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Property Description

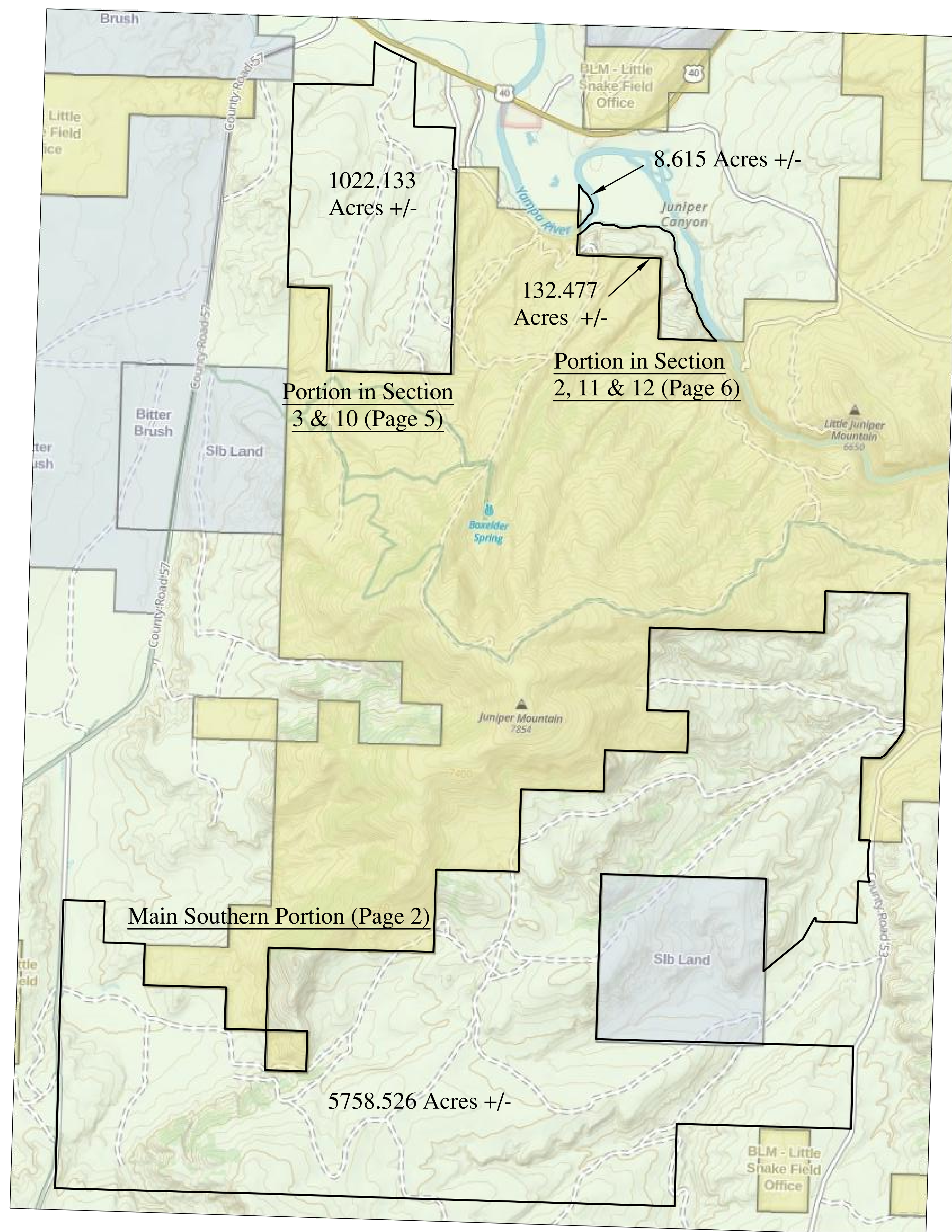
See Above

Land Survey Plat

Land Genesis
LLC

Section:	Multiple
Township:	5N, 6N
Range:	94W, 95W
Principal Meridian:	6th
County:	Moffat

Scale:	Varies	Sheet:	1 of 7
Job No:	2022.125-01		
Drawn By:	MF		
Date:	5jun22	Of:	



Property Description

TOWNSHIP 6 NORTH, RANGE 94 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 19: LOTS 7, 8, E1/2SW1/4, SE1/4NW1/4, SW1/4NE1/4, W1/2SE1/4
SECTION 30: LOTS 5, 6, 7, 8, 9, E1/2W1/2, THAT PART OF THE SW1/4SE1/4 LYING WEST OF CR 57
SECTION 31: NE1/4NW1/4 AND A TRACT IN LOTS 5, 6 AND 7 DESCRIBED IN DEED RECORDED MARCH 9, 1965 IN BOOK 324 AT PAGE 659
TOWNSHIP 6 NORTH, RANGE 95 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 2: LOT 13, LESS RIGHT OF WAY AS DESCRIBED IN INSTRUMENT, RECORDED DECEMBER 4, 1962 IN BOOK 308 AT PAGE 78 AND EXCEPTING THE PROPERTY DESCRIBED IN DEED, RECORDED MARCH 4, 1963 IN BOOK 310 AT PAGE 274
SECTION 3: LOTS 12, 13, 14, 15, 16, 17, SW1/4, SW1/4SE1/4 AND THAT PART OF LOT 11, DESCRIBED IN INSTRUMENT RECORDED MAY 16, 1960 IN BOOK 281 AT PAGE 238, LESS PARCEL IN NE1/4 DESCRIBED IN INSTRUMENT, RECORDED FEBRUARY 4, 1977 IN BOOK 421 AT PAGE 444, AND LESS PARCEL DESCRIBED IN INSTRUMENT, RECORDED NOVEMBER 2, 1962 IN BOOK 307 AT PAGE 128
SECTION 10: N1/2, SE1/4, E1/2SW1/4
SECTION 11: LOTS 1, 2
SECTION 12: LOTS 3, 4 AND THE PARCEL OF LAND IN LOTS 7, 8 DESCRIBED IN INSTRUMENT RECORDED JULY 22, 1966 IN BOOK 331 AT PAGE 654 EXCEPTING THAT PORTION OF LOT 4 DESCRIBED IN DEED RECORDED JULY 12, 1966 IN BOOK 331 AT PAGE 431
EXCEPTING FROM SECTIONS 11 AND 12 A PARCEL OF LAND LYING BETWEEN THE YAMPA RIVER AND MAYBELL IRRIGATION CANAL AS DESCRIBED IN INSTRUMENT RECORDED MARCH 4, 1963 IN BOOK 310 AT PAGE 274
SECTION 24: E1/2SW1/4, SE1/4
SECTION 25: S1/2, S1/2N1/2, N1/2NE1/4
TOWNSHIP 5 NORTH, RANGE 94 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 26: SE1/4
SECTION 32: SE1/4NE1/4, E1/2SE1/4
SECTION 33: W1/2SW1/4, SE1/4SW1/4, SW1/4SE1/4
SECTION 34: S1/2
SECTION 35: ALL
TOWNSHIP 5 NORTH, RANGE 94 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 6: LOTS 10, 11, 12, SE1/4NW1/4
TOWNSHIP 5 NORTH, RANGE 95 WEST OF THE 6TH PRINCIPAL MERIDIAN
SECTION 1: LOTS 5, 6, 7, 8, S1/2N1/2, SW1/4
SECTION 2: LOTS 5, 6, 7, 8, S1/2N1/2, S1/2
SECTION 3: LOTS 5, 6, 7, S1/2, S1/2N1/2
SECTION 4: LOTS 5, 6, 7, 8, S1/2N1/2, S1/2
SECTION 5: LOT 5, SE1/4NE1/4, E1/2SE1/4
COUNTY OF MOFFAT, STATE OF COLORADO

Area (Acres)	
Section 3 & 10	1022.133
Section 2, 11, & 12 (Main)	132.477
Section 2, 11, & 12 (West of River)	8.615
Main Southern Portion	5758.526
Total	6927.751 +/-

Notes

- This survey was performed with the benefit of a current Title Policy from Land Title Guarantee Company, Order #ABS30028304-2
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjacent tracts.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- Bearings are based on the designated line as shown on this drawing which is considered to bear N 01° 37' 45" E 2646.22'. Monumentation at the points of termination of said line are as shown on this plat (Page 5).
- This survey was performed in NAD83 Colorado State Plane North Zone. Scale factor to convert to ground distance is 1.00034024214236.
- This Land Survey Plat and the information shown hereon may not be used for any additional or extended purpose beyond that for which it was intended and may not be used by any parties other than those to which it is certified.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.

Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify specifically and only to
Land Genesis, LLC, Sankar R Chava, Land Title Guarantee Company, and Old Republic National Title Insurance Company
that the boundary drawing shown hereon represents a good and accurate survey made upon the ground under my direct supervision and checking. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2022.

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 certification shown hereon.

Clerk & Recorder's Certificate

This Plat was deposited for record in the office of the Moffat County Clerk & Recorder, in the State of Colorado

at _____ M on the _____ day of _____, 2022.

Clerk & Recorder.

By: _____
Deputy

Surveyor's Certificate

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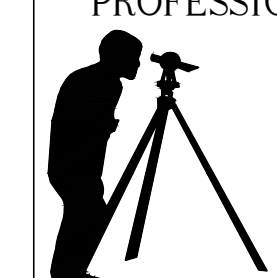
Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____ 2022.

