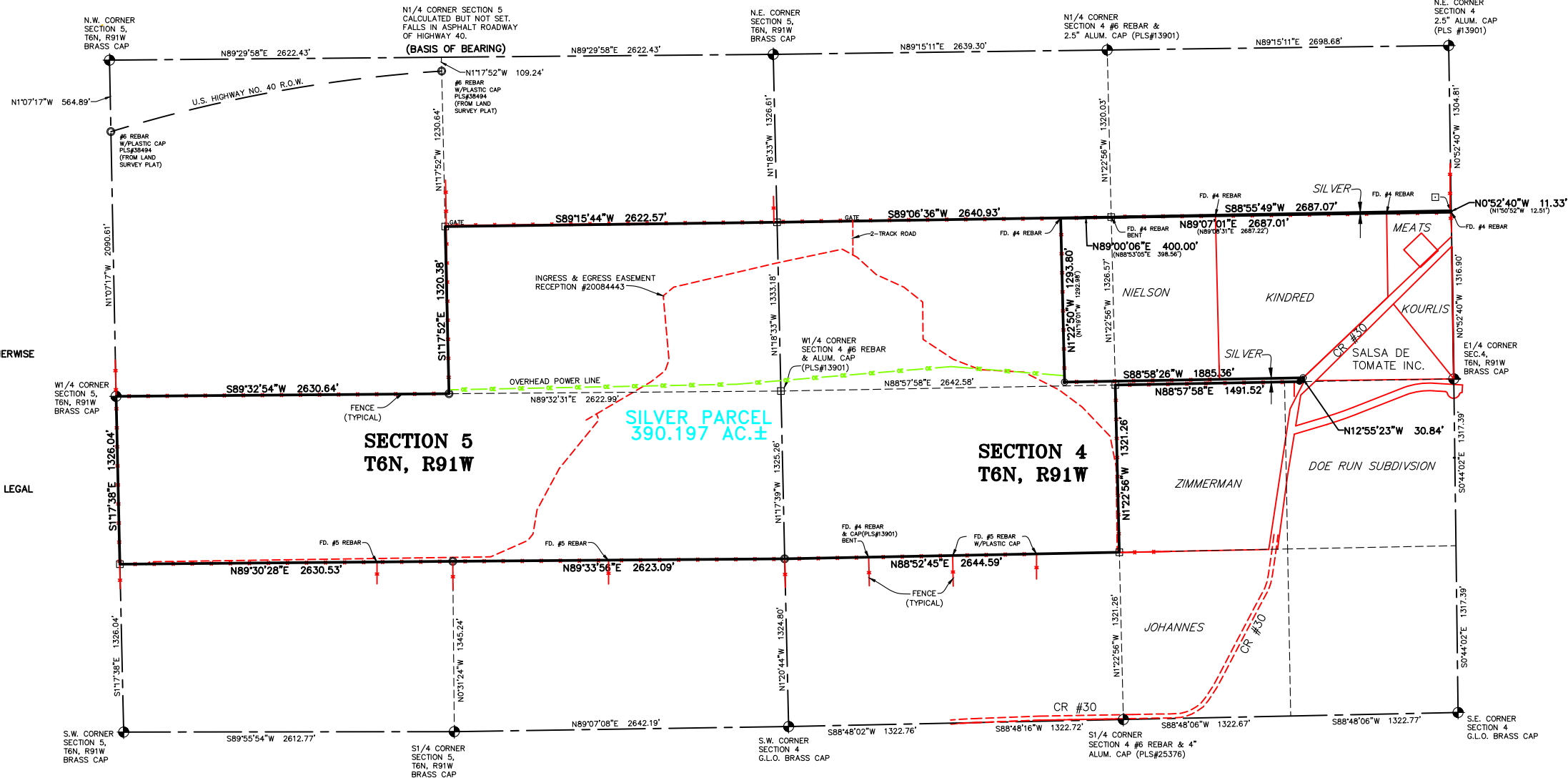


NOTES:

- 1) DATE OF SURVEY – JUNE, 2025
- 2) SET #4 REBAR & 1" ORANGE PLASTIC CAP (PLS#13901) 18" LONG AND 2" OUT OF GROUND
- 3) FOUND #6 REBAR & 3.25" ALUM. CAP (PLS #38494) 0" OUT OF GROUND UNLESS SHOWN OTHERWISE
- 4) SET #5 REBAR & 2" ALUM. CAP 35" WITNESS CORNER (PLS#13901)
- 5) SET #6 REBAR & 2.5" ALUM. CAP (PLS #13901) 2" OUT OF GROUND.
- 6) G.L.O. BRASS CAP FOUND AS SHOWN.
- 7) BASIS OF BEARING – N89°29'58"E BETWEEN THE N.W. CORNER AND THE N.E. CORNER OF SECTION 5, T6N, R91W, BETWEEN MONUMENTS AS SHOWN ON PLAT.
- 8) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, POWERS ENTERPRISES, INC. RELIED UPON GUARANTEED TITLE GROUP, LLC FILE NO. 15222GTG.
- 9) PROPERTY IS SUBJECT TO ALL EXCEPTIONS IN THE TITLE COMMITMENT.
- 10) (N89°08'31"E 2687.22') DENOTES FIELD MEASUREMENTS BETWEEN MONUMENTS IF DIFFERENT THAN THE LEGAL DESCRIPTION.
- 11) N89°07'01"E 2687.01' DENOTES DIMENSIONS FROM THE LEGAL DESCRIPTION.
- 12) THE FENCE AS SHOWN IS APPROXIMATE IN LOCATION.



