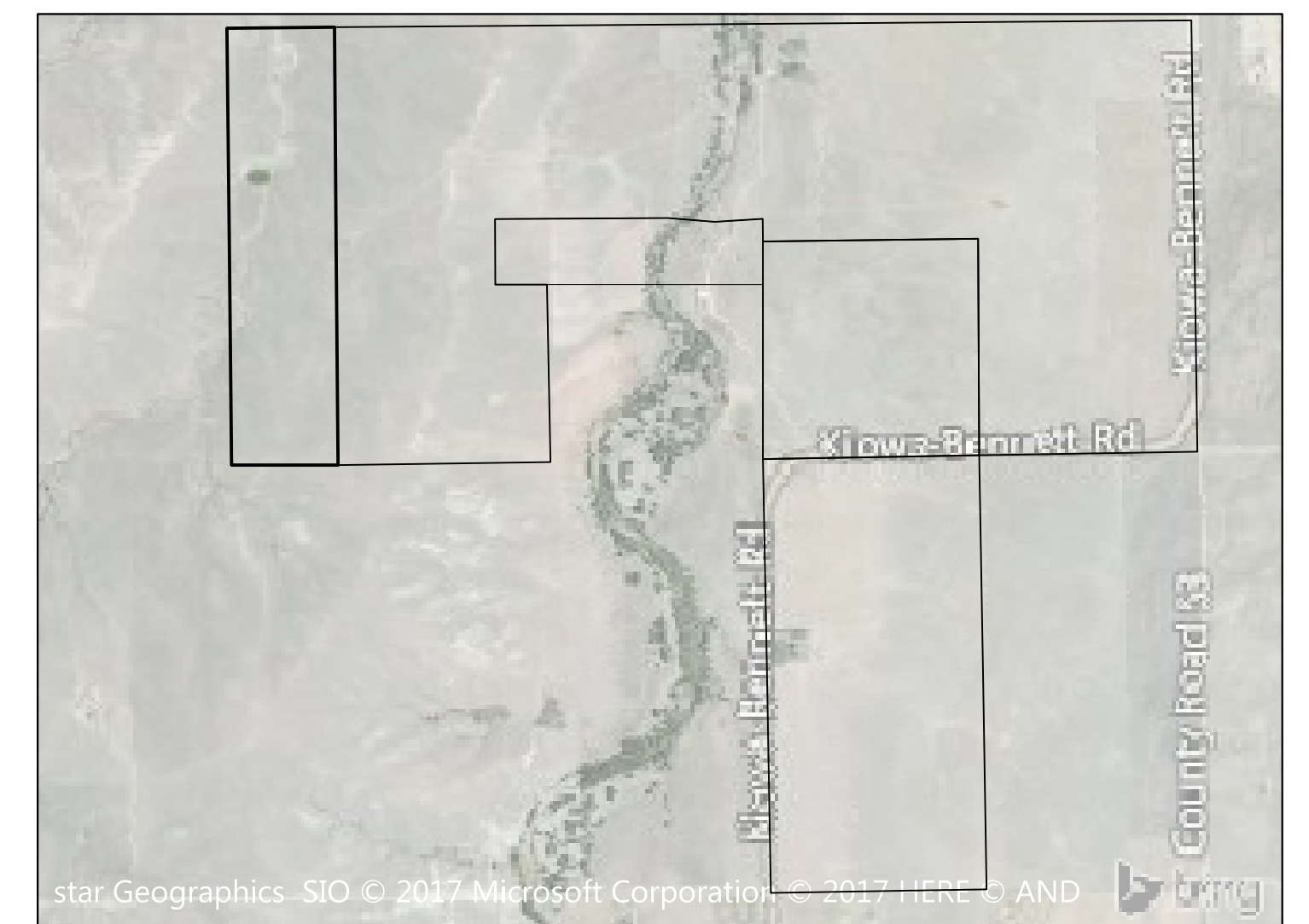


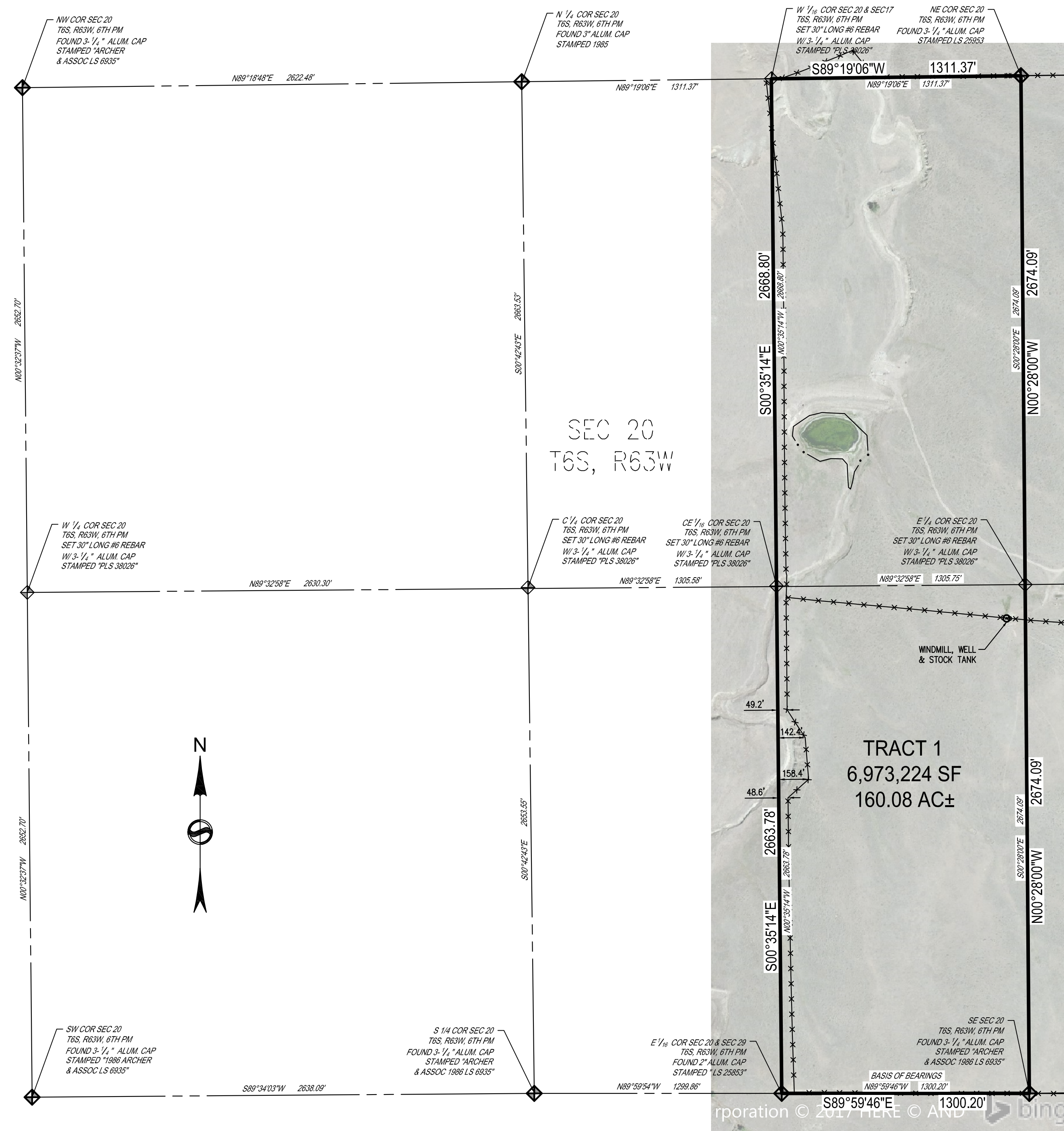
# IMPROVEMENT SURVEY PLAT

EAST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF ELBERT, STATE OF COLORADO



KEY MAP  
SCALE: 1"=2000'

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



### LEGAL DESCRIPTION:

THE EAST 1/2 OF THE EAST 1/2 OF SECTION 20, 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. K70535230, 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 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, AS MONUMENTED BY A 2" ALUMINUM CAP, STAMPED LS 25853 AT THE EAST 1/4 CORNER AND BY 3-1/4" ALUMINUM CAP STAMPED ARCHER LS 6935 AT THE SOUTHEAST CORNER, BEARS NORTH 89°57'55" EAST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 6,973,224 SQ. FT. OR 160.08 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.
- 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)

### 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)
- ⓑ 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 NW 1/4 SECTION 27, T6S, R63W)
- ⓓ TERMS, CONDITIONS AND PROVISIONS OF MINERAL RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED MAY 03, 1993 IN BOOK 470 AT PAGE 305. (DOES AFFECT ENTIRE PARCEL AND CANNOT BE PLOTTED)
- ⓓ OIL AND GAS LEASE BETWEEN HUNT INVESTMENTS AND HS RESOURCES, INC. RECORDED APRIL 11, 1995 IN BOOK 516 AT PAGE 92. (DOES AFFECT ENTIRE PARCEL AND CANNOT BE PLOTTED)
