

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

# IMPROVEMENT SURVEY PLAT

SOUTHWEST 1/4 AND THE NORTH 1/2 OF SECTION 21, SOUTHEAST 1/4 AND THE NORTH 1/2 OF SECTION 22,  
TOWNSHIP 6 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO



**KEY MAP**  
SCALE: 1"=2000'

**LEGAL DESCRIPTION:**

THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF SECTION 21, LESS AND EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED AUGUST 23, 1996 IN BOOK 553 AT PAGE 199 AND THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF SECTION 22, ALL IN TOWNSHIP 6 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

**NOTES:**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SURVEY SYSTEMS RELIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. K70535233, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 16, 2017 AT 5:00 P.M.
- 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.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, AS MONUMENTED BY 2-1/2" ALUMINUM CAPS "STAMPED ARCHER LS 6935" AT BOTH ENDS, AND BEARS NORTH 89°29'14" EAST.
- 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.  
  
PROJECT LOCATION  
LAT. N34°38'17.63747"  
LONG. W115°27'50.62743"  
PROJECT HEIGHT 6041.711  
TRUNCATED NORTHING = 1,000,000  
TRUNCATED EASTING = 3,000,000  
PROJECT COMBINED SCALE FACTOR 0.999670422
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 40,477,085 SQ.FT. OR 929.23 ACRES±.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION. NO UTILITY LOCATES WERE PROVIDED FOR THIS SURVEY. SURVEY SYSTEMS INC. DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.

**SCHEDULE B-2 EXCEPTIONS**

- TITLE COMMITMENT SCHEDULE B-2: THE SURVEYED PROPERTY IS SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS AND RESERVATIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 1. *(SLANTED TEXT IS THE SURVEYOR'S PARENTHETICAL NOTE)*
- X INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1 *(EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS)*
  - 8 RESERVATION BY THE UNITED STATES OF ALL MINERAL LANDS NOT CONSTRUED TO INCLUDE COAL AND IRON LAND IN PATENT RECORDED JUNE 17, 1902 IN BOOK 38 AT PAGE 51. *(AFFECTS (NORTH 1/2 AND SOUTHWEST 1/4 SECTION 21)) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 9 RESERVATIONS BY THE UNION PACIFIC LAND COMPANY COMPANY OF:
    - (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
    - (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
    - (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED AUGUST 01, 1902, IN BOOK 33 AT PAGE 36. *(AFFECTS (NORTH 1/2 AND SOUTHWEST 1/4 SECTION 21)) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 10 RIGHT OF WAY GRANTED TO BOARD OF COUNTY COMMISSIONERS AS EVIDENCED IN INSTRUMENT RECORDED FEBRUARY 5, 1951 IN BOOK 205 AT PAGE 544. *(DOES NOT AFFECT THE SUBJECT PROPERTY)*
  - 11 QUIT-CLAIM DEED CONVEYING MINERAL INTEREST TO UNION PACIFIC LAND RESOURCES CORPORATION RECORDED APRIL 15, 1971 IN BOOK 277 AT PAGE 152 AND JANUARY 10, 1992 IN BOOK 451 AT PAGE 962. *(AFFECTS (WEST 1/2, SOUTHWEST 1/4 NORTHEAST 1/4 SECTION 21)) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 12 TERMS, CONDITIONS AND PROVISIONS OF MINERAL RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED MAY 03, 1993 IN BOOK 470 AT PAGE 305. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 13 OIL AND GAS LEASE BETWEEN HUNT INVESTMENTS AND HS RESOURCES, INC. RECORDED APRIL 11, 1995 IN BOOK 516 AT PAGE 92. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 14 EASEMENT, RIGHT OF WAY AND SURFACE USE AGREEMENT RECORDED MAY 4, 1995 IN BOOK 517 AT PAGE 571. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 15 RIGHTS OF WAY FOR AND RIGHTS OF OTHERS TO ACCESS EASEMENTS DESCRIBED IN DEED RECORDED AUGUST 23, 1996 IN BOOK 553 AT PAGE 199. *(DOES NOT AFFECT THE SUBJECT PROPERTY - PARCEL IS EXCEPTED PER THE LEGAL DESCRIPTION)*
  - 16 TERMS, CONDITIONS AND PROVISIONS OF STIPULATION AND CROSS CONVEYANCE OF INTERESTS RECORDED NOVEMBER 18, 1996 IN BOOK 559 AT PAGE 814. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 17 TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR WATER SERVICE RECORDED APRIL 29, 2002 IN BOOK 628 AT PAGE 141. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 18 REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 IN BOOK 628 AT PAGE 934. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 19 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGE 542 AND CORRECTION, AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED SEPTEMBER 23, 2010 IN BOOK 721 AT PAGE 781 AND ASSIGNMENT OF OIL AND GAS LEASES RECORDED DECEMBER 27, 2011 IN BOOK 732 AT PAGE 836., AND ANY OR ALL ASSIGNMENTS THEREOF. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 20 TERMS, CONDITIONS AND PROVISIONS OF KIOWA FIRE PROTECTION DISTRICT RECORDED MAY 17, 2012 IN BOOK 736 AT PAGE 328. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*
  - 21 RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 31, 2015 UNDER RECEPTION NO. D5098566. *(AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)*

