

SITUATE IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 71 WEST OF THE SIXTH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO

Graham Drinkwater

August 8, 2017

TRACT 1:
That portion of section 14, Township 9 North, Range 71 West,
described as follows:
Considering the south line said section 14 to bear North 89 degrees 35 minutes 11 seconds East with
all bearings contained herein relative thereto: Beginning at the Southwest corner of said section; thence along the West line of the West Quarter of said section North 00 degrees 53 minutes 27 seconds West 2,805.86 feet to the west Quarter corner of said section; thence along the East-West centerline of said section North 89 degrees 06 minutes 15 seconds East 1,330.47 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said section; thence along the west line of said Southeast Quarter of the Northwest Quarter North 00 degrees 31 minutes 16 seconds West 986.78 feet to the True Point of Beginning; thence continuing North 00 degrees 31 minutes 16 seconds West 329.53 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence along the North line of said southeast Quarter of the Northwest Quarter North 88 degrees 32 minutes 12 seconds East 1,348.03 feet to the Northeast corner of said Southeast Quarter of the Northwest Quarter; thence along the North-south centerline of said section south 00 degrees 09 minutes 33 seconds East 1,823.42 feet; thence along the south line of said section 34 minutes 35 seconds West 89 57 32 1/2 seconds East - the centerline of the North-South line of said section; thence along the centerline North 00 degrees 45 minutes 24 seconds East 425.54 feet; thence North 415.00 feet; thence North 49 degrees 36 minutes 28 seconds West 988.34 feet more or less to the True Point of Beginning, county of Larimer, state of Colorado.

TRACT 3: The portion of section 14, Township 9 North, Range 71 West of the 6th P. M., County of Larimer, State of Colorado, more particularly described as follows:

considering the South line of said section to bear North 89 degrees 35 minutes 11 seconds East with all bearings contained herein relative thereto; Beginning at the Southwest corner of said Section;

thence along the West line of the Southwest Quarter of said section North 00 degrees 53 minutes 27 seconds West 2,510.00 feet to the True Point of Beginning; thence continuing North 00 degrees 53 minutes 27 seconds West 95.86 feet to the West Quarter Corner of said section; thence along the East-West centerline of said section North 89 degrees 06 minutes 15 seconds East 1,339.47 feet to the Southwest corner of the southeast Quarter of the Northwest Quarter of said section; thence along the west line of said Southeast Quarter of the Northwest Quarter, North 00 degrees 31 minutes 16 seconds West 996.78 feet; thence South 49 degrees 36 minutes 28 seconds East 988.34 feet; thence South 00 degrees 00 minutes 00 seconds East 100.00 feet to the centerline of an existing road; thence along said centerline the following four courses South 10 degrees 45 minutes 24 seconds West 421.64 feet; thence South 10 degrees 03 minutes 00 seconds West 225.18 feet; thence South 34 degrees 08 minutes 00 seconds West 202.74 feet; thence South 03 degrees 23 minutes 00 seconds West 102.71 feet; thence North 65 degrees 04 minutes 59 seconds West 2,015.42 feet more or less, to the True Point of Beginning.

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
Colorado licensed P.L.S. No. 23503
DATE September 21, 2017

1. Bearings are based on the assumption that the South line of Southwest 1/4 of Section 14—79N—R71W bears N89°35'11" E, as monumented by a found stone at the Southwest Corner, and a found 2-1/2" aluminum cap PLS 12374 at the South 1/4 Corner of said Section 14.
2. @ — Indicates set 1/2" rebar with orange plastic cap PLS 23503, unless otherwise shown.
3. The lineal unit of measurement used for the surveying of this property is U.S. Survey Feet.
4. 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.
5. 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.
6. Legal description was taken from Reception No. 20140062876 as filed in the Larimer County Clerk and Recorder's Office.
7. 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.
8. Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Land Survey Plat and then only to those parties certified to hereon or in our files by signed work authorization.
9. Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms stated hereon.

When the original property was divided up into six tracts, a breakdown of the section and location of the roads were surveyed. Our recent survey confirmed that the section survey was correct. When Joe Suprenant, PL5 10740 surveyed the property he used a found 1/2 rebar with cap PL5 1650, found West of the true West 1/4 Corner, as his control point, instead of the actual calculated breakdown location. That rotated all of the lot boundaries and the locations that he set his property corners, which do not fit the intended calculated locations. When we surveyed Tract 1 and Tract 3 as shown hereon, we found a stone at the West 1/4 Corner and it fit the original section location. The recent property owners should not move the original intended locations, and place the lots where they belonged in the descriptions of the original 6 tracts.

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.

CLIENT: GRAHAM DRINKWATER 719 RED TAIL TRAIL, LIVERMORE CO 80536		PROJECT: TRACT IN SECTION 14-T9N-R71W LARIMER COUNTY, COLORADO		TYPE: LAND SURVEY PLAT		SHEET NUMBER ONE OF ONE					
JOB NUMBER 14971LS land survey disk #10		DATE 08/29/17		PLAT No.							
STEWART & ASSOCIATES CIVIL ENGINEERS AND LAND SURVEYORS P.O. BOX 429, FORT COLLINS, COLORADO 80522 PHONE: (970)482-9331, EMAIL: stewart@stwi.com											
No. _____ _____ _____ _____ _____		DATE _____ _____ _____ _____ _____		BY _____ _____ _____ _____ _____							
REVISIONS											
P.E. / L.S. J.S.R.: 1		DESIGNED:		CHECKED:		DRAWN: J.S.R.: 1		SURVEY: D.H.K.		SCALE: 1"=300'	
REMARKS:											