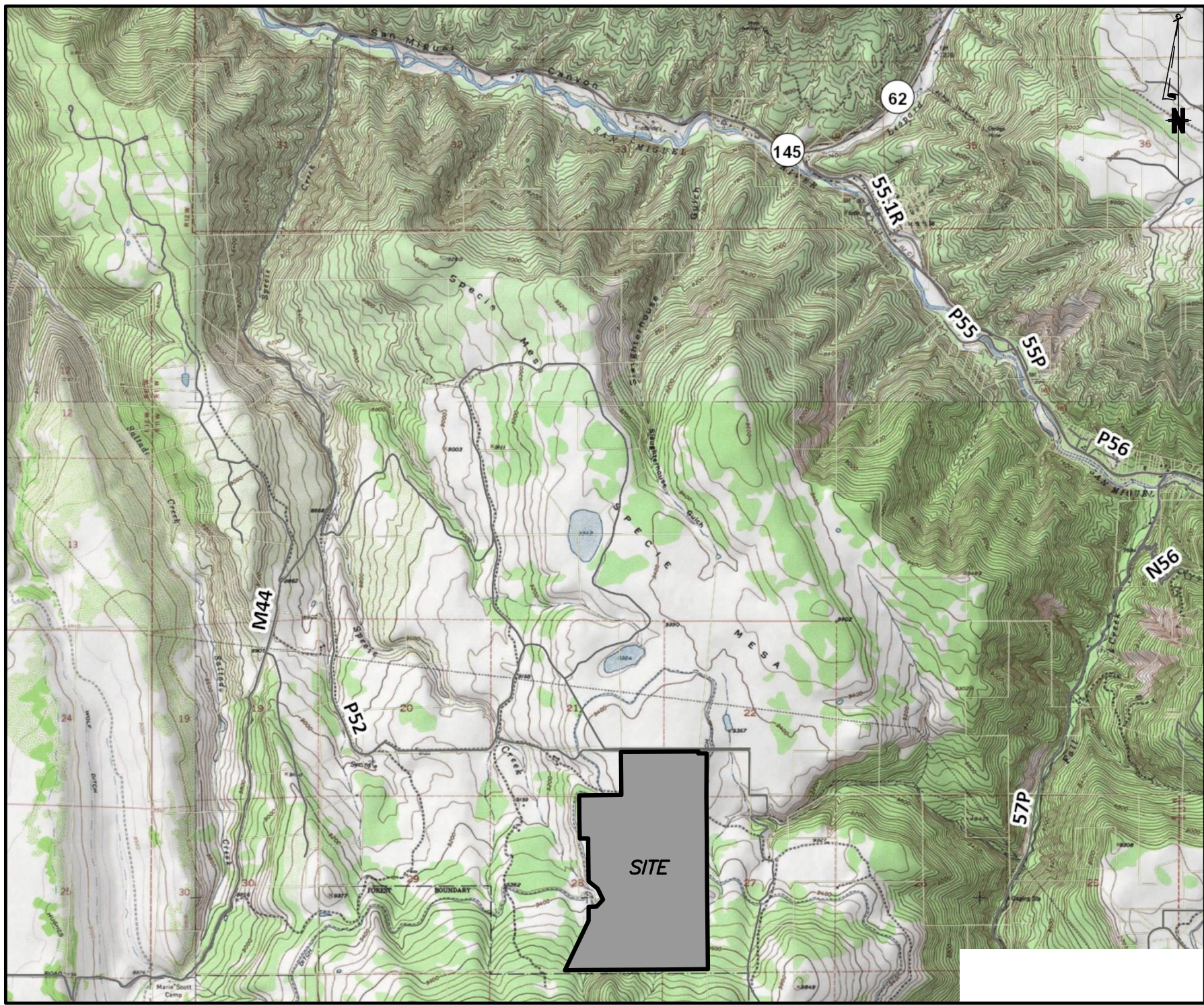


IMPROVEMENT SURVEY PLAT
for a Parcel of Land located within Sections 21, 22, 27, and 28,
T.43N. R.11W., N.M.P.M., County of San Miguel, State of Colorado.

