LAND SURVEY PLAT

FOR MICHAEL AND DENISE TEZAK

A PORTION OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 66 WEST,
AND A PORTION OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF HUERFANO, STATE OF COLORADO

LEGAL DESCRIPTION PARCEL 1

A parcel of land located in the West 1/2 of Section 33, Township 27 South, Range 66 West of the 6th P.M., Huerfano County, Colorado, being more particularly described as follows:

Beginning at a point on the easterly Right-of-Way line of U.S. Highway No. 85-87, from which point the West 1/4 corner of said Section 33 bears N 43° 41' 28" West, distance of 464.71 feet, the basis of bearings for the herein described parcel is N 00° 03' 28" W, per Colorado State Highway Right-of-Way plans along the west line of said Section 33;

Thence N 00° 33' 00" E, a distance of 58.57 feet;

Thence N 23° 27' 00" E, a distance of 810.00 feet;

Thence N 66° 19' 00" E, a distance of 126.70 feet;

Thence N 49° 27' 00" W, a distance of 40.63 feet; Thence N 49° 32' 00" E, a distance of 50.00 feet to a point on the westerly Right-of-Way line of Interstate Highway No. 25; Thence along said westerly Right-of-Way line the following two (2) courses:

1) Thence S 40° 28' 00" E, a distance of 1201.90 feet;

2) Thence S 21° 48' 00" E, a distance of 8.21 feet; Thence S 00° 09' 00" E, a distance of 1803.90 feet; Thence S 89° 44' 00" W, a distance of 394.35 feet, to a point on the easterly Right-of-Way line of Colorado State Highway No. 85-87; thence along the said easterly Right-of-Way line the following two (2) courses:

1) On the arc of a curve to the Left, from which the radius point bears S 29° 30' 14" W, through a central angle of 10° 57' 14", whose radius is 2913.00 feet, an arc length of 557.58 feet; =

2) Thence N 21° 27' 00" W, a distance of 1267.47 feet, to the Point of Beginning. Containing 35.316 Acres, more or less.

LESS AND EXCEPTING a parcel of land No. EA-2 of the Department of Transportation, State of Colorado, Project No. FBR 025A-[illegible], containing 13,229 square feet more or less granted unto the Department of Transportation, State of Colorado by Deed recorded August 3, 2011 in the Office of the Clerk and Recorder for Huerfano County, Colorado at Reception No. 399282.

UNDER AND SUBJECT TO three specific exceptions described by reference to recorded documents referred to in the title documents accepted by Grantor in accordance with the of the Contract to Buy and Sell Real Estate dated March 2, 2023 and incorporated herein by reference.

LEGAL DESCRIPTION PARCEL 2

A Tract of land located in Section 33, Township 27 South, Range 66 West, of the 6th P.M., and in Section 4, Township 28 South, Range 66 West of the 6th P.M., County of Huerfano, State of Colorado, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of U.S. Highway No. 85 and 87, from which the Southwest corner of said Section 33, Township 27 South, Range 66 West of the 6th P.M. bears S 43° 41' 28" W, a distance of 1059.89 feet; Thence S 59° 48' 00" E, a distance of 353.46 feet; Thence N 43° 02' 55" E, a distance of 1817.24 feet to a point on the southwesterly Right-of-Way line of Interstate Highway No. 25; thence S 40° 28' 00" E along said Southwesterly Right-of-Way, a distance of 2005.39 feet to a point on the East Line of the West 1/2 of said Section 4; Thence S 00° 02' 00" W and along said East line, a distance of 1400.35 feet; Thence S 40° 35' 00" W, a distance of 2143.57 feet; Thence S 0° 59' 00" W, a distance of 194.09 feet to a point on a curve to the left and also a point on the Northerly Right-of-Way line of Colorado State Highway No. 85-87; thence along said Northerly Right-of-Way line the following three (3) courses:

1) 9.42 feet on the arc of a curve to the left, from which the radius point bears S 29° 42' 00" E, through a central angle of 0° 00' 19" and whose radius is 1700.00 feet, an arc length of 9.42 feet; =

2) Thence N 65° 18' 00" W, a distance of 100.40 feet; Thence S 63° 30' 00" W and along said Northerly Right-of-Way line, a distance of 150.35 feet to a point on a curve to the left; =

3) 12.64 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 10.03 feet, and the radius of said curve is 400.00 feet, and the chord of said curve bears N 65° 18' 00" W, a distance of 10.03 feet; Thence N 66° 30' 00" W and along said Northerly Right-of-Way line, a distance of 150.35 feet to a point on a curve to the left; =

4) 12.64 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 124.68 feet the radius of said curve is 457.00 feet, the Central Angle is 15° 38' 00" and the long chord bears N 58° 41' 00" W, a distance of 124.28 feet; =

5) S 50° 52' 00" W and along said Northerly Right-of-Way line, a distance of 119.50 feet, the radius of said curve is 1630.00 feet, the Central Angle is 4° 12' 00" and the long chord bears S 52° 58' 00" W, a distance of 119.47 feet; =

6) 119.47 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 119.50 feet, the radius of said curve is 1630.00 feet, the Central Angle is 4° 12' 00" and the long chord bears S 52° 58' 00" W, a distance of 119.47 feet; =

7) S 50° 52' 00" W and along said Northerly Right-of-Way line, a distance of 50.00 feet to a point on the Easterly Right-of-Way line of U.S. Highway No. 85-87; thence N 39° 08' 00" W and along said Easterly Right-of-Way line, a distance of 354.46 feet to the Point of Beginning.

