BOUNDARY AND IMPROVEMENTS SURVEY

(Exhibit for an Add–On Agreement)
Portions of the S1/2SE1/4 of Section 31,
Township 9 North, Range 73 West, of the 6th P.M.,
Larimer County, Colorado

LEGEND

- FOUND BLM ALUM CAP 1990
- SET #6 REBAR W/ ALUM CAP "PLS38084"
- SET #4 REBAR W/ YELLOW PL CAP "PLS38084"
- CALCULATED POINT

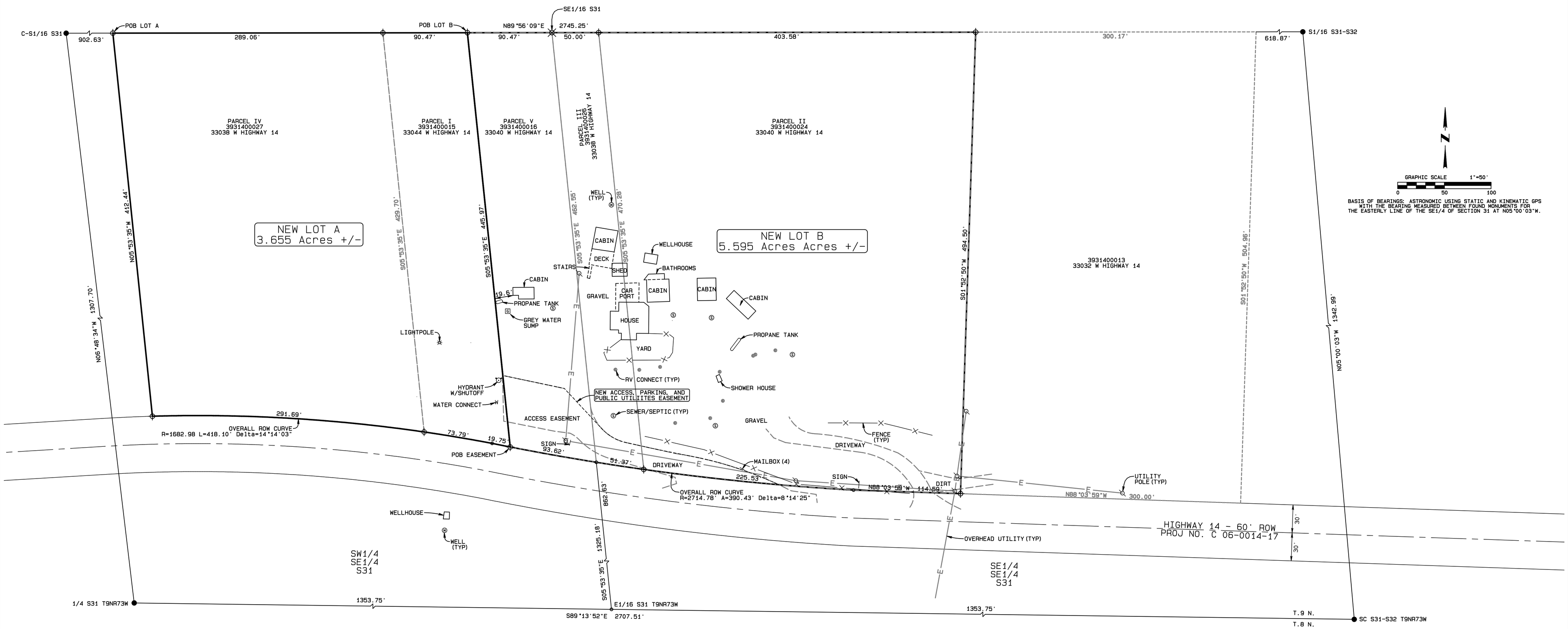
LAND SURVEYOR'S CERTIFICATE

I, Randall R. Miller, being a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat was made by me and/or under my direct supervision and that it is accurate to the best of my knowledge.

Dated this 22 day of July 2025.

Randall R. Miller, Colorado PLS #38084

COLORADO LICENSED
RANDALL R. MILLER
38084
7/22/2025
PROFESSIONAL LAND SURVEYOR



BASIS OF BEARINGS: ASTRONOMIC USING STATIC AND KINEMATIC GPS WITH THE BEARING MEASURED BETWEEN FOUND MONUMENTS FOR THE EASTERLY LINE OF THE SE1/4 OF SECTION 31 AT N05°00'03"W.

NOTES:

1. A title search by Chicago Title of Colorado Order No. 24540307, 24540122, and 24540278 is reflected hereon but no further research was done by this surveyor or by North Park Engineering & Consulting, Inc.
2. At the request of the client, other than shown herein, easement data was not obtained nor shown on this plat.
3. The positions of corners used herein were obtained using a combination of static and RTK GPS techniques. The positional accuracies meet BLM standards as well as applicable minimum standards of the State of Colorado.
4. This plat is invalid as a legal document and possession or use of this plat is unauthorized by the surveyor unless it bears the original signature and wet stamp of Randall R. Miller, PLS. Documents prepared by the surveyor and without a signature and wet stamp are to be viewed as preliminary and all information shown thereon is subject to change.