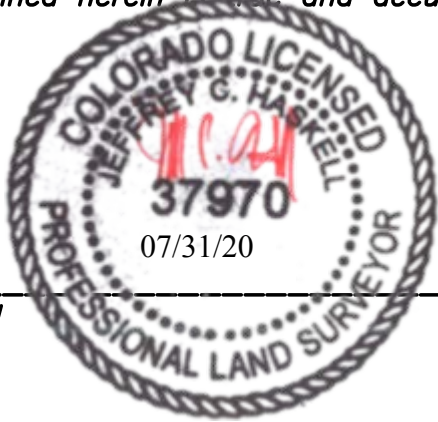
VICINITY MAP

(NOT TO SCALE)



SURVEYOR'S STATEMENT:

I, Jeffrey C. Haskell, a duly registered land surveyor licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to SPECIE WILDERNESS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL A; AND S.B.B., L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCEL B; AND TEACHER, INC. MONEY PURCHASE PENSION PLAN AND TRUST, AS TO PARCEL C; and Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on July 14, 2020; that said survey was made in substantial accordance with C.R.S. 38-51-102 (9) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.



Jeffrey C. Haskell

L.S. 37970

NOTES:

- Easement research and property description from Land Title Guarantee Company, Order Number TLR86010015-10, dated July 28, 2020 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Map 080166, Panel Number 0275 C, dated September 30, 1988, this parcel is within Zone X; Areas determined to be outside 500-year flood plain.
- BASIS OF BEARINGS: Found monuments along the western boundary of Tract 1, Specie Wilderness, as shown hereon, assumed to have the record bearing of N 00°25'55" W according to Plat Book 1 at page 2229.
- No posted address; No existing structures on the property.
- The measured area contained in the legal description is 553 acres, more or less.
- Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
- This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
- Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-4-508.
- The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.
- This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.
- 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 certification shown hereon.

EASEMENTS PER THE TITLE COMMITMENT:

(Per the Title Commitment referenced hereon, the following exceptions listed easements that did not contain legal descriptions or were otherwise ambiguous in location)

- RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 13, 1917 IN BOOK 99 AT PAGE 121 AND RECORDED JANUARY 09, 1918 UNDER RECEPTION NO. 53299 (PAGE 497 IN BOOK 99) AND RECORDED APRIL 8, 1922 IN BOOK 99 AT PAGE 520 AND RECORDED MARCH 31, 1923 IN BOOK 99 AT PAGE 528.
- EXISTING STOCK TRAILS, RIGHT OF WAY OF HUGHES IRRIGATION DITCH, RIGHT OF WAY TO THE SAN MIGUEL POWER COMPANY FOR A POWER LINE, RIGHT OF WAY AND EASEMENT FOR A TELECOMMUNICATIONS BOOSTER STATION AND THE POWER LINE THERETO, AND ALL INTERESTS APPURTENANT TO SAID TRAILS, EASEMENTS, RIGHTS OF WAY AND LINES, AS NOTED ON AND EVIDENCED BY WARRANTY DEED RECORDED MAY 15, 1974 IN BOOK 349 AT PAGE 392. (AFFECTS PARCEL C)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RIGHT OF WAY EASEMENT RECORDED JANUARY 10, 1986 IN BOOK 424 AT PAGE 867. (AFFECTS PARCEL C)
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS OF FACT, CONCLUSIONS OF LAW AND JUDGMENT, CIVIL ACTION NO. 2324 RECORDED AUGUST 11, 1987 IN BOOK 438 AT PAGE 1 AND AS AMENDED IN INSTRUMENT RECORDED MAY 14, 1991 IN BOOK 477 AT PAGE 749 AND PLAT OF SURVEY RECORDED MAY 29, 1991 IN BOOK 478 AT PAGE 296 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 22, 2000 UNDER RECEPTION NO. 338803 AND QUIT CLAIM DEED RECORDED FEBRUARY 8, 1993 IN BOOK 505 AT PAGE 831 AND QUITCLAIM DEED RECORDED AUGUST 18, 1995 IN BOOK 549 AT PAGE 820.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND CONTAINED IN ROAD PETITION RECORDED OCTOBER 16, 1991 IN BOOK 483 AT PAGE 775 AND IN SAN MIGUEL ROAD SURVEY RECORDED OCTOBER 17, 1991 IN BOOK 483 AT PAGE 802. (Surveyor's Note: Easement contained in Book 483 at page 775 is shown on sheets 2 and 3. Easement contained in Book 483 at page 802 could not be plotted).
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT FOR POWER LINE AND RELATED FACILITIES RECORDED NOVEMBER 14, 1994 IN BOOK 537 AT PAGES 907
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT RECORDED MARCH 23, 2016 UNDER RECEPTION NO. 441814 AND EASEMENT AGREEMENT RECORDED JULY 12, 2018 UNDER RECEPTION NO. 454045.

