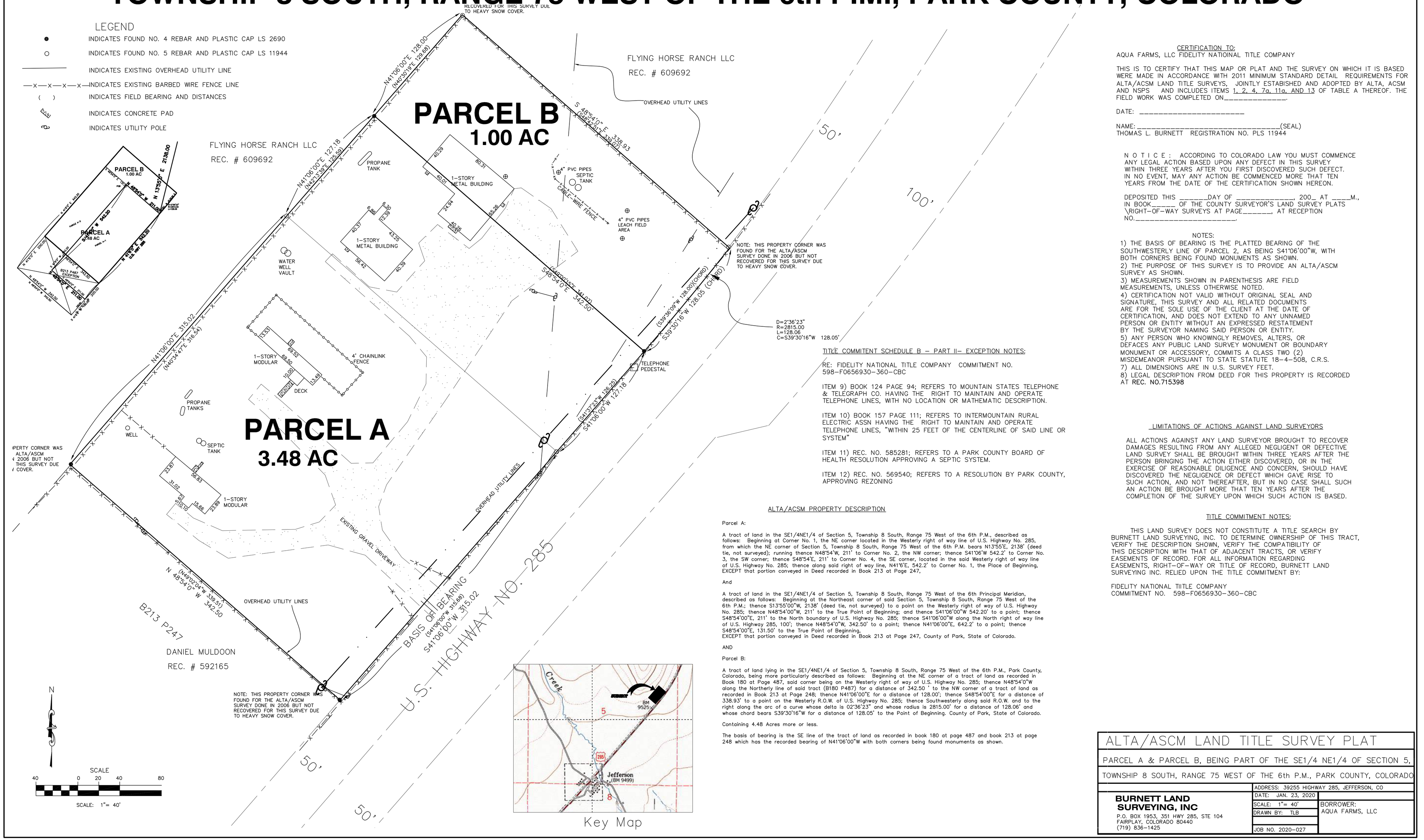
ALTA /ACSM LAND TITLE SURVEY

PARCEL A & PARCEL B, BEING PART OF THE SE1/4 NE1/4 OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 75 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

LEGEND

- ● INDICATES FOUND NO. 4 REBAR AND PLASTIC CAP LS 2690
- ○ INDICATES FOUND NO. 5 REBAR AND PLASTIC CAP LS 11944
- INDICATES EXISTING OVERHEAD UTILITY LINE
- —X—X—X—X— INDICATES EXISTING BARBED WIRE FENCE LINE
- ( ) INDICATES FIELD BEARING AND DISTANCES
- INDICATES CONCRETE PAD
- INDICATES UTILITY POLE



CERTIFICATION TO:
AQUA FARMS, LLC FIDELITY NATIOINAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABISHED AND ADOPTED BY ALTA, ACSM AND NSPS AND INCLUDES ITEMS 1, 2, 4, 7a, 11a, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON_____.

DATE: _____

NAME: _____(SEAL)
THOMAS L. BURNETT REGISTRATION NO. PLS 11944

N O T I C E : ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED MORE THAT TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DEPOSITED THIS _____DAY OF _____, 200_ AT ____M., IN BOOK_____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS \RIGHT-OF-WAY SURVEYS AT PAGE_____, AT RECEPTION NO._____.

