

IMPROVEMENT SURVEY PLAT

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

LEGAL DESCRIPTION:

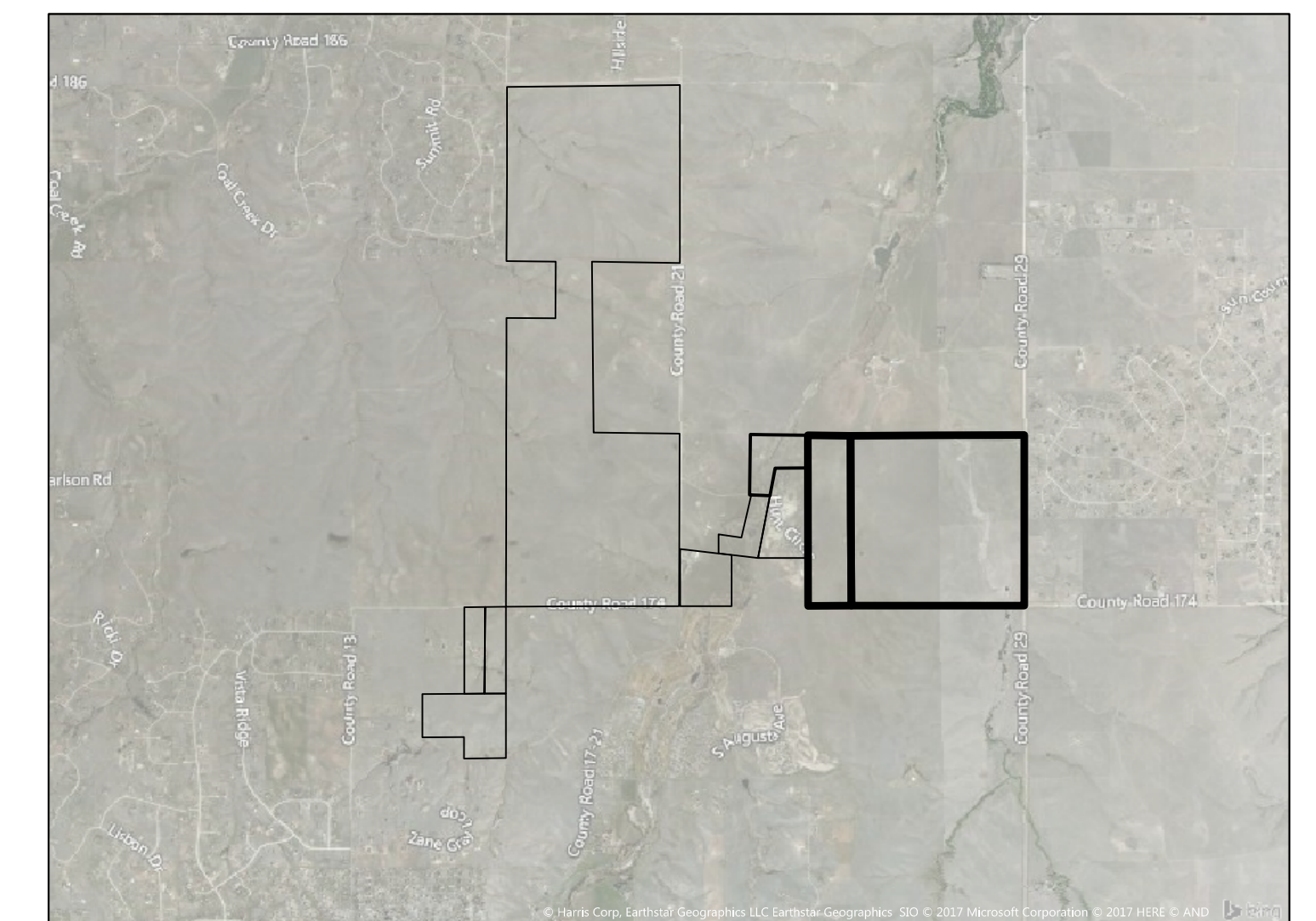
PARCEL 1:
 A TRACT OF LAND LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 28;
 THENCE SOUTH 89 DEGREES 21 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 1306.58 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;
 THENCE SOUTH 00 DEGREES 06 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1000 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 1000 FEET;
 THENCE SOUTH 10 DEGREES 39 MINUTES 22 SECONDS WEST, A DISTANCE OF 859.35 FEET TO THE CENTERLINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT;
 THENCE NORTH 88 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 623.56 FEET;
 THENCE NORTH 00 DEGREES 42 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 211.28 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE A DISTANCE OF 211.28 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 03 MINUTES 10 SECONDS;
 THENCE SOUTH 85 DEGREES 44 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 576.94 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE A DISTANCE OF 393.29 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 02 MINUTES 15 SECONDS;
 THENCE NORTH 69 DEGREES 12 MINUTES 49 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 244.14 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE A DISTANCE OF 322.26 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 18 MINUTES 34 SECONDS;
 THENCE NORTH 56 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 383.10 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE A DISTANCE OF 111.77 FEET, SAID CURVE HAS A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 21 MINUTES 13 SECONDS TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD AND TO THE POINT OF TERMINUS, COUNTY OF ELBERT, STATE OF COLORADO.

