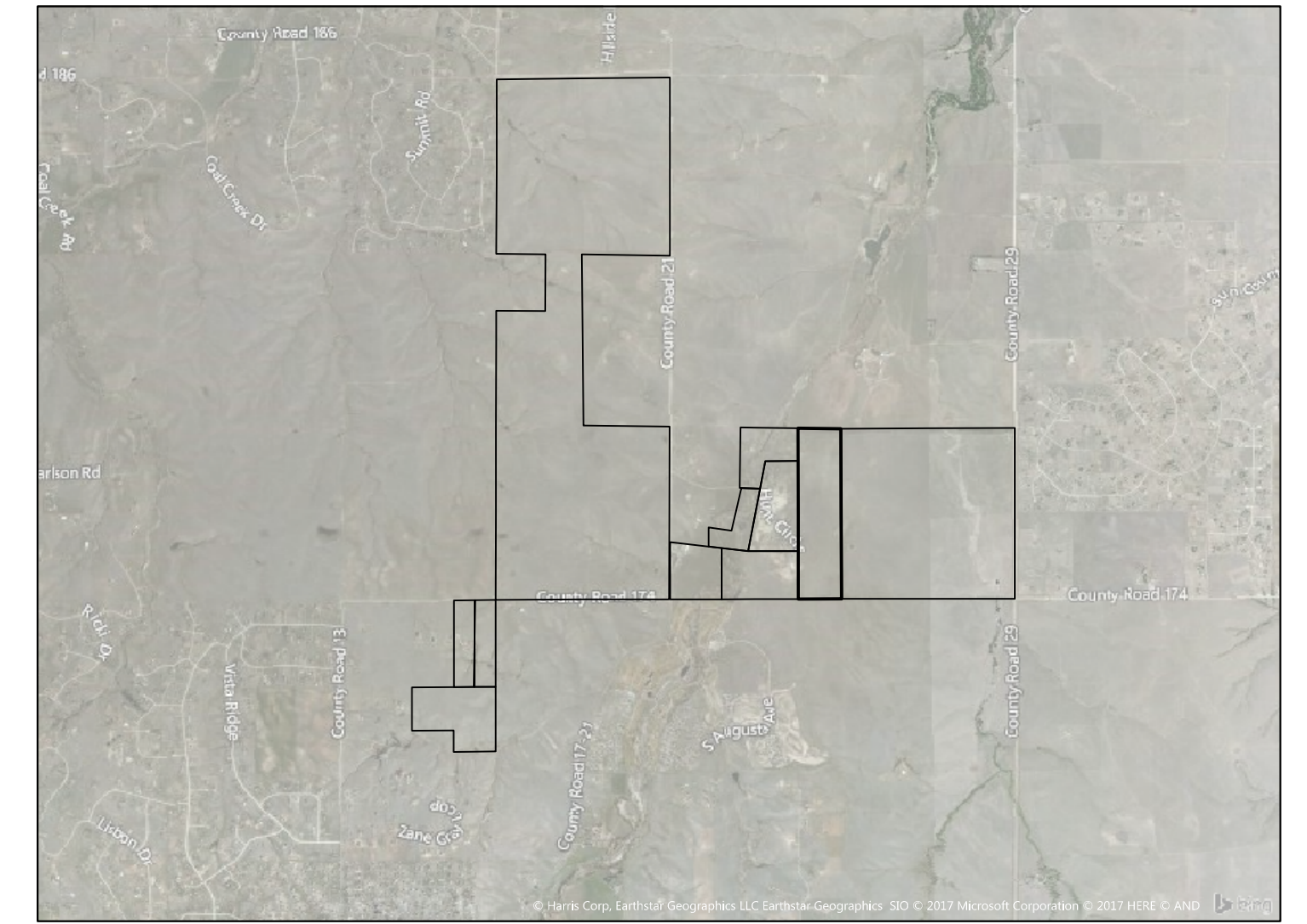
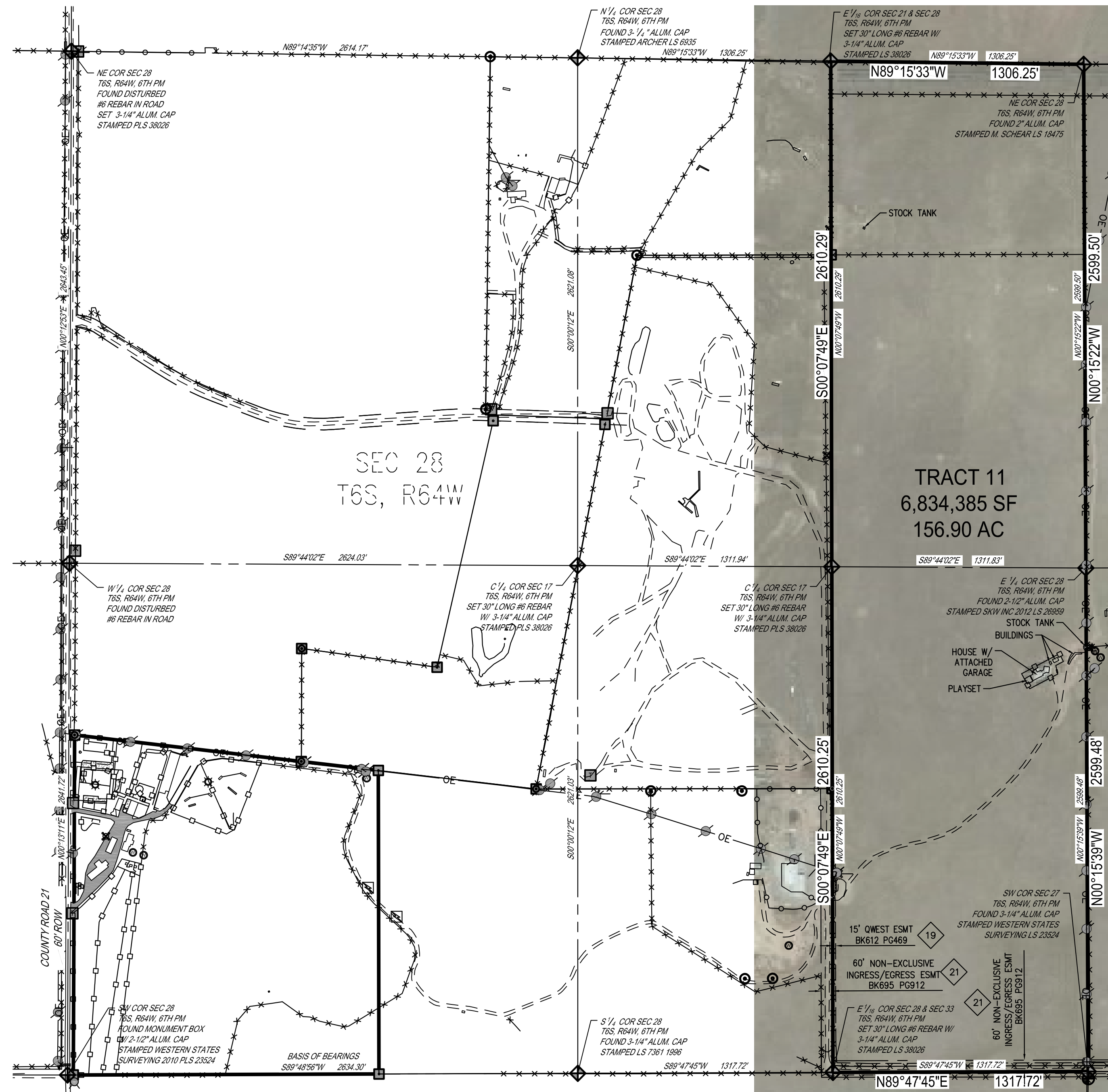


