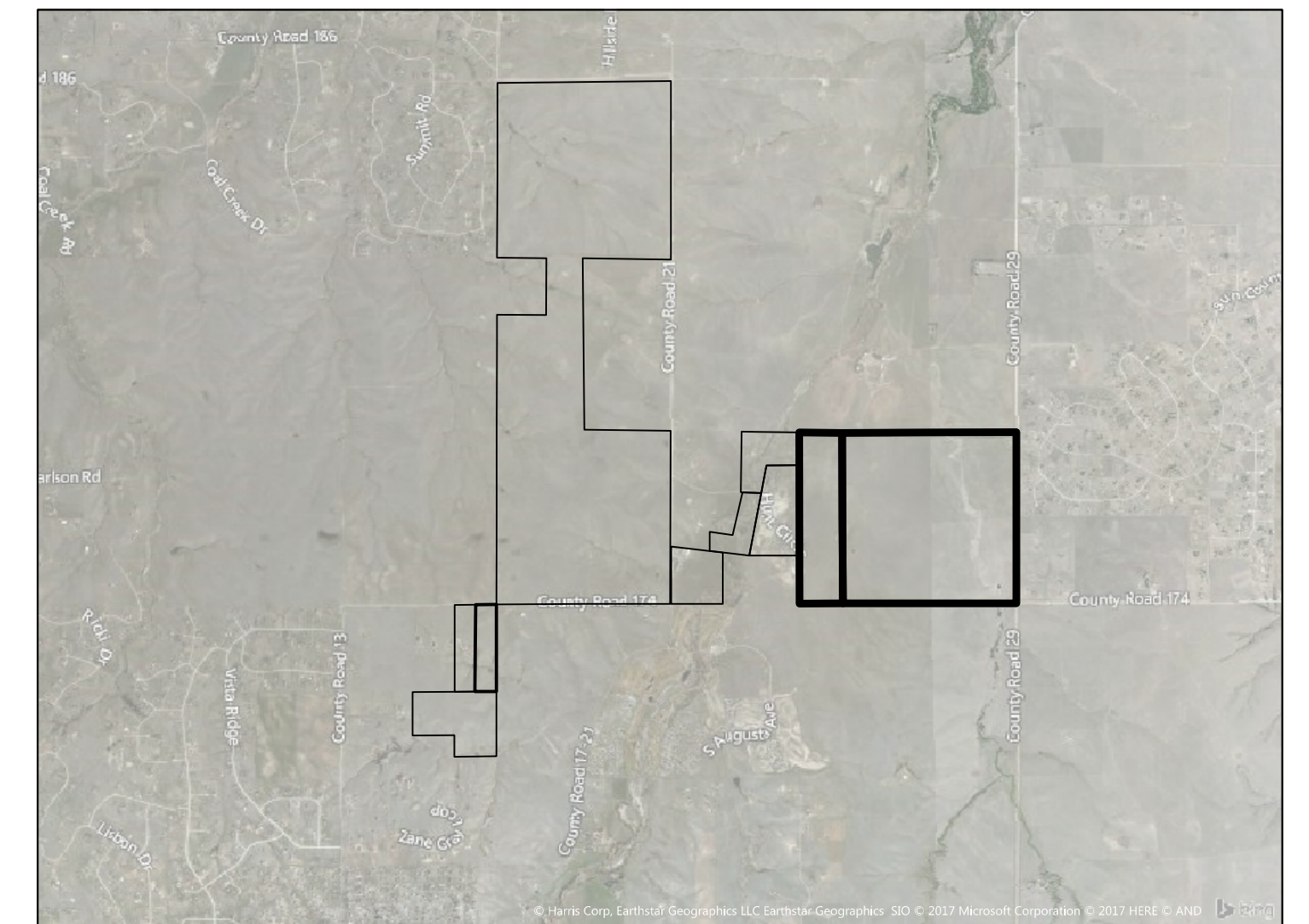
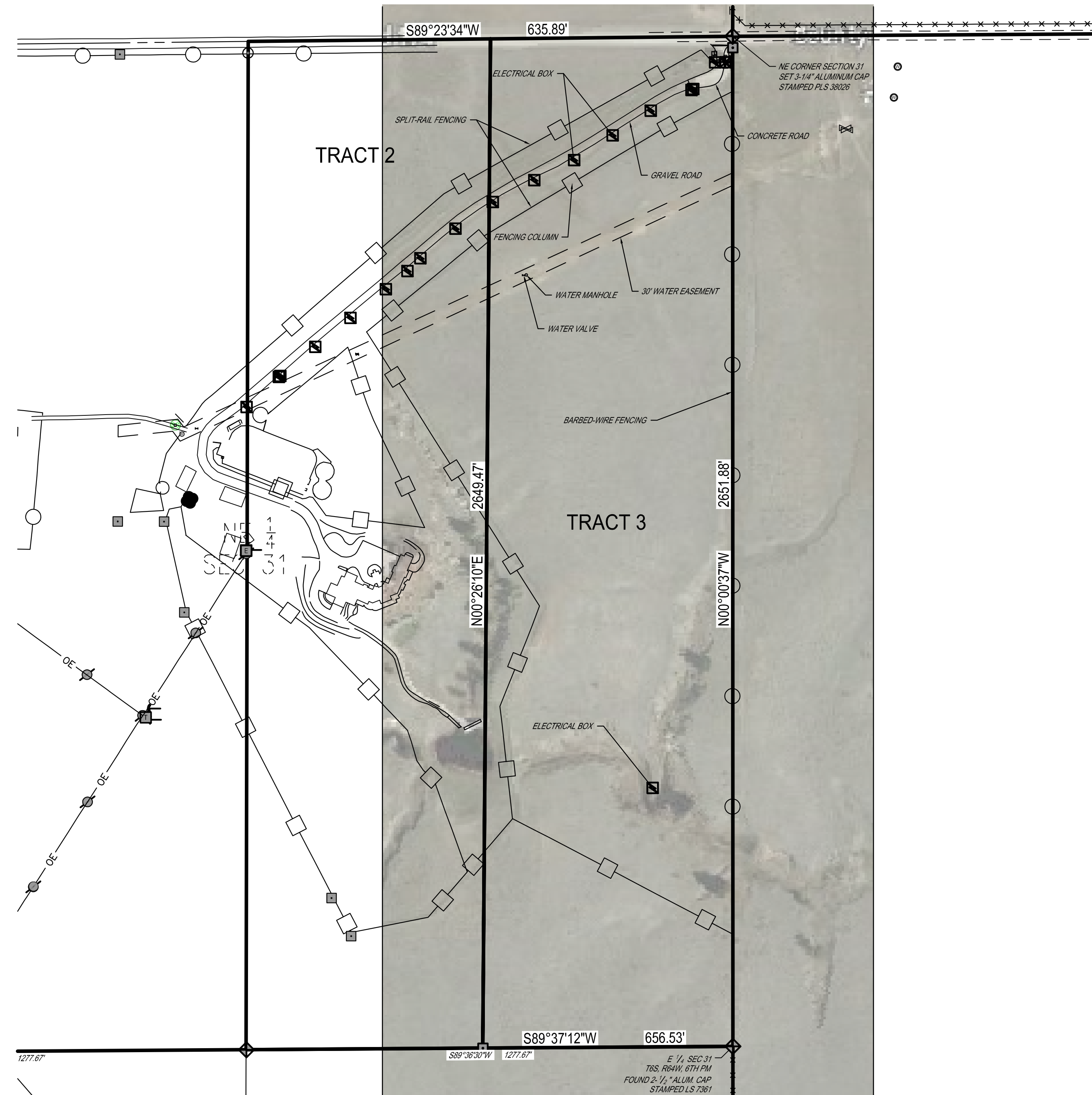


