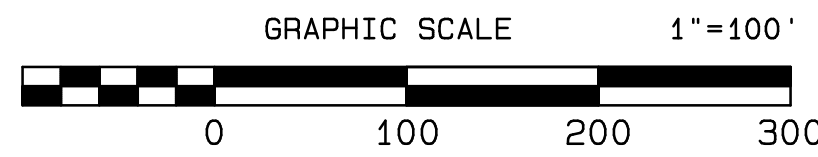
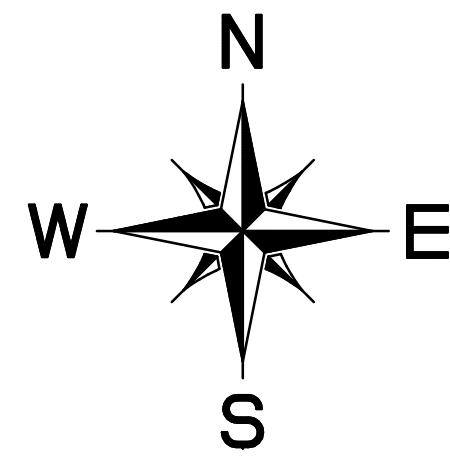


BAITLON LAND SURVEY PLAT
 OF A TRACT OF LAND IN THE
 S1/2 SW1/4 and the SW1/4 SE1/4 of SECTION 27
 TOWNSHIP 50 NORTH, RANGE 8 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING S01°49'46"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NW COR. AND SW COR. OF LOT 2, SALIDA COUNTRY ESTATES, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND:

- Denotes a Recovered 5/8" Rebar with a 1/2" Aluminum Cap Stamped: "PROPERTY CORNER 1776".
- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap Stamped: "LS 16117".
- Denotes a Recovered 5/8" Rebar with a 1 1/2" Aluminum Cap - Unmarked.
- Denotes a 5/8" x 24" Steel Reinforcing Rebar Driven into the Ground with a 1 1/2" Aluminum Cap Stamped: "LS 16117". Set for this Survey.
- Denotes a Fence.
- Denotes an Overhead Electric Transmission Line.
- Denotes an Overhead Electric Service Line.
- Denotes a Telephone Riser.
- Plat Denotes Bearings and Distance found on the plat of Salida Country Estates or the Nelson Parcels.
- PLA Refers to Property Line Agreement, Book 373 Pages 297-299, or Book 493 Pages 608 and 609.

PROPERTY DESCRIPTION:

A tract of land located in the South Half of the Southwest Quarter (S1/2 SW1/4) and in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 27, Township 50 North, Range 8 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:
 Beginning at a 5/8" rebar with a 1 1/2" aluminum cap marking the terminus point of the Kaess/Baitlon Property Line Agreement described in Book 493 at Page 608 of the Chaffee County records, from whence the Southwest corner (3/4" rebar with 2 1/2" aluminum cap) of said Section 27 bears South 72°43'00" West 4180.44 feet;
 thence proceeding around the tract herein described, South 00°23'21" East 1322.57 feet to a 5/8" rebar with a 1 1/2" aluminum cap on the north boundary of Salida Country Estates, a Chaffee County subdivision filed under Reception No. 373915;
 thence along the north boundary of said Salida Country Estates the following three (3) courses and distances: first North 89°15'48" West 272.82 feet to a rebar with a 1 1/2" aluminum cap;
 thence North 88°48'44" West 505.76 feet to a rebar with a 1 1/2" aluminum cap;
 and thence North 88°44'31" West 526.67 feet to a rebar with a 1" aluminum cap at the Northwest corner of said Salida Country Estates, being the point of terminus of the Henson-Hosford-Kaess Property Line Agreement described in Book 373 at Pages 247-249, inclusive;
 thence along the boundaries of said Property Line Agreement, as monumented, the following two (2) courses and distances:
 first North 84°11'31" West 1014.11 feet to a rebar with a 1" aluminum cap;
 and thence North 85°30'00" West 258.88 feet to a rebar with a 1" aluminum cap on the east boundary of the tract of land described at Reception No. 310074;
 thence North 02°54'37" West along said east tract boundary, as monumented, 114.14 feet;
 thence South 84°11'32" East 1265.17 feet;
 thence North 00°42'10" East 1125.36 feet to a rebar with a 1 1/2" aluminum cap at the southwest corner of Parcel 3 of the Nelson Parcels (Reception No. 240560), being an angle point in the Kaess/Baitlon Property Line Agreement described in Book 493 at Page 608;
 thence South 88°52'24" East along the boundary of said Property Line Agreement 634.34 feet to a rebar with a 1 1/2" aluminum cap at the southeast corner of Parcel 3 of the Nelson Parcels;
 thence continuing South 88°52'24" East along the boundary of said Kaess/Baitlon Property Line Agreement, as monumented, 650.75 feet to the point of beginning.
 Together with an easement for roadway purposes, said easement being 60 feet wide across the SW1/4 of said Section 27, as described in Book 374 at Page 69 of the Chaffee County records.
 Subject to that portion of the said 60 foot wide easement for roadway purposes located within the above described 45.28 Acre tract of land,
 Subject to a 75.0 foot wide right-of-way easement for an electric power transmission easement.
 Subject to the rights of others to operate, maintain, inspect and repair the overhead electric service lines crossing the tract.
 Subject to the rights of others to operate, maintain, inspect and repair the Cameron Ditch crossing the property pursuant to Colorado law relative to ditch rights.

