

# LAND SURVEY PLAT

## PART OF SECTION 3, T. 7 S, R. 60 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO

### PROPERTY DESCRIPTION

#### PARCEL 1:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 656.99 FEET; THENCE N89°46'57"W, A DISTANCE OF 2346.57 FEET; THENCE N00°07'54"W, A DISTANCE OF 658.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE S89°46'57"E, ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2346.98 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, AND THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.03 ACRES, MORE OR LESS.

#### PARCEL 2:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 656.99 FEET TO THE POINT OF BEGINNING; THENCE S00°05'45"E, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 656.99 FEET; THENCE N89°46'57"W, A DISTANCE OF 2346.15 FEET; THENCE N00°07'54"W, A DISTANCE OF 656.99 FEET; THENCE S89°46'57"E, A DISTANCE OF 2346.57 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.38 ACRES, MORE OR LESS.

#### PARCEL 3:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1313.98 FEET TO THE POINT OF BEGINNING; THENCE S00°05'45"E, CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 656.99 FEET; THENCE N89°46'57"W, A DISTANCE OF 2345.74 FEET; THENCE N00°07'54"W, A DISTANCE OF 656.99 FEET; THENCE S89°46'57"E, A DISTANCE OF 2346.15 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.38 ACRES, MORE OR LESS.

#### PARCEL 4:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1970.97 FEET TO THE POINT OF BEGINNING; THENCE S00°05'45"E, CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 644.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE S89°56'58"W, A DISTANCE OF 1325.65 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 3; THENCE S89°56'58"W, A DISTANCE OF 1019.65 FEET; THENCE N00°07'54"W, A DISTANCE OF 655.56 FEET; THENCE S89°46'57"E, A DISTANCE OF 2345.74 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.00 ACRES, MORE OR LESS.

#### PARCEL 5:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°46'57"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2346.98 FEET TO THE POINT OF BEGINNING; THENCE N89°46'57"W, CONTINUING ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 306.01 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE N89°47'43"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 2653.46 FEET TO THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S00°10'22"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1319.89 FEET; THENCE S89°54'30"E, A DISTANCE OF 2958.49 FEET; THENCE N00°07'54"W, A DISTANCE OF 1313.98 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 89.45 ACRES, MORE OR LESS.

### STATEMENT:

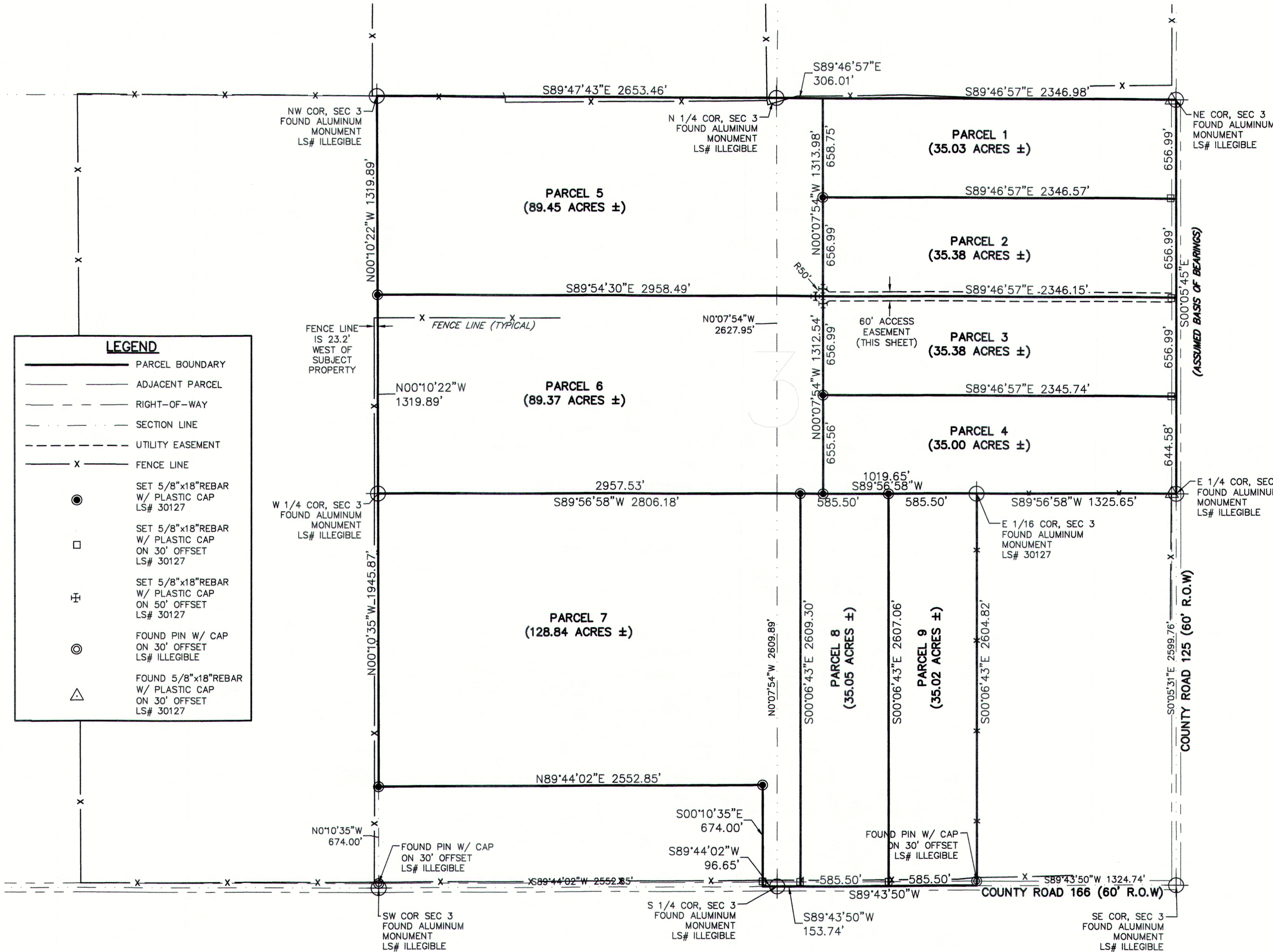
LINEAL UNITS ARE IN US SURVEY FEET.