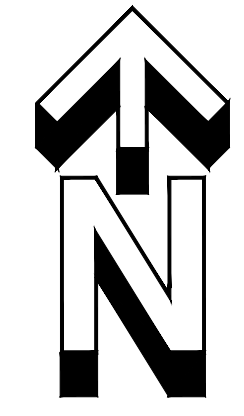
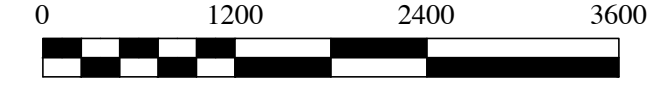
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EPP & ASSOCIATES
PROFESSIONAL LAND SURVEYORS



433 4th Avenue West
P.O. Box 1444 Phone (970) 824-8236
Craig, CO 81626 Fax (970) 824-5227

0 1200 2400 3600
US Survey Feet

Explanation

- Found GLO Stone
- ◇ Found 2.5" GLO brass cap on 1" pipe
- Found 3.5" BLM Alloy cap on 2.5" pipe
- △ Found 2.5" alloy cap on No. 6 rebar by PLS 13901
- ⊙ Set 3.25" alloy cap on 30" No. 6 rebar by PLS 38494
- ◆ Witness Corner. Set 2" alloy cap on 18" No. 5 rebar by PLS 38494
- Set pink plastic cap on 18" No. 5 rebar by PLS 38494

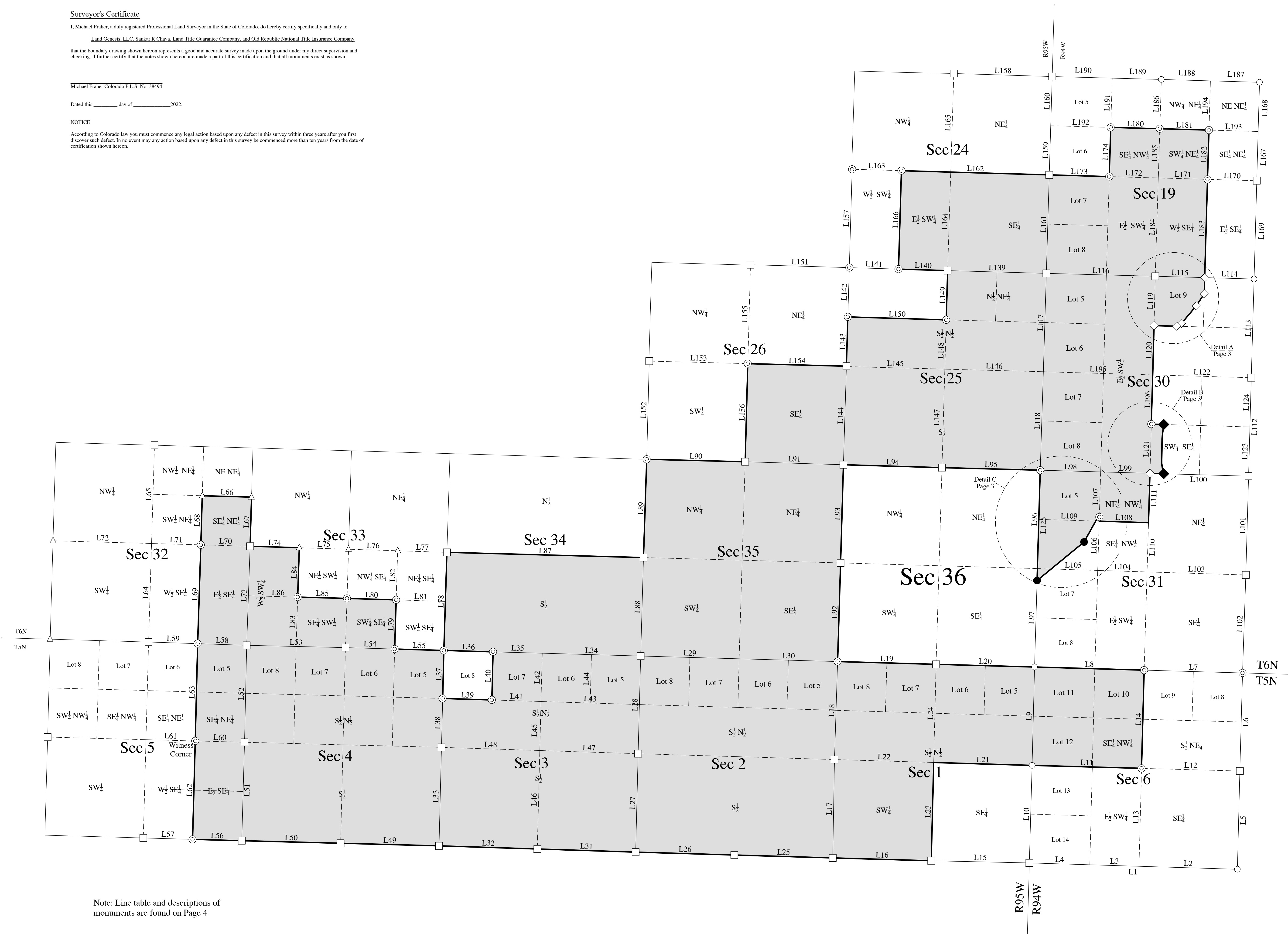
Southern Portion

Land Survey Plat

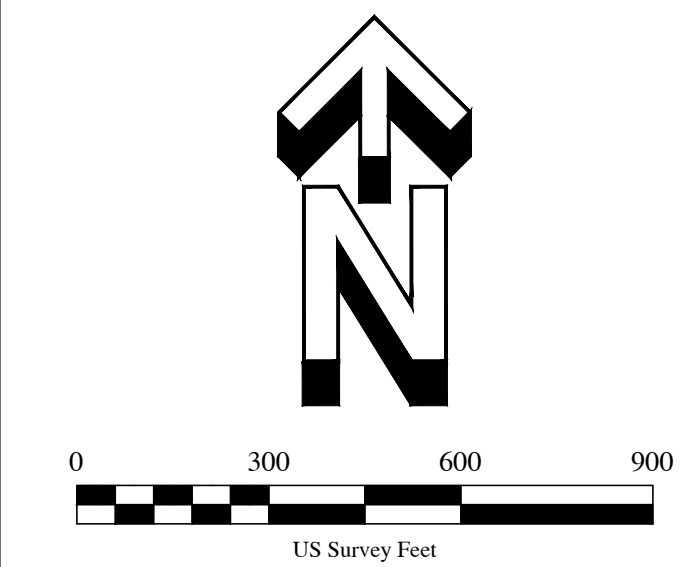
Land Genesis LLC

Section:	Multiple
Township:	5N & 6N
Range:	94W & 95W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 1200'	Sheet:	2
Job No:	2022.125-01	Of:	
Drawn By:	MF		
Date:	1jun22		



Note: Line table and descriptions of monuments are found on Page 4



Explanation

- Found GLO Stone
- ◇ Found 2.5" GLO brass cap on 1" pipe
- Found 3.5" BLM Alloy cap on 2.5" pipe
- △ Found 2.5" alloy cap on No. 6 rebar by PLS 13901
- ⊙ Set 3.25" alloy cap on 30" No. 6 rebar by PLS 38494
- ◆ Witness Corner. Set 2" alloy cap on 18" No. 5 rebar by PLS 38494
- Set pink plastic cap on 18" No. 5 rebar by PLS 38494

