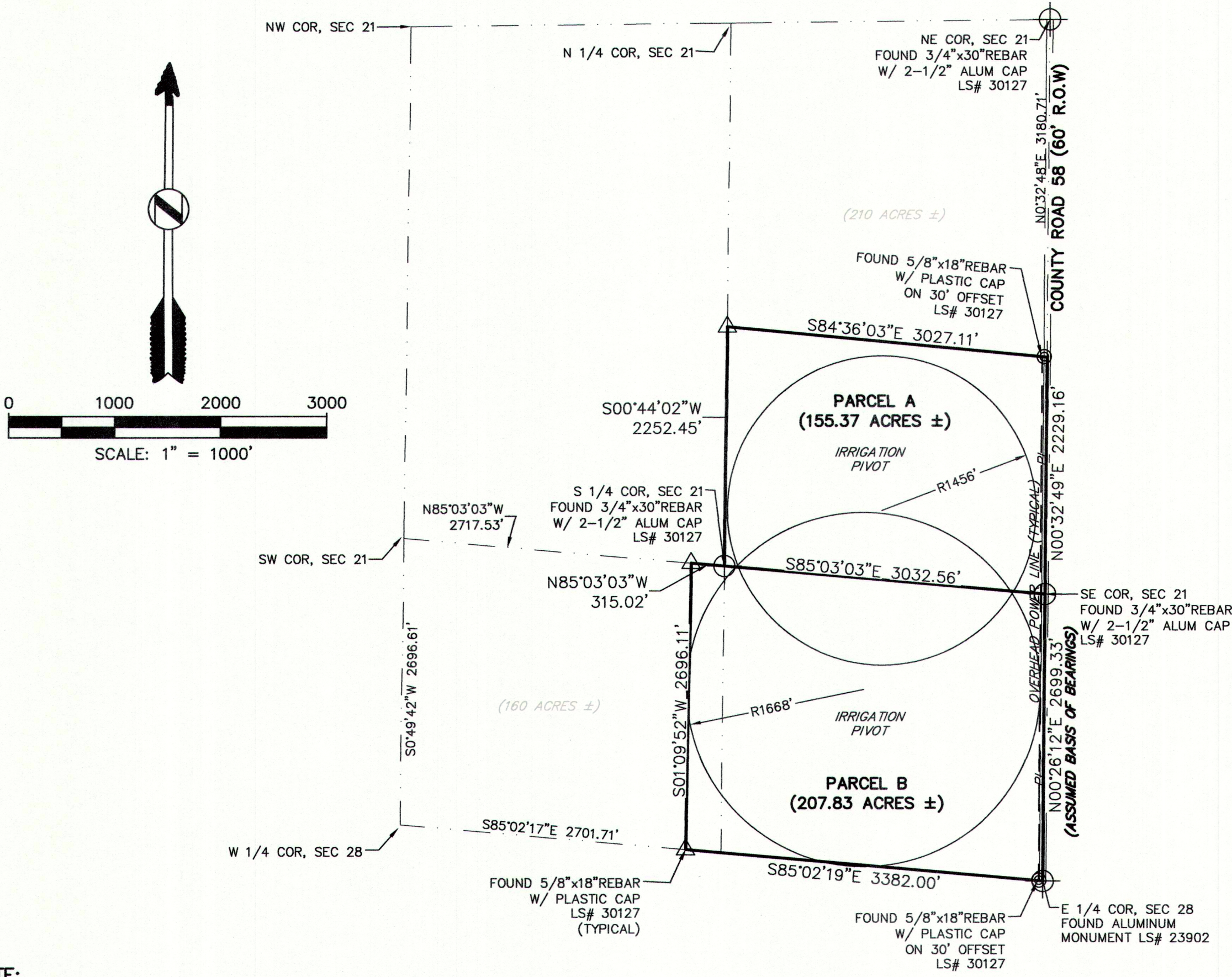


LAND SURVEY PLAT
PART OF SECTION'S 21 & 28, T. 10 S, R. 42 W, 6TH P.M.
COUNTY OF KIT CARSON, STATE OF COLORADO



NOTE:

- THE EAST AND WEST SECTION LINES WERE ESTABLISHED BASED ON THE LOCATION OF EXISTING ROADS. THE NORTH AND SOUTH SECTION LINES WERE ESTABLISHED BASED UPON FIELD EVIDENCE SUCH AS FENCE LINES, CROP LINES, AND IRRIGATION PIVOT LOCATIONS.