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

### BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHEAST CORNER WITH A ALUMINUM CAP STAMPED PLS ILLEGIBLE, AND AT THE EAST QUARTER CORNER WITH A ALUMINUM CAP STAMPED PLS ILLEGIBLE, SAID LINE HAS AN ASSUMED BEARING OF S00°04'45"E, WITH A DISTANCE OF 2615.54 FEET.

\*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.\*



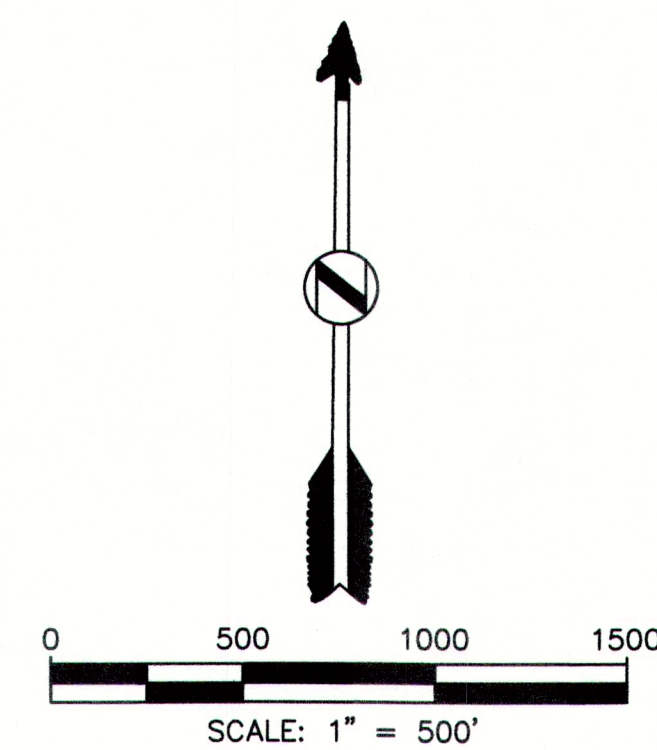
### EASEMENT DESCRIPTION

#### 60' ACCESS EASEMENT:

A 60' ACCESS EASEMENT LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1313.98 FEET TO THE POINT OF BEGINNING; THENCE N89°46'57"W, A DISTANCE OF 2346.15 FEET TO A 50' RADIUS CUL-DE-SAC AND THE POINT OF TERMINUS;



### PROPERTY DESCRIPTION

#### PARCEL 6:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°46'57"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2346.98 FEET; THENCE S00°07'54"E, A DISTANCE OF 1313.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°07'54"E, A DISTANCE OF 1312.54 FEET; THENCE S89°56'58"W, A DISTANCE OF 2957.53 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE N00°10'22"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1319.89 FEET; THENCE S89°54'30"E, A DISTANCE OF 2958.49 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 89.37 ACRES, MORE OR LESS.