**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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

**Preliminary**  
06/16/2017 2:03:26 PM

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

**RECORDER'S CERTIFICATE**

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ELBERT COUNTY AT \_\_\_\_\_ (A.M./P.M.) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, MAP \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

FILED: 06/16/2017 12:01:03 MFC/DAL/TECHNICAL/SURVEY DRAWINGS/MFC-TRACT 14, S21, R63W, T6S, R63W LAYOUT: TRACT 14, S21, T6S, R63W PLOTTED: FR 06/16/17 1:48:49 PM CHARTER

**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.

**SURVEY SYSTEMS**  
A Professional Land Surveying Company  
P.O. Box 2168 • Evergreen, CO 80437 Tel: 303.679.8122 • Fax: 303.679.8123  
Info@SurveySystems.net www.SurveySystemsInc.com  
A Service-Disabled Veteran-Owned Small Business **SDVOSB | SBE**

IMPROVEMENT SURVEY PLAT  
TRACT 14  
SECTION 21 & 22, T6S, R63W

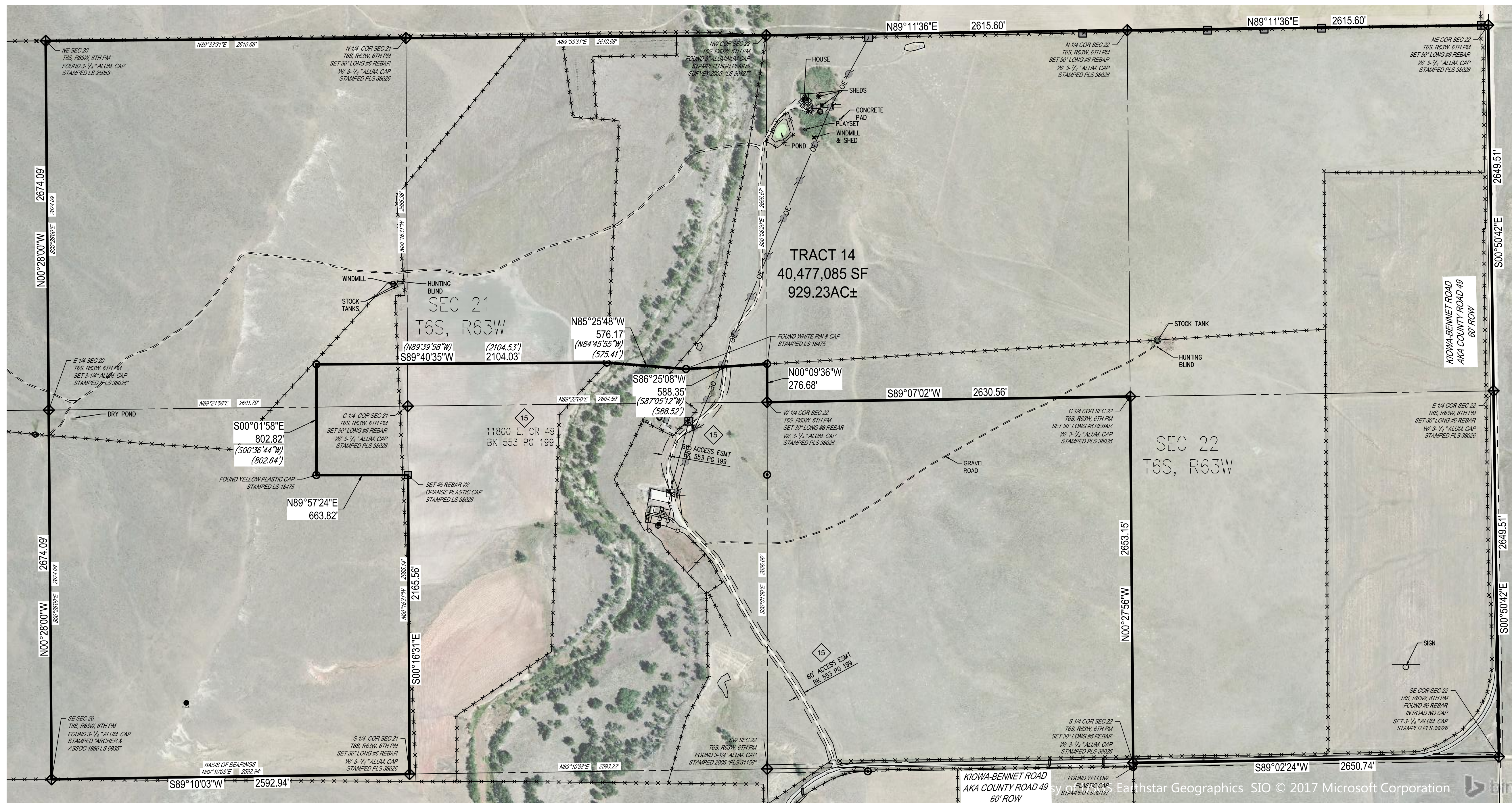
| PROPERTY LOCATION AND INFORMATION |                                |
|-----------------------------------|--------------------------------|
| ADDRESS:                          | SECTION: 21 & 22               |
| LOT:                              | TOWNSHIP: 6 SOUTH              |
| BLOCK:                            | RANGE: 63 WEST                 |
| SUBDIVISION:                      | PRINCIPAL MERIDIAN: 6TH        |
| PARCEL #:                         | CITY:                          |
| ZONING:                           | COUNTY: ELBERT STATE: COLORADO |

