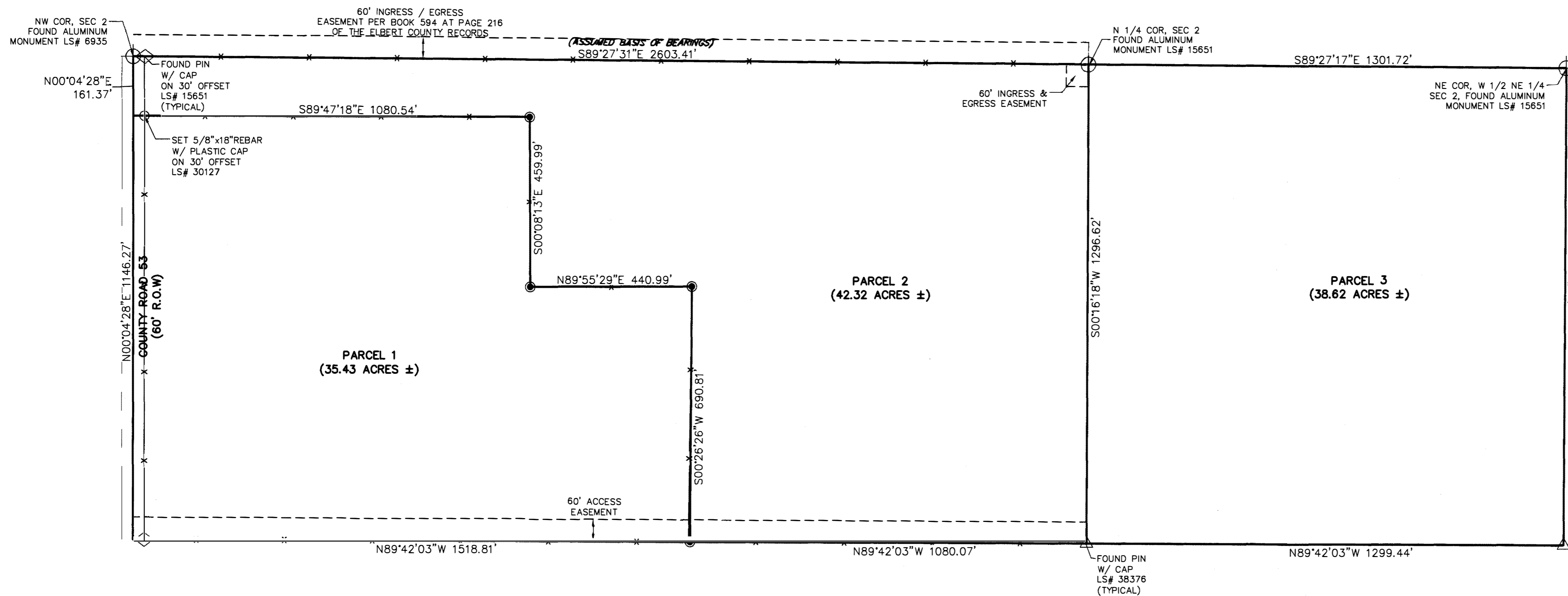
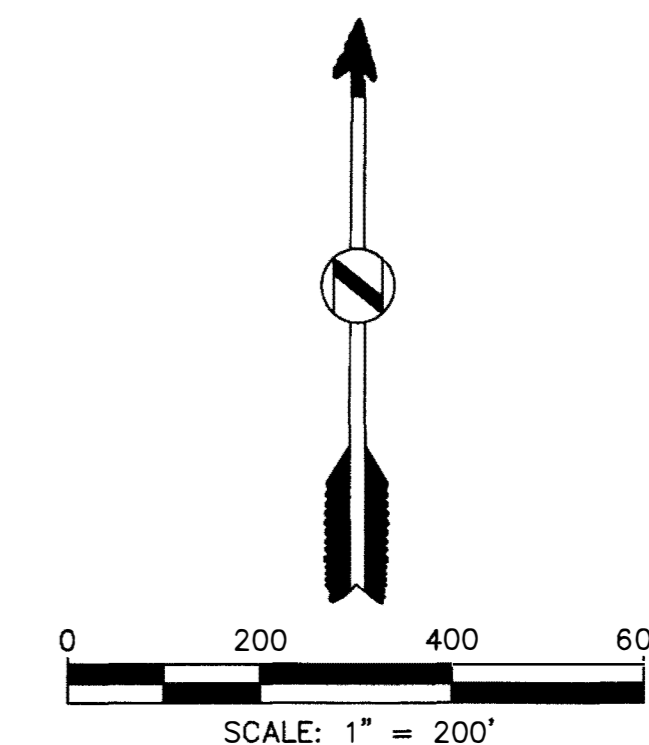