PARCEL 2:
 A 60.00 FOOT WIDE NON-EXCLUSIVE INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT THE NORTHEAST CORNER OF PARCEL A DESCRIBED IN DEED RECORDED JUNE 22, 1999 IN BOOK 566 AT PAGE 524 OF THE RECORDS OF ELBERT COUNTY, COLORADO, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO;
 THENCE NORTH 88 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 623.56 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE A DISTANCE OF 211.28 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 6 DEGREES 03 MINUTES 10 SECONDS;
 THENCE SOUTH 85 DEGREES 44 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 576.94 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE A DISTANCE OF 393.29 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 02 MINUTES 15 SECONDS;
 THENCE NORTH 69 DEGREES 12 MINUTES 49 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 244.14 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE A DISTANCE OF 322.26 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 18 MINUTES 34 SECONDS;
 THENCE NORTH 56 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 383.10 FEET TO A POINT OF CURVE;
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE A DISTANCE OF 111.77 FEET, SAID CURVE HAS A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 21 MINUTES 13 SECONDS TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD AND TO THE POINT OF TERMINUS, COUNTY OF ELBERT, STATE OF COLORADO.

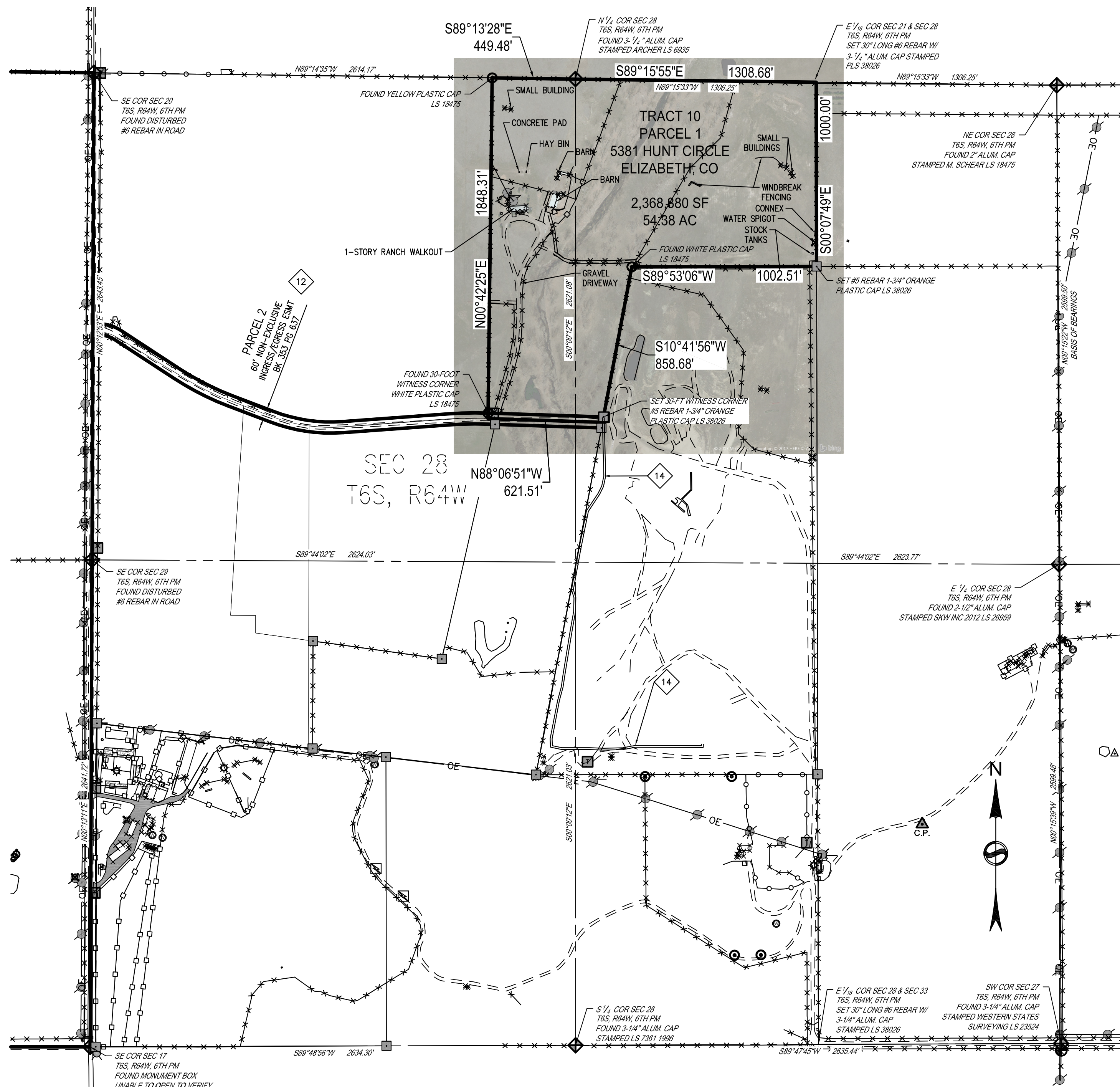
SCHEDULE B-2 EXCEPTIONS

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 PARENTHESES NOTE)

