

IMPROVEMENT SURVEY PLAT

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



LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, LESS AND EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED AUGUST 23, 1999 IN BOOK 558 AT PAGE 199, COUNTY OF ELBERT STATE OF COLORADO.

NOTES:

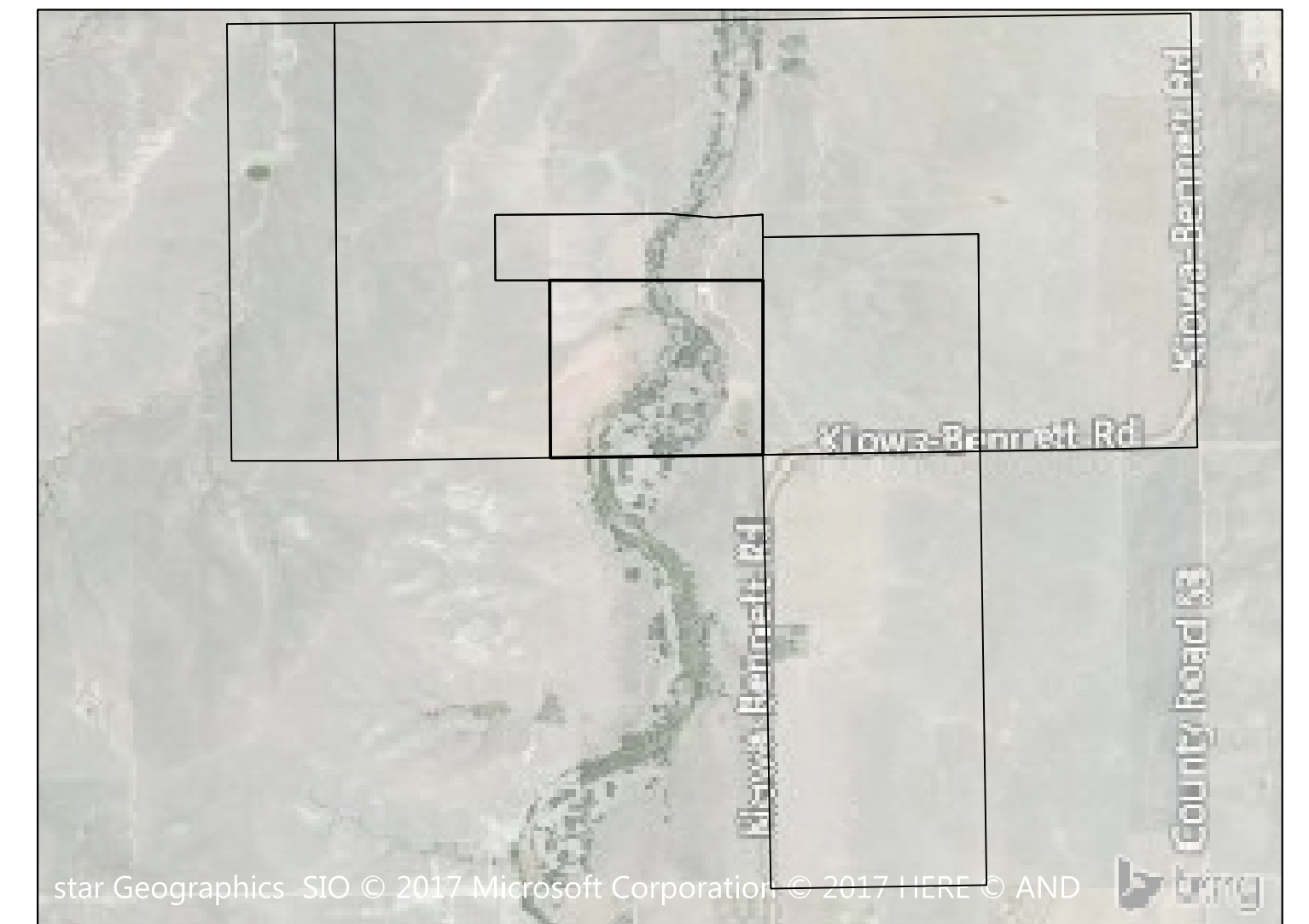
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEY SYSTEMS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SURVEY SYSTEMS RELIED UPON COMMITMENT FOR TITLE INSURANCE ORDER NO. K70535241-2, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 24, 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 21, AS MONUMENTED BY 3-1/4" ALUMINUM CAP "STAMPED PLS 38026" AT THE SOUTH QUARTER CORNER AND BY A 3-1/4" ALUMINUM CAP "STAMPED PLS 31158", AND BEARS NORTH 89°10'38" 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 5,579,474 SQ.FT. OR 128.08 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 RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED DECEMBER 22, 1903, IN BOOK 41 AT PAGE 82. (AFFECTS THE SOUTHEAST 1/4 OF SECTION 21) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 9 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)
 - 10 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. (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - 11 OIL AND GAS LEASE WITH WEBB RESOURCES INC. RECORDED OCTOBER 16, 1978 IN BOOK 318 AT PAGE 463 AND IN BOOK 317 AT PAGE 818. (AFFECTS SOUTHWEST 1/4 OF SECTION 22 AND SOUTHEAST 1/4 OF SECTION 21) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 12 RESERVING TO THE GRANTOR HEREIN, HER HEIRS AND ASSIGNS AN UNDIVIDED 1/4TH NON-PARTICIPATING ROYALTY INTEREST IN ALL OIL, GAS AND OTHER MINERALS OWNED BY GRANTOR, THAT ARE PRODUCED AND MARKETED, FOR A PERIOD OF 10 YEARS FROM DATE OF THIS DEED. IF PRODUCTION OCCURS DURING THE 10 YEAR PERIOD, THE RESERVATION IS TO CONTINUE AS LONG THEREAFTER ANY OF THE MINERALS ARE PRODUCED AND MARKETED. UPON TERMINATION OF THE RESERVATION PERIOD, THIS RESERVED ROYALTY INTEREST AUTOMATICALLY REVERTS TO THE THEN SURFACE OWNER OR OWNERS AS EVIDENCED IN DEEDS RECORDED MAY 3, 1993 IN BOOK 470 AT PAGES 300 AND 305 AND RECORDED MAY 14, 1993 IN BOOK 471 AT PAGE 58. (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 OTHER TO ACCESS EASEMENTS DESCRIBED IN DEED RECORDED AUGUST 23, 1996 IN BOOK 553 AT PAGE 199. (AS SHOWN)
 - 16 TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR WATER SERVICE RECORDED APRIL 29, 2002 IN BOOK 628 AT PAGE 141. (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - 17 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED AUGUST 23, 2010 IN BOOK 721 AT PAGE 782 AND ASSIGNMENT OF LEASES RECORDED DECEMBER 27, 2011 IN BOOK 732 AT PAGE 836, AND ANY OR ALL ASSIGNMENTS THEREOF. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 18 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)



