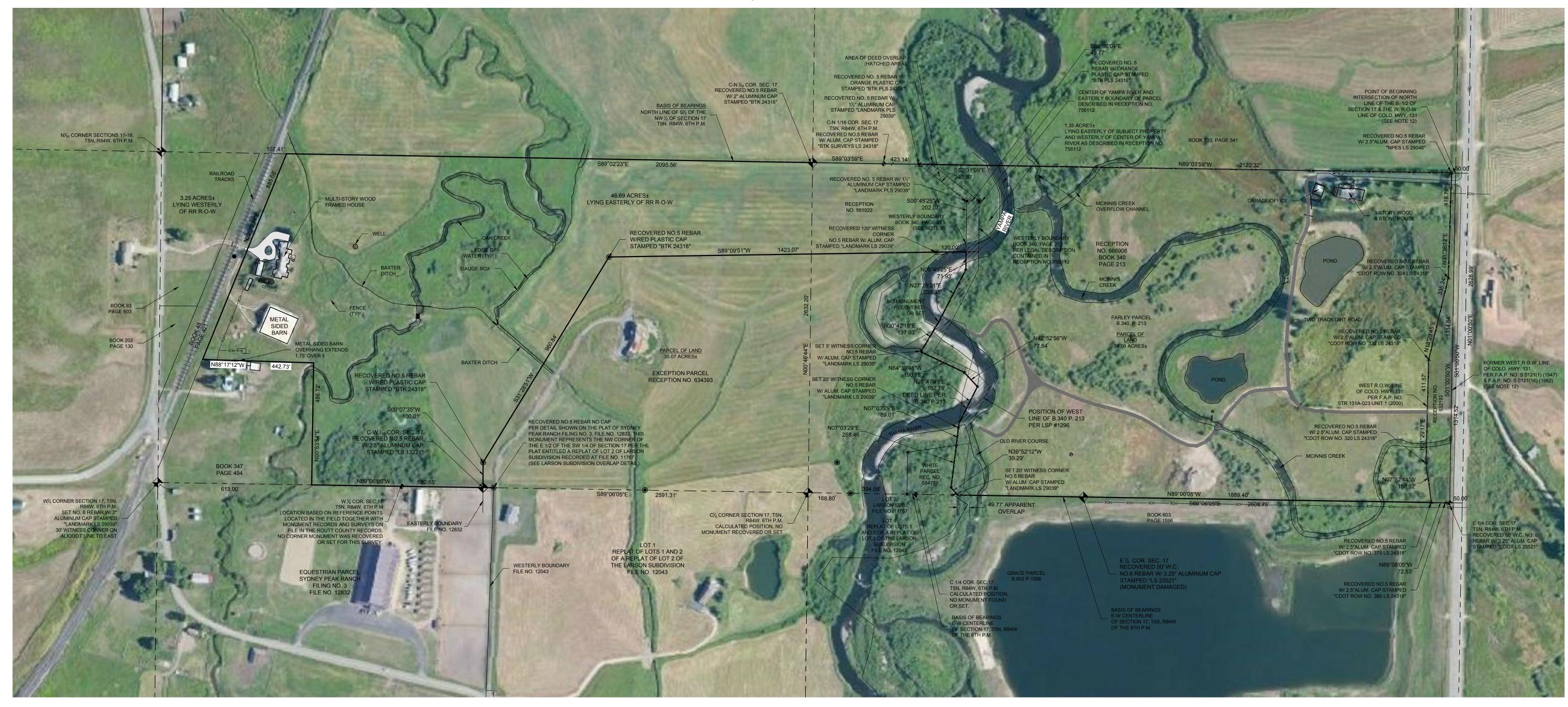
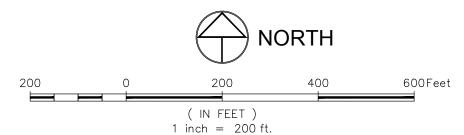
BOUNDARY EXHIBIT PARCELS OF LAND

LOCATED IN THE S 1/2 OF THE NW 1/4, OF SECTION 17, T5N, R84W, 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO





NOTES:

- 1. THIS BOUNDARY EXHIBIT IS BASED ON IMPROVEMENT SURVEY PLATS PREPARED BY LANDMARK CONSULTANTS, INC. IN 2015.
- 2. BASIS OF BEARINGS: THE NORTH LINE OF THE S_2 OF THE NW4 OF SECTION 17, T5N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N89°02'30"W BASED ON THE COLORADO NORTH ZONE, US STATE PLANE 83(2011) GRID NORTH.
- 3. THIS BOUNDARY EXHIBIT DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, 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, LANDMARK CONSULTANTS, INC. RELIED UPON TITLE COMMITMENTS PROVIDED BY OUR CLIENTS.
- 4. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 5. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 6. THE DOCUMENT RECORDED IN BOOK 340 AT PAGE 213 IN THE ROUTT COUNTY RECORDS ON JANUARY 2, 1970 DESCRIBES THE WESTERLY BOUNDARY OF THE PROPERTY DESCRIBED THEREIN AS RUNNING ALONG THE CENTERLINE OF THE YAMPA RIVER. BASED ON INFORMATION PROVIDED TO LANDMARK CONSULTANTS, INC. BY OUR CLIENT, TOGETHER WITH OUR FIELD SURVEY, THE RIVER HAS CHANGED COURSE SINCE 1970. THE LINE SHOWN ON THIS SURVEY AND THE MONUMENTS WE RECOVERED IN THE FIELD REFLECT THE WESTERLY LINE OF THE PARCEL DESCRIBED IN SAID BOOK 340 AT PAGE 213, BASED ON THE BEARINGS AND DISTANCES CONTAINED IN THE DEED DESCRIPTION. LANDMARK CONSULTANTS, INC. MAKES NO REPRESENTATION THAT THE LINE SHOWN OR THE MONUMENTS SET REPRESENT THE BOUNDARY BETWEEN OWNERSHIP INTERESTS ON EITHER SIDE OF THE LINE. LANDMARK CONSULTANTS, INC. RECOMMENDS THAT AN ATTORNEY FAMILIAR WITH BOUNDARY LAW BE CONSULTED AS TO PROPERTY RIGHTS ALONG THE EASTERLY BOUNDARY OF THE
- 7. THE SHADED AREA SHOWN HEREON INDICATES AN AREA OF OVERLAP BETWEEN PROPERTY DESCRIPTIONS CONTAINED IN DEEDS RECORDED IN RECEPTION NO. 634393, RECEPTION NO. 584779, AND RECEPTION NO. 666906. LANDMARK CONSULTANTS, INC. HAS SHOWN THE LINE BETWEEN THE PARCELS AND SET MONUMENTS PER THE DESCRIPTIONS CONTAINED IN DEEDS RECORDED IN RECEPTION NO. 666906 AND IN BOOK 340 AT PAGE 213.

h Street ~ P.O. Box 774943

LANDIMARK
CONSULTANTS, INC.

CTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY TENT THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE NEGLIGENCE OR BEFECT WHICH GAVE RISE TO SUCH ACTION. FITER SUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT FEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH GASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST EGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TENTON PETROT IN THIS SURVEY WITHIN CAYOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY DON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10

	DESCRIPTION:			
	BY:			
		l		

DATE: 09/28/2015

DRAWN BY: MG

CHECKED BY: IAG

BOUNDARY EXHIBIT
PARCELS OF LAND
JTT COUNTY, COLORADO

SHEET 1

Of 1 Sheets