor's Redivision (see this subdivision established in Book 226 at Pages 04 and 05 (recorded 6/14/1976) and the Northwest 1/4 of Section 8, Township 3 North, Range 75 West, County of Grand, State of Colorado.

**NOTES**  
(Original dimensions from Warranty deeds recorded 6/14/1976 in Book 226 at Pages 02-05)  
(Plat dimensions from Amended Final Plat of Naylor's Redivision recorded 7/24/1990 at Reception No. 246522)  
(Plat dimensions of Amended Final Plat of Naylor's Redivision, Tract B do not close by 14.20 feet)  
(Measured dimensions Amended Final Plat of Naylor's Redivision, Tract B do not close by 11.02 feet)  
(Measured dimensions Amended Final Plat of Naylor's Redivision per C. W. McClellan)(Dimensions from Tractee's Deed recorded 8/30/1990 in Book 468 at Pages 275-276)  
Measured dimensions

• SET (18" #5 Rebar with 1-1/2" Aluminium Cap CATTLETT PE & PLS 26683)

**BASIS OF BEARING**  
The southerly line of Tract B, Amended Final Plat of Naylor's Redivision located in the Northeast 1/4 of Section 7 and the Northwest 1/4 of Section 8, Township 3 North, Range 75 West, County of Grand, State of Colorado from the southwesterly corner of said Tract B (3 poles with a washer & cap) to the southeasterly corner of said Tract B (a 1" round bolt in rock with a shielded X bearing South 79° 24' East as indicated on said Amended Final Plat recorded 7/24/1990 at Reception No. 246522 and also Warranty Deeds recorded 6/14/1976 in Book 226 at Pages 02-05.

I, *Robert J. [Signature]*, Surveyor, do hereby certify that this plat of Naylor's Redivision, Tract B, Amended Final Plat of Naylor's Redivision, Tract B, as shown on this plat, was surveyed by me or under my direction, and that this plat complies with the requirements of Title 38, Section 31, Colorado Revised Statutes, 1973, and that the measurements required by said Statute and by the Grand County Subdivision Exemption Regulations have been platted on the ground.



**NOTES FROM UNITED GENERAL TITLE INSURANCE COMPANY COMMITMENT**  
GRAND COUNTY TITLE & ESCROW COMPANY, INC. CASE NO. B-188863 DATED 9/16/2003  
at Pages 563, and August 15, 1889 in Book 5 at Page 459.  
10. Right of way as reserved in instrument recorded December 7, 1908 in Book 35 at Page 472.  
11. Right of way granted Three Lakes Water and Sanitation District by instrument recorded July 2, 1940 in Book 277 at Page 615.  
12. Any rights, interests or easements in favor of the State of Colorado, the United States of America, or the public, which are claimed to exist in any beach areas lying above the mean high water mark, or, over, under and/or across the waters and ground and part bed and banks of the Grand Lake.  
13. Exemptions, reservations, easements and rights of way, as set forth on the plat of Amended Final Plat of Naylor's Redivision (see this subdivision established in Book 226 at Pages 04 and 05 (recorded 6/14/1976) and the Northwest 1/4 of Section 8, Township 3 North, Range 75 West of the 6th P.M., Grand County, Colorado, July 24, 1990 as Reception No. 246522).

1. Tract B-1 will continue to be served by the existing water, sewer, gas, and electric lines as shown on the plat of Naylor's Redivision, Tract B, Amended Final Plat of Naylor's Redivision, Tract B, as shown on this plat, as well as identified in Augmentation Plat Case No. 02CN741.  
2. Both Tract B-1 and Tract B-2 upon recording of this final plat will be limited to one (1) single family residential unit.

**COMMISSIONERS CERTIFICATE**  
Approved this 10 day of October, 2003 by the Board of County Commissioners of Grand County, Colorado pursuant to Grand County Ordinance adopted by Resolution No. 2003-102-10.

**2003-013792**  
Naylor's Outright Exemption  
Frank Naylor, Bank One (Phil Bacterio)  
414. Fitch Road  
Grand  
NE 3/4 Sec 7, T3N, R75W  
Near Grand Lake  
Project No. 01-0031  
Drawn by: *David [Signature]*  
Scale: 1" = 200'  
Checked by: *David [Signature]*  
Project Manager/Lead Developer  
Computer Applications  
2543 Remedial Lane  
Fort Collins, CO 80526  
(970) 484-2250 FAX (970) 484-2290

STATE OF COLORADO )  
County of GRAND )  
Filed for record this 10 day of October, 2003 at 1:05 o'clock P.M.  
Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_  
*David [Signature]*  
SHERIFF, RECORDS  
Liberty

NE1/4, S7 & NW1/4, S8-T3N-R75W

01-0031 - Naylor/BankOne