The above described tract of land contains 92.20 acres, more or less.

LEGAL DESCRIPTION PARCEL 3

A tract of land located in Section 33, Township 27 South, Range 66 West, of the 6th P.M., and in Section 4, Township 28 South, Range 66 West of the 6th P.M., County of Huerfano, State of Colorado, being particularly described as follows:

Beginning at a point on the easterly right-of-way line of U.S. Highway No. 85 and 87, from which the Southwest corner of said Section 33, Township 27 South, Range 66 West of the 6th P.M., bears N 75° 42' 33" W, a distance of 1559.89 feet; Thence N 21° 48' 00" E, and along said Easterly right-of-way line, a distance of 1202.01 feet to a point on a curve; =

1) 9.42 feet on the arc of a curve and along said Easterly right-of-way line, an arc distance of 9.42 feet, the radius of said curve is 1700.00 feet, the Central Angle is 0° 00' 19" and the long chord bears S 29° 42' 00" E, a distance of 9.42 feet; =

2) Thence N 65° 18' 00" W, a distance of 100.40 feet; Thence S 63° 30' 00" W and along said Northerly Right-of-Way line, a distance of 150.35 feet to a point on a curve to the left; =

3) 12.64 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 10.03 feet, and the radius of said curve is 400.00 feet, and the chord of said curve bears N 65° 18' 00" W, a distance of 10.03 feet; Thence N 66° 30' 00" W and along said Northerly Right-of-Way line, a distance of 150.35 feet to a point on a curve to the left; =

4) 12.64 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 124.68 feet the radius of said curve is 457.00 feet, the Central Angle is 15° 38' 00" and the long chord bears N 58° 41' 00" W, a distance of 124.28 feet; =

5) S 50° 52' 00" W and along said Northerly Right-of-Way line, a distance of 119.50 feet, the radius of said curve is 1630.00 feet, the Central Angle is 4° 12' 00" and the long chord bears S 52° 58' 00" W, a distance of 119.47 feet; =

6) 119.47 feet on the arc of a curve and along said Northerly Right-of-Way line, an arc distance of 119.50 feet, the radius of said curve is 1630.00 feet, the Central Angle is 4° 12' 00" and the long chord bears S 52° 58' 00" W, a distance of 119.47 feet; =

7) S 50° 52' 00" W and along said Northerly Right-of-Way line, a distance of 50.00 feet to a point on the Easterly Right-of-Way line of U.S. Highway No. 85-87; thence N 39° 08' 00" W and along said Easterly Right-of-Way line, a distance of 354.46 feet to the Point of Beginning.

The above described tract of land contains 92.20 acres, more or less.

EXCLUDING from the above described parcel of land the following described parcel of land:

LESS AND EXCEPTING that parcel of land containing 0.64 acres, more or less, granted unto the Huerfano County Board of Commissioners by Deed recorded August 8, 2011 in the Office of the Clerk and Recorder for Huerfano County, Colorado at Reception No. 399282.

LEGAL DESCRIPTION PARCEL 4

A parcel of land located in the SW of Section 4, Township 28 South, Range 66 West of the 6th P.M., Huerfano County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Lot 7, Block 6, Huajatolla Hills, Unit Filing, recorded in Plat Drawer 3, Drawing Number 1, Huerfano County, Colorado, Thence S 71° 20' 35" E, a distance of 2682.85 feet; thence S 00° 02' 00" E and along said W line of Section 4, a distance of 1232.67 feet; thence S 71° 20' 35" E, a distance of 2682.85 feet to the Southerly line of said Section 4 and Huerfano Public Road; thence S 89° 58' 00" W and along said Huerfano Public Road line, a distance of 2141.58 feet; =

1) S 89° 58' 00" W, a distance of 1292.00 feet; =

2) S 89° 58' 00" W, a distance of 849.57 feet; =

3) S 89° 58' 00" W, a distance of 100.00 feet; =

4) S 89° 58' 00" W, a distance of 192.01 feet; =

5) S 89° 58' 00" W, a distance of 100.00 feet; =

6) S 89° 58' 00" W, a distance of 100.00 feet; =

7) S 89° 58' 00" W, a distance of 100.00 feet; =