NOTES:

1) THE BASIS OF BEARING IS THE PLATTED BEARING OF THE SOUTHWESTERLY LINE OF PARCEL 2, AS BEING S41°06'00"W, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
2) THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA/ASCM SURVEY AS SHOWN.
3) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
4) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
5) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7) ALL DIMENSIONS ARE IN U.S. SURVEY FEET.
8) LEGAL DESCRIPTION FROM DEED FOR THIS PROPERTY IS RECORDED AT REC. NO.715398

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED, OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN, SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAT TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

TITLE COMMITMENT NOTES:

THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING INC. RELIED UPON THE TITLE COMMITMENT BY:

FIDELITY NATIONAL TIITLE COMPANY
COMMITMENT NO. 598-F0656930-360-CBC

TITLE COMMITENT SCHEDULE B – PART II– EXCEPTION NOTES:

RE: FIDELITY NATIONAL TITLE COMPANY COMMITMENT NO. 598-F0656930-360-CBC

ITEM 9) BOOK 124 PAGE 94; REFERS TO MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. HAVING THE RIGHT TO MAINTAIN AND OPERATE TELEPHONE LINES, WITH NO LOCATION OR MATHEMATIC DESCRIPTION.

ITEM 10) BOOK 157 PAGE 111; REFERS TO INTERMOUNTAIN RURAL ELECTRIC ASSN HAVING THE RIGHT TO MAINTAIN AND OPERATE TELEPHONE LINES, "WITHIN 25 FEET OF THE CENTERLINE OF SAID LINE OR SYSTEM"

ITEM 11) REC. NO. 585281; REFERS TO A PARK COUNTY BOARD OF HEALTH RESOLUTION APPROVING A SEPTIC SYSTEM.

ITEM 12) REC. NO. 569540; REFERS TO A RESOLUTION BY PARK COUNTY, APPROVING REZONING

ALTA/ACSM PROPERTY DESCRIPTION

Parcel A:

A tract of land in the SE1/4NE1/4 of Section 5, Township 8 South, Range 75 West of the 6th P.M., described as follows: Beginning at Corner No. 1, the NE corner located in the Westerly right of way line of U.S. Highway No. 285, from which the NE corner of Section 5, Township 8 South, Range 75 West of the 6th P.M. bears N13°55'E, 2138' (deed tie, not surveyed); running thence N48°54'W, 211' to Corner No. 2, the NW corner; thence S41°06'W 542.2' to Corner No. 3, the SW corner; thence S48°54'E, 211' to Corner No. 4, the SE corner, located in the said Westerly right of way line of U.S. Highway No. 285; thence along said right of way line, N41°6'E, 542.2' to Corner No. 1, the Place of Beginning, EXCEPT that portion conveyed in Deed recorded in Book 213 at Page 247,

And

A tract of land in the SE1/4NE1/4 of Section 5, Township 8 South, Range 75 West of the 6th Principal Meridian, described as follows: Beginning at the Northeast corner of said Section 5, Township 8 South, Range 75 West of the 6th P.M.; thence S13°55'00"W, 2138' (deed tie, not surveyed) to a point on the Westerly right of way of U.S. Highway No. 285; thence N48°54'00"W, 211' to the True Point of Beginning; and thence S41°06'00"W 542.20' to a point; thence S48°54'00"E, 211' to the North boundary of U.S. Highway No. 285; thence S41°06'00"W along the North right of way line of U.S. Highway 285, 100'; thence N48°54'0"W, 342.50' to a point; thence N41°06'00"E, 642.2' to a point; thence S48°54'00"E, 131.50' to the True Point of Beginning,
EXCEPT that portion conveyed in Deed recorded in Book 213 at Page 247, County of Park, State of Colorado.

AND

Parcel B:

A tract of land lying in the SE1/4NE1/4 of Section 5, Township 8 South, Range 75 West of the 6th P.M., Park County, Colorado, being more particularly described as follows: Beginning at the NE corner of a tract of land as recorded in Book 180 at Page 487, said corner being on the Westerly right of way of U.S. Highway No. 285; thence N48°54'0"W along the Northerly line of said tract (B180 P487) for a distance of 342.50 ' to the NW corner of a tract of land as recorded in Book 213 at Page 248; thence N41°06'00"E for a distance of 128.00'; thence S48°54'00"E for a distance of 338.93' to a point on the Westerly R.O.W. of U.S. Highway No. 285; thence Southwesterly along said R.O.W. and to the right along the arc of a curve whose delta is 02°36'23" and whose radius is 2815.00' for a distance of 128.06' and whose chord bears S39°30'16"W for a distance of 128.05' to the Point of Beginning. County of Park, State of Colorado.

Containing 4.48 Acres more or less.

The basis of bearing is the SE line of the tract of land as recorded in book 180 at page 487 and book 213 at page 248 which has the recorded bearing of N41°06'00"W with both corners being found monuments as shown.

ALTA/ASCM LAND TITLE SURVEY PLAT

PARCEL A & PARCEL B, BEING PART OF THE SE1/4 NE1/4 OF SECTION 5,

TOWNSHIP 8 SOUTH, RANGE 75 WEST OF THE 6th P.M., PARK COUNTY, COLORADO

ADDRESS: 39255 HIGHWAY 285, JEFFERSON, CO

BURNETT LAND SURVEYING, INC
P.O. BOX 1953, 351 HWY 285, STE 104
FAIRPLAY, COLORADO 80440
(719) 836-1425

DATE: JAN. 23, 2020
SCALE: 1"= 40'
DRAWN BY: TLB
JOB NO. 2020-027

BORROWER:
AQUA FARMS, LLC