

IMPROVEMENT SURVEY PLAT

PART OF SECTION 28, T. 7 S, R. 62 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO

PROPERTY DESCRIPTION

PARCEL A:

A PARCEL OF PROPERTY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIPS 7 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO BEAR S89°02'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°02'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 2627.14 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE S00°13'05"E, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 585.06 FEET; THENCE N89°02'31"W, A DISTANCE OF 2628.89 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N00°04'48"W, ALONG SAID WEST LINE, A DISTANCE OF 592.59 FEET TO THE POINT OF BEGINNING;

SUBJECT PROPERTY CONTAINING 35.53 ACRES, MORE OR LESS

SUBJECT TO A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 AND CONSIDERING THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER TO BEAR S89°02'31"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°04'48"E, A DISTANCE OF 27.96 FEET TO THE POINT OF BEGINNING; THENCE S88°34'55"E, A DISTANCE OF 1316.36 FEET TO A POINT OF CURVE; THENCE ALONG THE CURVE TO THE RIGHT, WHOSE RADIUS IS 110.00 FEET, A CENTRAL ANGLE OF 82°15'04", AND AN ARC LENGTH OF 157.91 FEET; THENCE S06°19'51"E, A DISTANCE OF 595.09 FEET TO THE POINT OF TERMINUS.

PARCEL B:

A PARCEL OF PROPERTY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIPS 7 SOUTH, RANGE 62 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

