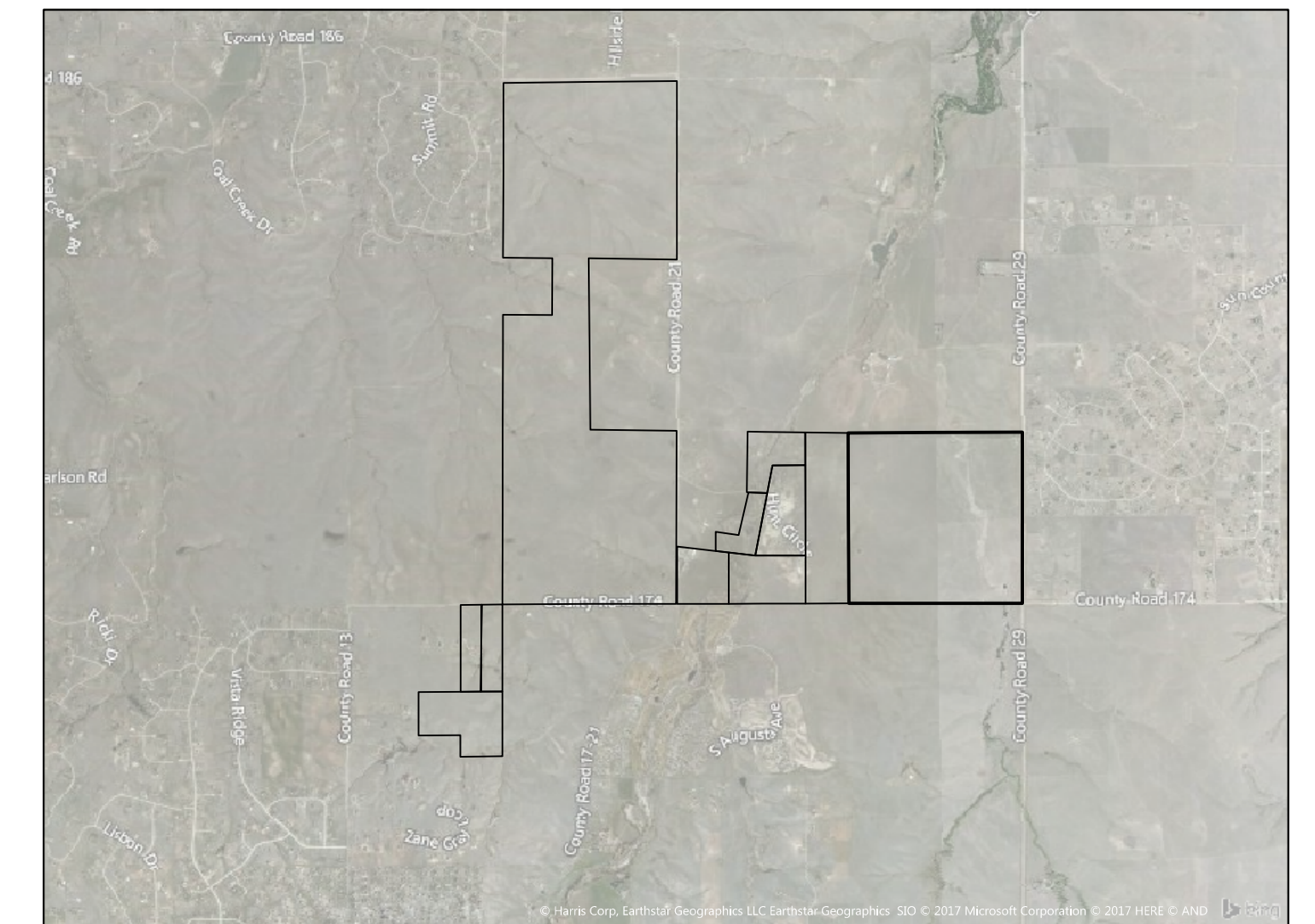