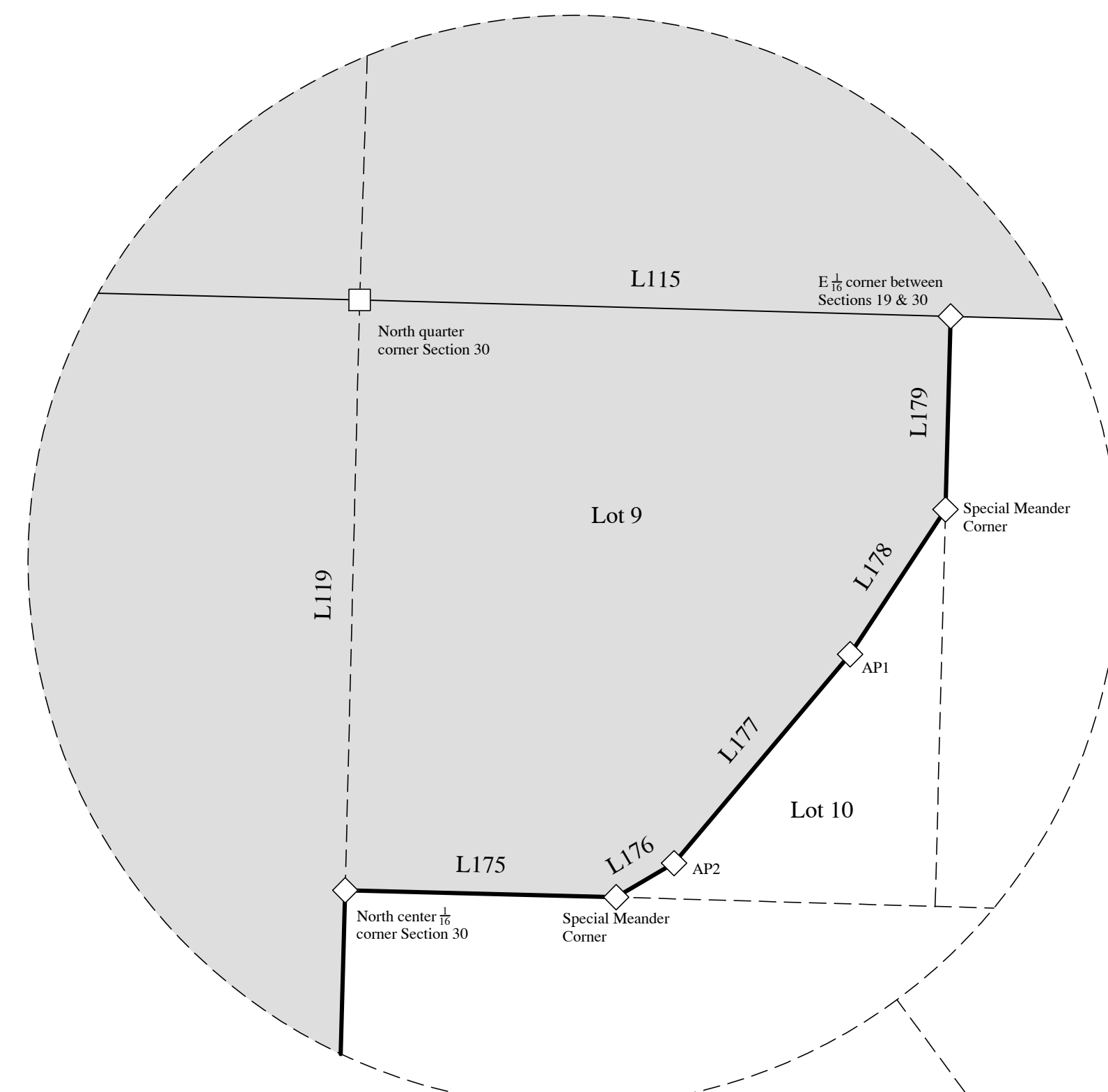
Southern Portion Details

Land Survey Plat

Land Genesis LLC

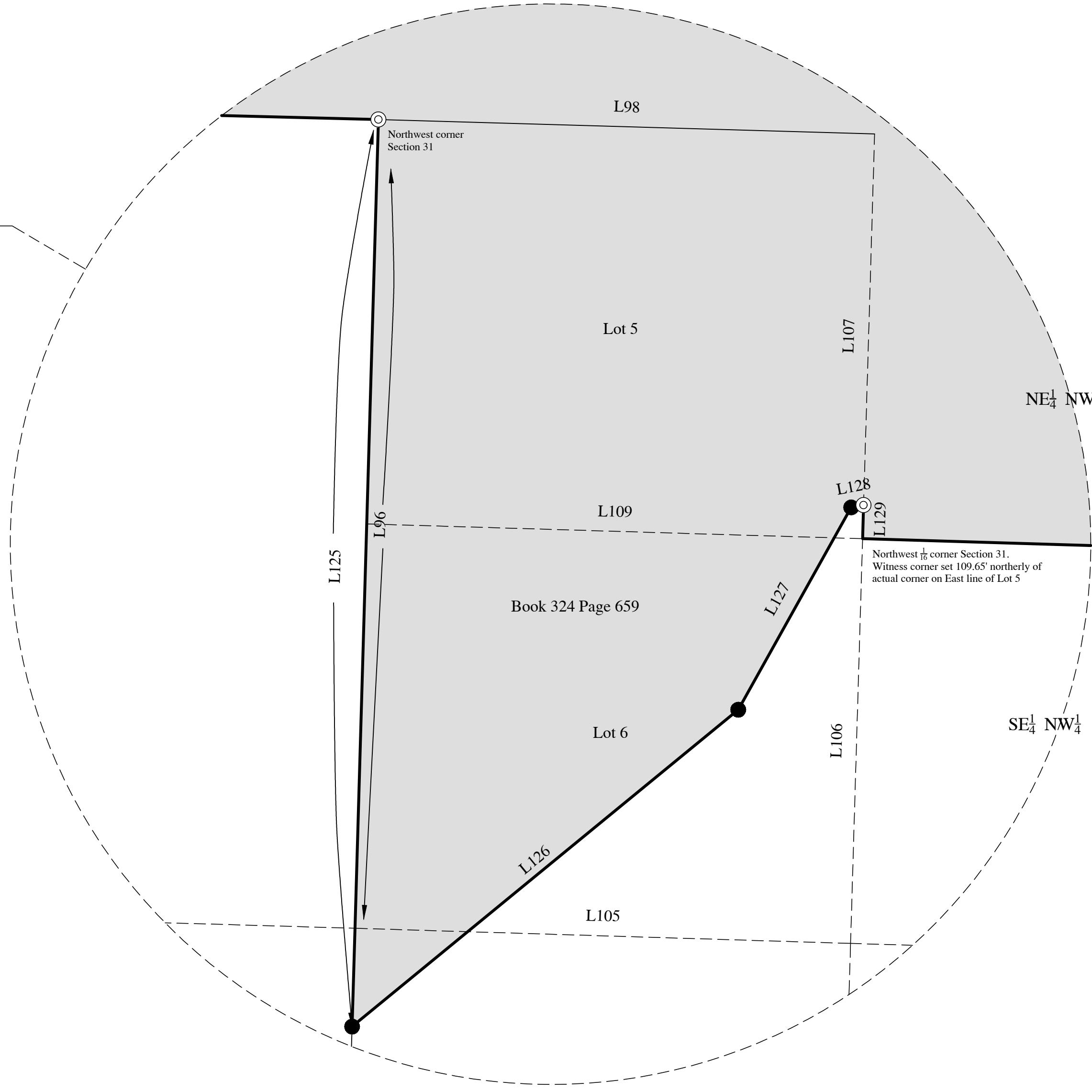
Section:	Multiple
Township:	5N & 6N
Range:	94W & 95W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 300'	Sheet:	3
Job No:	2022.125-01	Of:	
Drawn By:	MF		
Date:	1jun22		



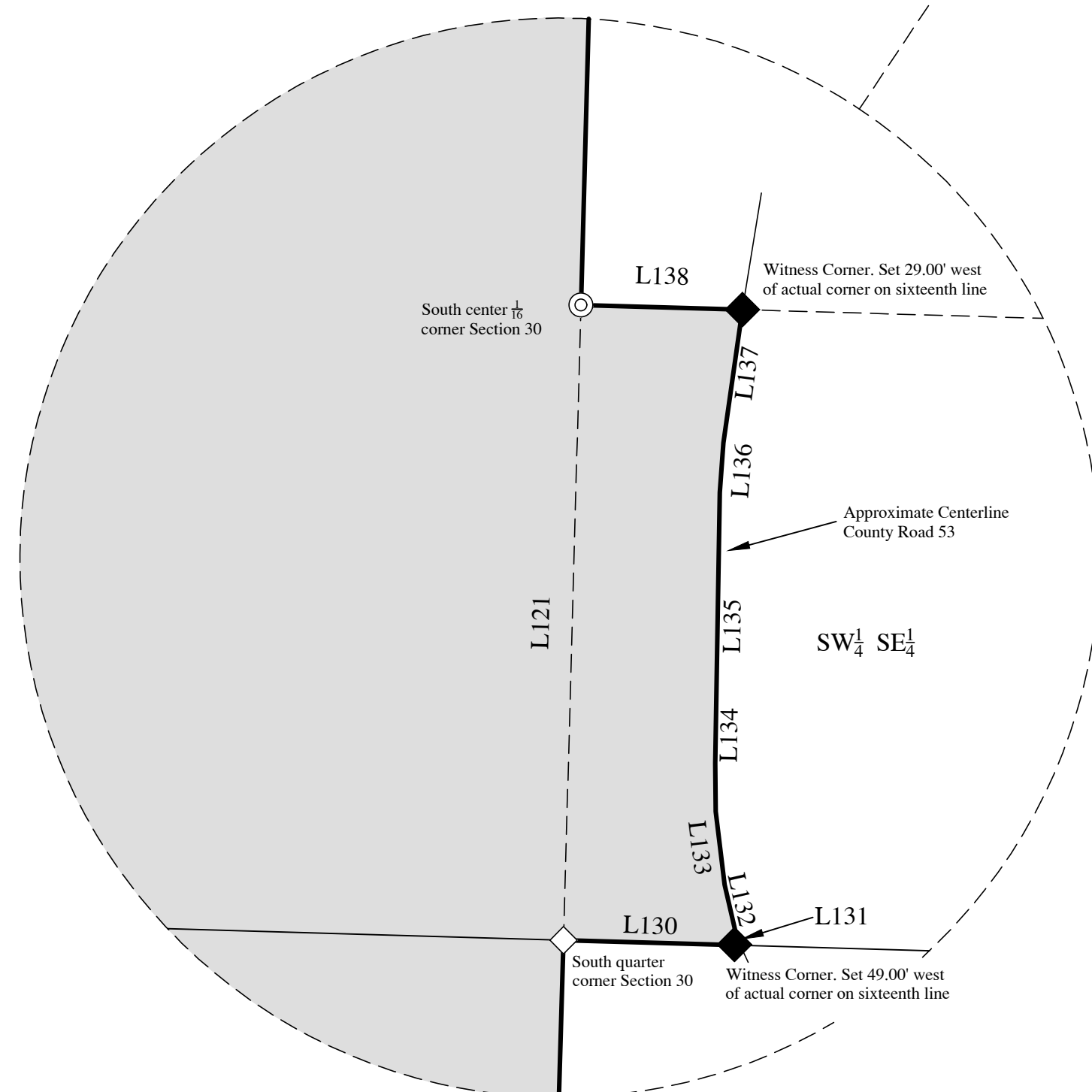
Detail A
Page 3

Detail C
1"=300'



Note: The southeasterly boundary of the parcel of land describe din Book 324 at Page 659 was determined using existing fenceline.

Detail B
1"=300'



Surveyor's Certificate

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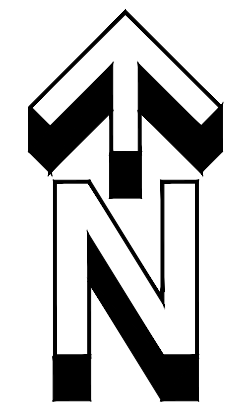
that the boundary drawing shown hereon represents a good and accurate survey made upon the ground under my direct supervision and checking. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____ 2022.