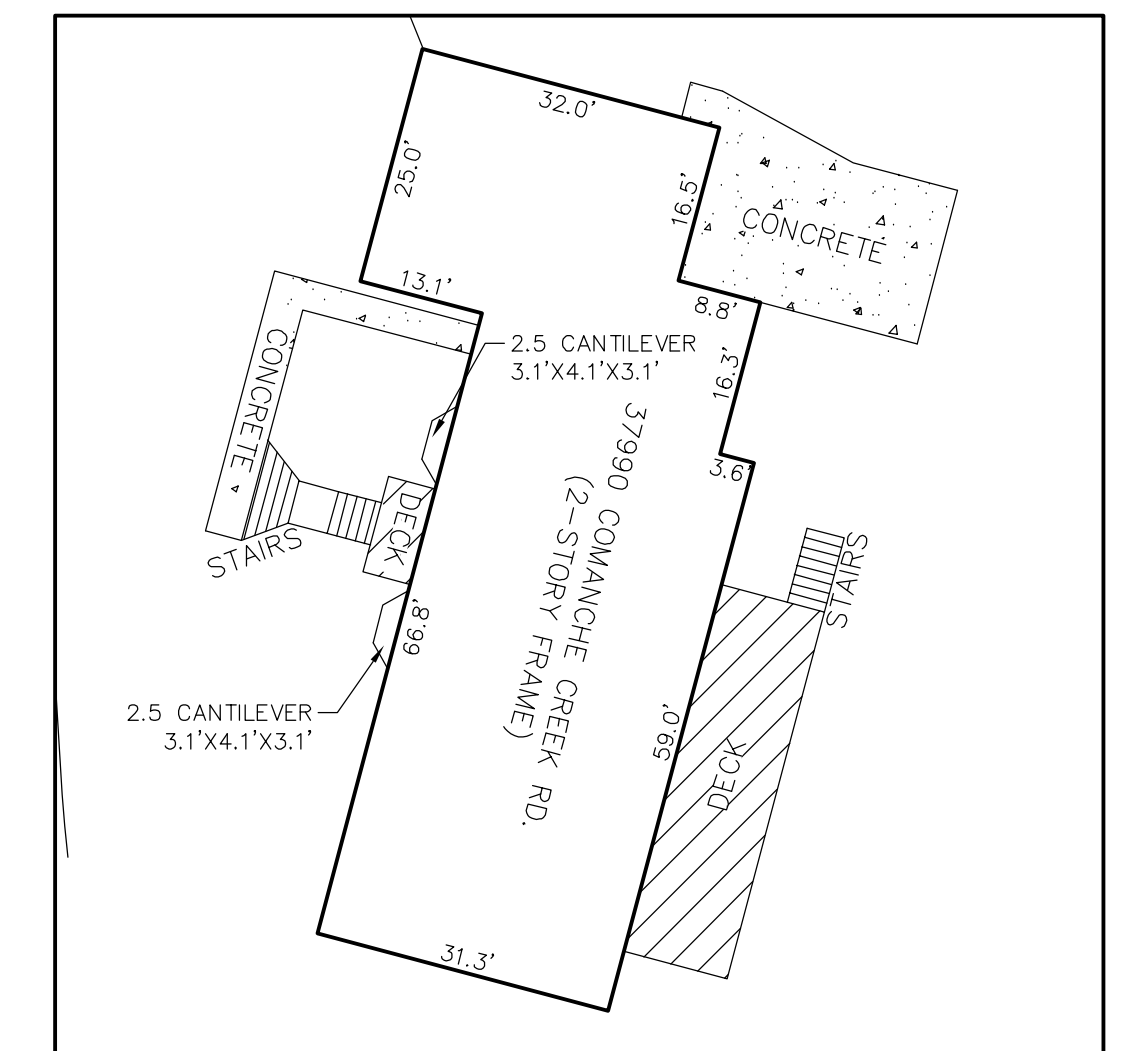
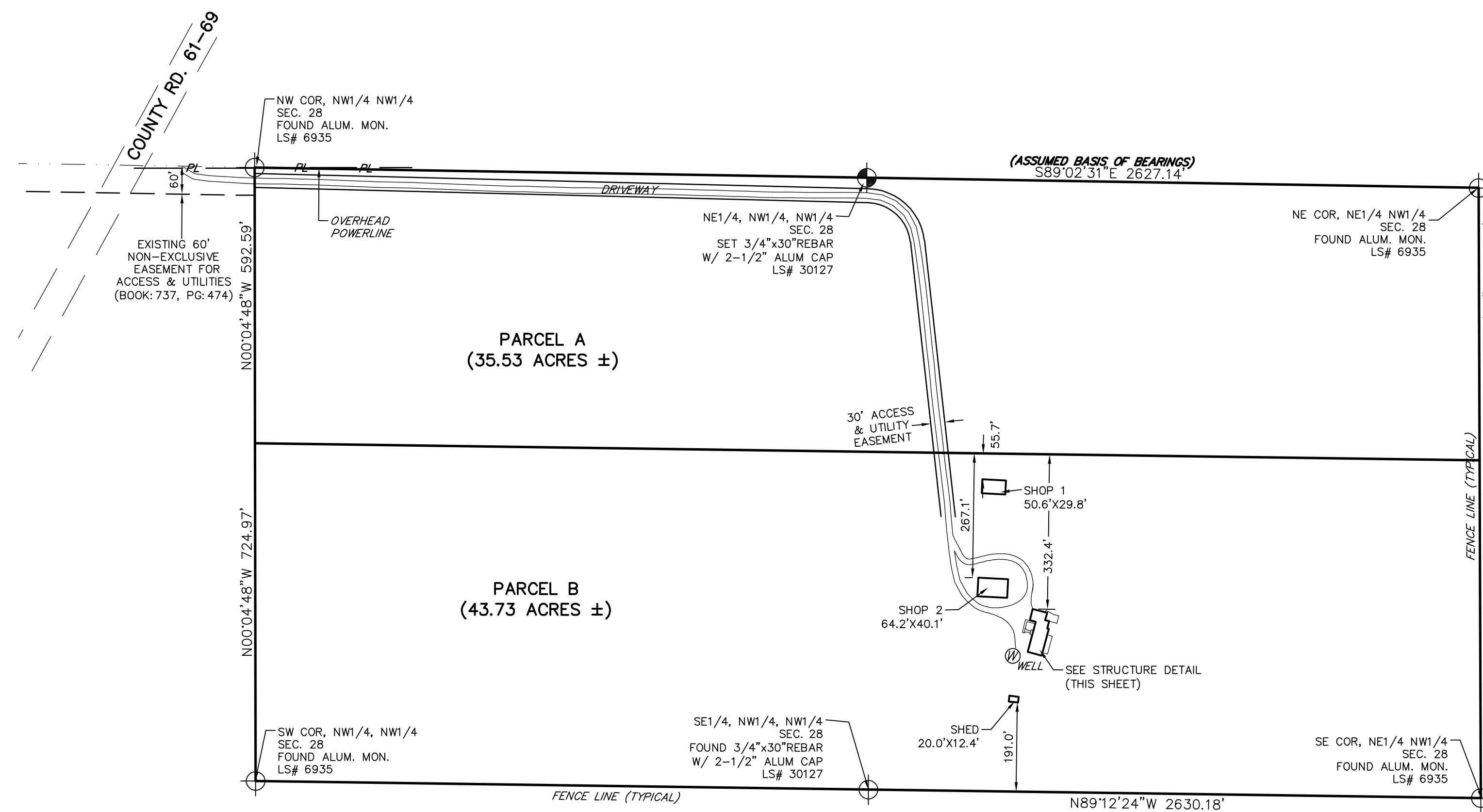
COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, AND CONSIDERING THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO BEAR S89°02'31"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°04'48"E, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 592.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING; S00°04'48"E, ALONG SAID WEST LINE, A DISTANCE OF 724.97 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE S89°12'24"E, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2630.18 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N00°13'05"W, ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 725.01 FEET; THENCE N89°02'31"W, A DISTANCE OF 2628.89 FEET TO THE POINT OF BEGINNING;