PROPERTY DESCRIPTION:

PARCEL A:

TRACTS 1, 3, 4, 5, 6 AND 7, SPECIE WILDERNESS, SECTIONS 21, 27 AND 28, TOWNSHIP 43 NORTH, RANGE 11 WEST, N.M.P.M., ACCORDING TO THE PLAT MAP RECORDED IN THE OFFICE OF THE SAN MIGUEL COUNTY CLERK AND RECORDER ON APRIL 17, 1997 IN PLAT BOOK 1 AT PAGE 2229;

EXCEPT ANY PORTION THEREOF RESERVED IN DEED RECORDED SEPTEMBER 25, 1996 IN BOOK 568 AT PAGE 152,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PARCEL B:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 27, TOWNSHIP 43 NORTH, RANGE 11 WEST, N. M.P.M.,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

PARCEL C:

ALL THAT PORTION OF TRACTS 6-1, 6-4 AND 7, SPECIE MESA RANCH, ACCORDING TO THE PLAT RECORDED NOVEMBER 17, 1989 IN PLAT BOOK 1 AT PAGE 944, BEING DESCRIBED IN DEED RECORDED SEPTEMBER 23, 1993 IN BOOK 517 AT PAGE 739 LYING IN SECTIONS 21 AND 22, TOWNSHIP NORTH, RANGE 11 WEST, NEW MEXICO PRINCIPAL MERIDIAN,

LESS AND EXCEPT ANY PORTION INCLUDED IN TRACTS 1 AND 2, SPECIE WILDERNESS, SECTIONS 21, 27 AND 28, TOWNSHIP 43 NORTH, RANGE 11 WEST, N.M.P.M., ACCORDING TO THE PLAT MAP RECORDED IN THE OFFICE OF THE SAN MIGUEL COUNTY CLERK AND RECORDER ON APRIL 17, 1997 IN PLAT BOOK 1 AT PAGE 2229,

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

MAPS OF RECORD:

The following maps have been recorded with the San Miguel County Clerk and Recorder:

- Plat Map Specie Wilderness, Plat Book 1 at page 2229.
- Specie Mesa Ranch, Plat Book 1 at page 944.
- Modification of Survey of Specie Mesa Ranch, Plat Book 1 at page 3751.
- Plat of Easement Survey, Survey Book 1 at page 128.
- Boundary Agreement & Survey Plat, Survey Book 1 at page 147.
- Boundary Agreement & Survey Plat, Survey Book 1 at page 148.
- Amended Boundary Agreement & Survey Plat, Survey Book 1 at page 148 and Plat Book 1 at page 1738.
- Road Realignment Agreement & Survey Plat, Survey Book 1 at page 170.

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 2020, at _____ m., in the County Surveyor's Land Survey Plats/Right-of-Way Surveys at Page _____, File number _____.

San Miguel County Clerk and Recorder

Project Mgr:	JH	Rev:	description	date	by
Technician:	MC				
Technician:					
Checked by:	CC				
Start date:	06/16/2020				