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 on any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

NEW LOT A – LEGAL DESCRIPTION

A portion of the SW1/4SE1/4 of Section 31, Township 9 North, Range 73 West, of the 6th P.M., Larimer County, Colorado, being Parcels I and IV of the Deed Rec 20180057846 recorded at the Larimer County Clerk and Recorder Office 09/19/2018, more particularly described as follows:

Commencing at the Point of Beginning on the N 1/16 line of the SW1/4SE1/4 of Section 31 from which the C-S 1/16 of Section 31 bears South 89°56'09" West, a distance of 902.63 feet also being coincident with the NW corner of said Parcel IV; thence along the N 1/16 line of the SW1/4SE1/4 of Section 31 North 89°56'09" East, a distance of 379.53 feet to the NE corner of said Parcel I; thence between Parcels I and V South 05°53'35" East, a distance of 445.97 feet to the Highway 14 right of way and to the beginning of a curve concave to the north having a radius of 2714.78 feet and a central angle of 0°25'01" and being subtended by a chord which bears North 78°43'28" West 19.75 feet; thence westerly along said curve, a distance of 19.75 feet to the beginning of a curve concave to the south having a radius of 1682.98 feet and a central angle of 12°26'33" and being subtended by a chord which bears North 85°25'42" West 364.76 feet; thence along said right of way westerly along said curve, a distance of 365.48 feet to the SW corner of said Parcel IV; thence along the westerly line of said Parcel IV North 05°53'35" West, a distance of 412.44 feet to the Point of Beginning.

Containing 3.655 Acres, more or less.

BASIS OF BEARINGS MEASURED BETWEEN FOUND MONUMENTS FOR THE EASTERLY LINE OF THE SE1/4 OF SECTION 31 AT N05°00'03"W.

NEW LOT B – LEGAL DESCRIPTION

A portion of the S1/2SE1/4 of Section 31, Township 9 North, Range 73 West, of the 6th P.M., Larimer County, Colorado, being Parcels II, III, and V of the Deed Rec 20180057846 recorded at the Larimer County Clerk and Recorder Office 09/19/2018, more particularly described as follows:

Commencing at the Point of Beginning on the N 1/16 line of the S1/2SE1/4 of Section 31 from which the C-S 1/16 of Section 31 bears South 89°56'09" West, a distance of 1282.16 feet also being coincident with the NW corner of said Parcel V; thence along the N 1/16 line of the SW1/4SE1/4 of Section 31 North 89°56'09" East, a distance of 90.47 feet to the NW corner of said Parcel III and the SE1/16 of Section 31; thence along the N 1/16 line of the SE1/4SE1/4 of Section 31 North 89°56'09" East, a distance of 403.58 feet to the NE corner of said Parcel II; thence along the easterly side of said Parcel II South 01°52'50" West, a distance of 494.50 feet to the SE corner of said Parcel II and the Highway 14 right of way; thence along said right of way North 88°03'59" West, a distance of 114.59 feet to the beginning of a curve concave to the north having a radius of 2714.78 feet and a central angle of 7°49'24" and being subtended by a chord which bears North 82°50'41" West 370.39 feet; thence along said right of way westerly along said curve, a distance of 370.68 feet to the SW corner of said Parcel III; thence along the line between Parcels I and V North 05°53'35" West, a distance of 445.97 feet to the Point of Beginning.

Containing 5.595 Acres, more or less.

BASIS OF BEARINGS MEASURED BETWEEN FOUND MONUMENTS FOR THE EASTERLY LINE OF THE SE1/4 OF SECTION 31 AT N05°00'03"W.

ACCESS EASEMENT – LEGAL DESCRIPTION

NEW ACCESS, PARKING, AND PUBLIC UTILIITES EASEMENT

A portion of the S1/2SE1/4 of Section 31, Township 9 North, Range 73 West, of the 6th P.M., Larimer County, Colorado, more particularly described as follows:

Commencing at the Point of Beginning on the northerly line of Highway 14 right of way; thence along the line between New Lot A and New Lot B North 05°53'35" West, a distance of 76.96 feet; thence leaving said line South 78°04'46" East, a distance of 67.34 feet; thence South 42°57'43" East, a distance of 59.03 feet to the beginning of a curve tangent to said line; thence southeasterly and easterly a distance of 30.17 feet along the curve concave to the northeast, having a radius of 50.00 feet and a central angle of 34°34'19"; thence South 77°32'02" East tangent to said curve, a distance of 33.43 feet; thence South 78°43'51" East, a distance of 40.13 feet to a point of cusp on a curve concave to the south having a radius of 400.77 feet and a central angle of 13°48'44" and being subtended by a chord which bears South 71°49'30" East 96.38 feet; thence easterly and southeasterly along said curve, a distance of 96.61 feet to a point of cusp on the northerly line of Highway 14 right of way and the beginning of a curve concave to the north having a radius of 2714.78 feet and a central angle of 6°07'55" and being subtended by a chord which bears North 81°59'56" West 290.41 feet; thence along the said Highway 14 right of way westerly along said curve, a distance of 290.54 feet to the Point of Beginning.

Containing 0.2390 Acres, more or less.

BASIS OF BEARINGS MEASURED BETWEEN FOUND MONUMENTS FOR THE EASTERLY LINE OF THE SE1/4 OF SECTION 31 AT N05°00'03"W.

ALEXANDER INVESTMENTS LLC

NORTH PARK ENGINEERING & CONSULTING, INC.
P.O. Box 395, 492 Lafever
Walden, CO 80480
970-723-3725

Surveyed by: R. Miller	Drawn by: T. Hilliard	Checked by: R. Miller
Scale: 1"= 50'	Date Completed July 22, 2025	Sheet 1 of 1 #23-145