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US Survey Feet

Explanation

Southern Portion Line Table and Monument Descriptions

Land Survey Plat

Land Genesis LLC

Section:	Multiple
Township:	5N & 6N
Range:	94W & 95W
Principal Meridian:	6th
County:	Moffat

Scale:	-	Sheet:	4 7
Job No:	2022.125-01		
Drawn By:	MF		
Date:	1jun22	Of:	

Section	Township	Range	Monument	Location	Monument Description
6	5N	94W		Southwest corner	Found GLO Stone; 8 inches x 6 inches x 4 inches
6	5N	94W		West quarter corner	Found 2.5 inches GLO brass cap 8 inches above ground
6	5N	94W		East quarter corner	Found GLO Stone; 10 inches x 7 inches x 10 inches
6	5N	94W		Northwest corner	Found 3.25 inches BLM alloy cap 8 inches above ground
6	5N	94W		Southeast corner	Found 3.25 inches BLM alloy cap 2 inches below ground
6	5N	94W		Northeast corner	Set 3.25 inches alloy cap. Position determined by found GLO Bearing Trees.
6	5N	94W		Center quarter corner	Set 3.25 inches alloy cap 7 inches above ground
6	5N	94W		North quarter corner	Set 3.25 inches alloy cap 7 inches above ground
1	5N	95W		South quarter corner	Found GLO Stone; 10 inches x 4 inches x 4 inches
1	5N	95W		West quarter corner	Found GLO Stone; 7 inches x 7 inches x 7 inches; faint scribe marks on east side and 05 on west side
1	5N	95W		Southwest corner	Found GLO Stone; 12 inches x 6 inches x 4 inches
1	5N	95W		Northwest corner	Set 3.25 inches alloy cap 2 inches above ground
1	5N	95W		North quarter corner	Found GLO Stone; 7 inches x 4 inches x 3 inches
1	5N	95W		Center quarter corner	Set 3.25 inches alloy cap 6 inches above ground
2	5N	95W		South quarter corner	Found GLO Stone; 2 inches x 8 inches x 6 inches with 4 on north side
2	5N	95W		Southwest corner	Found GLO Stone; 9 inches x 7 inches x 6 inches
2	5N	95W		West quarter corner	Found GLO Stone; 18 inches x 6 inches x 5 inches
2	5N	95W		Northwest corner	Found GLO Stone; 6 inches x 8 inches x 5 inches
3	5N	95W		South quarter corner	Found GLO Stone; 3 inches x 7 inches x 7 inches
3	5N	95W		Southwest corner	Found GLO Stone; 18 inches x 9 inches x 12 inches
3	5N	95W		West quarter corner	Found GLO Stone; 7 inches x 5 inches x 4 inches
3/4	5N	95W		North sixteenth corner	Set 3.25 inches alloy cap 5 inches above ground
3/4	5N	95W		Northwest corner	Witness Corner. Actual corner fall on steep slope in rocky outcropping. Set 3.25 inches alloy cap 5 inches above ground and 90.00' west of actual corner on North line of Section 4
3/4	5N	95W		West sixteenth corner	Set 3.25 inches alloy cap 3 inches above ground
3	5N	95W		Northwest sixteenth corner	Set 3.25 inches alloy cap 3 inches above ground
4	5N	95W		South quarter corner	Found GLO Stone; 6 inches x 8 inches x 6 inches with 1/4 S on north side and illegible scribe marks on south side
4	5N	95W		Southwest corner	Found GLO Stone; 5 inches x 7 inches flush with ground
4	5N	95W		West quarter corner	Found GLO Stone; 6 inches x 8 inches x 5 inches
4	5N	95W		Northwest corner	Found GLO Stone; 8 inches x 6 inches x 5 inches
4	5N	95W		North quarter corner	Found GLO Stone; 9 inches x 6 inches x 4 inches
4/3	5N	95W		East sixteenth corner	Set 3.25 inches alloy cap 3 inches above ground
5/8	5N	95W		East sixteenth corner	Set 3.25 inches alloy cap 5 inches above ground
5	5N	95W		East quarter corner	Found GLO Stone; 7 inches x 5 inches with illegible scribe marks
5	5N	95W		West quarter corner	Found GLO Stone; 8 inches x 8 inches x 3 inches
5	5N	95W		Northwest corner	Found 2.5 inches alloy cap by PLS 1901 6 inches above ground
5	5N	95W		West quarter corner	Found GLO Stone; 5 inches x 7 inches x 7 inches
5/32	5N	95W		East sixteenth corner	Set 3.25 inches alloy cap 4 inches above ground
5	5N	95W		East center sixteenth corner	Witness Corner. Actual corner fall in middle of County Road 32. Set 3.25 inches alloy cap 6 inches above ground 23.00 feet west of actual corner on the east-west centerline of Section 5
32	6N	95W		West quarter corner	Found 2.5 inches alloy cap by PLS 1901 7 inches above ground
32	6N	95W		North quarter corner	Found GLO Stone; 6 inches x 4 inches x 4 inches with 04 on south side and 1/4 S on north side
32	6N	95W		Northeast sixteenth corner	Found 2.5 inches alloy cap by PLS 1901 5 inches above ground
32/3	6N	95W		North sixteenth corner	Found 2.5 inches alloy cap by PLS 1901 7 inches above ground
32	6N	95W		East center sixteenth corner	Set 3.25 inches alloy cap 4 inches above ground
32	6N	95W		East quarter corner	Found GLO Stone; 7 inches x 6 inches x 6 inches; 04 on east side
32	6N	95W		West center sixteenth corner	Found 2.5 inches alloy cap by PLS 1901 3 inches above ground
33	6N	95W		Southwest sixteenth corner	Set 3.25 inches alloy cap 4 inches above ground
33	6N	95W		West quarter corner	Found GLO Stone; 9 inches x 6 inches x 4 inches
33	6N	95W		Center quarter corner	Found 2.5 inches alloy cap 2 inches above ground
33	6N	95W		East quarter corner	Found 2.5 inches alloy cap by PLS 1901 5 inches above ground
33	6N	95W		East center sixteenth corner	Found 2.5 inches alloy cap by PLS 1901 6 inches above ground
33	6N	95W		Southeast sixteenth corner	Set 3.25 inches alloy cap 6 inches above ground
33	6N	95W		East quarter corner	Found GLO Stone; 7 inches x 6 inches x 6 inches; 04 on east side
33	6N	95W		West center sixteenth corner	Found 2.5 inches alloy cap by PLS 1901 3 inches above ground
33	6N	95W		Southwest sixteenth corner	Set 3.25 inches alloy cap 4 inches above ground
33	6N	95W		West quarter corner	Found GLO Stone; 9 inches x 6 inches x 4 inches
33	6N	95W		Center sixteenth corner	Found GLO Stone; 5 inches x 6 inches x 4 inches with 1/4 on North Side
33	6N	95W		Northwest corner	Set 3.25 inches alloy cap 7 inches above ground.
33	6N	95W		East quarter corner	Found GLO Stone; 6 inches x 4 inches x 2 inches
33	6N	94W		Northeast corner	Found GLO Stone; 7 inches x 6 inches x 6 inches with faint scribe marks on east side
25	6N	95W		North quarter corner	Found GLO Stone; 4 inches x 12 inches x 6 inches
25	6N	95W		North center sixteenth corner	Set 3.25 inches alloy cap 10 inches above ground.
24/25	6N	95W		West sixteenth corner	Set 3.25 inches alloy cap 15 inches above ground.
24	6N	95W		East quarter corner	Found mound of stone. Set 3.25 inches alloy cap 8 inches above ground and 2' east of mound
24	6N	95W		West center sixteenth corner	Set 3.25 inches alloy cap 10 inches above ground.
24	6N	95W		North quarter corner	Found GLO Stone; 12 inches x 10 inches x 6 inches
24	6N	94W		Northeast corner	Found GLO Stone; 4 inches x 12 inches x 7 inches west of mound of stones
24	6N	94W		East quarter corner	Found GLO Stone; 14 inches x 6 inches x 7 inches; 1/4 on west side
24	6N	94W		North quarter corner	Found 3.25 inches BLM alloy cap 6 inches above ground
19	6N	94W		Northeast corner	Found 3.25 inches BLM alloy cap 7 inches above ground
19	6N	94W		East quarter corner	Found GLO Stone; 6 inches x 6 inches x 4 inches; with 04 on top
19	6N	94W		Southeast corner	Found 3.25 inches BLM alloy cap 6 inches above ground
19/30	6N	94W		East sixteenth corner	Found 2.5 inches GLO brass cap 11 inches above ground
19	6N	94W		South quarter corner	Found GLO Stone; 8 inches x 6 inches x 2 inches
19	6N	94W		West center sixteenth corner	Set 3.25 inches alloy cap 10 inches above ground
19	6N	94W		Northwest sixteenth corner	Set 3.25 inches alloy cap 10 inches above ground
19	6N	94W		North center sixteenth corner	Set 3.25 inches alloy cap 9 inches above ground
19	6N	94W		East center sixteenth corner	Set 3.25 inches alloy cap 15 inches above ground
30	6N	94W		East quarter corner	Found GLO Stone; 6 inches x 6 inches x 6 inches
30	6N	94W		Southeast corner	Found GLO Stone; 16 x 9 x 5
30	6N	94W		South quarter corner	Found 2.5 inches GLO brass cap. Pipe was still in ground but was bent over and cap was flush with ground
30	6N	94W		South center sixteenth corner	Set 3.25 inches alloy cap 6 inches above ground
30	6N	94W		North center sixteenth corner	Set 3.25 inches alloy cap 10 inches above ground
30	6N	94W		Special Meander Corner (N-S centerline of NE 1/4)	Found 2.5 inches GLO brass cap 9 inches above ground
30	6N	94W		AP2 Lot 9	Found 2.5 inches GLO brass cap 15 inches above ground
30	6N	94W		AP1 Lot 9	Found 2.5 inches GLO brass cap 10 inches above ground
30	6N	94W		Special Meander Corner (E-W centerline of NE 1/4)	Found 2.5 inches GLO brass cap 12 inches above ground
31	6N	94W		East quarter corner	Found GLO Stone; 10 inches x 4 inches; 2 inches below ground
31	6N	94W		Northwest sixteenth corner	Actual corner falls in cultivated field. Set witness corner 109.56 north of actual corner on east line of Lot 5 in east-west fence-line.