Drawing path: dwg\20013 ISP 07-20.dwg

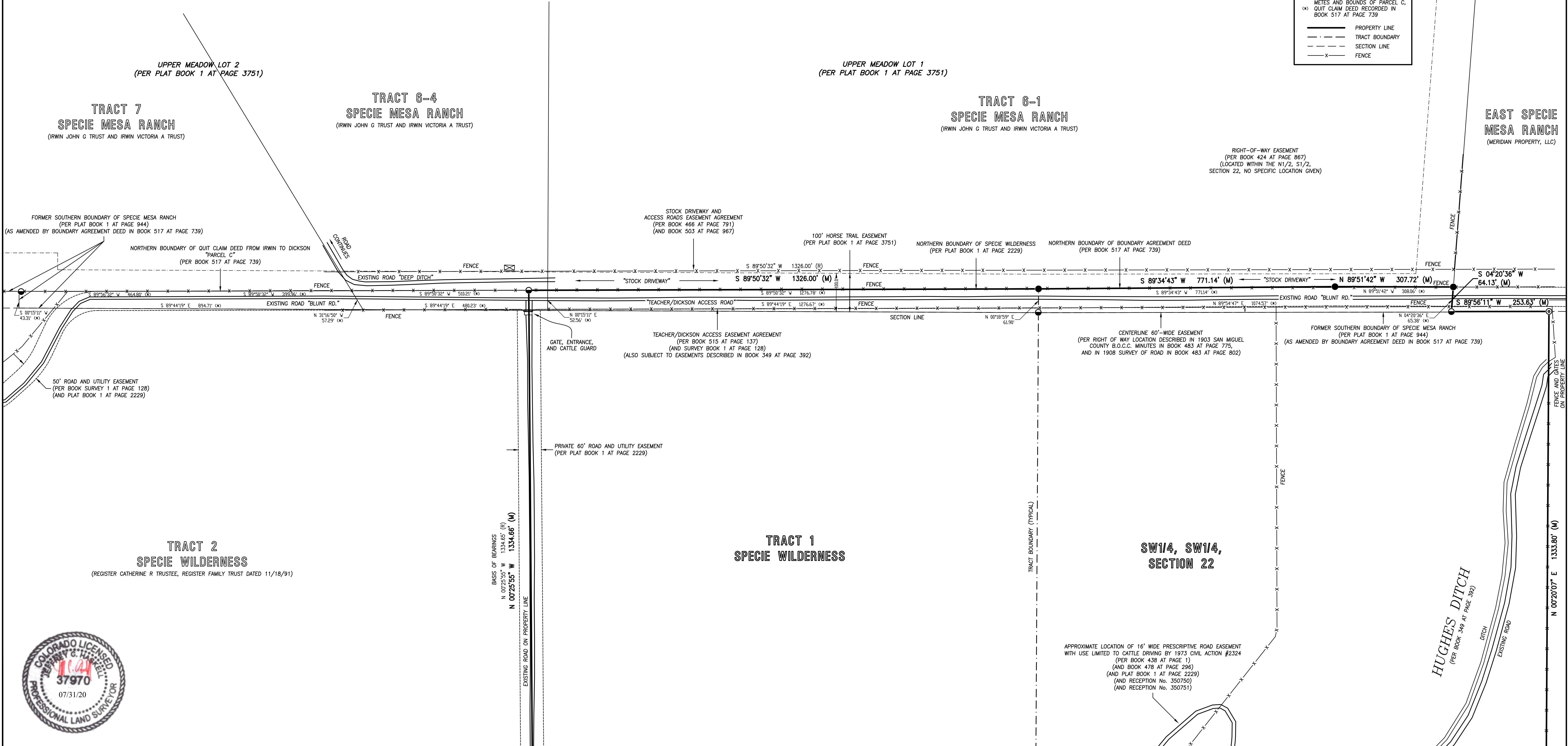
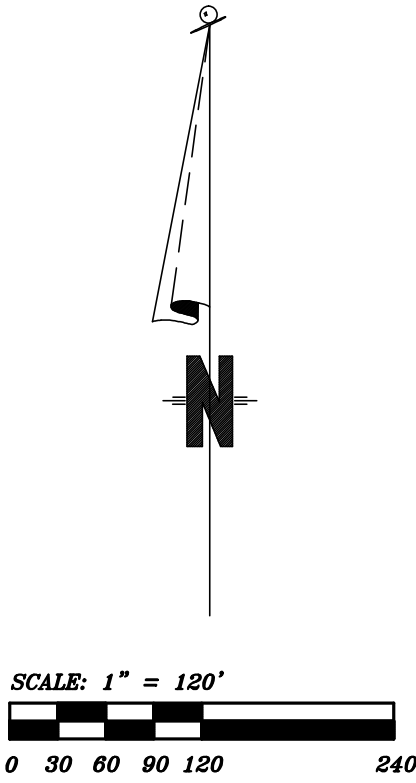
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Sheet1 of 3 Project #: 20013

IMPROVEMENT SURVEY PLAT
(ENLARGED VIEW OF NORTH BOUNDARY)
for a Parcel of Land located within Sections 21, 22, 27, and 28,
T.43N. R.11W., N.M.P.M., County of San Miguel, State of Colorado.

LEGEND

- FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 10738
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR, L.S. 10738
- FOUND 2-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 10738
- ⊙ FOUND 2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24299
- ⊕ FOUND 1-1/2" ALUMINUM CAP ON 5/8" REBAR, L.S. 24299
- FOUND 5/8" REBAR, NO CAP
- FOUND 3-1/2" ALUMINUM CAP ON ALUMINUM PIPE, B.L.M. 1981
- SET 1-1/2" ALUMINUM CAP ON 18" x 5/8" REBAR, L.S. 37970
- (M) MEASURED DIMENSIONS ACCORDING TO THIS SURVEY
- (R) RECORD DIMENSIONS ACCORDING TO PLAT BOOK 1 AT PAGE 2229
- (*) METES AND BOUNDS OF PARCEL C, QUIT CLAIM DEED RECORDED IN BOOK 517 AT PAGE 739
- PROPERTY LINE
- - - TRACT BOUNDARY
- - - SECTION LINE
- x- FENCE



Project Mgr:	JH	Rev.		description	date	by
Technician:	MC					
Checked by:	CC					
Start date:	06/16/2020					



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\20013 ISP 07-20 (SHEET 3).dwg Sheet 1 of 3 Project #: 20013