- 1. INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1. (EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS)
- 2. 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 APRIL 05, 1890, IN BOOK 14 AT PAGE 42 (DOES NOT AFFECT)
- 3. 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 JANUARY 25, 1917, IN BOOK 69 AT PAGE 540 (DOES NOT AFFECT)
- 4. 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 FEBRUARY 02, 1917, IN BOOK 69 AT PAGE 547 (DOES AFFECT THE W 1/2 OF THE NE 1/4 AND E 1/2 OF THE NW 1/4 SECTION 28, CANNOT BE PLOTTED)
- 5. AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY DEED RECORDED JUNE 08, 1979 IN BOOK 324 AT PAGES 729 AND 731 (DOES AFFECT, CANNOT BE PLOTTED)
- 6. RESERVATION OF ALL MINERALS AND MINERAL RIGHTS OWNED BY GRANTOR AS EVIDENCED IN DEED RECORDED FEBRUARY 07, 1983 IN BOOK 353 AT PAGE 637. (DOES AFFECT, CANNOT BE PLOTTED)
- 7. AN UNDIVIDED 100% INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY DEEDS RECORDED MARCH 09, 1983 IN BOOK 354 AT PAGES 913 AND 915 (DOES AFFECT 60' ACCESS ONLY FOR PARCELS 1A AND 2A)
- 8. EASEMENT GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FOR RIGHT OF WAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JULY 26, 1989, IN BOOK 428 AT PAGE 409. (AS SHOWN)
- 9. THOSE RIGHTS AS DISCLOSED IN QUIT CLAIM DEED RECORDED MARCH 29, 1996 IN BOOK 540 AT PAGE 786 (DOES AFFECT 60' ACCESS ONLY FOR PARCELS 1A AND 2A)
- 10. RIGHTS OF WAY FOR AND RIGHTS OF OTHERS TO EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN INSTRUMENT RECORDED JUNE 26, 1997 IN BOOK 566 AT PAGE 524. CONVEYANCE OF WATER AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 11, 2001 IN BOOK 609 AT PAGE 699 (DOES AFFECT, CANNOT BE PLOTTED)
- 11. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED JANUARY 17, 2001 IN BOOK 609 AT PAGE 845 (DOES AFFECT 60' ACCESS ONLY)
- 12. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR WATER SERVICE BETWEEN HUNT FAMILY LLC AND THE ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY RECORDED APRIL 29, 2002 IN BOOK 628 AT PAGE 141 (DOES AFFECT, CANNOT BE PLOTTED). NOTE: LAND TITLE GUARANTEE COMPANY DOES NOT INSURE NOR DO THEY MAKE ANY REPRESENTATION AS TO LAND USE REGULATIONS OR ZONING EMBRACED BY ELBERT COUNTY GOVERNMENT OR THE STATE OF COLORADO (DOES AFFECT, CANNOT BE PLOTTED)
- 13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELIZABETH PARK AND RECREATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 27, 2006, IN BOOK 683 AT PAGE 377 (COULD NOT BE FOUND, DOES NOT AFFECT)



KEY MAP
 SCALE: 1"=500'



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.Y'	AS MEASURED DIMENSIONS
sxx°xx'xx"w yyy.y'	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

20 OIL AND GAS LEASE BETWEEN THE HUNT FAMILY, LLC, REPRESENTED BY RICK L. HUNT ITS MANAGER AND SAMUEL GRAY, JR. & ASSOCIATES, INC., RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGES 541 AND 542 (DOES AFFECT, CANNOT BE PLOTTED). CORRECTION, AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED SEPTEMBER 23, 2010 IN BOOK 721 AT PAGE 780 AND 781 (DOES AFFECT, CANNOT BE PLOTTED).

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 WEST LINE OF THE NORTHEAST 1/4 OF SECTION 28, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP, STAMPED SKW INC LS 26959 AT THE EAST 1/4 CORNER AND BY 2" ALUMINUM CAP STAMPED M. SCHEAR LS 18475 AT THE NORTHEAST CORNER, BEARS NORTH 00°15'22" WEST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 2,368,880 SQ.FT. OR 54.38 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.

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.

Preliminary
 06/08/2017 4:10:00 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

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.

GRAPHICAL SCALE
 1"=400'

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 10
 SECTION 28, T6S, R64W

PROPERTY LOCATION AND INFORMATION	
ADDRESS: 5381 HUNT CIRCLE	SECTION: 28
LOT:	TOWNSHIP: 6 SOUTH
BLOCK:	RANGE: 64 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: 2017-1240-437
 CLIENT CODE: MFCF
 SHEET NO.
1
 1 OF 1