LINE	BEARING	DISTANCE	LINE	GLO Bearing	GLO Distance
L141	N 88°16'46" W	1319.95	L141	S 89°58' W	1320.33
L142	N 01°43'29" E	1323.19	L142	N 00°01' W	1320
L143	N 01°43'29" E	1323.19	L143	N 00°01' W	1320
L144	N 01°41'42" E	2645.69	L144	N 00°01' W	2640
L145	N 88°29'12" W	2656.93	L145	-	-
L146	N 88°29'12" W	2646.38	L146	-	-
L147	N 01°39'01" E	2645.32	L147	-	-
L148	N 01°39'01" E	1323.02	L148	-	-
L149	N 01°39'01" E	1323.02	L149	-	-
L150	N 88°16'59" W	2641.62	L150	-	-
L151	N 88°18'00" W	2654.53	L151	S 89°58' W	2641.98
L152	N 01°28'13" E	2636.38	L152	N 00°02' W	2640
L153	N 88°31'13" W	2646.51	L153	-	-
L154	N 88°31'13" W	2646.01	L154	-	-
L155	N 01°32'26" E	2656.55	L155	-	-
L156	N 01°32'26" E	2633.93	L156	-	-
L157	N 01°38'23" E	2640.61	L157	N 00°01' W	2640
L158	N 88°11'55" W	2642.49	L158	S 89°58' W	2640
L159	N 01°43'04" E	1320.44	L159	N 00°01' W	1320
L160	N 01°43'04" E	1320.44	L160	N 00°01' W	1320
L161	N 01°41'26" E	2643.93	L161	N 00°01' W	2640
L162	N 88°21'25" W	3969.19	L162	-	-
L163	N 88°21'25" W	1320.47	L163	-	-
L164	N 01°47'21" E	2644.20	L164	-	-
L165	N 01°47'21" E	2648.18	L165	-	-
L166	N 01°42'53" E	2642.40	L166	-	-
L167	N 01°35'09" E	1321.75	L167	North	1320
L168	N 01°35'09" E	1321.75	L168	North	1320
L169	N 01°34'50" E	2638.87	L169	North	2640
L170	N 88°23'44" W	1322.29	L170	-	-
L171	N 88°23'44" W	1322.29	L171	-	-
L171	N 88°23'44" W	1315.77	L171	-	-
L172	N 88°27'28" W	2929.79	L172	-	-
L173	N 88°23'44" W	1611.15	L173	-	-
L174	N 01°43'35" E	1321.31	L174	-	-
L175	N 88°32'17" W	608.46	L175	S 89°59' W	610.5
L176	N 59°32'55" E	1506.3	L176	S 89°02' W	1511.4
L177	N 40°07'19" E	613.16	L177	S 34°30' W	613.8
L178	N 33°22'42" E	389.03	L178	S 31°45' W	389.4
L179	N 01°32'31" E	433.66	L179	N 00°07' W	435.6
L180	N 88°25'36" W	1317.00	L180	-	-
L181	N 88°23'22" W	1320.10	L181	-	-
L182	N 01°41'05" E	1321.89	L182	-	-
L183	N 01°40'45" E	2638.27	L183	-	-
L184	N 01°46'48" E	2638.75	L184	-	-
L185	N 01°46'48" E	1322.03	L185	-	-
L186	N 01°46'48" E	1322.03	L186	North	1320
L187	N 88°23'01" W	1317.81	L187	N 89°58' E	1320
L188	N 88°23'01" W	1317.81	L188	N 89°58' E	1320
L189	N 88°27'28" W	1318.24	L189	N 89°58' E	1320
L190	N 88°27'28" W	1611.55	L190	N 89°58' E	1613.7
L191	N 01°43'58" E	1321.31	L191	-	-
L192	N 88°25'36" W	1611.35	L192	-	-
L193	N 88°23'22" W	1320.01	L193	-	-
L194	N 01°40'51" E	1321.89	L194	-	-
L195	N 88°20'44" W	2934.29	L195	-	-
L196	N 01°34'11" E	1321.57	L196	-	-

Surveyor's Certificate

I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify specifically and only to

Land Genesis, LLC, Sankar R.Chava, Land Title Guarantee Company, and Old Republic National Title Insurance Company

that the boundary drawing shown hereon represents a good and accurate survey made upon the ground under my direct supervision and checking. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

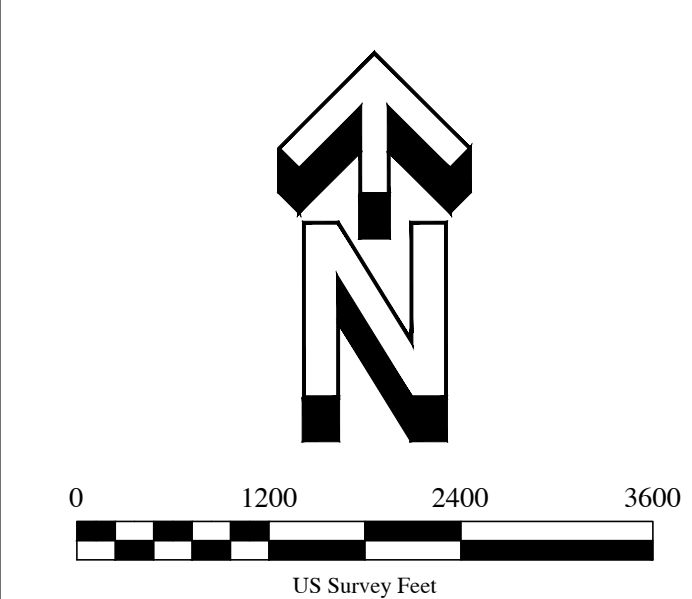
Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____ 2022.

NOTICE

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LINE	BEARING	DISTANCE	LINE	GLO Bearing	GLO Distance
L1	N 88°15'04" W	5585.88	L1	N 89°53' E	2562.94
L2	N 88°15'00" W	2641.39	L2	N 89°53' E	1320
L3	N 88°15'00" W	1320.70	L3	N 89°53' E	1320
L4	N 88°14'47" W	1623.80	L4	N 89°53' E	1622.94
L5	N 01°28'05" E	2637.31	L5	S 00°06" E	2640
L6	N 01°28'22" E	2631.65	L6	S 00°06" E	2645.94



Explanation

- Found GLO Stone
- ◇ Found 2.5" alloy cap by PLS 23519
- Found No. 4 rebar
- △ Found 2.5" alloy cap on No. 6 rebar by PLS 13901
- ◇ Found 2.5" alloy cap on No. 5 rebar by PLS 10755
- Set 18" No. 5 rebar with pink plastic cap by PLS 38494
- ⊙ Set 3.25" alloy cap on 30" No. 6 rebar by PLS 38494

**Sections
3 & 10**

**Land
Survey
Plat**

**Land Genesis
LLC**

Section:	3, 10
Township:	6N
Range:	95W
Principal Meridian:	6th
County:	Moffat

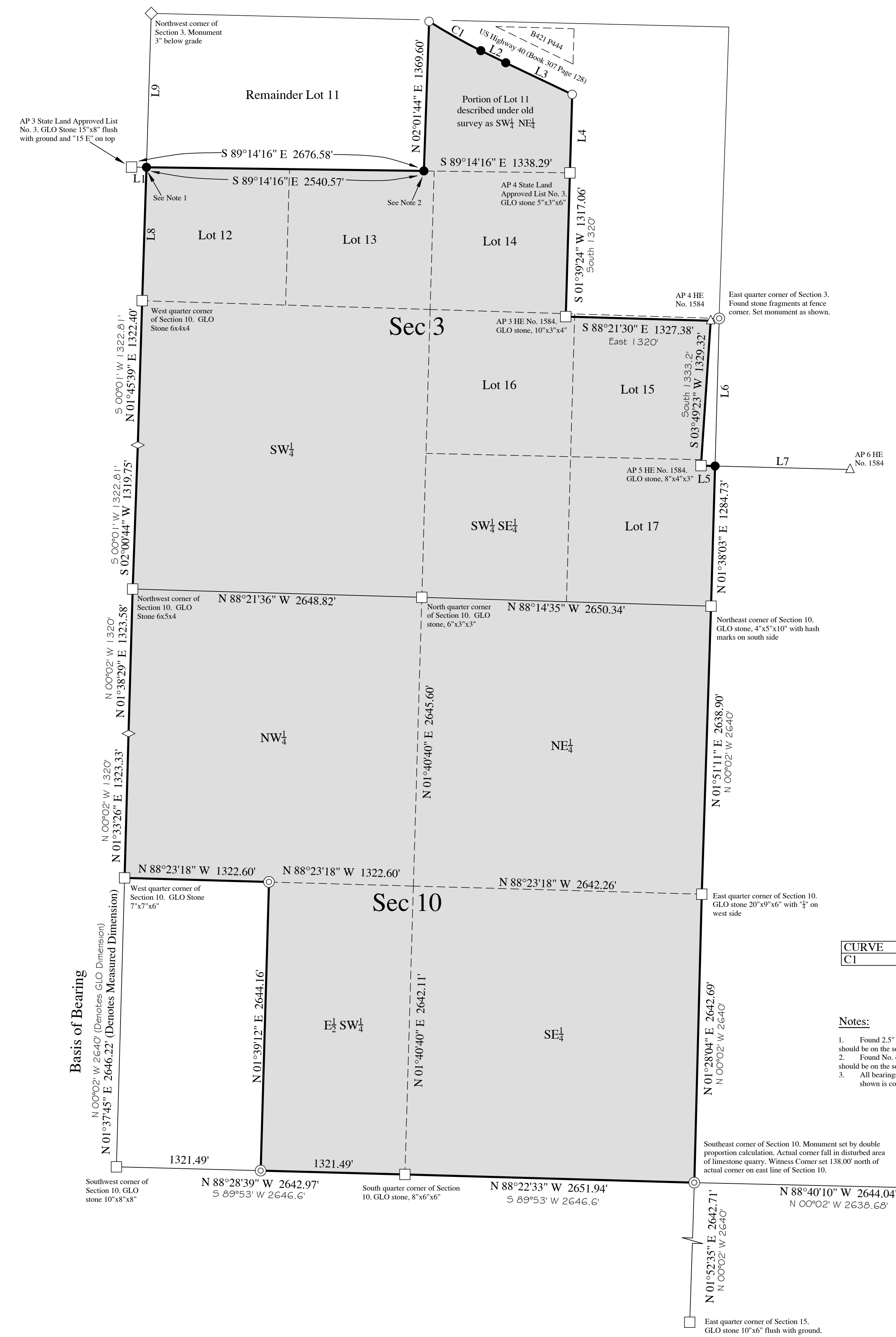
Scale:	1" = 600'	Sheet:	5
Job No:	2022.125-01	Of:	
Drawn By:	MF		
Date:	1jun22		

