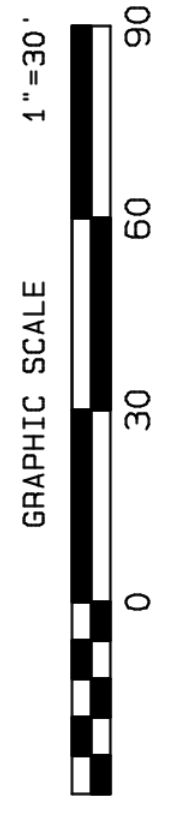
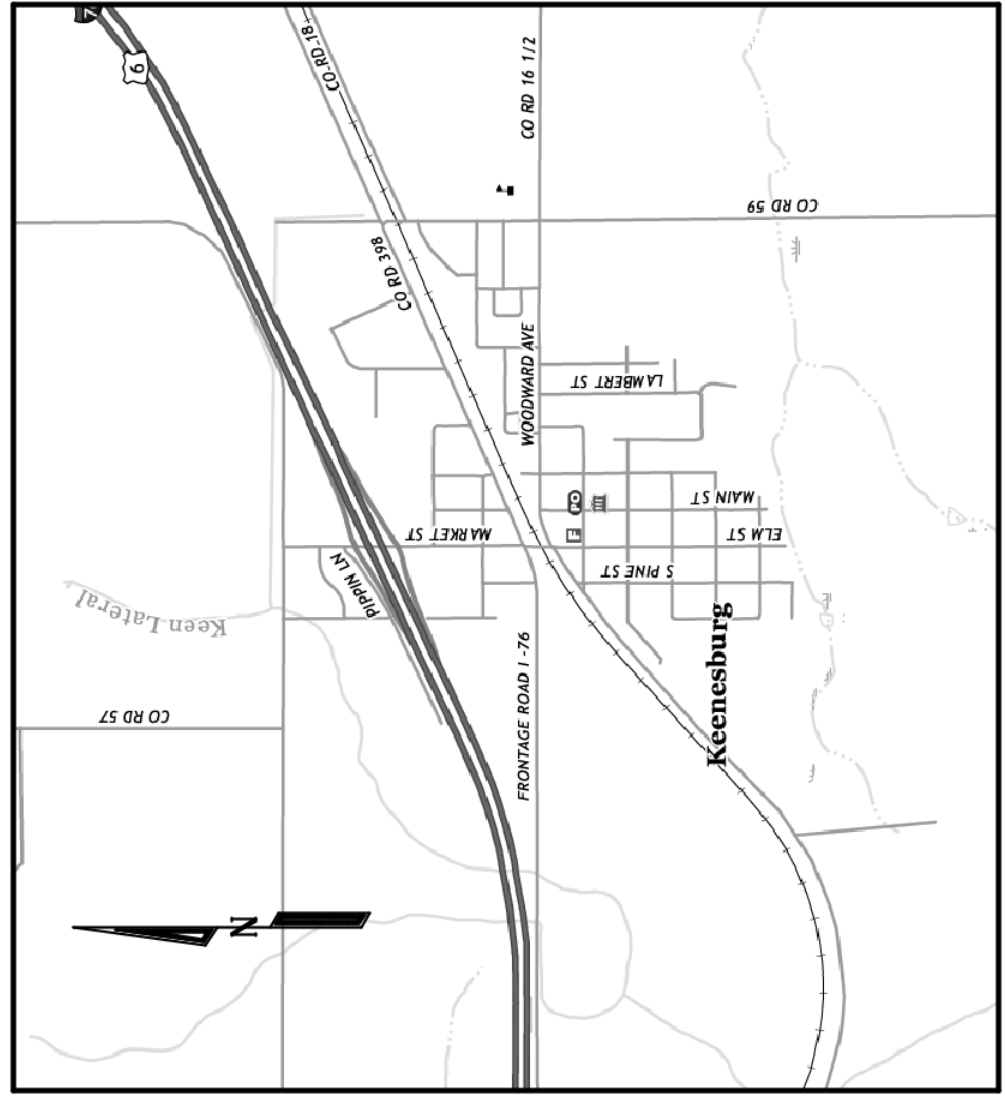