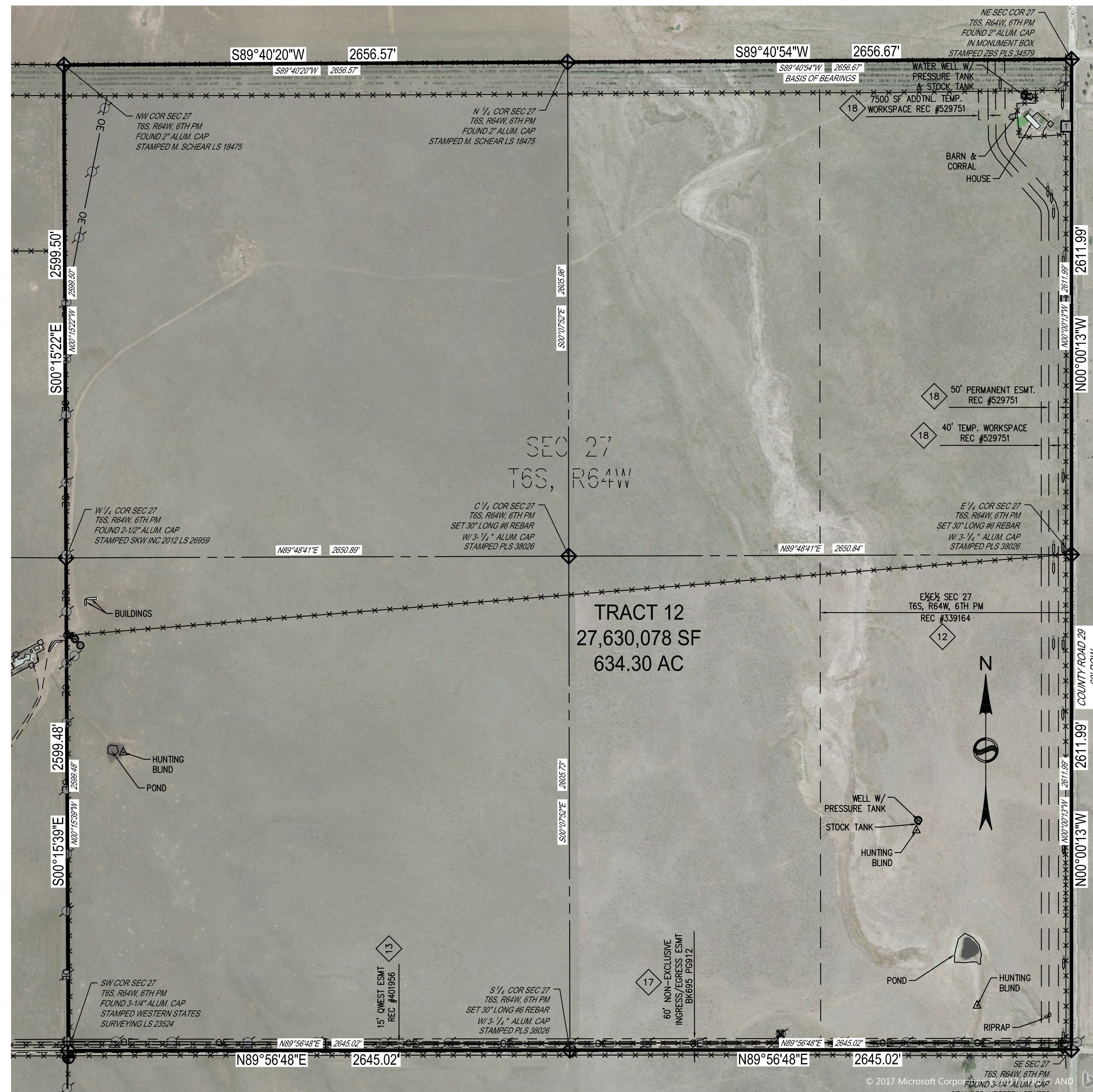