Property Description

TOWNSHIP 6 NORTH, RANGE 95 WEST OF THE 6TH PRINCIPAL MERIDIAN

SECTION 3: LOTS 12, 13, 14, 15, 16, 17, SW1/4, SW1/4SE1/4 AND THAT PART OF LOT 11, DESCRIBED IN INSTRUMENT RECORDED MAY 16, 1960 IN BOOK 281 AT PAGE 238, LESS PARCEL IN NE1/4 DESCRIBED IN INSTRUMENT, RECORDED FEBRUARY 4, 1977 IN BOOK 421 AT PAGE 444, AND LESS PARCEL DESCRIBED IN INSTRUMENT, RECORDED NOVEMBER 2, 1962 IN BOOK 307 AT PAGE 128

SECTION 10: N1/2, SE1/4, E1/2SW1/4



LINE	BEARING	DISTANCE
L1	S 89°14'16" E	136.01'
L2	S 64°05'17" E	253.38'
L3	S 64°30'17" E	674.61'
L4	N 64°06'45" W	251.24'
L4	S 64°31'45" E	668.91'
L4	N 01°38'34" E	718.43'
L5	S 88°29'30" E	129.03'
L6	S 01°38'03" W	1351.77'
L7	S 88°29'30" E	1237.05'
L8	N 01°48'16" E	1222.93'
L9	N 01°48'16" E	1410.12'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6025.52'	543.89'	S 60°33'09" E	543.70'

Surveyor's Certificate

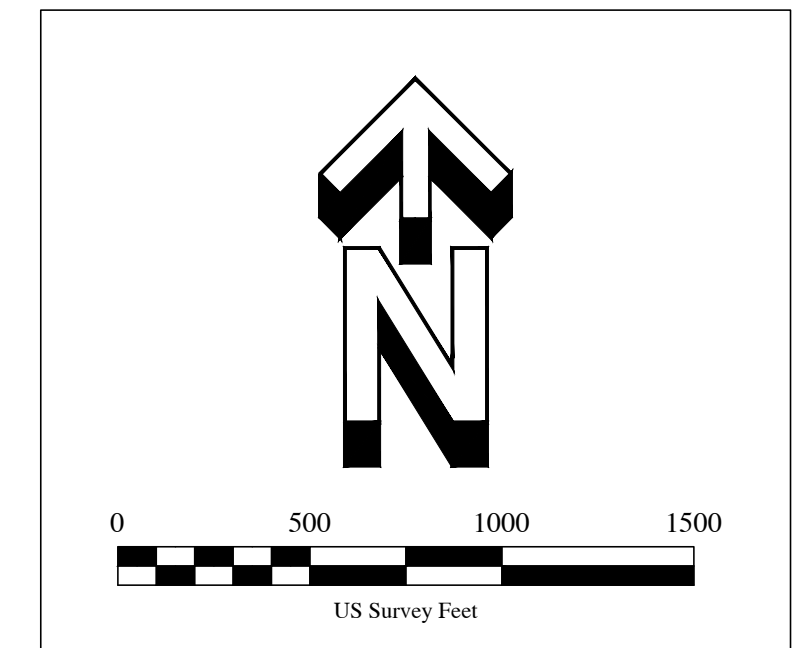
I, Michael Fraher, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify specifically and only to Land Genesis, LLC, Sankar R Chava, Land Title Guarantees Company, and Old Republic National Title Insurance Company that the boundary drawing shown hereon represents a good and accurate survey made upon the ground under my direct supervision and checking. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2022.

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Explanation

- Found GLO Stone
- Found 3.5" BLM Alloy cap on 2.5" pipe
- △ Found 2.5" alloy cap on No. 6 rebar by PLS 13901
- ⊙ Set 3.25" alloy cap on 30" No. 6 rebar by PLS 38494
- Set 18" No. 5 rebar with pink plastic cap
- ◇ Witness Corner. Set 18" No. 5 rebar with 2" alloy cap by PLS 38494

Property Description

Sections 2, 11 & 12

Land Survey Plat

Land Genesis LLC

Section:	Multiple
Township:	6N
Range:	95W
Principal Meridian:	6th
County:	Moffat

Scale:	1" = 500'	Sheet:	6
Job No:	2022.125-01		
Drawn By:	MF		
Date:	1jun22	Of:	

Property Description

TOWNSHIP 6 NORTH, RANGE 95 WEST OF THE 6TH PRINCIPAL MERIDIAN

SECTION 2: LOT 13, LESS RIGHT OF WAY AS DESCRIBED IN INSTRUMENT, RECORDED DECEMBER 4, 1962 IN BOOK 308 AT PAGE 78 AND EXCEPTING THE PROPERTY DESCRIBED IN DEED, RECORDED MARCH 4, 1963 IN BOOK 310 AT PAGE 274

SECTION 11: LOTS 1, 2

SECTION 12: LOTS 3, 4 AND THE PARCEL OF LAND IN LOTS 7, 8 DESCRIBED IN INSTRUMENT RECORDED JULY 22, 1966 IN BOOK 331 AT PAGE 654 EXCEPTING THAT PORTION OF LOT 4 DESCRIBED IN DEED RECORDED JULY 12, 1966 IN BOOK 331 AT PAGE 431

EXCEPTING FROM SECTIONS 11 AND 12 A PARCEL OF LAND LYING BETWEEN THE YAMPA RIVER AND MAYBELL IRRIGATION CANAL AS DESCRIBED IN INSTRUMENT RECORDED MARCH 4, 1963 IN BOOK 310 AT PAGE 274

**Maybell Ditch
Approximate Centerline
Measurements**

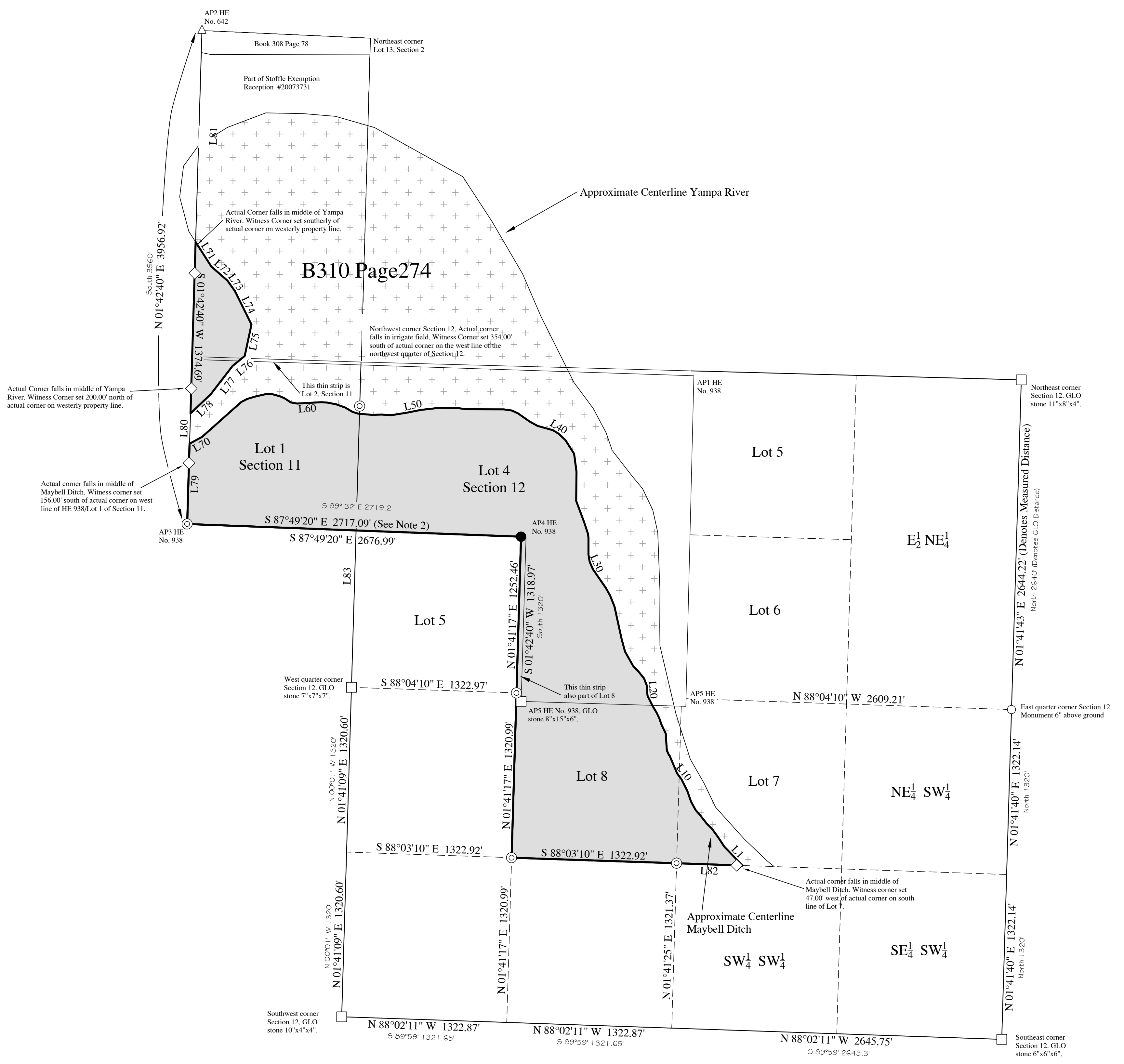
LINE	BEARING	DISTANCE
L1	N 43°52'13" W	209.64'
L2	N 32°59'11" W	93.50'
L3	N 36°18'16" W	83.22'
L4	N 45°48'06" W	57.18'
L5	N 38°11'42" W	101.06'
L6	N 42°21'04" W	38.80'
L7	N 28°44'35" W	76.49'
L8	N 18°52'07" W	194.25'
L9	N 26°38'49" W	106.53'
L10	N 37°34'34" W	56.65'
L11	N 22°37'47" W	152.28'
L12	N 43°53'15" W	8.31'
L13	N 24°46'20" W	42.04'
L14	N 03°32'55" W	133.92'
L15	N 25°23'30" W	80.63'
L16	N 19°17'41" W	53.67'
L17	N 25°12'29" W	51.91'
L18	N 30°59'54" W	56.11'
L19	N 26°54'20" W	95.17'
L20	N 05°05'28" W	87.25'
L21	N 21°04'00" W	57.47'
L22	N 39°08'26" W	79.70'
L23	N 44°07'53" W	53.23'
L24	N 29°31'10" W	131.86'
L25	N 14°56'48" W	103.83'
L26	N 12°55'36" W	264.77'
L27	N 21°38'43" W	94.25'
L28	N 29°26'14" W	71.80'
L29	N 34°44'05" W	178.08'
L30	N 24°12'57" W	65.96'
L31	N 09°11'37" W	59.36'
L32	N 00°15'04" W	135.43'
L33	N 06°09'02" W	29.47'
L34	N 18°13'28" W	99.29'
L35	N 20°27'49" W	183.52'
L36	N 00°45'55" E	233.55'
L37	N 07°38'07" W	143.25'
L38	N 32°24'28" W	129.98'
L39	N 46°51'49" W	75.31'
L40	N 58°21'57" W	53.74'
L41	N 74°26'05" W	126.75'
L42	N 61°16'24" W	74.81'
L43	N 54°45'13" W	112.85'
L44	N 65°53'59" W	54.22'
L45	N 81°47'55" W	64.54'
L46	N 89°07'48" W	293.02'
L47	N 87°47'31" W	82.81'
L48	N 89°31'38" W	130.27'
L49	N 83°43'50" W	150.35'
L50	S 78°46'53" W	110.89'
L51	S 80°44'04" W	130.52'
L52	N 80°02'01" W	79.03'
L53	S 87°41'18" W	74.58'
L54	S 84°43'39" W	114.57'
L55	N 73°06'31" W	47.51'
L56	N 59°14'54" W	68.63'
L57	N 70°13'40" W	75.28'
L58	N 78°27'45" W	70.48'
L59	N 86°25'29" W	50.74'
L60	S 86°46'45" W	192.53'
L61	N 79°59'01" W	51.42'
L62	N 56°23'39" W	60.81'
L63	N 66°23'13" W	40.20'
L64	N 74°55'08" W	68.54'
L65	N 90°00'00" W	41.14'
L66	S 77°15'20" W	89.98'
L67	S 73°35'40" W	67.80'
L68	S 62°31'20" W	55.02'
L69	S 48°22'11" W	419.24'
L70	S 61°05'24" W	115.11'