# ALTANSPS LAND TITLE SURVEY

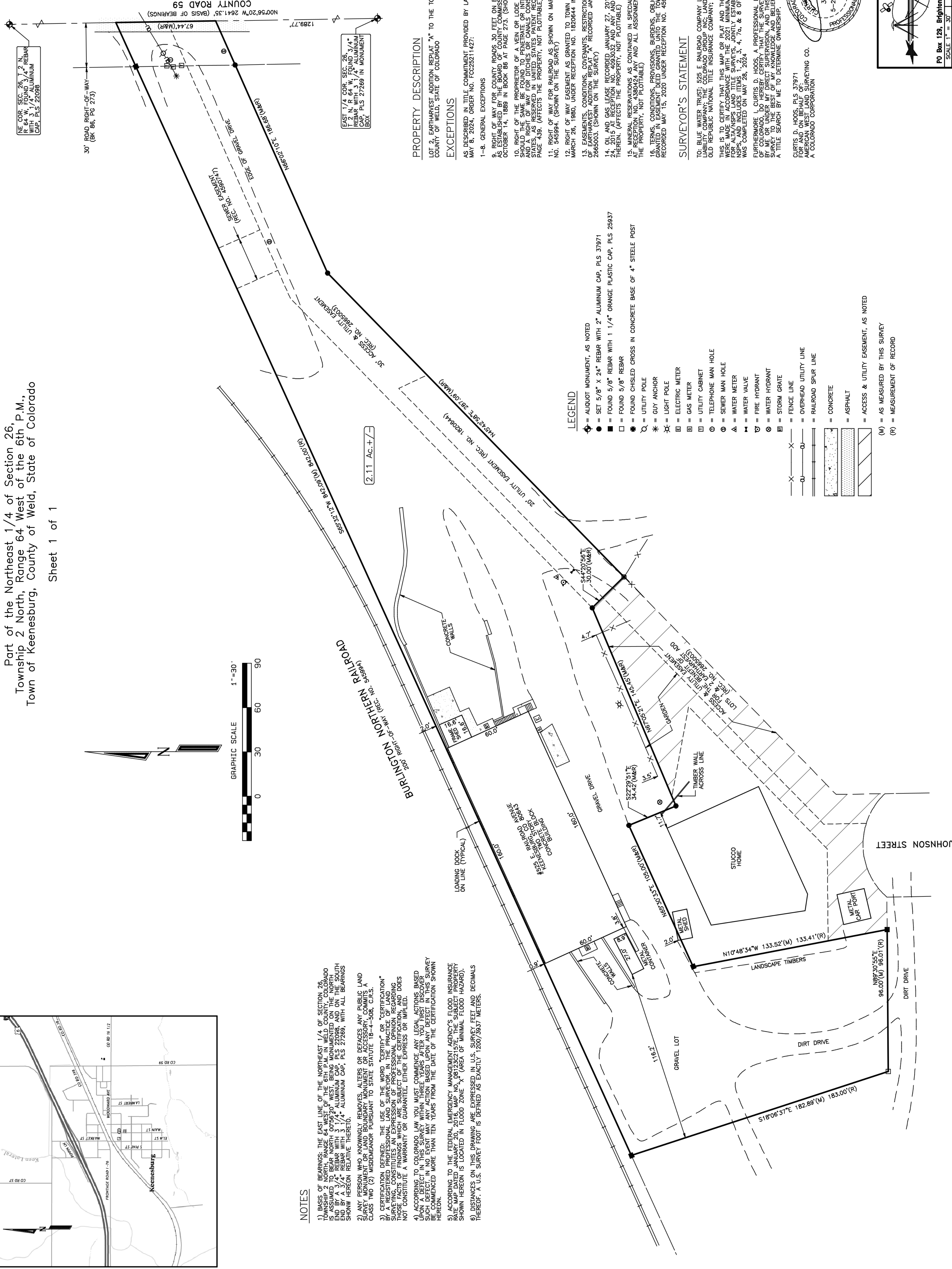
Part of the Northeast 1/4 of Section 26,  
Township 2 North, Range 64 West of the 6th P.M.,  
Town of Keenesburg, County of Weld, State of Colorado

Sheet 1 of 1



## NOTES

- 1) BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 00°56'20" WEST, BEING MONUMENTED ON THE NORTH END BY A 3/4" REBAR WITH 3/16" ALUMINUM CAP, PLS 27298B, AND ON THE SOUTH END BY A 3/4" REBAR WITH 3/16" ALUMINUM CAP, PLS 27269B, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY RENOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, IMPLIES THAT THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION OF THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER THE DEFECT. ANY ACTION BASED UPON THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED JANUARY 20, 2016, MAP NO. 08123C2157E, THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3837 METERS.



