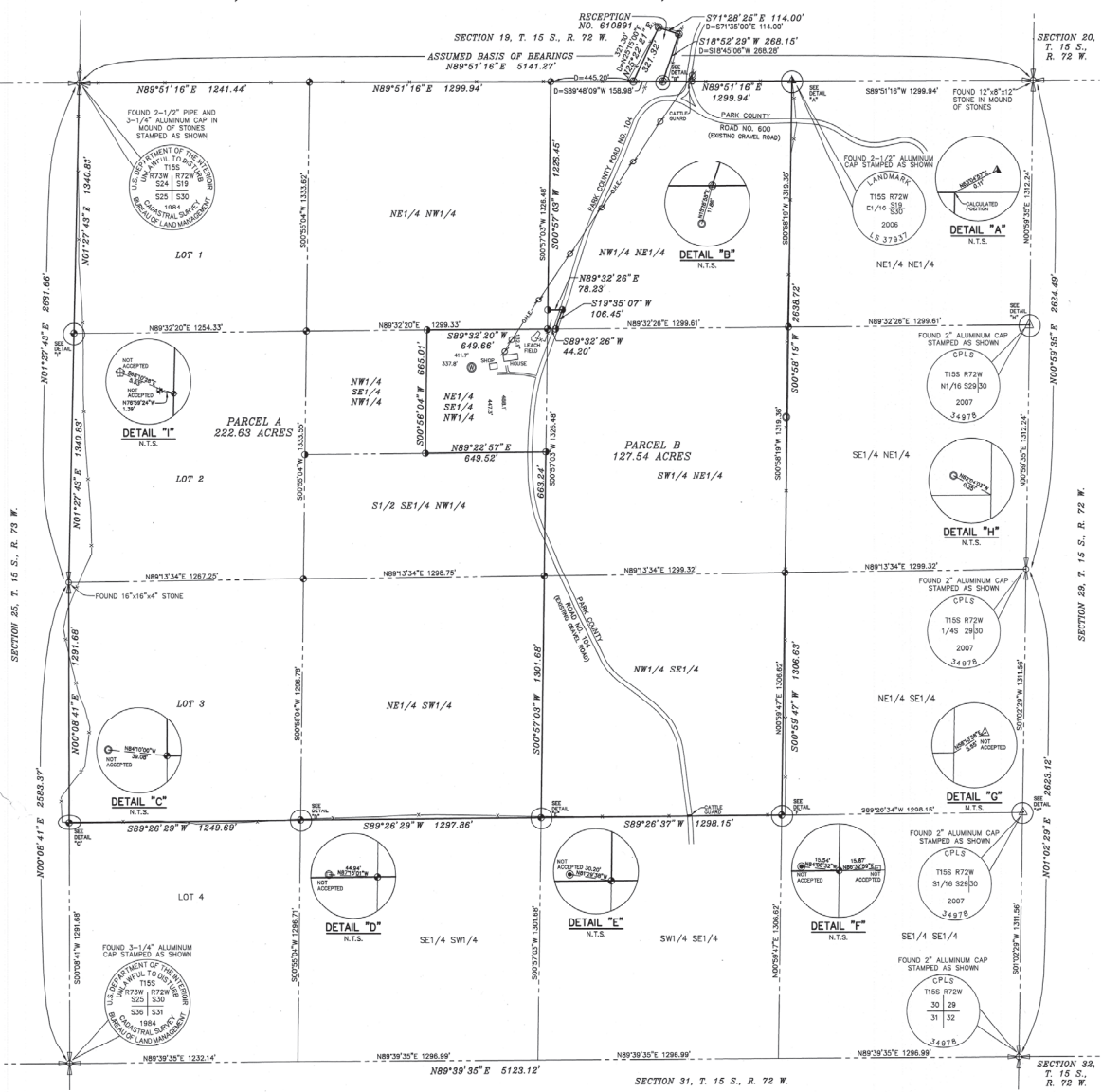


5-08-21 Debra A Green Park County Clerk & Recorder 3-31-2008

LAND SURVEY PLAT

GOVERNMENT LOTS 1, 2 & 3, THE E1/2 OF THE NW1/4, THE NE1/4 OF THE SW1/4, THE W1/2 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 30, AND A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO



LEGAL DESCRIPTION (PER THE TITLE COMMITMENTS):

PORTIONS OF SECTION 30, GOVERNMENT LOTS 1, 2 AND 3, THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4), THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4), THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER (W1/2 NW1/4) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO.

