

LAND SURVEY PLAT

FOR MICHAEL AND DENISE TEZAK

A PORTION OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 66 WEST,
AND A PORTION OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF HUERFANO, STATE OF COLORADO

LEGAL DESCRIPTION PARCEL 1

A parcel of land located in the West 1/2 of Section 33, Township 27 South, Range 66 West of the 6th P.M., Huerfano County, Colorado, being more particularly described as follows:
Beginning at a point on the easterly Right-of-Way line of U.S. Highway No. 85-87, from which point the West 1/4 corner of said Section 33 bears N 43° 41' 28" W, a distance of 464.71 feet, (the basis of bearings for the herein described parcel is N 00° 03' 28" W, per Colorado State Highway Right-of-Way plans, along the west line of said Section 33);
Thence N 68° 33' 00" E, a distance of 408.57 feet;
Thence N 21° 27' 00" W, a distance of 810.00 feet;
Thence N 68° 33' 00" E, a distance of 126.70 feet;
Thence N 40° 27' 00" W, a distance of 40.63 feet; Thence N 49° 33' 00" E, a distance of 50.00 feet to a point on the westerly Right-of-Way line of Interstate Highway No. 25; Thence along said westerly Right-of-Way line the following two (2) courses:
1) Thence S 40° 27' 00" E, a distance of 1201.90 feet;
2) Thence S 21° 48' 00" E, a distance of 8.21 feet; Thence S 00° 09' 00" E, a distance of 1803.90 feet; Thence S 89° 44' 00" W, a distance of 384.55 feet; to a point on the easterly Right-of-Way line of Colorado State Highway No. 85-87; thence along the said easterly Right-of-Way line the following two (2) courses:
1) On the arc of a curve to the Left, from which the radius point bears S 79° 30' 34" W, through a central angle of 10° 57' 34", whose radius is 2915.00 feet, an arc length of 557.58 feet;
2) Thence N 21° 27' 00" W, a distance of 1267.47 feet, to the Point of Beginning. Containing 35.316 Acres more or less.

LESS AND EXCEPTING a parcel of land No. EA-2 of the Department of Transportation, State of Colorado, Project No. FBR 025A-17, containing 13, 229 square feet more or less granted to the Department of Transportation, State of Colorado by Deed recorded August 23, 2013 in the Office of the Clerk and Recorder for Huerfano County, Colorado at Reception No. 398282

UNDER AND SUBJECT TO those specific exceptions described by reference to recorded documents reflected in the title documents accepted by Grantor in accordance with 18a of the Contract to Buy and Sell Real Estate dated March 2, 2005 and incorporated herein by reference.

LEGAL DESCRIPTION PARCEL 2

A Tract of land located in Section 33, Township 27 South, Range 66 West of the 6th P.M., and in Section 4, Township 28 South, Range 66 West of the 6th P.M., County of Huerfano, State of Colorado, more particularly described as follows:
Beginning at a point on the easterly right-of-way line of U.S. Highway No. 85 and 87 from which the Southwest corner of said Section 33, Township 27 South, Range 66 West of the 6th P.M. bears S 72° 42' 32" E a distance of 1059.89 feet; Thence S 51° 48' 00" E, a distance of 353.34 feet; Thence N 43° 02' 55" E, a distance of 1917.24 feet to a point on the Southwesterly Right-of-Way line of Interstate Highway No. 25; Thence S 40° 27' 00" E and along said Southwesterly Right-of-Way, a distance of 2055.49 feet to a point on the East Line of the West 1/2 of the East 1/2 of said Section 4; Thence S 08° 02' 00" W and along said East line, a distance of 433.34 feet; Thence S 89° 58' 00" W, a distance of 2143.57 feet; Thence S 18° 29' 00" W, a distance of 194.09 feet to a point on a curve to the left and also a point on the Northerly Right-of-Way line of Cuervo Verde Drive in Huajatlilla Hills Subdivision, First Filing, according to the recorded plat thereof; Thence along said curve along said Northerly Right-of-Way line an arc distance of 110.03 feet, and the Radius of said curve is 320.00 feet, then central angle is 19° 42' 00" and the long chord bears N 88° 33' 01" W a distance of 109.49 feet; Thence S 81° 36' 00" W and along said Northerly Right-of-Way line a distance of 150.35 feet to a point on a curve to the right, then along said curve and along said Northerly Right-of-Way line an arc distance of 124.68 feet the radius of said curve is 157.00 feet, the Central Angle is 45° 30' 00" and the long chord bears N 76° 32' 00" W a distance of 121.43 feet to a point on a curve to the left; Thence along said curve and along said northerly right of way line an arc distance of 118.50 feet, the radius of said curve is 183.00 feet, the Central Angle is 37° 06' 00" and the long chord bears N 72° 20' 00" W a distance of 116.44 feet; Thence S 89° 07' 00" W and along said Northerly Right-of-Way line an arc distance of 123.82 feet to a point on the Easterly Right-of-Way line of U.S. Highway No. 85-87, thence N 02° 36' 00" W and along said Westerly Right-of-Way line a distance of 954.49 feet to the Point of Beginning.
The above described tract of land contains 82.3666 acres, more or less

