

LAND SURVEY PLAT

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

NOTES:

1. Bearings are based on the assumption that the South line of the Southwest 1/4 of Section 35, Township 8 North, Range 69 West of the 6th P.M., Larimer County, Colorado bears N89°00'00"W.
2. @ - Indicates set 1/2" dia. rebar with cap PLS No. 23503 unless otherwise noted.
3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
4. The owner did not request a title search; therefore this survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.
5. Legal description was taken from a Title Commitment issued by Security Title Guaranty Company as agent for First American Title Insurance Company, file No. S0225593, dated June 12, 2007.
6. The certification as shown hereon does not extend to any unnamed party, third party, or the successors and/or assigns of the first party as certified to on this survey plat.
7. Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Land Survey and then only to the Client specifically shown hereon or in our files by signed work authorization.
8. Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms stated hereon.
9. The lineal unit of measurement for the survey of this property is U.S. Survey Feet.

CERTIFIED TO:

Aaron Bivens

SURVEY COMPLETION DATE:

September 14, 2009

LEGAL DESCRIPTION:

A tract of land situate in the Southwest 1/4 of Section 35, Township 8 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, which considering the South line of the Southwest 1/4 as bearing due West and with all bearings contained herein relative thereto is contained within the boundary line which begin at a point on the West line of the Southeast 1/4 of the said Southwest 1/4 which bears N00°19'35"W 58.13 feet from the Southwest corner of the said Southeast 1/4 and run thence N00°19'35"W 124.98 feet along the said West line, thence S29°15'00"W 176.63 feet to a point on the North line of Wilcox Lane, thence West 25.21 feet along the said North line, thence N29°15'00"E 227.70 feet to a point on the West line of said Southeast 1/4, thence N00°19'35"W 109.41 feet along said West line to the Northwest corner of the said Southeast 1/4, thence S89°55'45"E 631.45 feet along the North line of the said Southeast 1/4 to a point on the Westerly right of way line of the Union Pacific Railroad, thence S27°02'00"E 413.82 feet along the said Westerly right of way line to a point on the centerline of the Eaton Ditch, thence along said centerline S83°17'00"W 147.24 feet, and again S58°03'00"W 130.15 feet and again S46°55'00"W 110.36 feet and again S37°02'00"W 65.35 feet and again S56°03'00"W 130.15 feet to the point of beginning and also Property Description of a parcel of land located in the Southwest Quarter of Section 35, Township 8 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows: Considering the South line of the Southwest Quarter of the Southwest Quarter of said Section 35, being monumented by a 3" illegible brass cap at the Southwest corner of said Section 35 and a 2 1/2" 1897 Aluminum Cap P.L.S. No. 4502 at the West Side Corner of Section 35, Township 8 North, Range 69 West and Section 2, Township 7 North, Range 69 West of the 6th P.M., said line having an assumed bearing of S89°47'42"E and with all bearings contained herein relative thereto. Commencing at the Southwest Corner of said section 35, thence along the South line of the Southwest Quarter of the Southwest Quarter of said section 35, S89°47'42"E 717.93 feet, thence N00°12'18"E 35.00 feet, thence S89°47'42"E 100.00 feet, thence N82°04'30"E 141.42 feet thence S89°47'42"E 169.06 feet to the Point of Beginning, thence S89°47'42"E 100.00 feet to the Westerly line of that certain tract of land as described in Reception No. 88033271 (records of said county), thence along said Westerly line N29°22'34"E 100.00 feet thence departing said Westerly line S59°49'26"W 172.54 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE:

I, Dennis H. Koch, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat truly and correctly represents the results of a survey made by me or under my direct supervision.

Dennis H. Koch
DENNIS H. KOCH
Colorado licensed P.L.S. No. 23503
DATE November 23, 2009



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.

REVISIONS

| No. | DATE | BY | REMARKS |
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STEWART & ASSOCIATES

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CLIENT: BIVENS TRUCKING AND EXCAVATING

PROJECT: A TRACT SITUATE IN THE SOUTHWEST 1/4 OF SECTION 35-8-69, LARIMER COUNTY, COLORADO

TYPE: LAND SURVEY PLAT

JOB NUMBER: 30889SW.CRD
DATE: 11/18/09
PLAT No.
SHEET NUMBER
ONE of ONE