#### PARCEL 7:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°46'57"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2346.98 FEET; THENCE S00°07'54"E, A DISTANCE OF 2626.52 FEET; THENCE S89°56'58"W, A DISTANCE OF 151.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°56'58"W, A DISTANCE OF 2806.18 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE S00°10'35"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1945.87 FEET TO THE NORTHWEST CORNER OF A PARCEL OF PROPERTY FOUND UNDER RECEPTION NO. 593711 IN THE ELBERT COUNTY CLERK AND RECORDERS OFFICE; THENCE N89°44'02"E, ALONG THE NORTH LINE OF SAID PARCEL OF PROPERTY FOUND UNDER RECEPTION NO. 593711, A DISTANCE OF 2552.85 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF PROPERTY; THENCE S00°10'35"E, ALONG THE EAST LINE OF SAID PARCEL OF PROPERTY FOUND UNDER RECEPTION NO. 593711, A DISTANCE OF 674.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N89°44'02"E, A DISTANCE OF 96.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N89°43'50"E, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 153.74 FEET; THENCE N00°06'43"W, A DISTANCE OF 2609.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 128.84 ACRES, MORE OR LESS.

#### PARCEL 8:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2615.54 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE S89°56'58"W, A DISTANCE OF 1911.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°56'58"W, A DISTANCE OF 585.50 FEET; THENCE S00°06'43"E, A DISTANCE OF 2609.30 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE N89°43'50"E, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 585.50 FEET; THENCE N00°06'43"W, A DISTANCE OF 2607.06 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.05 ACRES, MORE OR LESS.

#### PARCEL 9:

A PARCEL OF PROPERTY LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S00°05'45"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

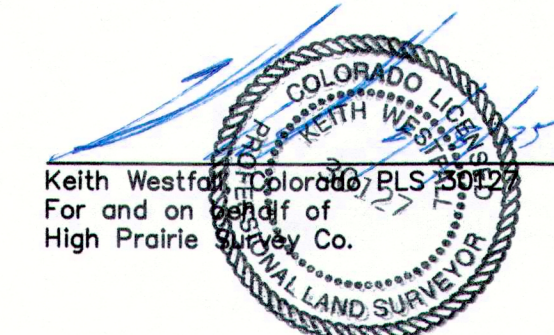
THENCE S00°05'45"E, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2615.54 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE S89°56'58"W, A DISTANCE OF 1325.65 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 3, AND TO THE POINT OF BEGINNING; THENCE CONTINUING S89°56'58"W, A DISTANCE OF 585.50 FEET; THENCE S00°06'43"E, A DISTANCE OF 2607.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE N89°43'50"E, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 585.50 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 3; THENCE N00°06'43"W, A DISTANCE OF 2604.82 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.02 ACRES, MORE OR LESS.

### CERTIFICATE OF SURVEY:

I, KEITH WESTFALL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF HIGH PRAIRIE SURVEY COMPANY, LLC, TO CODY & CHRISTINA SNIDER, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON February 13th, 2025, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS, THAT IT IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

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.



### CERTIFICATE OF DEPOSIT:

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, In the County Surveyor's land survey plat/right-of-way surveys at reception number \_\_\_\_\_, In the office of the Elbert County Clerk and Recorder.

Signed \_\_\_\_\_

DATE: _____ REVISIONS: _____		<h2 style="margin: 0;">High Prairie Survey Co.</h2> <p style="margin: 0;">LAND SURVEYING CONSTRUCTION STAKING OIL AND GAS SURVEYING 303-621-8672 FAX 303-621-7749 P.O. BOX 384 KIOWA, COLORADO 80117</p>	<p style="font-size: small;">SCALE: 1"=500'</p> <p style="font-size: small;">DATE: 02/13/2025</p> <p style="font-size: small;">DRAWN BY: CRR</p>	<p style="font-size: small;">JOB NUMBER: 25034-LSP</p>
REFERENCE DWG: _____			<p style="font-size: small;">SHEET 1 OF 1</p>	<p style="font-size: small;">CLIENT: CODY &amp; CHRISTINA SNIDER</p> <p style="font-size: small;">TITLE: LAND SURVEY PLAT PART OF SEC. 3, T7S, R60W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO</p>