LEGAL DESCRIPTION PARCEL 3

A Tract of land located in Section 33, Township 27 South, Range 66 West of the 6th P.M., and in Section 4, Township 28 South, Range 66 West of the 6th P.M., County of Huerfano, State of Colorado, more particularly described as follows:
Beginning at a point on the easterly right-of-way line of U.S. Highway No. 85 and 87 from which the Southwest corner of said Section 33, Township 27 South, Range 66 West of the 6th P.M. bears S 72° 42' 32" E a distance of 382.10 feet, the radius of said curve is 2915.00 feet, the central angle is 07° 30' 37" and the long chord bears N 67° 21' 17" W a distance of 381.82 feet; Thence N 89° 44' 00" E, a distance of 382.11 feet; Thence N 00° 09' 00" W, a distance of 1732.87 feet to a point on the extension Northwesterly of the Southwesterly right-of-way line of Interstate Highway No. 25; Thence S 40° 27' 00" E and along said Southwesterly right-of-way line and the extension Northwesterly thereof, a distance of 1968 feet; Thence S 43° 02' 55" W, a distance of 1917.24 feet; Thence N 51° 48' 00" W, a distance of 353.34 feet to a point on the Easterly right-of-way line of U.S. Highway No. 85 and 87 and the Point of Beginning. Containing 49.310 Acres more or less.

EXCEPTING from such estate or interest, any title or interest in and to any oil, gas, minerals and mineral rights

LESS AND EXCEPTING that tract of land containing 0.689 acres, more or less conveyed into the City of Walsenburg by Quitclaim Deed recorded August 3, 2015 in Office of the Clerk and Recorder for Huerfano County, Colorado at Reception No. 403772