**Yampa River
Approximate Centerline
Measurements**

LINE	BEARING	DISTANCE
L71	S 32°36'01" E	234.58'
L72	S 49°08'55" E	170.72'
L73	S 35°06'31" E	103.28'
L74	S 26°23'44" E	298.95'
L75	S 12°04'07" W	237.50'
L76	S 50°48'40" W	136.67'
L77	S 37°30'51" W	285.53'
L78	S 46°35'52" W	223.85'

**Additional
Measurements**

LINE	BEARING	DISTANCE
L79	S 01°42'40" E	2676.99'
L80	N 01°42'40" E	1695.63'
L81	N 01°42'40" E	1695.63'
L82	S 88°03'10" E	1322.92'
L83	S 01°41'09" W	2608.29'



Surveyor's Certificate

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Land Genesis, LLC, Sankar R Chava, Land Title Guarantee Company, and Old Republic National Title Insurance Company
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Michael Fraher Colorado P.L.S. No. 38494

Dated this _____ day of _____, 2022.

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Notes:

- The position of AP 2, AP 3, and AP 4 of HE No. 938 were calculated by applying Grants Boundary adjustment to monuments found at AP 2 of HE No. 259, and AP 5 of HE 938.
- This distance is the distance from AP 3 of HE 938 to AP 4 of HE 938. The position of AP 4 was calculated only. No monument was found or set as it is located in the interior of the subject property, and not along the property line.
- Lots 2 & 3 of Section 12 are the thin strips of land between the North line of HE No. 938 and the North line of Section 11. All of the area in these lots are between the Yampa River and Maybell ditch and therefore have been excepted out of subject property in Book 310 at P274.
- Lot 2 of Section 11 is a thin strip of land between the North Line of HE No. 938 and the North line of Section 11. The portion East of the Centerline of the Yampa river has been excepted out of the subject property in Book 310 at P274. The portion West of the Yampa river is included in the piece of land shown.
- Bearings and distances for the Yampa River and the Maybell ditch as described in Book 310 Page 274 do not match the current position of river and ditch. Measured dimensions are based upon existing condition of the ditch and river at the time of this survey.