IMPROVEMENT SURVEY PLAT

SECTION 27 AND THE EAST 1/2 OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ELBERT, STATE OF COLORADO



KEY MAP
SCALE: 1"=500'



LEGAL DESCRIPTION:

TRACT 11
E 1/2 E 1/2 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 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. K70535212, 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 SOUTHWEST 1/4 OF SECTION 28, AS MONUMENTED BY 3-1/2" ALUMINUM CAP STAMPED LS 7361, AT THE SOUTH 1/4 CORNER AND BY 2-1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED WESTERN STATES SURVEYING LS 23524, AND BEARS SOUTH 89°48'56" WEST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 6,834,385 SQ.FT. OR 156.90 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)
 - B RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 23, 1899, IN BOOK 23 AT PAGE 93. (AFFECTS E 1/2 E 1/2 OF SECTION 28) (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 9 (ITEM INTENTIONALLY DELETED)
 - 10 (ITEM INTENTIONALLY DELETED)
 - 11 (ITEM INTENTIONALLY DELETED)
 - 12 (ITEM INTENTIONALLY DELETED)
 - 13 NOTICE OF MINING LEASE OPTIONS RECORDED BY TRANSCONTINENTAL OIL COMPANY RECORDED JUNE 24, 1977 IN BOOK 307 AT PAGE 490. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 14 OIL AND GAS LEASE GRANTED TO MORGAN OIL COMPANY RECORDED SEPTEMBER 23, 1980 IN BOOK 334 AT PAGE 197. ASSIGNMENTS OF OVERRIDING ROYALTY INTEREST RECORDED DECEMBER 23, 1983 IN BOOK 363 AT PAGE 280, RE-RECORDED JULY 10, 1984 IN BOOK 369 AT PAGE 913 AND ALL FUTURE ASSIGNMENTS, INTERESTS THEREIN, AND/OR EXTENSIONS THEREOF. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 15 (ITEM INTENTIONALLY DELETED)
 - 16 RESERVATIONS AS CONTAINED IN WARRANTY DEED RECORDED NOVEMBER 10, 1994 IN BOOK 506 AT PAGE 635. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 17 ALL RIGHT, TITLE, AND INTEREST IN AND TO ANY AND ALL NON-TRIBUTARY WATER RIGHTS UNDERLYING, APPURTENANT TO, OR ASSOCIATED WITH SUBJECT PROPERTY AS RESERVED IN DEED RECORDED JANUARY 11, 2001, IN BOOK 609 AT PAGE 699. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 18 TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED JANUARY 17, 2001 IN BOOK 609 AT PAGE 845. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 19 EASEMENT GRANTED TO QWEST CORPORATION, A DELAWARE CORPORATION, FOR TELECOMMUNICATIONS FACILITIES, ELECTRICAL FACILITIES AND GAS FACILITIES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 02, 2001, IN BOOK 612 AT PAGE 469. (AS SHOWN)
 - 20 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)