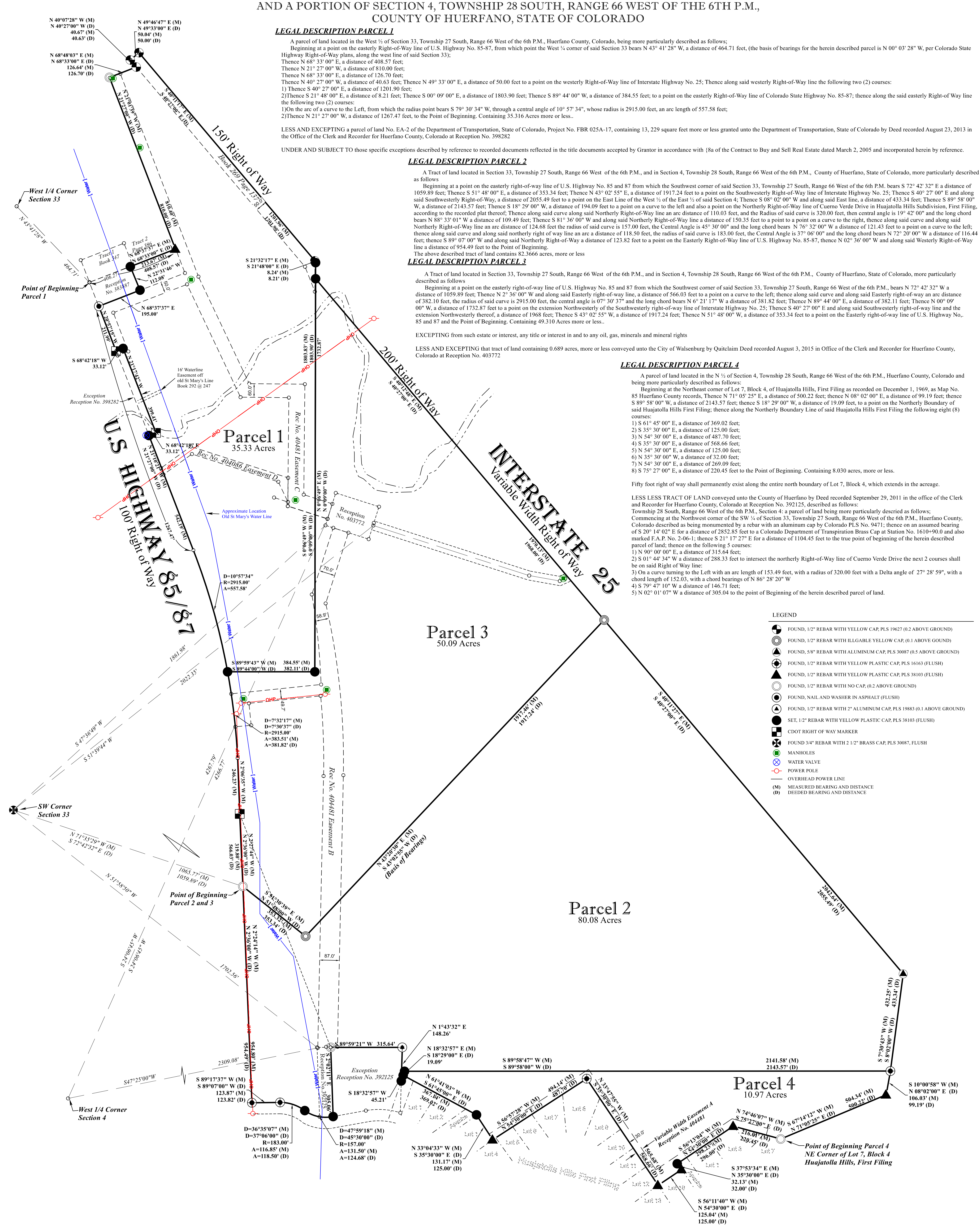
LEGAL DESCRIPTION PARCEL 4

A parcel of land located in the N 1/2 of Section 4, Township 28 South, Range 66 West of the 6th P.M., Huerfano County, Colorado and being more particularly described as follows:
Beginning at the Northeast corner of Lot 7, Block 4, of Huajatlilla Hills, First Filing as recorded on December 1, 1969, as Map No. 85 Huerfano County records, Thence N 71° 05' 25" E, a distance of 500.22 feet; thence N 08° 02' 00" E, a distance of 99.19 feet; thence S 89° 58' 00" W, a distance of 2143.57 feet; thence S 18° 29' 00" W, a distance of 19.09 feet, to a point on the Northerly Boundary of said Huajatlilla Hills First Filing; thence along the Northerly Boundary Line of said Huajatlilla Hills First Filing the following eight (8) courses:
1) S 61° 45' 00" E, a distance of 369.02 feet;
2) S 35° 30' 00" E, a distance of 125.00 feet;
3) N 54° 30' 00" E, a distance of 487.70 feet;
4) S 35° 30' 00" E, a distance of 568.66 feet;
5) N 54° 30' 00" E, a distance of 125.00 feet;
6) N 35° 30' 00" W, a distance of 32.00 feet;
7) N 54° 30' 00" E, a distance of 269.09 feet;
8) S 75° 27' 00" E, a distance of 220.45 feet to the Point of Beginning. Containing 8.030 acres, more or less.

Fifty foot right of way shall permanently exist along the entire north boundary of Lot 7, Block 4, which extends in the acreage.

LESS TRACT OF LAND conveyed into the County of Huerfano by Deed recorded September 29, 2011 in the office of the Clerk and Recorder for Huerfano County, Colorado at Reception No. 392125, described as follows:
Township 28 South, Range 66 West of the 6th P.M., Section 4: a parcel of land being more particularly described as follows:
Commencing at the Northwest corner of the SW 1/4 of Section 33, Township 27 South, Range 66 West of the 6th P.M., Huerfano County, Colorado described as being monumented by a rebar with an aluminum cap by Colorado PLS No. 9471; thence on an assumed bearing of S 20° 14' 02" E for a distance of 2852.85 feet to a Colorado Department of Transportation Brass Cap at Station No. 1610+90.0 and also marked F.A.P. No. 2-06-1; thence S 21° 17' 27" E for a distance of 1104.45 feet to the true point of beginning of the herein described parcel of land; thence on the following 5 courses:
1) N 90° 00' 00" E, a distance of 315.64 feet;
2) S 01° 44' 34" W a distance of 288.33 feet to intersect the northerly Right-of-Way line of Cuervo Verde Drive the next 2 courses shall be on said Right of Way line:
3) On a curve turning to the Left with an arc length of 153.49 feet, with a radius of 320.00 feet with a Delta angle of 27° 28' 59", with a chord length of 152.03, with a chord bearings of N 86° 28' 20" W
4) S 79° 47' 10" W a distance of 146.71 feet;
5) N 02° 01' 07" W a distance of 305.04 feet to the point of Beginning of the herein described parcel of land.