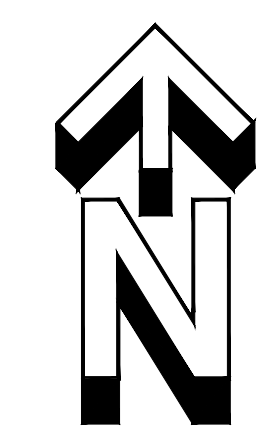


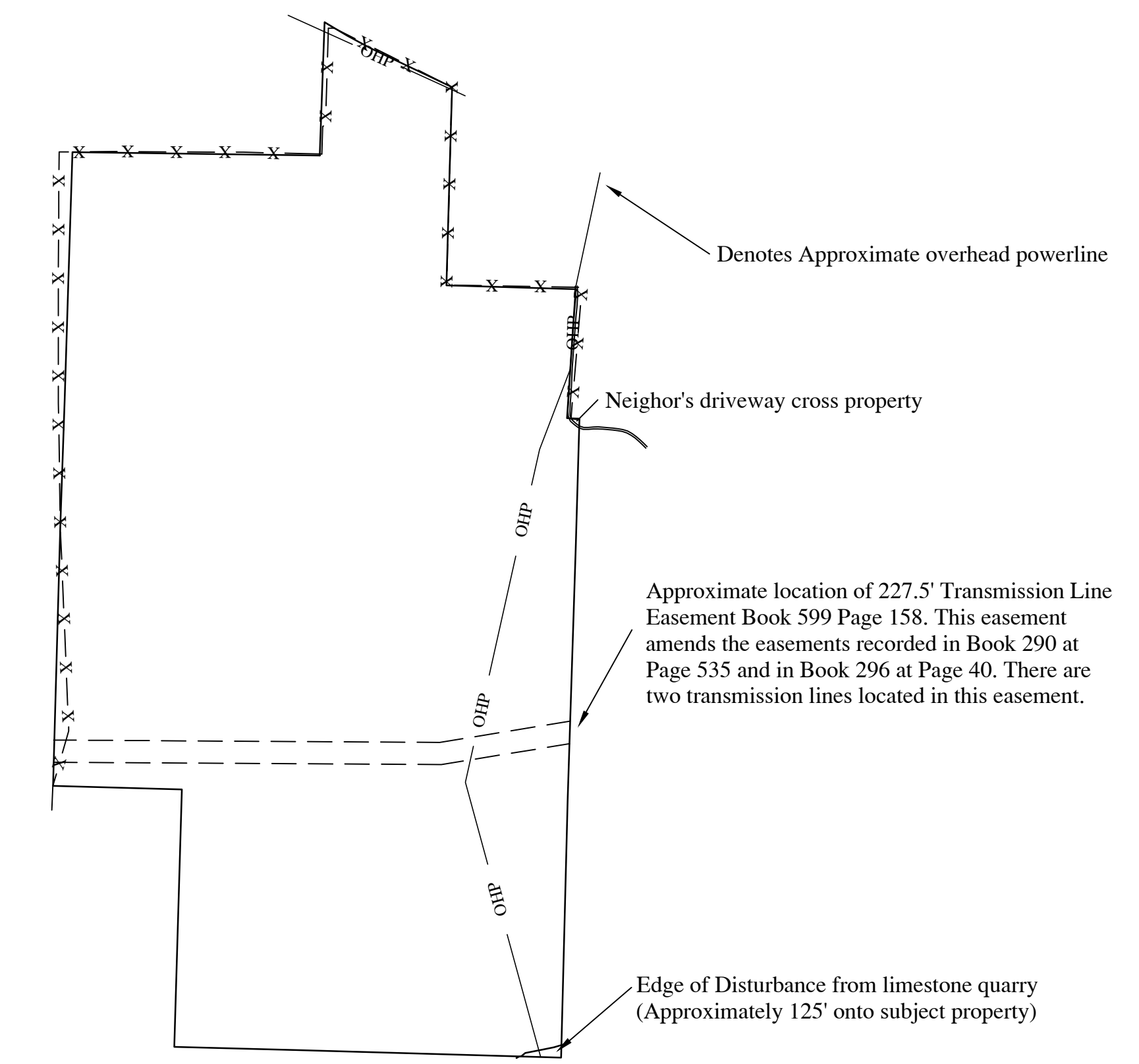
Table of Contents

Easements, fencelines
and powerlines

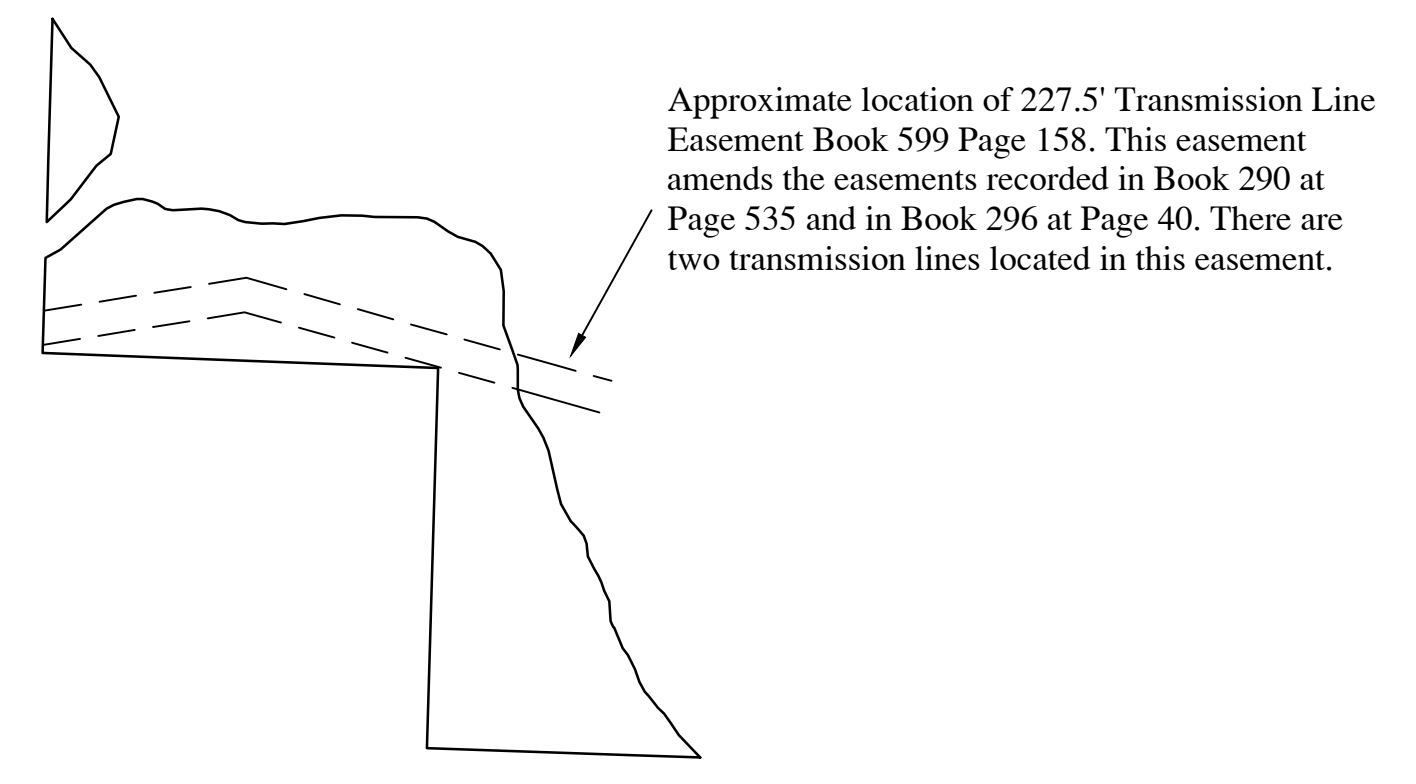
Land
Survey
Plat

Land Genesis
LLC

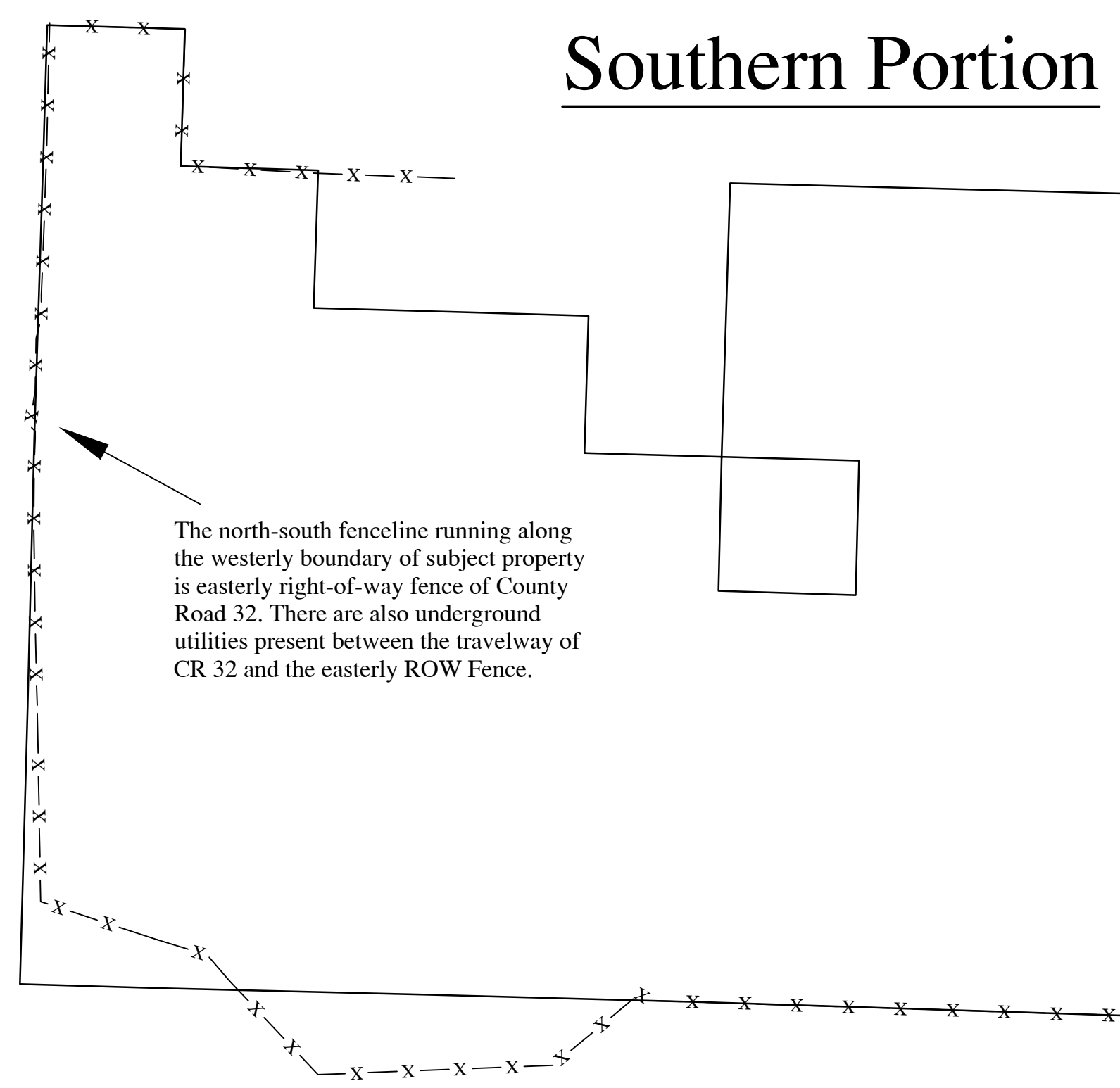
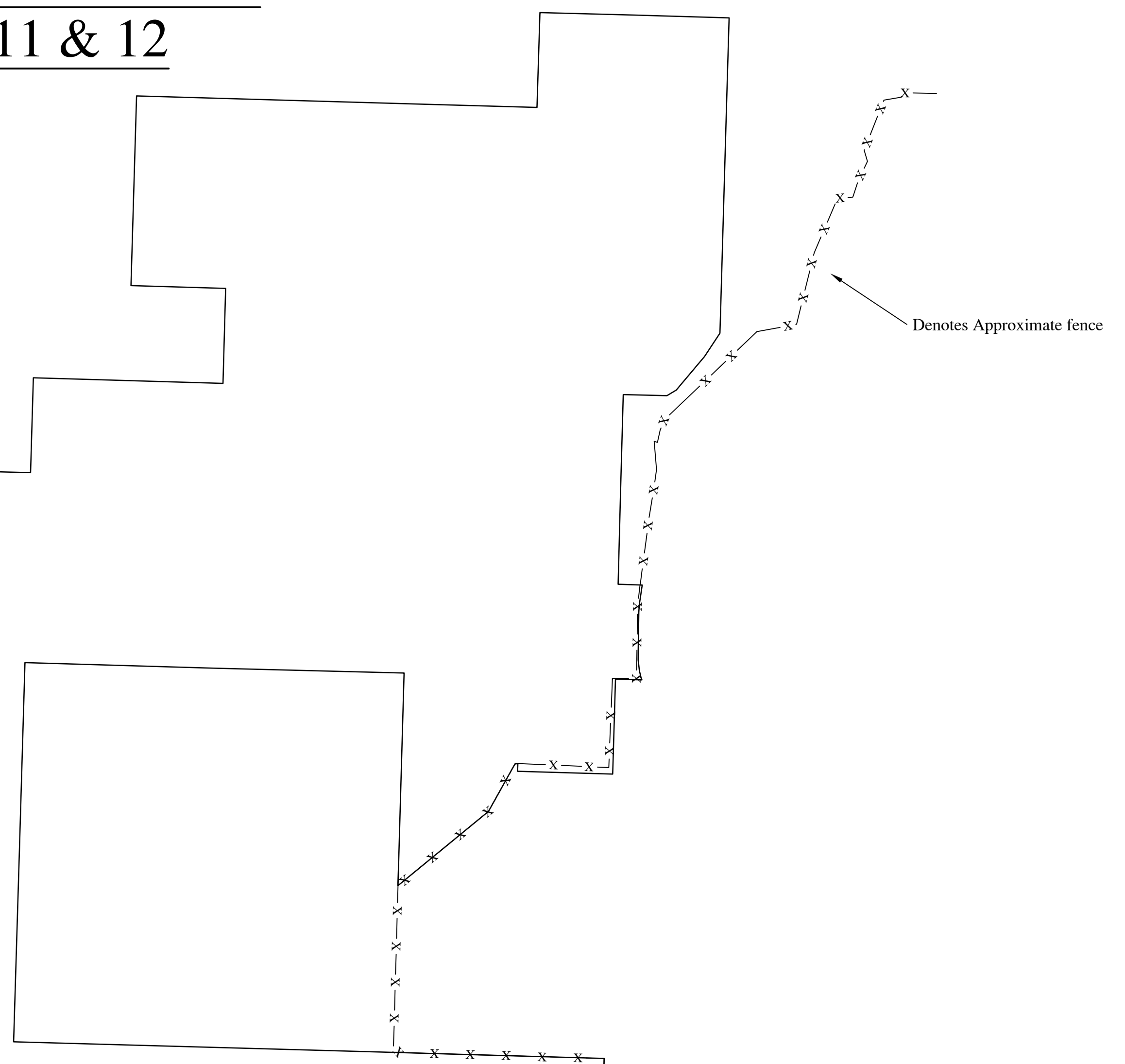
Section:	Multiple
Township:	5N, 6N
Range:	94W, 95W
Principal Meridian:	6th
County:	Moffat
Scale:	Not to Scale
Job No:	2022.125-01
Drawn By:	MF
Date:	5jun22
Sheet:	7
of:	7



Portion in Sections
3 & 10



Portion in Sections
2, 11 & 12



Surveyor's Certificate

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