

LAND SURVEY PLAT

A TRACT OF LAND SITUATE IN SECTION 11, TOWNSHIP 11 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, T11N, R69W OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO.
CONTAINING 405.27 ACRES (17,653,587 S.F.) MORE OR LESS

BASIS OF BEARINGS STATEMENT

CONSIDERING THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11 TO HAVE AN ASSUMED BEARING OF S00°42'37"E, WITH THE ENDS OF SAID LINE BEING MONUMENTED AS SHOWN HEREON, AND WITH ALL OTHER BEARINGS SHOWN HEREON RELATIVE THERETO.

NOTES

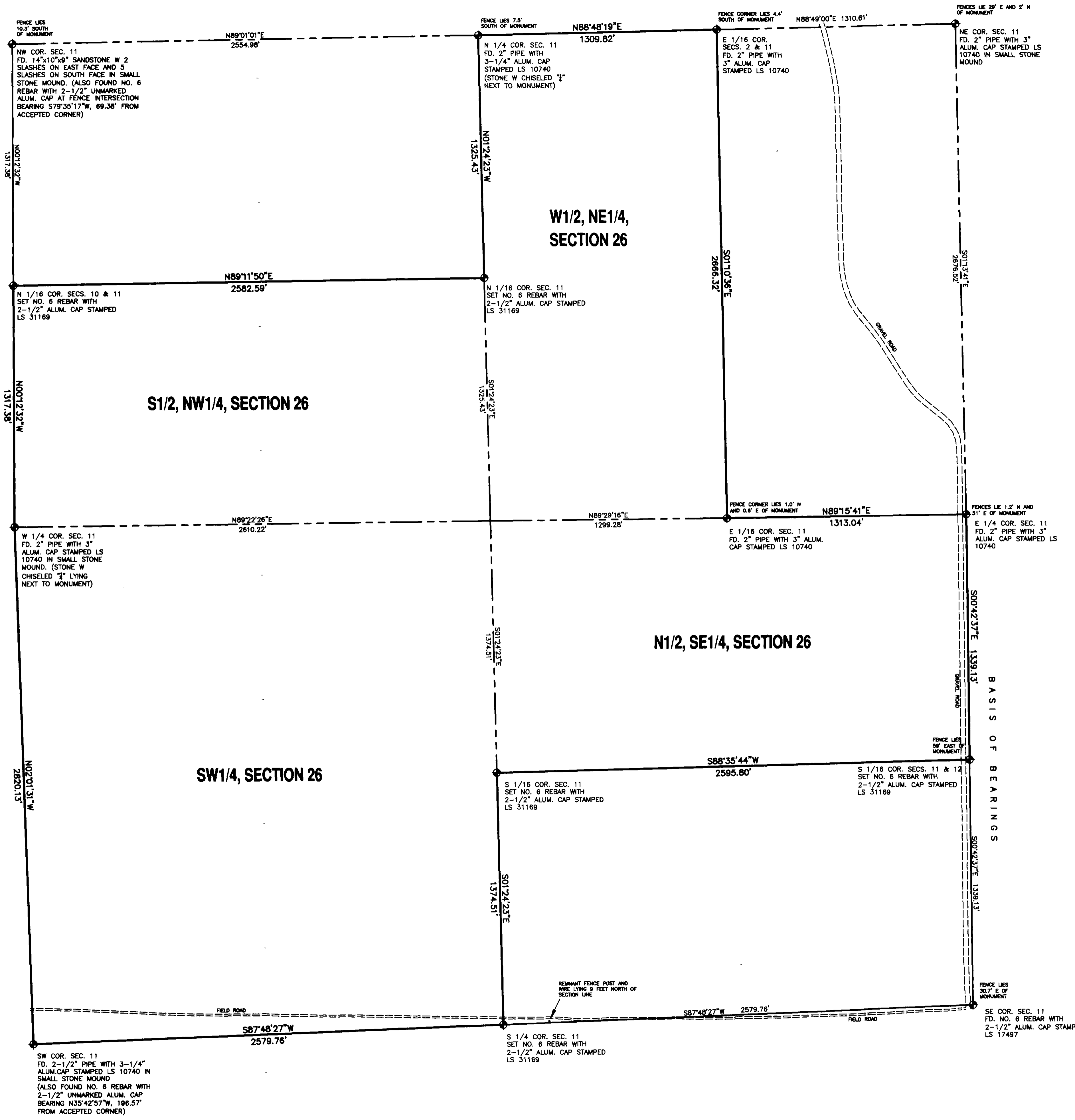
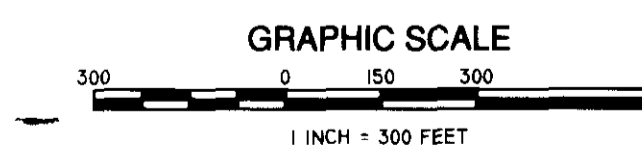
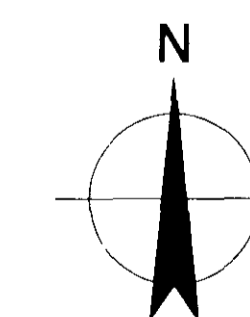
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS OF THE DATE ON WHICH YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT OF THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THE CLIENT DID NOT WISH TO HAVE RIGHTS-OF-WAY OR EASEMENTS SHOWN HEREON.
3. THE LINEAR UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
4. DISCUSSION OF THE EVIDENCE PERTAINING TO THE ACCEPTED POSITION AT THE SOUTHWEST CORNER OF SECTION 11. JOE SURPRENANT (LS 10740) FOUND WHAT HE CLAIMED TO BE THE ORIGINAL GLO MONUMENT IN 1989. I FOUND HIS MONUMENT AND ALL THE TIES REFERENCED IN HIS MONUMENT RECORD, AND EXAMINED THE STONE HE BURIED TO COMPARE ITS