KEY MAP
SCALE: 1"=2000'

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 GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Preliminary

06/16/2017 4:01:45 PM

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

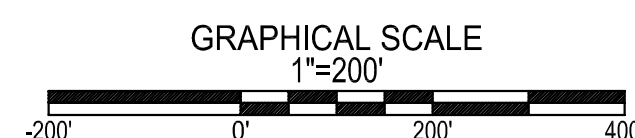
RECORDER'S CERTIFICATE

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

LEGEND	
	FOUND/SET PROPERTY CORNER AS NOTED
	FOUND PROPERTY CORNER AS NOTED
	FOUND SECTION CORNER AS NOTED
	FOUND PIN NO CAP AS NOTED
SXX°XX'XX"W YYY.YY'	AS MEASURED DIMENSIONS
sxxxxxw yyyr	SECTION LINE DIMENSIONS
	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
	METAL LIVESTOCK FENCE
	CONCRETE
	GRAVEL/DIRT ROAD



SURVEY SYSTEMS
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A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

IMPROVEMENT SURVEY PLAT
TRACT 16
SECTION 21, T6S, R63W

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 6/1/2017		CHECKED BY: MN DRAWN BY: CHGO JOB NUMBER: 2017-1250-037 CLIENT CODE: NPEC
ADDRESS: 11997 KIOWA-BENNETT ROAD	SECTION: 21	DATE	REVISION COMMENTS	
LOT:	TOWNSHIP: 6 SOUTH			SHEET NO. 1 OF 1
BLOCK:	RANGE: 63 WEST			
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH			
PARCEL #:	CITY: BENNETT			
ZONING:	COUNTY: ELBERT STATE: COLORADO			

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

FILEPATH: C:\2017-1250-037_MPEC\03_TEC\03_TEC\03_DRAWINGS\MPEC-TRACT 16_S21-T6S-R63W\DWG_LAYOUT\TRACT 16_S21-T6S-R63W.PLT
PLOTTER: PRN3000/41-40137P-81-000000

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.