LAND SURVEY PLAT

PART OF SECTION 2, T. 7 S, R. 63 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO



PROPERTY DESCRIPTION

PARCEL 1:
A PARCEL OF PROPERTY LOCATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, TO BEAR S89°27'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°04'28"W, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 161.37 FEET TO THE POINT OF BEGINNING; THENCE S89°47'18"E, A DISTANCE OF 1080.54 FEET; THENCE S00°08'13"E, A DISTANCE OF 459.99 FEET; THENCE N89°55'29"E, A DISTANCE OF 440.99 FEET; THENCE S00°26'26"W, A DISTANCE OF 690.81 FEET; THENCE N89°42'03"W, A DISTANCE OF 1518.81 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N00°04'28"E, A DISTANCE OF 1146.27 FEET TO THE POINT OF BEGINNING;

CONTAINING 35.43 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION

PARCEL 2:
A PARCEL OF PROPERTY LOCATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, TO BEAR S89°27'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°27'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 2603.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SEC 2; THENCE S00°16'18"W, A DISTANCE OF 1296.62 FEET; THENCE N89°42'03"W, A DISTANCE OF 1080.07 FEET; THENCE N00°26'26"E, A DISTANCE OF 690.81 FEET; THENCE S89°55'29"W, A DISTANCE OF 440.99 FEET; THENCE N00°08'13"W, A DISTANCE OF 459.99 FEET; THENCE N89°47'18"W, A DISTANCE OF 1080.54 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N00°04'28"E, A DISTANCE OF 161.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2, AND THE POINT OF BEGINNING

CONTAINING 42.32 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION

PARCEL 3:
A PARCEL OF PROPERTY LOCATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, TO BEAR S89°27'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°27'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 2603.41 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 AND THE POINT OF BEGINNING; THENCE S89°27'17"E, ALONG THE NORTH LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 2, A DISTANCE OF 1301.72 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S00°22'20"W, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 A DISTANCE OF 1291.03 FEET; THENCE N89°42'03"W, A DISTANCE OF 1299.44 FEET; THENCE N00°16'18"E, A DISTANCE OF 1296.62 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 2 AND THE POINT OF BEGINNING

CONTAINING 38.63 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION

A 60' ACCESS EASEMENT LOCATED IN THE NORTH 1/2 OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

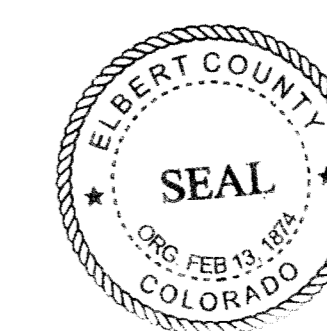
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, AND CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, TO BEAR S00°04'28"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°04'28"W, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,247.64 FEET TO THE POINT OF BEGINNING; THENCE S00°04'28"W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET; THENCE S89°42'03"E, A DISTANCE OF 2,598.88 FEET; THENCE N00°16'18"E, A DISTANCE OF 60.00 FEET; THENCE N89°42'03"W, A DISTANCE OF 2599.09 FEET TO THE POINT OF BEGINNING;

CERTIFICATE OF SURVEY:

This is to certify to Nicholas L Goddard that on April 21st, 2021 a survey was made under my direct supervision, of the hereon described property situated in Elbert County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Elbert County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Prairie Survey Co., Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.



Keith Westfall
Keith Westfall, Colorado PLS #30127
For and on behalf of
High Prairie Survey Co.

INDEXING STATEMENT:

Deposited this 20TH day of APRIL, 20 20, in the County of Elbert, State of Colorado, by *Keith Westfall*, Deputy Clerk, the office of the Elbert County Clerk and Recorder.

220581 LSP
04/20/2022 09:58:42 AM Page: 1 of 1 R 20.00 D
Dallas Schroeder Recorder, Elbert County, CO

NOTE:
IMPROVEMENTS NOT LOCATED PER CLIENTS INSTRUCTIONS.

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SEC 2 TO HAVE AN ASSUMED BEARING OF S89°27'31"E AND MONUMENTED AS SHOWN HEREON.

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

DATE:	REVISIONS:
05/25/2021	ADDED INGRESS / EGRESS EASEMENT
10/05/2021	ADDED ACCESS EASEMENT
REFERENCE DWG:	

High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

DATE: 04/22/2021
SCALE: 1"=200'
DRAWN BY: CRR

TITLE: LAND SURVEY PLAT
PART OF SEC. 2, T7S, R63W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT: NICHOLAS L GODDARD

SHEET 1 OF 1 JOB NUMBER: 21069-LSP