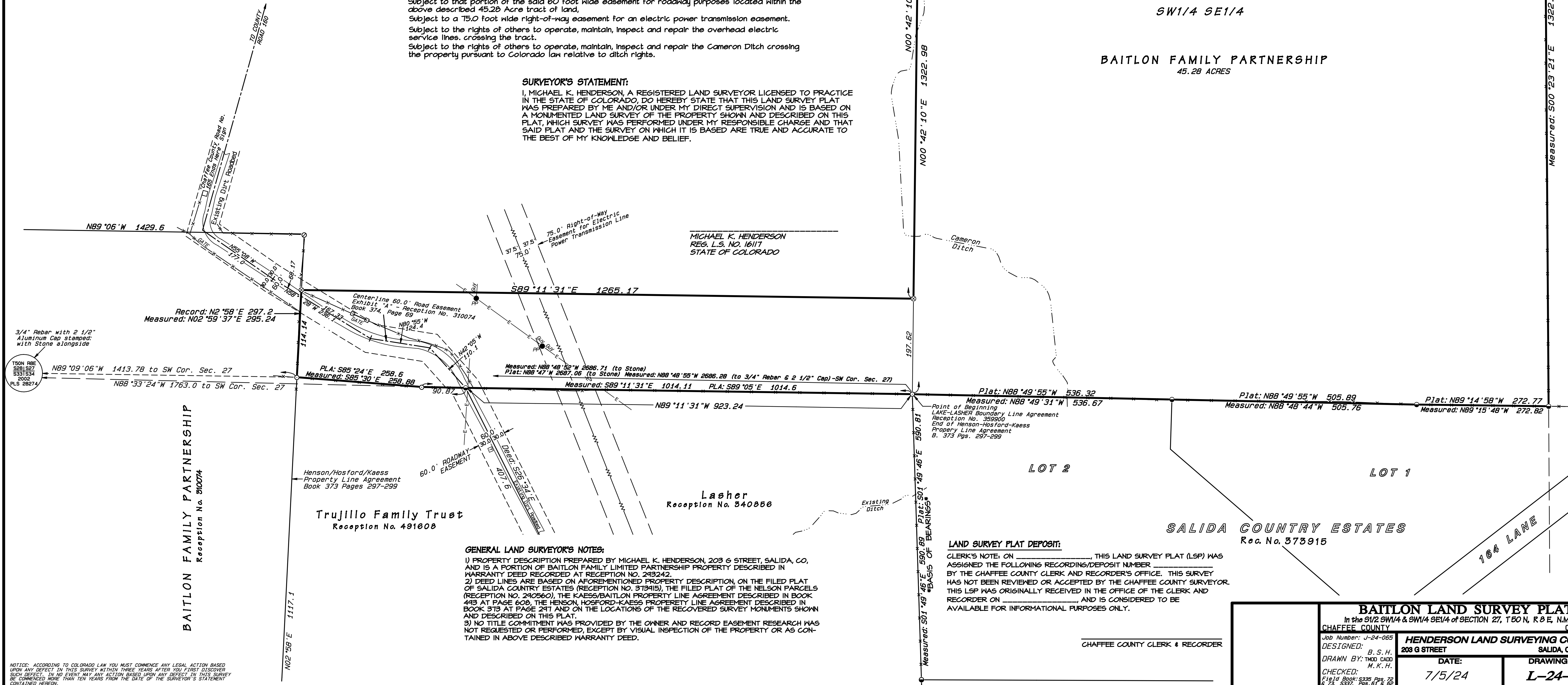
SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID PLAT AND THE SURVEY ON WHICH IT IS BASED ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL K. HENDERSON
 REG. L.S. NO. 16117
 STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO, AND IS A PORTION OF BAITLON FAMILY LIMITED PARTNERSHIP PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 249242.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE FILED PLAT OF SALIDA COUNTRY ESTATES (RECEPTION NO. 373915), THE FILED PLAT OF THE NELSON PARCELS (RECEPTION NO. 240560), THE KAESS/BAITLON PROPERTY LINE AGREEMENT DESCRIBED IN BOOK 493 AT PAGE 608, THE HENSON-HOSFORD-KAESS PROPERTY LINE AGREEMENT DESCRIBED IN BOOK 373 AT PAGE 247 AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- 3) NO TITLE COMMITMENT WAS PROVIDED BY THE OWNER AND RECORD EASEMENT RESEARCH WAS NOT REQUESTED OR PERFORMED, EXCEPT BY VISUAL INSPECTION OF THE PROPERTY OR AS CONTAINED IN ABOVE DESCRIBED WARRANTY DEED.



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 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 SURVEYOR'S STATEMENT CONTAINED HEREON.

LAND SURVEY PLAT DEPOSIT:
 CLERK'S NOTE: ON _____, THIS LAND SURVEY PLAT (LSP) WAS ASSIGNED THE FOLLOWING RECORDING/DEPOSIT NUMBER _____ BY THE CHAFFEE COUNTY CLERK AND RECORDER'S OFFICE. THIS SURVEY HAS NOT BEEN REVIEWED OR ACCEPTED BY THE CHAFFEE COUNTY SURVEYOR. THIS LSP WAS ORIGINALLY RECEIVED IN THE OFFICE OF THE CLERK AND RECORDER ON _____ AND IS CONSIDERED TO BE AVAILABLE FOR INFORMATIONAL PURPOSES ONLY.

CHAFFEE COUNTY CLERK & RECORDER

BAITLON LAND SURVEY PLAT	
In the S1/2 SW1/4 & SW1/4 SE1/4 of SECTION 27, T50 N, R8 E, N.M.P.M. CHAFFEE COUNTY, COLORADO	
Job Number: J-24-055 DESIGNED BY: B. S. H. DRAWN BY: TMOB CAD CHECKED BY: M. K. H.	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DATE: 7/5/24	DRAWING NO. L-24-33