PORTION OF SECTION 19, A PORTION OF THE SW1/4 SE1/4 OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 19 WHICH IS 44.2 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SECTION 19; THENCE NORTH 29° 30' 51" EAST, 321.3 FEET; THENCE SOUTH 71° 10' 09" EAST, 114.0 FEET; THENCE SOUTH 19° 00' 57" WEST, 288.3 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE WESTERLY ALONG SAID SOUTH LINE, 158.9 FEET TO THE POINT OF BEGINNING, COUNTY OF PARK, STATE OF COLORADO.

THIS LEGAL DESCRIPTION WAS CORRECTED IN WARRANTY DEED RECORDED MARCH 11, 2005 UNDER RECEPTION NO. 610891 OF THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER.

LEGAL DESCRIPTION (AS SPLIT):

PARCEL A:
A TRACT OF LAND LOCATED IN SECTION 19, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
GOVERNMENT LOTS 1, 2 AND 3, THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4), THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 SW1/4), THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SW1/4 NW1/4), THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4), TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SAID SECTION 30 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SAID SECTION 30 FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30 BEARS S88°18'16" W, A DISTANCE OF 2,541.39 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE S00°57'03" W, ALONG THE EAST LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1,228.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE N08°32'26" E, A DISTANCE OF 78.23 FEET; THENCE S19°35'07" W, A DISTANCE OF 106.45 FEET; THENCE S89°32'26" W, A DISTANCE OF 44.20 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 222.63 ACRES OF LAND, MORE OR LESS.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF PARK COUNTY ROAD NO. 104.

PARCEL B:
A TRACT OF LAND LOCATED IN SECTION 19 AND SECTION 30, TOWNSHIP 15 SOUTH, RANGE 72 WEST OF THE 6th P.M., PARK COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4), THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4), THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 SW1/4), THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SW1/4 NW1/4) OF SAID SECTION 30 EXCEPTING THEREFROM A PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE-QUARTER (N1/4) CORNER OF SAID SECTION 30, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 30 BEARS S88°18'16" W, A DISTANCE OF 2,541.39 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE S00°57'03" W, ALONG THE WEST LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1,228.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE N08°32'26" E, A DISTANCE OF 78.23 FEET; THENCE S19°35'07" W, A DISTANCE OF 106.45 FEET; THENCE S89°32'26" W, A DISTANCE OF 44.20 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4 NW1/4; THENCE N08°32'26" E, A DISTANCE OF 106.45 FEET; THENCE S89°32'26" W, A DISTANCE OF 44.20 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 127.54 ACRES OF LAND, MORE OR LESS.
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF PARK COUNTY ROAD NO. 104.

NOTES:

- ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD DEED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D".
- ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°16'16" E, A DISTANCE OF 5141.27 FEET BETWEEN A 2-1/2" PIPE AND 3-1/4" ALUMINUM CAP STAMPED "U.S. DEPARTMENT OF THE INTERIOR" AT THE NORTHWEST CORNER OF SECTION 30 AND A GRANITE STONE AT THE NORTHEAST CORNER OF SAID SECTION 30.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR ENCUMBRANCES OF RECORD.

FOR THE PORTIONS OF SECTION 30, RAMPART SURVEYS RELIED ON A POLICY OF TITLE INSURANCE ISSUED BY TRANSMERICA TITLE INSURANCE COMPANY, POLICY NO. 463739-0, (EFFECTIVE DATE OF JUNE 14, 1980 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD.

FOR THE PORTION OF SECTION 19, RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY SECURITY TITLE GUARANTY CO., COMMITMENT NO. K02345740A, (EFFECTIVE DATE OF JUNE 16, 2004 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD.

NO OTHER ENCUMBRANCES OF RECORD ARE SHOWN EXCEPT THOSE REFERRED TO IN THE NUMBERS USED BELOW CORRESPONDING WITH THE NUMBERS USED ON SCHEDULE B, PART I, POLICY NO. 463739-(SECTION 30) AND SCHEDULE B - SECTION 2, COMMITMENT NO. K02345740A (SECTION 19). EXCEPTIONS IN THE ABOVE REFERENCED POLICY AND COMMITMENT.