- ⓓ EASEMENT, RIGHT OF WAY AND SURFACE USE AGREEMENT RECORDED MAY 4, 1995 IN BOOK 517 AT PAGE 571. (DOES AFFECT ENTIRE PARCEL AND CANNOT BE PLOTTED)
- ⓓ TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR WATER SERVICE RECORDED APRIL 29, 2002 IN BOOK 628 AT PAGE 141. (DOES AFFECT ENTIRE PARCEL AND CANNOT BE PLOTTED)
- ⓓ 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. (DOES AFFECT ENTIRE PARCEL AND CANNOT BE PLOTTED)

### 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
- sxx°xx'xxw yyy.yy SECTION LINE DIMENSIONS
- OE OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- ☐ TELEPHONE PEDESTAL
- W WATER LINE W/ VALVE & FIRE HYDRANT
- ⊙ WATER WELL
- ⊙ GAS MARKER
- G— UNDERGROUND GAS LINE
- · — EDGE OF WATER/POND
- CHAIN LINK FENCE
- BARB WIRE FENCE
- METAL LIVESTOCK FENCE
- ▨ CONCRETE
- GRAVEL/DIRT ROAD

### 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**  
06/09/2017 3:52:23 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. \_\_\_\_\_

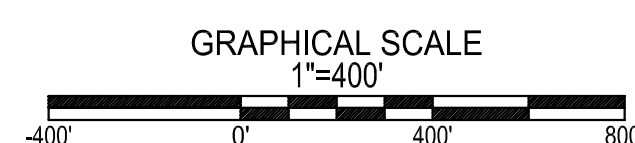
COUNTY CLERK AND RECORDER

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

FILEPATH: C:\9817-123-01-037\_MTEC\03\_TECNICAL\1\_SURVEY\_DRAWINGS\MTEC-TRACT\_1\_S20-T6S-R63W\_LAYOUT-TRACT\_1\_S20-T6S-R63W\_PLOTS\_FR\_06/09/17\_151:59P\_BI\_CADPDS



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 1  
SECTION 20, T6S, R63W

### PROPERTY LOCATION AND INFORMATION

ADDRESS:	SECTION: 20
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: 2017-123-01-037  
CLIENT CODE: MTEC

SHEET NO.

1

1 OF 1