

LAND SURVEY PLAT

OF PART OF THE WEST HALF OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PROPERTY DESCRIPTION:

TRACT 1:
A tract of land in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 7, Township 11 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence
S 00°01'51" W 1324.44 feet to the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence
S 00°05'27" E 111.65 feet; thence
S 89°17'56" W 1053.26 feet; thence
N 00°32'12" W 1438.50 feet to the North Line of the Southwest Quarter of the Northwest Quarter of said Section 7; thence
N 89°26'01" E 1067.25 feet to the point of beginning, containing 35.0 acres.

Subject to easements and restrictions of record.

LEGEND

- Monument Found, Type and Size, Noted on Survey
- 1/2"x24" Rebar w/PLS38374 Cap Set
- △ Section Corner, Found
- * Assumed Bearing
- (R) Record Dimension
- (S) Surveyed Dimension

GENERAL NOTES:

- WATER RIGHTS DECREED IN COURT DECREE 2021CW3126.
- PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE PROPERTY OWNERS MY BE REQUIRED TO COMPLY WITH APPLICABLE RULES, IF ANY, OF THE COLORADO GROUND WATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, WHICH COMPLIANCE MAY RESULT IN A REDUCTION OF WELL WITHDRAWAL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.

LAND SURVEYOR'S NOTES:

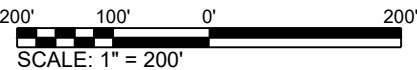
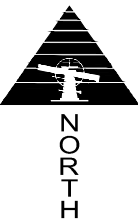
- Standards observed and used on this project conform to the generally accepted, reasonable standards for this class of work usually applied by other surveyors in El Paso County, Colorado at the time of this certification.
- This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:
 - A: Ownership of the tract of land.
 - B: Compatibility of this property with those of adjoining property.
 - C: Rights of Way, easements, or encumbrances of record.
- Any person who knowingly removes, alters or defaces any Public Land Survey Monument or land boundary monument or accessory, commits a Class Two (2) Misdemeanor pursuant to Section 18-4-508 of the Colorado Revised Statutes.
- All courses denoted hereon are as measured in the field.
- BASIS OF BEARINGS: South line of the North One Half of Lot 2 of the Southwest Quarter of Section 7, T11S, R65W, monumented as shown and bearing S 89°17'56" W, 1053.26 feet.
- Land Survey Plat deposited under reception number 219120728 of the records of El Paso County, Colorado was used as a reference for this survey.
- 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.

SURVEYOR'S STATEMENT:

I, Tim Sloan, a Registered Professional Surveyor in the State of Colorado, hereby state and declare that the accompanying Land Survey Plat was surveyed and drawn under my responsible charge and accurately shows the described tract of land, parcel, delineation thereof, and in accordance with the applicable standards of practice, that the requirements of Title 38-51-102 of the Colorado revised Statutes, as amended, have been met and is true and correct to the best of my knowledge, information and belief, and is not a guaranty or warranty, either expressed or implied.



Tim Sloan, P.L.S.
Colorado Registered Professional
Land Surveyor No. 38374



COUNTY SURVEYORS CERTIFICATE:

Deposited this _____ day of _____, 2023, A.D. at _____ O'Clock in Book _____ of
the County Surveyor's Land Survey Plat / Right of Way Surveys at page _____ Reception
Number _____, this Land Survey Plat complies with Section 38-51-102, Colorado
Revised Statutes.

Deputy Clerk and Recorder



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Drawn By: JAM Project #2010CS4031 DD#120 TDS #90