FOR THE PORTIONS OF SECTION 30:
1. & B. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
2. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, AS RESERVED BY PATENTS RECORDED JULY 6, 1896 IN THE INTERIOR AT THE NORTHWEST CORNER OF SECTION 30 AND A GRANITE STONE AT THE NORTHEAST CORNER OF SAID SECTION 30.
3. THE PROPERTY IS SUBJECT TO THE RIGHT OF A PROPRIETOR OF A VEN ON LOBE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERFERE WITH THE NE1/4 AND SE1/4 NW1/4 OF SECTION 30, AS RESERVED BY PATENT RECORDED JULY 8, 1896 IN BOOK 25 AT PAGE 86.
4. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY FOR PARK COUNTY ROAD 77 AS DISCLOSED BY THE GENERAL HIGHWAY MAP FOR PARK COUNTY.
5. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY FOR ACCESS TO PROPERTY LYING NORTHWEST THEREOF, AS RESERVED BY INSTRUMENT RECORDED JULY 11, 1980 IN BOOK 312 AT PAGE 810. (THIS LEGAL DESCRIPTION WAS INACCURATE AND WAS CORRECTED IN BOOK 466 AT PAGE 746.)

FOR THE PORTION OF SECTION 19:
1. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
2. THE PROPERTY IS SUBJECT TO ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER, IN, ON OR UNDER THE LAND.

EXISTING EASEMENTS:
(1) APPARENT EASEMENTS ARE SHOWN BY EXISTING UTILITIES CROSSING THE PROPERTY.

AREAS OF CONCERN:
(1) THE FENCES ALONG THE WEST AND SOUTH LINES OF PARCEL A MEANDER IN AND OUT OF THE PROPERTY LINES, THEREFORE CAUSING AN AREA OF CONCERN.
(2) THE FENCE AROUND RECEPTION NO. 610891 DOES NOT FOLLOW THE PROPERTY LINES, THEREFORE CAUSING AN AREA OF CONCERN.

SURVEYOR'S CERTIFICATION:
I, KEVIN F. LLOYD, COLORADO PROFESSIONAL LAND SURVEYOR NO. 26665, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT IS AN ACCURATE DELINEATION OF THE DESCRIBED TRACT OF LAND BASED ON THE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND UNDER MY PERSONAL SUPERVISION.

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ SET 3/4" x 30" REBAR AND 2-1/2" ALUMINUM CAP STAMPED PER BLM INSTRUCTIONS
- ▲ FOUND REBAR AND ORANGE CAP STAMPED "TRICKE L. COX PLS 29749"
- ▲ FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN
- ▲ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LANDMARK LS 37937"
- ▲ FOUND REBAR AND PLASTIC CAP STAMPED "HIGH COUNTRY LS 3..."
- ▲ FOUND REBAR AND 2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 1/2" REBAR (NO CAP)
- FOUND REBAR AND BLUE CAP STAMPED "E L 10105"
- FOUND 5/8" REBAR (NO CAP)
- FOUND 7/8" O.D. IRON PIPE
- FOUND AS SHOWN (1/4 CORNER)
- FOUND AS SHOWN (SECTION CORNER)
- POWER POLE
- WELL
- O—E OVERHEAD ELECTRIC
- E.O.G. EDGE OF GRAVEL
- x— WIRE FENCE

MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:
I, KEVIN F. LLOYD, COLORADO P.L.S. NO. 26665, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT IS AN ACCURATE DELINEATION OF THE DESCRIBED TRACT OF LAND BASED ON THE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND UNDER MY PERSONAL SUPERVISION.

SIGNED: KEVIN F. LLOYD, COLORADO P.L.S. NO. 26665, FOR AND ON BEHALF OF RAMPART SURVEYS, INC. DATE: 5-08-21
P.O. BOX 5101, WOODLAND PARK, COLORADO 80866
(719) 687-0500

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDING OF THIS SURVEY. IF NO ACTION IS TAKEN WITHIN THIS PERIOD, THIS SURVEY IS DEEMED TO BE CORRECTED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

LSP - PORT. SEC. 30 & SEC. 19, T. 15 S., R. 72 W. OF THE 6th P.M., PARK COUNTY, COLORADO

RAMPART SURVEYS
P.O. Box 5101
Woodland Park, CO 80866
(719) 687-0500

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