

LEGAL DESCRIPTION:

Parcel 1:

A tract of land in SE ¼ SE ¼ of Section 16, Township 4 South, Range 44 West, 6th P.M., described as follows:
Beginning at a point 1320 feet West and 730 feet North of the SE corner of SE ¼ of Section 16, Township 4 South, Range 44 West, 6th P.M.; thence North 110 feet; thence East 1130 feet to the NW corner of a tract owned by the Kent Oil Company; thence South 110 feet; thence West 1130 feet to the Point of Beginning, County of Yuma, State of Colorado.

Parcel 2:

A tract of land in the SE ¼ SE ¼ of Section 16, Township 4 South, Range 44 West of the 6th P.M., bounded and described as follows:
Beginning at a point 1320 feet West and 840 feet North of the SE corner of said SE ¼ Section 16, Township 4 South, Range 44 West, 6th P.M.; thence running North 265 feet; thence running East 1130 feet; thence running South 265 feet; thence running West 1130 feet to the Point of Beginning, County of Yuma, State of Colorado.

Parcel 3:

A tract of land in the SE ¼ of Section 16, Township 4 South, Range 44 West of the 6th P.M., bounded and described as follows:
Beginning at a point 40 feet West and 690 feet North of the Southeast Corner of Section 16, Township 4 North, Range 44 West of the 6th P.M., Yuma County, Colorado; thence North 150 feet parallel with and 40 feet from the East line of said Section 16; thence South 150 feet; thence East 150 feet to the Point of Beginning, County of Yuma, State of Colorado.

Parcel 4:

That certain tract or parcel of land located in and part of the SE ¼ of the SE ¼ of Section 16 in Township 4 North, Range 44 West of the 6th P.M. more particularly bounded and described as follows:
Beginning at a point 40 feet West and 840 feet North of the SE corner of said Section 16 which point is on the West boundary line of the right of way of the public highway running along the east side of said Section 16; running thence West 150 feet more or less, to the SE corner of that certain tract or parcel of land which was conveyed to School District No. 74 in Yuma County, Colorado, by Deed recorded in Book 331 at Page 329 of the Yuma County records, Colorado records; running thence North on the East line of said tract 265 feet; thence East 150 feet, more or less, to the West boundary line of the right of way of the public highway hereinbefore mentioned, thence South on the said West line of said right of way 265 feet, to the Point of Beginning, County of Yuma, State of Colorado.

Parcel 5:

A parcel of land in the Southeast quarter (SE ¼) of Section 16, Township 4 South, Range 44 West of the Sixth Principal Meridian, Yuma County, Colorado, said parcel being more particularly described as follows:

Commencing as the Southeast corner of said Section 16, thence North 2°00'20" West along the East line of said SE ¼ a distance of 1105.0 feet; thence South 89°17'00" West along the North line of a parcel of land described in Book 331 at Page 329 of the Yuma County records and the Easterly extension thereof a distance of 365.0 feet to the true point of beginning; thence North 2°00'20" West a distance of 34.3 feet; thence North 89°14'55" West a distance of 955.9 feet; thence South 1°20'45" East a distance of 433.7 feet; thence North 89°17'00" East a distance of 5.0 feet to the Southwest corner of a parcel of land described in Book 297 at Page 281 of the Yuma County records; thence North 2°00'20" West along the West line of said parcel of land described in Book 297 at Page 281 and the West line of said parcel of land described in Book 331 at Page 329 a distance of 375.00 feet to the Northwest corner of said parcel of land described in Book 331 at Page 329; thence North 89°17'00" East along the North line of said parcel of land described in Book 331 at Page 329 a distance of 955.0 feet to the point of beginning, County of Yuma, State of Colorado.

COLLATERAL LEGAL DESCRIPTION:

That portion the Southeast Quarter of Section 16, Township 4 South, Range 44 West of the 6th P.M., Yuma County, Colorado described as follows:

Basis of bearings is the east line of the Southeast Quarter of Section 16, Township 4 South, Range 44 West of the 6th P.M., at each end with a 2 inch aluminum cap marked with PLS No. 18371 and assumed to bear N 1°56'07"W.

Commencing at the southeast corner of said Section 16; thence N 1°56'07"W along the east line of said Section 16 a distance of 690.00 feet; thence S 89°20'56"W, 40.01 feet to the west right of way line of County Road DD; thence N 1°56'07"W along said west right of way line, 363.83 feet to the point of beginning of the parcel to be described;

- 1) thence S 88°01'29"W, 75.04 feet;
- 2) thence S 1°58'31"E, 32.49 feet;
- 3) thence N 89°49'47"W, 743.64 feet;
- 4) thence N 0°00'00"W, 121.56 feet;
- 5) thence S 89°10'59"E, 489.74 feet;
- 6) thence N 1°56'24"E, 34.30 feet;
- 7) thence N 89°20'56"E, 324.96 feet;
- 8) thence S 1°56'07"E, 51.17 feet to the point of beginning;

Containing a calculated area of 83,191 square feet (1.910 acres), more or less.