# IMPROVEMENT SURVEY PLAT

SECTION 27, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF ELBERT, STATE OF COLORADO



KEY MAP  
SCALE: 1"=5000'



### LEGAL DESCRIPTION:

ALL OF SECTION 27, 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 Number: K70535229, 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 NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 27, AS MONUMENTED BY A 2" ALUMINUM CAP IN MONUMENT BOX STAMPED ZBS PLS 34579 AT THE NORTHEAST CORNER OF AND BY A 2" ALUMINUM CAP STAMPED M. SCHEAR LS 18475 AT THE NORTH 1/4 CORNER, AND BEARS SOUTH 89°40'54" WEST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 27,630,078 SQ.FT. OR 634.30 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)
- ⓧ INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1 (EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS)
  - Ⓢ RESERVATIONS BY THE UNION PACIFIC RAILROAD COMPANY OF:
    - ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
    - THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
    - 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 APRIL 9, 1900 IN BOOK 33 AT PAGE 10. (AFFECTS THE S1/2 SEC 27 - CANNOT BE PLOTTED)
  - Ⓣ RESERVATION BY THE UNION PACIFIC LAND COMPANY OF (1) ALL COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED RECORDED SEPTEMBER 14, 1907 IN BOOK 33 AT PAGE 192 AND ANY AND ALL ASSIGNMENTS THEREOF AND INTERESTS THEREIN. (AFFECTS THE NORTH 1/2 SEC 27 - CANNOT BE PLOTTED)
  - ⓓ THE EFFECT OF OIL AND GAS LEASE, RECORDED MAY 21, 1976, UNDER RECEPTION NO. 210170. (AFFECTS THE NW1/4 & S1/2 SEC 27 - CANNOT BE PLOTTED)
  - ⓔ SURFACE OWNER'S AGREEMENT BY CHAMPLIN PETROLEUM COMPANY RECORDED APRIL 26, 1984 IN BOOK 367 AT PAGE 291 TOGETHER WITH ANY AND ALL SUBSEQUENT ASSIGNMENTS THERETO. (AFFECTS THE W1/2 & SE1/4 SEC 27 - CANNOT BE PLOTTED)
  - ⓕ TERMS, CONDITIONS AND PROVISIONS OF DEFERRED PAYMENT RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 09, 1996 AT RECEPTION NO. 339164. (AFFECTS THE E1/2E1/2 OF SEC 27 - AS SHOWN)
  - ⓖ TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED APRIL 02, 2001 AT RECEPTION NO. 401956. (AS SHOWN)
  - ⓗ THE EFFECT OF AGREEMENT FOR WATER SERVICE, RECORDED APRIL 29, 2002, UNDER RECEPTION NO. 417787. (AFFECTS SEC 27 - CANNOT BE PLOTTED)
  - ⓘ REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 UNDER RECEPTION NO. 418608. (AFFECTS SEC 27 - CANNOT BE PLOTTED)
  - ⓙ THE EFFECT OF NOTICE, RECORDED JANUARY 08, 2007, UNDER RECEPTION NO. 481102. (MAY AFFECT THE SUBJECT PARCEL - AFFECTED PARCELS LISTED BY PARCEL ID NUMBER)
  - ⓚ TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED JUNE 19, 2007 AT RECEPTION NO. 486257. (AS SHOWN)
  - ⓛ TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT RECORDED SEPTEMBER 10, 2012 AT RECEPTION NO. 529751. (AS SHOWN)

### 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 4:31:38 PM

NAME: GERALD MATT NICHOLS  
TITLE: SURVEY MANAGER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO.: 38026  
EMAIL: mmichols@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. \_\_\_\_\_

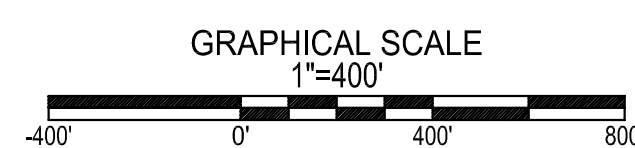
COUNTY CLERK AND RECORDER

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
sxx'xxxw yyy'y'	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		

**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 12  
SECTION 27, T6S, R64W

PROPERTY LOCATION AND INFORMATION	
ADDRESS: 43993 COUNTY ROAD 29	SECTION: 27 & 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: 2017-12540-437  
CLIENT CODE: MPEC  
SHEET NO.  
**1**  
OF 1