LEGEND	
	FOUND, 1/2" REBAR WITH YELLOW CAP, PLS 19627 (0.2 ABOVE GROUND)
	FOUND, 1/2" REBAR WITH ILLIGIBLE YELLOW CAP, (0.1 ABOVE GROUND)
	FOUND, 5/8" REBAR WITH ALUMINUM CAP, PLS 30087 (0.5 ABOVE GROUND)
	FOUND, 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 16163 (FLUSH)
	FOUND, 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 38103 (FLUSH)
	FOUND, 1/2" REBAR WITH NO CAP, (0.2 ABOVE GROUND)
	FOUND, NAIL AND WASHER IN ASPHALT (FLUSH)
	FOUND, 1/2" REBAR WITH 2" ALUMINUM CAP, PLS 19883 (0.1 ABOVE GROUND)
	SET, 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 38103 (FLUSH)
	CDOT RIGHT OF WAY MARKER
	FOUND 3/4" REBAR WITH 2 1/2" BRASS CAP, PLS 30087, FLUSH
	MANHOLES
	WATER VALVE
	POWER POLE
	OVERHEAD POWER LINE
	MEASURED BEARING AND DISTANCE
	DEEDED BEARING AND DISTANCE



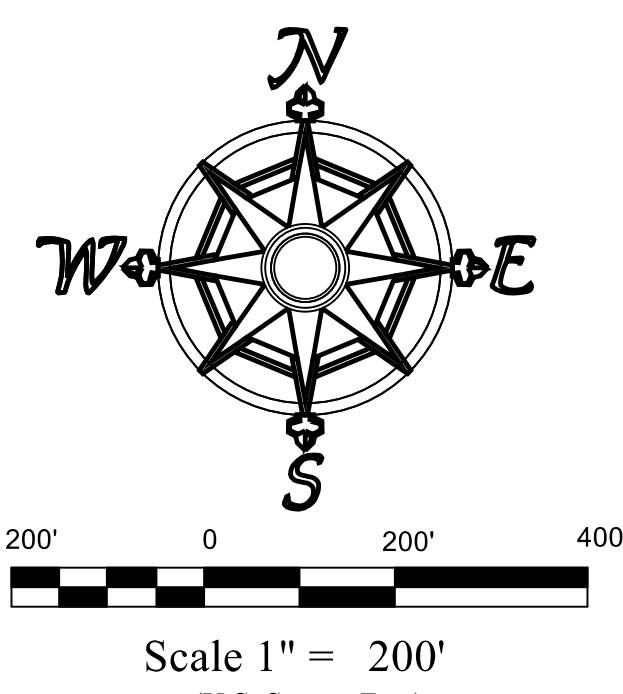
"REFERENCES"
1) First National Title Insurance Company Title Work, Schedule B, Part II provided by Client.
2) Warranty Deed Filed at Reception No. 422977

BASIS OF BEARINGS: N 43° 20' 30" E, (per RTK, GPS observations) along the Northwesterly line of Parcel 2 located in Section 33, Township 27 South, Range 66 West, of the 6th P.M., monumented on each end by 1/2" rebar with yellow plastic cap, illegible, monumented as shown herein.

"NOTE:" This survey does not constitute a title search by BH2 Land Surveying, LLC, to determine ownership or easements of record.

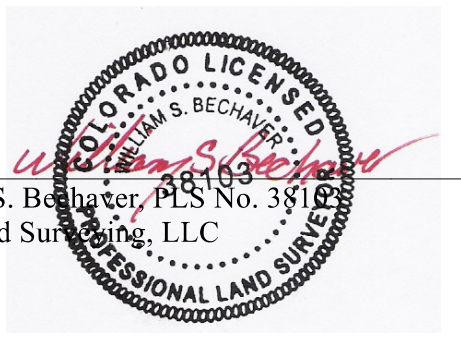
"NOTE:" Client did not request a search for recorded Rights-of-Way and Easements.

"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 a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.



SURVEYORS CERTIFICATION

I, William S. Bechaver, a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and the surveying services addressed therein have been performed by me or under my responsible charge and to the best of my knowledge, information and belief is in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.



Date: 6/23/2023

BH² LAND SURVEYING, LLC		
P.O. Box 20399, Colorado City, CO 81019		
Phone: 719-676-2072		
Email: bh2@ghvalley.net		
Scale 1" = 200'	Date: 6-23-2023	Drawn By: WSB
Sheet 1/1		Job No. 2023-040