Legal Description-- From Title Commitment

Situated in the County of Moffat, State of Colorado:

The Land is described as follows:

Township 6 North, Range 91 West of the 6th P.M.

Section 4: Lots 9, 10, 11, 12, 15 and 16

- 1) Less a 13.09 acre tract in the SE corner of Lot 12, more particularly described as follows:
Beginning at the E1/4 Corner of Section 4, Township 6 North, Range 91 West of the 6th P.M.,
Thence S89°21'W, 1088.80 feet along the South boundary of said Lot 12;
Thence N45°24'E, 1509.04 feet along the East right-of-way of a county road;
Thence S00°47'E, 1047.40 feet along the East section line of said Section 4 to the point of beginning.
All as more particularly described in a Warranty Deed from Silver to Personeus recorded in Book 299 at Page 325 of the Moffat County, Colorado Records.
- 2) Less a 71.33 acre tract in Lots 10, 11 and 12, more particularly described as follows:
Beginning at a point from which the E1/4 Corner bears N89°02'04"E, 510.86 feet and S00°57'37"E, 1316.90 feet;
Thence S89°02'04"W, 2176.15 feet;
Thence S88°55'09"W, 400 feet;
Thence S12°74'E, 1293.80 feet;
Thence N88°53'29"E, 1885.36 feet;
Thence N46°21'06"E, 924.34 feet along a county roadway fence;
Thence N00°57'37"W, 663.22 feet to the point of beginning.
All as more particularly described in a Warranty Deed from Silver to Erwin recorded in Book 407 at Page 570 of the Moffat County, Colorado Records.

- 3) Less a 2.61 acre tract in the NE portion of Lot 12, more particularly described as follows:
Beginning at a point on the East boundary of the county road right-of-way which is S00°57'37"E, 1047.4 feet from the E1/4 Corner of Section 4;
Thence N00°57'37"W, 77.45 feet along the East Section line of Section 4 to a point;
Thence S46°21'06"W, 1655.69 feet along the West right-of-way of the county road to a point;
Thence N88°53'29"E, 128.17 feet along the South boundary of Lot 12 to a point;
Thence N45°13'23"E, 1509.04 feet along the East boundary of the county road to the point of beginning.
All as more particularly described in a Quit Claim Deed from Silver to The Board of County Commissioners of the County of Moffat as recorded in Book 412 at Page 45 of the Moffat County, Colorado Records.
- 4) Less a 4.164 acre tract in Lot 12 and being more particularly described as follows:
Beginning at a point which is N00°57'37"W, 1124.85 feet from the E1/4 Corner of said Section 4;
Thence N00°57'37"W, 192.05 feet;
Thence S89°02'04"W, 510.86 feet;
Thence S00°57'37"E, 663.22 feet;
Thence N46°21'06"E, 348.00 feet;
Thence N43°38'54"W, 192.00 feet;
Thence N46°21'06"E, 192.00 feet;
Thence S43°38'54"E, 192.00 feet;
Thence N46°21'06"E, 155.00 feet to the point of beginning.
All as more particularly described in a Quit Claim Deed from Silver to Meats as recorded in Book 475 at Page 438 of the Moffat County, Colorado Records.
- 5) Less a .8 acre tract of land located in Lot 12 more particularly described as follows:
Beginning at a point from which the E1/4 Corner bears S00°57'37"E, 1124.85 feet;
Thence N43°38'54"S, 155 feet along a county roadway fence;
Thence N43°38'54"W, 192 feet;
Thence N46°21'06"S, 192 feet;
Thence S43°38'54"E, 192 feet;
Thence N46°21'06"E, 192 feet along a county roadway fence to the point of beginning.
All as more particularly described in a Personal Representative's Deed from Silver to Silver in Book 519 at Page 729 of the Moffat County, Colorado Records.

Section 5: Lots 11, 12, N1/2SW1/4, NW1/4SE1/4, SW1/4NE1/4

SURVEYOR'S CERTIFICATE

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado. This certificate does not constitute a guaranty or warranty, either expressed or implied.

Lloyd W. Powers, PLS
Colorado Reg. No. 13901



CLERK & RECORDER'S CERTIFICATE

State of Colorado

County of Moffat

I hereby certify that the original of this instrument was filed for record in my office at _____ o'clock, _____ M. this _____ day of _____ A.D., 202__.

Reception No. _____

Moffat County Clerk & Recorder

By _____

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.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief as such it does not constitute a guarantee, nor warranty, expressed or implied.

POWERS ENTERPRISES, INC.
LAND SURVEYORS
1790 W. VICTORY WAY
CRAIG, COLORADO 81625

Job No. 25009
Date: JUNE 5, 2025
Scale: 1" = 500'

Plotted: LWP
Checked:
Book No.: 190/58

Disc No.: HD-LT
Coord. File: CRAIG
Plot File: 25009

SILVER – IMPROVEMENT SURVEY PLAT
SECTIONS 4 & 5, T6N, R91W OF THE 6th P.M.