COMPOSITION, SIZE, AND MARKINGS TO THE GLO NOTES. THE COLLATERAL EVIDENCE IS SPARSE, BEING LIMITED TO A REMNANT FENCE POST AND WIRE AS SHOWN. THIS EVIDENCE NONETHELESS DOES SUPPORT THE POSITION OF MR. SURPRENANT'S MONUMENT. A 2-1/2" UNMARKED ALUMINUM CAP WAS ALSO FOUND NEARLY 200 FEET NORTHWEST OF SURPRENANT'S MONUMENT. NO MONUMENT RECORD OR OTHER RECORDED INFORMATION EXISTS FOR THIS MONUMENT. ACCORDINGLY, THE ORIGIN OF THIS MONUMENT IS UNKNOWN. WHILE IT FITS THE GLO RECORD DISTANCES BETTER THAN THE SURPRENANT MONUMENT, THIS IS NOT BY ITSELF REASON TO ACCEPT ITS POSITION. I BELIEVE THE EVIDENCE INDICATES THAT MR. SURPRENANT'S MONUMENT IS IN THE LOCATION OF THE ORIGINAL GLO MONUMENT.

SURVEYOR'S STATEMENT

I, JOHN STEVEN VON NIEDA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

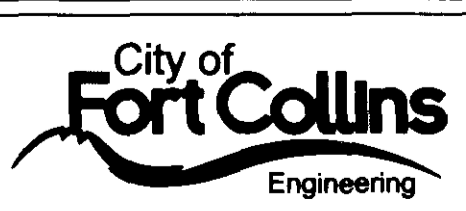


JOHN STEVEN VON NIEDA
COLORADO PROFESSIONAL LAND SURVEYOR
NO. 31169



| REVISIONS: | DATE: |
|------------|-------|
| | |
| | |
| | |

CITY OF FORT COLLINS, COLORADO
ENGINEERING DIVISION



| | | |
|---------------------|-------------------|---------------------|
| DESIGNED BY: JSV | DRAWN BY: JAC | APPROVED BY: WCM |
| SCALE: 1"=300' | DATE: 11-19-09 | CHECKED BY: JSV |
| | | DATE: 11-19-09 |

Land Survey Plat
Section 11, T11N, R69W of the Sixth P.M.

SHEET
1
OF
1