

PROPERTY DESCRIPTION

PARCEL 1:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO BEAR N89°28'07"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°28'07"E, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 615.69 FEET; THENCE S00°17'42"W, A DISTANCE OF 2636.40 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S89°31'35"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 616.58 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE N00°18'52"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2635.80 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 37.28 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO BEAR N89°28'07"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°28'07"E, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 615.69 FEET TO THE POINT OF BEGINNING; THENCE N89°28'07"E, CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 615.69 FEET; THENCE S00°16'33"W, A DISTANCE OF 2637.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S89°31'35"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 616.57 FEET; THENCE N00°17'42"E, A DISTANCE OF 2636.40 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 37.29 ACRES, MORE OR LESS.

PARCEL 3:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO BEAR N89°28'07"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°28'07"E, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1231.38 FEET TO THE POINT OF BEGINNING; THENCE N89°28'07", CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 615.69 FEET; THENCE S00°15'24"W, A DISTANCE OF 2637.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S89°31'35"W, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 616.56 FEET; THENCE N00°16'33"E, A DISTANCE OF 2637.01 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 37.29 ACRES, MORE OR LESS.

PARCEL 4:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13 TO BEAR N89°28'07"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N89°28'07"E, ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1847.0 FEET TO THE POINT OF BEGINNING; THENCE N89°28'07"E, CONTINUING ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 807.05 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S00°15'23"W, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 2638.43 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 13; THENCE S89°31'35"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 807.05 FEET; THENCE N00°15'24"E, A DISTANCE OF 2637.62 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 48.87 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEY:

I, KEITH WESTFALL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF HIGH PRAIRIE SURVEY COMPANY, LLC, TO Linnebur Grain and Buffalo LLLP, THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE FIELD WORK WAS COMPLETED ON November 19th, 2025, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.

Keith Westfall, Colorado PLS 30127
For and on behalf of
High Prairie Survey Co.

Parcel Data:

Parcel	Area (Acres ±)	North Boundary (Bearing, Distance)	South Boundary (Bearing, Distance)	West Boundary (Bearing, Distance)	East Boundary (Bearing, Distance)
Parcel 1	37.28	S89°27'53"W 2654.30'	S89°31'35"W 2656.84'	S00°18'52"W 2635.80'	S00°15'23"W 2638.43'
Parcel 2	37.29	S89°28'07"W 2636.40'	S89°31'35"W 2636.52'	S00°17'42"W 2636.40'	S00°15'24"W 2637.62'
Parcel 3	37.29	S89°28'07"W 2636.40'	S89°31'35"W 2636.52'	N00°16'33"E 2637.01'	S00°15'24"W 2637.62'
Parcel 4	48.87	S89°27'53"W 2654.30'	S89°31'34"W 2656.84'	S00°18'52"W 2635.80'	S00°15'23"W 2638.43'

Legend:

- Parcel Boundary
- Section Line
- Right-of-Way
- Fence Line
- SET 5/8"x18"REBAR W/ YELLOW PLASTIC CAP LS# 30127
- SET 5/8"x18"REBAR W/ YELLOW PLASTIC CAP ON 30' OFFSET LS# 30127
- FOUND ALUMINUM MONUMENT AT SECTION CORNER (AS NOTED)
- SET 3/4"x30"REBAR W/ 2-1/2" ALUMINUM CAP LS# 30127

Scale: 1" = 500'

North Arrow: Indicated by a vertical arrow pointing upwards.

Surrounding Area Data:

- North:** EAST 104TH AVENUE (60' R.O.W.)
- South:** EAST 96TH AVENUE (60' R.O.W.)
- West:** NW COR, SEC 13, FOUND 3-1/4" ALUMINUM CAP ON #6 REBAR LS# 37971, 4" BENEATH GRADE
- East:** NE COR, SEC 13, FOUND 3-1/4" ALUMINUM CAP ON #6 REBAR LS# 38061, IN RANGE BOX DID NOT ACCEPT FOUND 3-1/4" ALUMINUM CAP ON #6 REBAR LS# 37971, 4" BENEATH GRADE
- Southwest Corner:** SW COR, SEC 13, FOUND 3-1/2" ALUMINUM CAP ON #6 REBAR LS# 25379, 6" BENEATH GRADE
- South East Corner:** SE COR, SEC 13, FOUND 2-1/2" ALUMINUM CAP ON #6 REBAR LS# 38061, 4" BENEATH GRADE

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20_____, In the County
Surveyor's land survey plats/right-of-way surveys at reception number _____
In the office of the Adams County Clerk and Recorder.

Signed _____

STATEMENT:

LINEAL UNITS ARE IN US SURVEY FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 63 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 37971, AND AT THE NORTH QUARTER CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED PLS 37971, SAID LINE HAS AN ASSUMED BEARING OF S89°28'07"W, WITH A DISTANCE OF 2654.12 FEET.

"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."

WITH A	DATE:	REVISIONS:
-1/4"		
TH A		
REFERENCE DWG:		

High Prairie Survey Co.

LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672

P.O. BOX 384
KIOWA, COLORADO 80117

SCALE
1"=500'

DATE	11/20/2025
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DRAWN BY	CRR
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TITLE

LAND SURVEY PLAT
PART OF SEC. 13, T2S, R63W, 6TH P.M.
ADAMS COUNTY, STATE OF COLORADO

CLIENT	LINNEBUR GRAIN AND BUFFALO LLLP
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SHEET 1 OF 1		JOB NUMBER 25247-LSP
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