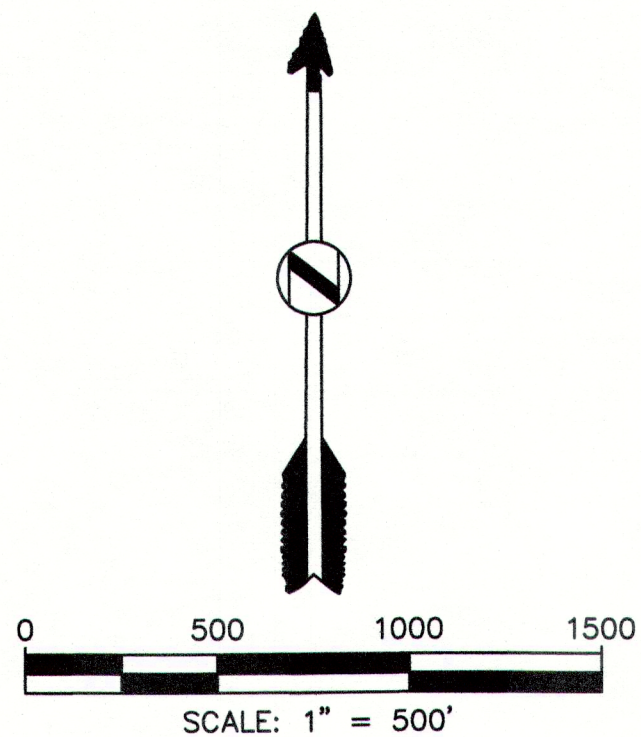


LAND SURVEY PLAT
PART OF SECTION 15, T. 7 S, R. 59 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



LEGEND	
	PARCEL BOUNDARY
	ADJACENT PARCEL
	RIGHT-OF-WAY
	SECTION LINE
	UTILITY EASEMENT (AS NOTED)
	SET 5/8"x18"REBAR W/ YELLOW PLASTIC CAP LS# 30127
	FOUND 5/8"x18"REBAR W/ YELLOW PLASTIC CAP LS# 30127
	FOUND 5/8"x18"REBAR W/ YELLOW PLASTIC CAP ON 30' OFFSET LS# 30127
	FOUND 5/8"x18"REBAR W/ YELLOW PLASTIC CAP ON 75' OFFSET LS# 30127
	FOUND ALUMINUM MONUMENT AT SECTION CORNER (AS NOTED)
	SET 5/8"x18"REBAR W/ YELLOW PLASTIC CAP ON 75' OFFSET LS# 30127

PROPERTY DESCRIPTION:

PARCEL A:
A PARCEL OF PROPERTY IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 15 TO BEAR S88°59'49"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S88°59'49"E, ALONG SAID SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 398.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°59'49"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1290.39 FEET; THENCE N19°59'45"E, A DISTANCE OF 1468.93 FEET TO A NON TANGENT ARC; THENCE ALONG A NON TANGENT ARC TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 30°57'21", AND AN ARC LENGTH OF 297.16 FEET, WHOSE HAS A NON-TANGENT CHORD BEARING N51°21'30"W, WITH A CHORD LENGTH OF 293.55 FEET; THENCE S54°07'14"W, A DISTANCE OF 1929.09 FEET; THENCE S00°01'35"W, A DISTANCE OF 410.52 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.19 ACRES, MORE OR LESS.

PARCEL B:
A PARCEL OF PROPERTY IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 15 TO BEAR S88°59'49"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S88°59'49"E, ALONG SAID SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 1689.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°59'49"E, ALONG SAID SOUTH LINE, A DISTANCE OF 2268.23 FEET; THENCE N52°12'19"W, A DISTANCE OF 2129.93 FEET; THENCE N35°41'57"W, A DISTANCE OF 141.35 FEET; THENCE S19°59'45"W, A DISTANCE OF 1468.93 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 35.18 ACRES, MORE OR LESS.

PARCEL C:
A PARCEL OF PROPERTY IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 59 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, AND CONSIDERING THE SOUTH LINE OF SAID SECTION 15 TO BEAR S88°59'49"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S88°59'49"E, ALONG SAID SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 3957.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°59'49"E, ALONG SAID SOUTH LINE, A DISTANCE OF 1320.35 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE N00°11'02"W, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 1468.90 FEET; THENCE S78°40'45"W, A DISTANCE OF 2148.49 FEET; THENCE N67°52'40"W, A DISTANCE OF 1051.75 FEET; THENCE S35°41'57"E, A DISTANCE OF 141.35 FEET; THENCE S52°12'19"E, A DISTANCE OF 2129.93 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 59.68 ACRES, MORE OR LESS.