NOTES:

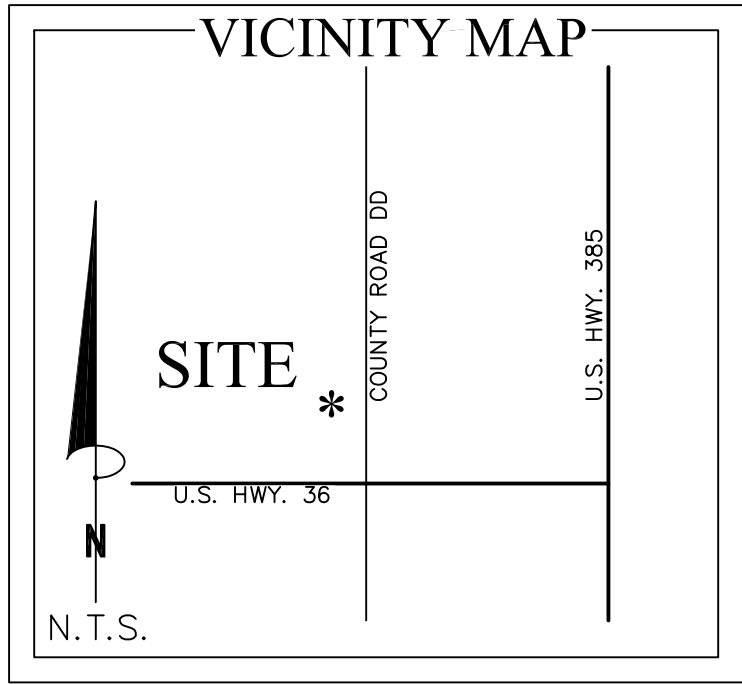
1. Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.
2. Basis of bearings is the east line of the Southeast Quarter of Section 16, Township 4 South, Range 44 West of the 6th P.M., monumented as shown and assumed to bear N 1°56'07"W.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY flood plain information is unavailable.
4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Fidelity National Title Insurance Company, Commitment No. 598-F0383077-152-TKA, Amendment No. 3 with an effective date of September 12, 2011 at 7:00 A.M..
5. The lineal units used in this drawing are U.S. Survey Feet.
6. The improvements shown hereon are as of the date of field work, August 25, 2011.
7. Zoning information was not provided to Clark Land Surveying, Inc.
8. This property contains a calculated area of 531,404 square feet (12.199 acres) more or less.
9. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
10. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
11. This ALTA/ACSM Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
12. Bench Mark: NGS bench mark "S 72". Elevation: 3967.13 (NAVD-1988)

SCHEDULE B-2 EXCEPTIONS:

Item No.

9. Easements and notes as shown on Survey Plat for Idalia School District RJ-3 recorded July 24, 2006 at an unknown Reception No. Affects subject property and is blank.

B-2 items not listed above are determined non-survey related items and are not plotted hereon.



•	FOUND REBAR & CAP, PLS 26964
○	SET #5 REBAR W/CAP, PLS 31548
⊗	SANITARY SEWER MANHOLE
⊕	YARD HYDRANT
⊖	WATER VALVE
⊗	WATER WELL
⊕	WATER MANHOLE
⊗	POWER POLE
⊕	ELECTRIC TRANSFORMER
⊗	LIGHT POLE
⊕	TELEPHONE PEDESTAL
⊗	MANHOLE
— OE —	OVERHEAD ELECTRIC LINE
— UE —	UNDERGROUND ELECTRIC LINE
— SS —	SANITARY SEWER LINE
— X —	BARBED-WIRE FENCE
— □ —	CHAIN LINK FENCE

SURVEYOR'S CERTIFICATION:

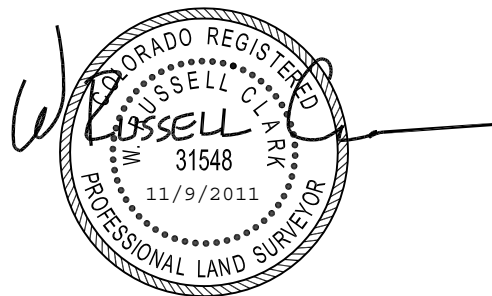
To Idalia RJ-3 School District, State of Colorado and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16, 17, 19, 20(a) and 20(b) of Table A thereof. The field work was completed on August 26, 2011.

Date of Plat or Map: November 9, 2011

The undersigned further certifies that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This certification is neither a warranty nor guarantee, either expressed or implied.



W. Russell Clark
Colorado Professional Land Surveyor No. 31548
For and on behalf of Clark Land Surveying, Inc.

Revisions		Revisions	
No.	Description	By	Date
4	Revised Collateral Boundary	CEB	11/9/11
3	Add collateral parcel.	MSU	10/26/11
2	Address comments.	MSU	10/24/11
1	New title, legal description. Revise boundary.	MSU	9/28/11

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.