## PROPERTY DESCRIPTION

LOT 2, EARTHVEST ADDITION REPLAT "A" TO THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

## EXCEPTIONS

- AS DESCRIBED IN TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED MAY 8, 2024, ORDER NO. FCC23211427:
- 1-8. GENERAL EXCEPTIONS
  9. RIGHT OF WAY FOR COUNTY ROADS, 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, TOWNSHIP OCTOBER 14, 1889 IN BOOK 66 AT PAGE 273. (SHOWN ON THE SURVEY)
  10. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND THE RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES GOVERNMENT, IN ACCORDANCE WITH THE ACT PASSED AND APPROVED DECEMBER 24, 1912 IN BOOK 131 AT PAGE 438. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
  11. RIGHT OF WAY FOR RAILROAD AS SHOWN ON MAP RECORDED SEPTEMBER 13, 1928 AT RECEPTION NO. 545994. (SHOWN ON THE SURVEY)
  12. RIGHT OF WAY EASEMENT AS GRANTED TO TOWN OF KEENESBURG IN INSTRUMENT RECORDED MARCH 26, 1980, UNDER RECEPTION NO. 1820644 IN BOOK 899. (SHOWN ON THE SURVEY)
  13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EARTHVEST ADDITION REPLAT "A" RECORDED JANUARY 06, 1989 UNDER RECEPTION NO. 2665003. (SHOWN ON THE SURVEY)
  14. OIL AND GAS LEASE RECORDED JANUARY 27, 2015 UNDER RECEPTION NO. 4078865 AND MARCH 24, 2015 AT RECEPTION NO. 4093032 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
  15. MINERAL RESERVATIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED MARCH 6, 2018 UNDER RECEPTION NO. 4093032 AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
  16. MINERS, CONSOLIDATORS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED, CONVEYED, RESERVED, RESERVED, REASSIGNED, REASSIGNED TO COLORADO RECORDED MAY 15, 2020 UNDER RECEPTION NO. 4590747. (SHOWN ON THE SURVEY)

## SURVEYOR'S STATEMENT

TO: BLUE WATER TRUST, 525 E RAILROAD COMPANY LLC, A COLORADO LIMITED LIABILITY COMPANY; THE COLORADO GROUP INC, LAND TITLE GUARANTEE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), & 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 28, 2024.

FURTHERMORE, I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE IN ACCORDANCE WITH THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



## LEGEND

- = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1 1/4" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 5/8" REBAR
- = FOUND 5/8" REBAR
- = UTILITY POLE
- \* = GUY ANCHOR
- ⊗ = LIGHT POLE
- ⊕ = ELECTRIC METER
- ⊖ = GAS METER
- ⊘ = UTILITY CABINET
- ⊙ = TELEPHONE MAN HOLE
- ⊚ = SEWER MAN HOLE
- ⊛ = WATER METER
- ⊜ = WATER VALVE
- ⊝ = FIRE HYDRANT
- ⊞ = WATER HYDRANT
- ⊟ = STORM GRAPE
- ⊠ = FENCE LINE
- ⊡ = OVERHEAD UTILITY LINE
- ⊢ = RAILROAD SPUR LINE
- ⊣ = CONCRETE
- ⊤ = ASPHALT
- ⊥ = ACCESS & UTILITY EASEMENT, AS NOTED

- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD



**American West Land Surveying Co.**  
A Colorado Corporation  
PO Box 129, Brighton, CO 80601 • P-303-659-1532 F-303-655-0575 • amwest.com

SCALE: 1" = 30'  
REVISIONS: SCALE: 1" = 30'  
DRAWN BY: GCH  
CHECKED BY: MAH  
DATE: MAY 28, 2024  
JOB NO: 24-158  
FILE: Z:\E - \Earthwest AGO\25 E RAILROAD AVE\_A.TA.DWG