STATEMENT:

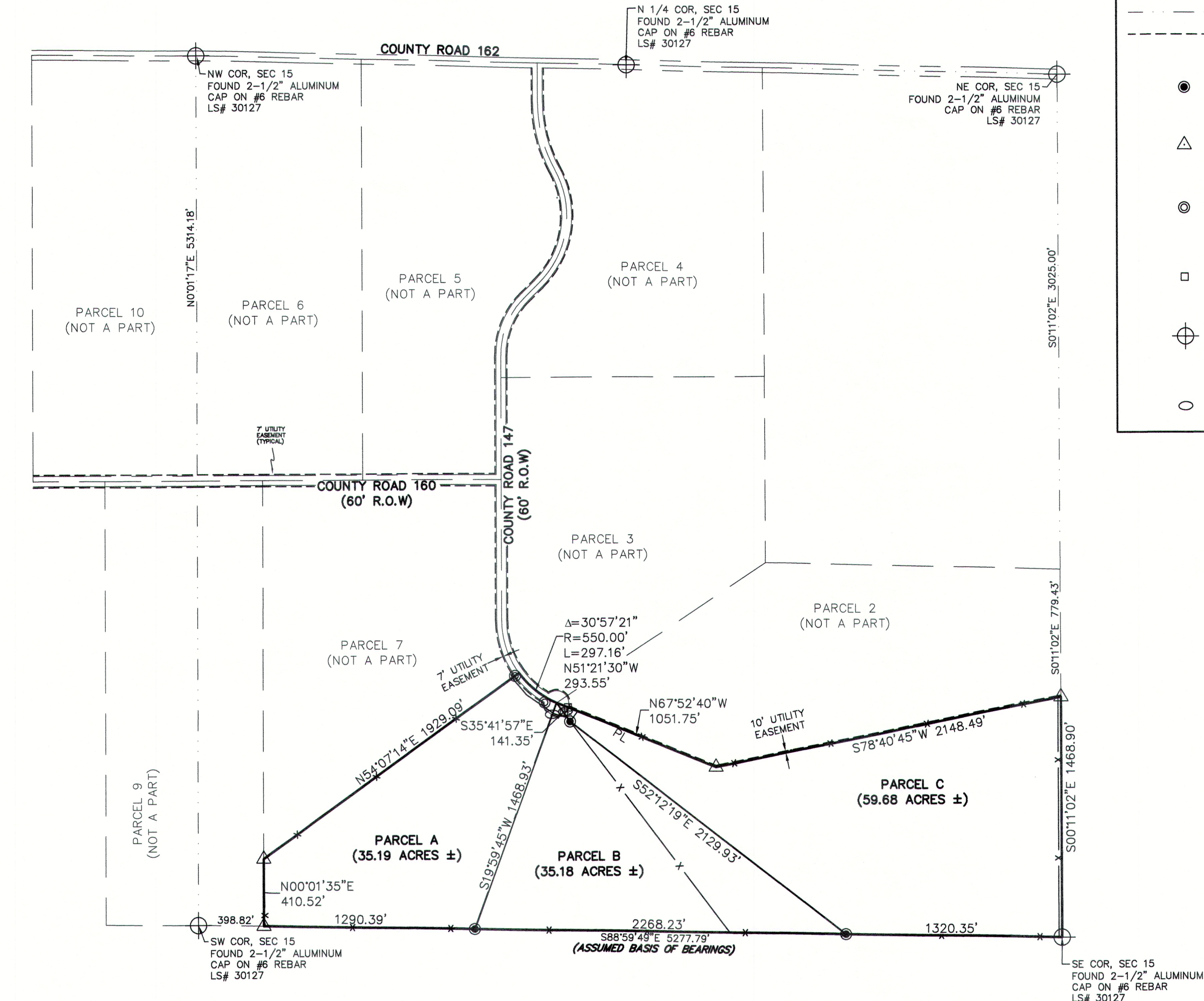
LINEAL UNITS ARE IN US SURVEY FEET.

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

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE SOUTH LINE OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 59 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE SOUTHWEST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 30127, AND AT THE SOUTHEAST CORNER WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 30127, SAID LINE HAS AN ASSUMED BEARING OF S88°59'49"E, WITH A DISTANCE OF 5277.79 FEET.

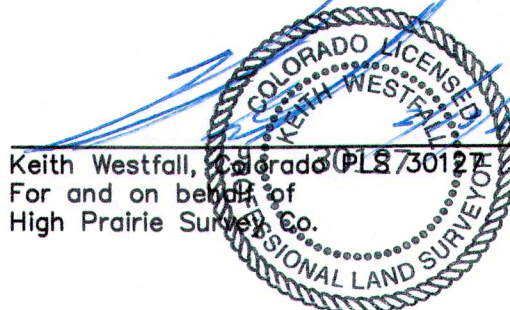
"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."



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 DARLA & SCOTT KENNEPHOL, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON January 16th, 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 GUARANTY 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 plate/right-of-way surveys at reception number _____, in the office of the Elbert County Clerk and Recorder.

Signed _____

NOTE:

IMPROVEMENTS WERE NOT LOCATED PER CLIENT'S INSTRUCTIONS.

DATE:		REVISIONS:	
REFERENCE DWG:			

High Prairie Survey Co.				TITLE LAND SURVEY PLAT PART OF SEC. 15, T7S, R59W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO	
LAND SURVEYING CONSTRUCTION STAKING OIL AND GAS SURVEYING 303-621-8672 FAX 303-621-7749 P.O. BOX 384 KIOWA, COLORADO 80117				CLIENT DARLA & SCOTT KENNEPHOL	
SCALE 1"=500'		DATE 01/16/2025		DRAWN BY CRR	
				JOB NUMBER 25017-LSP	
				SHEET 1 of 1	