ESTABLISHING CORNERS BY PROPORTIONAL MEANS BASED UPON EITHER THE ORIGINAL GOVERNMENT SURVEY, OR THE DEPENDENT RESURVEYS WOULD HAVE RESULTED IN FIELD EVIDENCE NOT FITTING AND CAUSED ISSUES BETWEEN LAND OWNERS.
- A METES AND BOUNDS DESCRIPTION WAS CREATED ON THIS PARCEL PER THE CLIENTS INSTRUCTIONS.

STATEMENT:

LINEAL UNITS ARE IN FEET.

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 EAST LINE OF THE NORTHEAST QUARTER OF SEC 28 TO HAVE AN ASSUMED BEARING OF N00°26'12"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."

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 Kit Carson County Clerk and Recorder.

Signed _____

PROPERTY DESCRIPTION

PARCEL A:
A PARCEL OF PROPERTY LOCATED IN SECTION 21, TOWNSHIP 10 SOUTH, RANGE 42 WEST OF THE 6TH P.M., COUNTY OF KIT CARSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, TO BEAR N00°26'12"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°26'12"E, ALONG SAID EAST LINE, A DISTANCE OF 2699.33 FEET TO THE SOUTHEAST CORNER OF SECTION 21 AND TO THE POINT OF BEGINNING; THENCE N00°32'49"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, A DISTANCE OF 2229.16 FEET; THENCE N84°36'03"W, A DISTANCE OF 3027.11 FEET; THENCE S00°44'02"W, A DISTANCE OF 2252.45 FEET TO THE SOUTH QUARTER CORNER OF SECTION 21; THENCE S85°03'03"E, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 3032.56 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 155.37 ACRES, MORE OR LESS.

PARCEL A:
A PARCEL OF PROPERTY LOCATED IN SECTION 28, TOWNSHIP 10 SOUTH, RANGE 42 WEST OF THE 6TH P.M., COUNTY OF KIT CARSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 28, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, TO BEAR N00°26'12"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°26'12"E, ALONG SAID EAST LINE, A DISTANCE OF 2699.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28; THENCE N85°03'03"W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 3032.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE N85°03'03"W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 315.02 FEET; THENCE S01°09'52"W, A DISTANCE OF 2696.11 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE S85°02'19"E, ALONG THE SOUTH LINE OF THE NORTH HALF OF SECTION 28, A DISTANCE OF 3382.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 207.83 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEY:

This is to certify to Alternative Equity Advisors that on January 20th, 2022 a survey was made under my direct supervision, of the hereon described property situated in Kit Carson County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Kit Carson 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:

- Ownership of the tract of land.
- Compatibility of this description with those of adjacent tracts of land.
- Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed with the benefit of a title insurance commitment or a title insurance policy. Chicago Title Insurance Company, File No. 11808 Date: November 19th, 2021

Keith Westfall, Colorado PLS 30127
For and on behalf of
High Prairie Survey Co., Inc.

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749

P.O. BOX 384
KIOWA, COLORADO 80117

SCALE
1"=1000'

DATE
05/29/2024

DRAWN BY
CRR

TITLE
LAND SURVEY PLAT
PART OF SEC'S. 21 & 28, T10S, R42W, 6TH P.M.
KIT CARSON COUNTY, STATE OF COLORADO

CLIENT
ALTERNATIVE EQUITY ADVISORS

SHEET 1 OF 1

JOB NUMBER
21344-LSP2