SCHEDULE B-2 EXCEPTIONS

- 21 TERMS, CONDITIONS AND PROVISIONS OF 60 FOOT NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RECORDED JUNE 19, 2007 IN BOOK 695 AT PAGE 912. (AS SHOWN)
- 22 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGE 542 AND CORRECTION, AMENDMENT AND RATIFICATION OIL AND GAS LEASE RECORDED SEPTEMBER 23, 2010 IN BOOK 721 AT PAGE 781, ALONG WITH ANY AND ALL ASSIGNMENTS AND INTERESTS THEREIN, AND ANY OR ALL ASSIGNMENTS THEREOF. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 23 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JULY 28, 2010 IN BOOK 720 AT PAGE 362, ALONG WITH ANY AND ALL ASSIGNMENTS AND INTERESTS THEREIN. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 24 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JULY 28, 2010 IN BOOK 720 AT PAGE 363, ALONG WITH ANY AND ALL ASSIGNMENTS AND INTERESTS THEREIN. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 25 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JULY 28, 2010 IN BOOK 720 AT PAGE 364, ALONG WITH ANY AND ALL ASSIGNMENTS AND INTERESTS THEREIN. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 26 TERMS, CONDITIONS AND PROVISIONS OF OIL AND GAS LEASE RECORDED JULY 28, 2010 IN BOOK 720 AT PAGE 365, ALONG WITH ANY AND ALL ASSIGNMENTS AND INTERESTS THEREIN. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 27 TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED MARCH 08, 2011 IN BOOK 726 AT PAGE 285. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 28 (ITEM INTENTIONALLY DELETED)
- 29 TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF JOINT OPERATING AGREEMENT RECORDED MAY 02, 2016 IN BOOK 767 AT PAGE 615. (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
06/12/2017 12:35:27 PM

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

RECORDER'S CERTIFICATE

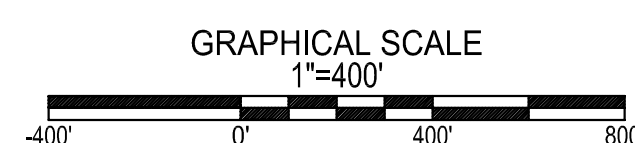
THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ELBERT COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY _____ DEPUTY

LEGEND

	FOUND/SET PROPERTY CORNER AS NOTED		GAS MARKER
	FOUND PROPERTY CORNER AS NOTED		UNDERGROUND GAS LINE
	FOUND SECTION CORNER AS NOTED		EDGE OF WATER/POND
	FOUND PIN NO CAP AS NOTED		CHAIN LINK FENCE
SXX°XX'XX"W YYY.YY'	AS MEASURED DIMENSIONS		BARB WIRE FENCE
ssrxxxxw yyyyr	SECTION LINE DIMENSIONS		METAL LIVESTOCK FENCE
	OVERHEAD ELECTRIC LINE W/ UTILITY POLE		CONCRETE
	TELEPHONE PEDESTAL		GRAVEL/DIRT ROAD
	WATER LINE W/ VALVE & FIRE HYDRANT		
	WATER WELL		



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 11
SECTION 28, T6S, R64W

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 5/30/2017	
ADDRESS:	SECTION: 28	DATE:	REVISION COMMENTS:
LOT:	TOWNSHIP: 6 SOUTH		
SUBDIVISION:	RANGE: 64 WEST		
PARCEL #:	PRINCIPAL MERIDIAN: 6TH		
ZONING:	CITY:		
	COUNTY: ELBERT STATE: COLORADO		

CHECKED BY: MN
DRAWN BY: CHGO
JOB NUMBER: 2017-12541-037
CLIENT CODE: NPEC
SHEET NO.
1
OF 1

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.