SUBJECT PROPERTY CONTAINING 35.53 ACRES, MORE OR LESS

TOGETHER WITH A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 AND CONSIDERING THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER TO BEAR S89°02'31"E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°04'48"E, A DISTANCE OF 27.96 FEET TO THE POINT OF BEGINNING; THENCE S88°34'55"E, A DISTANCE OF 1316.36 FEET TO A POINT OF CURVE; THENCE ALONG THE CURVE TO THE RIGHT, WHOSE RADIUS IS 110.00 FEET, A CENTRAL ANGLE OF 82°15'04", AND AN ARC LENGTH OF 157.91 FEET; THENCE S06°19'51"E, A DISTANCE OF 595.09 FEET TO THE POINT OF TERMINUS.



STRUCTURE DETAIL
SCALE: 1"=20'

CERTIFICATE OF SURVEY:

This is to certify to Dille Chattel Trust that on June 15th, 2018 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:

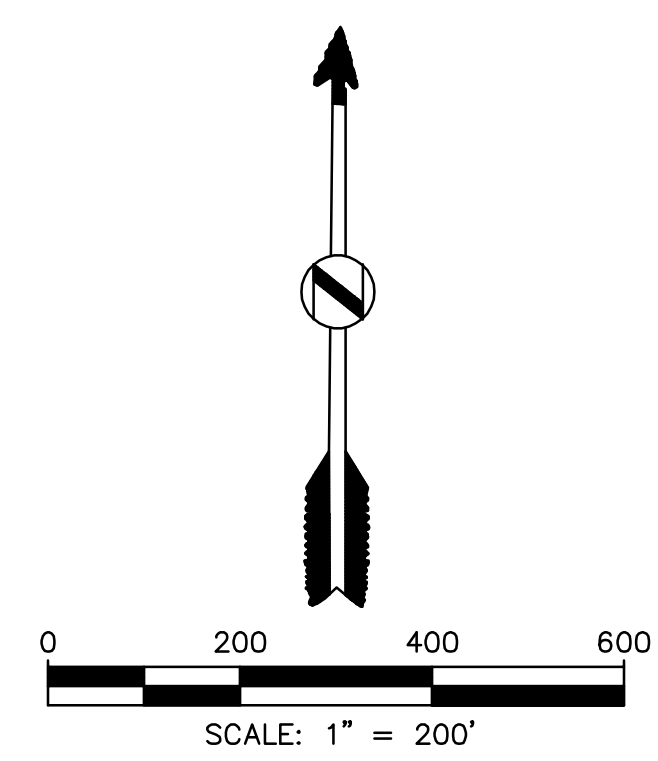
1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed without the benefit of a title insurance commitment or a title insurance policy. 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, Colorado PLS 30127
For and on behalf of
High Prairie Survey Co.

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20____, in the County Surveyor's land survey plats/right-of-way surveys at reception number _____ in the office of the Elbert County Clerk and Recorder.

Signed _____



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 NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28, TO HAVE AN ASSUMED BEARING OF S89°02'31"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:

High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING

OIL AND GAS SURVEYING

303-621-8672 FAX 303-621-7749

P.O. BOX 384 SCALE 1"=200' DATE 10/14/2020 DRAWN BY CRR

KIOWA, COLORADO 80117

TITLE: IMPROVEMENT SURVEY PLAT
PART OF SEC. 28, T7S, R62W, 6TH P.M.
ELBERT COUNTY, STATE OF COLORADO

CLIENT: DILLE CHATTEL TRUST

SHEET 1 OF 1 JOB NUMBER 18164-ISP