| ISSUE DATE: 5/30/2017 |                   |
|-----------------------|-------------------|
| DATE                  | REVISION COMMENTS |
|                       |                   |
|                       |                   |
|                       |                   |
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|---|
| CHECKED BY: MN<br>DRAWN BY: CHGO<br>JOB NUMBER: 2017-1241-037<br>CLIENT CODE: MFC |
| SHEET NO.<br><b>1</b>   |
| 1 OF 2  |

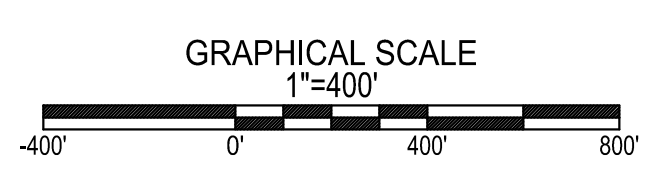
# IMPROVEMENT SURVEY PLAT

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TOWNSHIP 6 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO



| LEGEND              |  |
|---------------------|--|
|                     | FOUND/SET PROPERTY CORNER AS NOTED     |
|                     | FOUND PROPERTY CORNER AS NOTED         |
|                     | FOUND SECTION CORNER AS NOTED          |
|                     | FOUND PIN NO CAP AS NOTED              |
| SXX°XXX'W YYY.YY'   | AS MEASURED DIMENSIONS                 |
| (SXXXX'W) (YYY.YY') | RECORD/DEEDED DIMENSIONS               |
| xxxxxx mmm          | SECTION LINE DIMENSIONS                |
| OE                  | OVERHEAD ELECTRIC LINE W/ UTILITY POLE |
|                     | TELEPHONE PEDESTAL                     |
|                     | WATER LINE W/ VALVE & FIRE HYDRANT     |
|                     | WATER WELL                             |
|                     | GAS MARKER                             |
|                     | UNDERGROUND GAS LINE                   |
|                     | EDGE OF WATER/POND                     |
|                     | CHAIN LINK FENCE                       |
|                     | BARB WIRE FENCE                        |
|                     | LIVESTOCK FENCE                        |
|                     | CONCRETE                               |
|                     | GRAVEL/DIRT ROAD                       |

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IMPROVEMENT SURVEY PLAT  
TRACT 14  
SECTION 21 & 22, T6S, R63W

| PROPERTY LOCATION AND INFORMATION |                                |
|-----------------------------------|--------------------------------|
| ADDRESS:                          | SECTION: 21 & 22               |
| LOT:                              | TOWNSHIP: 6 SOUTH              |
| BLOCK:                            | RANGE: 63 WEST                 |
| SUBDIVISION:                      | PRINCIPAL MERIDIAN: 6TH        |
| PARCEL #:                         | CITY:                          |
| ZONING:                           | COUNTY: ELBERT STATE: COLORADO |

| ISSUE DATE: 5/30/2017 |                   |
|-----------------------|-------------------|
| DATE                  | REVISION COMMENTS |
|                       |                   |
|                       |                   |

CHECKED BY: MN  
DRAWN BY: CHGO  
JOB NUMBER: 2017-1241-037  
CLIENT CODE: MFC  
SHEET NO.  
**2**  
2 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.  
PLOTDATE: 05/30/17 13:01:03 D:\PROJECTS\2017\05\2017-1241-037\053017-1241-037-01.DWG LAYOUT: TRACT 14\_S22-T6S-R63W  
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