

LAND SURVEY PLAT

THE NORTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST
QUARTER OF SECTION 11, ALL IN TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M.,
COUNTY OF MORGAN, STATE OF COLORADO

NOTES:

1. THIS SURVEY WAS PREPARED WITH BENEFIT OF EQUITY TITLE ASSOCIATES II, LLC TITLE COMMITMENT FILE NO. 00056008 DATED JULY 29, 2020 AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THOMAS LAND SURVEYING, LLC RELIED ON SAID COMMITMENT EXCLUSIVELY, FOR ALL EASEMENTS AND RIGHTS OF-WAY OF RECORD. THIS SURVEY DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY. THE SURVEY IS SUBJECT TO THE SUBJECT REAL ESTATE, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU HAVE BEEN ADVISED OF THE DEFECT OR WHEN YOU SHOULD HAVE KNOWN OF ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. IN THE EVENT LEGAL ACTION IS COMMENCED, THOMAS LAND SURVEYING, LLC WILL NOT BE LIABLE FOR THE DEFECTS OF THE SURVEY. THE SURVEY IS NOT A GUARANTEE OF THE CLIENT SPECIFICALLY SHOWN HEREON OR TO ANY PERSON, OR ENTITY, GIVEN SPECIFIC AUTHORIZATION BY THOMAS LAND SURVEYING, LLC.
3. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
4. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
5. (M) DENOTES FIELD MEASURED DISTANCES. (R) DENOTES PLATTED DISTANCES PER BOOK 908, PAGE 124 (RECEPTION NO. 712330 01/11/1988)

LEGAL DESCRIPTION

PROVIDED EQUITY TITLE ASSOCIATES II, LLC COMMITMENT FILE NO. 00056008, DATED JULY 29, 2020

THE NORTHEAST QUARTER OF SECTION 10 IN TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO

AND

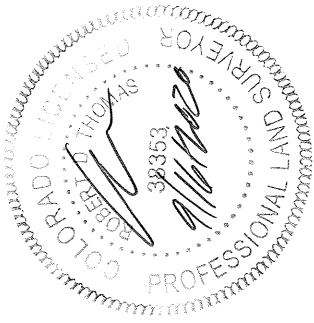
THE NORTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., EXCEPT THAT CERTAIN PARCEL CONVEYED IN BOOK 908 AT PAGE 124, OF THE RECORDS OF SAID COUNTY, COUNTY OF MORGAN, STATE OF COLORADO.

THE PARCEL OF LAND DESCRIBED ABOVE CONTAINS 311.23 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEYOR'S CERTIFICATE:

I, ROBERT D. THOMAS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO LARRY PECK THAT THIS LAND SURVEY WAS PREPARED BY ME, OR UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE LAND SURVEYED. I HAVE REVIEWED THE SURVEY AND CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

ROBERT D. THOMAS
COLORADO PROFESSIONAL LAND SURVEYOR #48853
ON BEHALF OF THOMAS LAND SURVEYING, LLC



DATE

Official Records of Morgan County, CO
Surveyor's Office
State of Colorado
1501984
Res. Rec. 49.00
L. Bailey

2020-23

LAND SURVEY PLAT

THE NORTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 2 NORTH, RANGE 60 WEST OF THE 6TH P.M., COUNTY OF MORGAN, STATE OF COLORADO

