BASIS OF BEARINGS; STATE PLANE (COLORADO SOUTH ZONE), GRID NORTH AS PER GPS OBSERVATION ON THIE EAST UNE OF THE WEST HALF OF SECTION 33. (N D1*53'38" E) EXTERIOR BOUNDARY INTERIOR PARCEL BOUNDARYS 500° 0 500° (U.S. Survey Feet) CONTROLLING MONUMENTATION MAP (NOT TO SCALE) LEGEND 00° W 2647 09° W 2650 09° W 2650 09° E 2650 043° E 2651 08° W 2607 73° E 2677 73° E 2677 73° E 2677 SW CORNER EZ CO THE SW/A OF SICTOW SI ACUND AT REAR WITH 3.5" ALUMINUM COM SIT BY PLS 27933 \$02'05'14' W D G #85 REDAY PL3 1887. D H # FOUND U.S. BL.M. PIPE DISTURBICD, REMONUMENTED WITH #65 REDAY AND ALUMINUM CAP 31542 D A = #6 REBAR PLS 27931 B = DEEPLY BURIED BRASS CAP BY PLS 2692, ESTABLISHED FROM RECORD PLAT TIES AND MONUMENT RECORDS. D C - LANDS IN ROAD SURFACE. SET TWO REFERENCE MONUMENTS G = 46 REBAR PLS 19883 D = LANDS IN ROAD SURFACE, POSITION DERIVED FROM INC. BY PLS 1983 AND DEPOSITED PLAT TITLED "KURT AND RITA ELLS" PARCEL. E = LANDS IN ROAD SURFACE. POSITION DERIVED FROM W.C. BY PLS 19883 SHOWN ON DEPOSITED PLAT AND MONUMENT RECORD. PARCEL 11 76.30 Acres PARCEL 10 76.38 Acres PARCEL 9 78.28 Acres 1184723'06" \$ 959.89" \$02"00"08" W 400.82" 84.51.00.1 131111 N 76:36:31: E 13:63.16 118.62" man Court North PARCEL 7 76.26 Acres PARCEL 8 80.07 Acros 1293.88 PARCIL I 5 01"32"93" W 2705.48" 5 01"32"03" W 1286.37 5 01"32"03" W 325.04. NO1,39,35.E Coleman Ranch Road 118 63, \$5.52° AT COMME SCHOOL 29 FOUND BLD STONE 2615.25' (Tota 2649.87 (Total) 2653.41' PARCEL 6 80.07 Acres PARCEL 6 90.07 Acres PARCEL 4 80,07 Acres PARCEL 3 80.07 Acres PARCEL 2 80.08 Acres PARCEL 12 80.08 Acres N 02'07'55' E COLFAX LANE (C.R.#i19) NEW OF METION 33 CHECKLATED FACIL NE. BY FLUS 18833. 28.28" SAST Baldy Road (C.R. 114) Cathle. SWA OF SCHOOL SWAND STATES AND SCHOOL SWAND CAP AND SCHOOL SWAND CAP AND STATES AND SCHOOL SWAND (succe The foregoing was acknowledged before me by Christe J. Coleman the If \$11141 W, on the houth have of percel described all Reception humbers 20542 and 140236 for a find reception of the percentage of the pe My Address is_ and Recorder of Custer County, Colorado at, This Plat filed for record in the office of the Clerk STATE of COLORADO Christe J. Coleman (Manager of The Coleman Family Ranch LLC) Il dichios viete essement in herby side for his use and benefit of Coleman Ratio). Paretti 1,4,5,7,8,9,10,11 for legers vidgeres and the assistation and multimance of utilities. The extendant are investy designated of Coleman Ratiol Ratid, Coleman Court Horth and Coleman Court Satth as shown hereby. The Coloman Family Ranch LLC has caused the hereon described parcel to be surveyed and divided into parcels and easements as shown and designated all be known as the "Coloman Ranch Parcels". 070775* Wan the Station thread for a stance of 2515.10 feet to the Southeat corner thereof; 00°5138* Wan the MorthSouth certedine of taid Section 31, for a distance of \$177.18 feet to the true point I beginning, having an area of \$55.50 forms. WITNESS WHEREOF Alanager for The Coleman family Ranch LLC. Coleman Ranch Parcels 2,3,4,5,6 and 12 are subject to the unrecorded Right-Of Way for Custer County Road 1.119 [Cultax Lane]. rinning at the South K Corner of said Section 33; trice on the following 14 courses; Coloman Family Ranch LCE is owner of the following described parent of thans. Total and in Section 38,3923 and 33, Towardh 2,3 South, Range 72 West of the 6th RAM, Custer only, Colomaio; Being more particularly described as follows: nces to Reception numbers herein are to instruments filed in the Custer County, Colorado records. our man vanier inercoj. 133º E, on the Morth line of the Southwest N of said Section 28, for a distance of 2651.39 feet to the 139º E, on the North line of the Southwest N of said Section 28, for a distance of 2651.39 feet to the Southern Colorado Surveying and Mapping #!!Nonbarbowy (Do. Box 1887) Colorado City, Colorado 81019 Sant's 2027 (7:1915-2035 Santyron, A. E. Date 5072021 Santyron, A. E. Date 5072021 Santyron, Sant Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied, This survey has been signed and sealed by a professional land surveyor representing the surveying service addressed therein and has been preformed by the professional land surveyor or under the professional land surveyors reaponable charge. I HERE BY CERTIFY TO: Coleman Family Ranch LLC SURVEYORS CERTIFICATION: As defined by the Coloredo Department of Regulatory Agencies s based upon the professional land surveyors knowledge nformation and belief. A.D. by Christe J. Coleman Alan Altman 8/2/2024

COLEMAN FAMILY RANCH SURVEY PLAT

PORTIONS OF SECTIONS 28, 29 .32 AND 33, TOWNSHIP 23 SOUTH, RANGE 72 WEST, OF THE 6TH P.M., CUSTER COUNTY, STATE OF COLORADO.