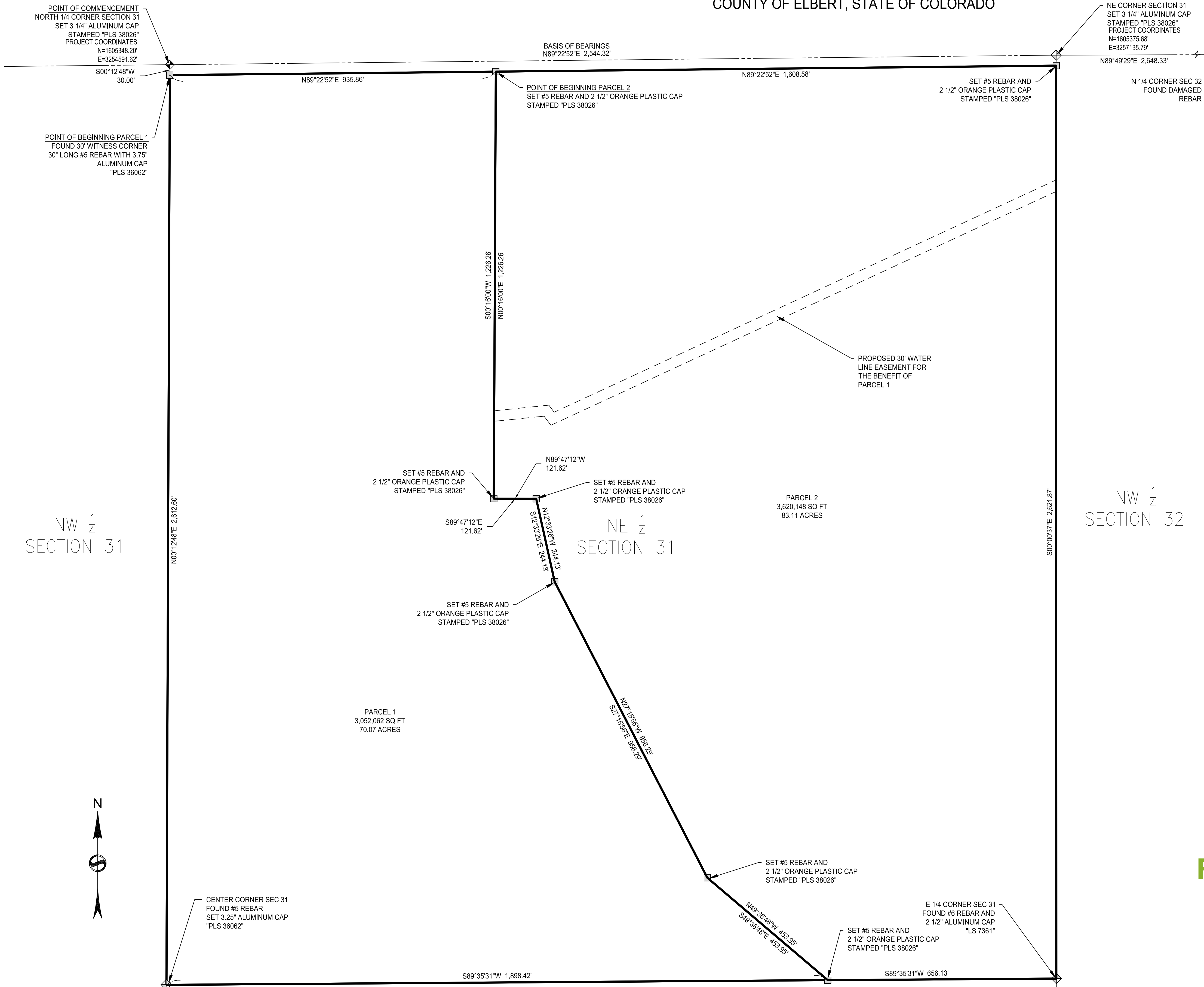


LAND SURVEY PLAT

NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ELBERT, STATE OF COLORADO

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.



LEGAL DESCRIPTION PARCEL 1
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., SAID POINT BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 31, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", BEARS NORTH 89°22'52" EAST, A DISTANCE OF 2,544.32 FEET WITH ALL BEARINGS CONTAINED HEREIN REFERENCED THERETO;
 THENCE SOUTH 00°12'48"W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.
 THENCE NORTH 89°22'52" EAST, ALONG A LINE LYING 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 SAID LINE BEING THE NORTH LINE OF PARCEL 1, A DISTANCE OF 935.86 FEET;
 THENCE ALONG THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 2 FOR THE FOLLOWING FIVE (5) CALLS:
 1. THENCE SOUTH 00°16'00" WEST A DISTANCE OF 1,226.26 FEET;
 2. THENCE SOUTH 89°47'12" EAST A DISTANCE OF 121.62 FEET;
 3. THENCE SOUTH 12°33'26" EAST A DISTANCE OF 244.13 FEET;
 4. THENCE SOUTH 27°15'56" EAST A DISTANCE OF 956.29 FEET;
 5. THENCE SOUTH 49°36'48" EAST A DISTANCE OF 453.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;
 THENCE SOUTH 89°35'31" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 1,898.42 FEET TO THE CENTER CORNER OF SAID SECTION 31;
 THENCE NORTH 00°12'48" EAST A DISTANCE OF 2,612.60 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3,052.062 SQUARE FEET OR 70.07 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 2
 A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ELBERT COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M., SAID POINT BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 31, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 38026", BEARS NORTH 89°22'52" EAST, A DISTANCE OF 2,544.32 FEET WITH ALL BEARINGS CONTAINED HEREIN REFERENCED THERETO;
 THENCE SOUTH 00°12'48" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHWEST CORNER OF PARCEL 1;
 THENCE NORTH 89°22'52" EAST, ALONG A LINE LYING 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 SAID LINE BEING THE NORTH LINE OF PARCEL 1, A DISTANCE OF 935.86 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89°22'52" EAST, CONTINUING ALONG SAID PARALLEL LINE A DISTANCE OF 1,608.58 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31;
 THENCE SOUTH 00°03'37" EAST, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 2,621.87 FEET TO THE EAST QUARTER CORNER OF SECTION 31;
 THENCE SOUTH 89°35'31" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 31, A DISTANCE OF 656.13 FEET TO A POINT ON THE COMMON LINE BETWEEN PARCELS 1 AND 2;
 THENCE DEPARTING SAID LINE AND ALONG THE COMMON LINE BETWEEN PARCEL 1 AND PARCEL 3 FOR THE FOLLOWING FIVE (5) CALLS:
 1. THENCE NORTH 49°36'48" WEST A DISTANCE OF 453.95 FEET;
 2. THENCE NORTH 27°15'56" WEST A DISTANCE OF 956.29 FEET;
 3. THENCE NORTH 12°33'26" WEST A DISTANCE OF 244.13 FEET;
 4. THENCE NORTH 89°47'12" WEST A DISTANCE OF 121.62 FEET;
 5. THENCE NORTH 00°16'00" EAST A DISTANCE OF 1,226.26 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3,620.148 SQUARE FEET OR 83.11 ACRES, MORE OR LESS.

- NOTES:**
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS INC TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
 - 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.
 - THE BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH P.M. AS MONUMENTED AT THE NORTH 1/4 CORNER AND AT THE NORTHEAST CORNER EACH BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 38026" AND BEARS NORTH 89°22'52" EAST AS SHOWN.
 - THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
 - THE PROJECT COORDINATE SYSTEM UTILIZED FOR THIS SURVEY IS COLORADO STATE PLANE CENTRAL ZONE. THIS PROJECT WAS MODIFIED TO GROUND COORDINATES AT THE FOLLOWING LOCATION.
 LATITUDE: N39°29'05.02590"
 LONGITUDE: W104°35'52.66758"
 PROJ. HEIGHT: 6264.596
 SCALE FACTOR: 1.0003406985

SURVEYOR'S STATEMENT
 I, GERALD MATT NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE IMPROVEMENT SURVEY PLAT SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE AND THIS SURVEY WAS DONE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

For Review
 05/18/2017 12:56:40 PM

NAME: GERALD MATT NICHOLS
 TITLE: SURVEY MANAGER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO.: 38026
 mnichols@surveysystems.net

PLP/PH: C:\016-009-001-030_BLEC\LOCAL\01_SURV\TERRAIN\BLEC - LSP FOR 2 LOT SPLITTING_LAYOUT: 8800 OF 174
 PLOTTED: THU 05/18/17 12:56:07 PM BY: GMD/DC

811 Know what's below.
 Call before you dig.
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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 A Professional Land Surveying Company
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 A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

LAND SURVEY PLAT
 3900 COUNTY ROAD 174, PARKER COLORADO

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 5/17/17		CHECKED BY: MN DRAWN BY: CH JOB NUMBER: 2016-009-001-030 CLIENT CODE: BLEC
ADDRESS: 3900 County Road 174	SECTION: 31	DATE	REVISION COMMENTS	
LOT:	TOWNSHIP: 6 SOUTH			SHEET NO. 1 OF 1
BLOCK:	RANGE: 64 WEST			
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH			
PARCEL #:	CITY: PARKER			
ZONING:	COUNTY: ELBERT STATE: COLORADO			