# IMPROVEMENT SURVEY PLAT

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



KEY MAP  
 SCALE: 1"=5000'



- ⓧ 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 LAND COMPANY OF:
  - (1) ALL OIL, COAL AND OTHER MINERALS UNDERLYING SUBJECT PROPERTY,
  - (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS, AND
  - (3) 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 MARCH 04, 1899 IN BOOK 20 AT PAGES 501 AND 502 (DOES AFFECT ENTIRE PARCEL, CANNOT BE PLOTTED).
- NOTE: QUIT CLAIM DEED IN CONNECTION WITH SAID DEED RECORDED APRIL 15, 1971 IN BOOK 277 AT PAGE 152 (DOES AFFECT ENTIRE PARCEL, CANNOT BE PLOTTED).
- NOTE: RELINQUISHMENT AND QUITCLAIM RECORDED NOVEMBER 08, 2004 IN BOOK 665 AT PAGE 662 (DOES NOT AFFECT SE 1/4).
- ⓓ THOSE RIGHTS AS DISCLOSED IN WARRANTY DEED RECORDED JANUARY 16, 2001 IN BOOK 609 AT PAGE 765 (DOES NOT AFFECT PARCEL).
- ⓔ TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT (HUNT FAMILY #2) RECORDED JANUARY 17, 2001 IN BOOK 609 AT PAGE 846 (DOES AFFECT, CANNOT BE PLOTTED).
- ⓕ REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 IN BOOK 628 AT PAGE 95 (DOES AFFECT, CANNOT BE PLOTTED).
- ⓖ TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED JANUARY 17, 2003 IN BOOK 639 AT PAGE 81 (DOES AFFECT ENTIRE PARCEL, CANNOT BE PLOTTED).
- ⓗ TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED DECEMBER 01, 2003 IN BOOK 653 AT PAGE 500 (DOES AFFECT, CANNOT BE PLOTTED).
- ⓘ TERMS, CONDITIONS AND PROVISIONS OF HAY PASTURE LEASE RECORDED NOVEMBER 12, 2009 IN BOOK 715 AT PAGE 406 (DOES AFFECT, CANNOT BE PLOTTED).
- ⓙ THE EFFECT OF IMPROVEMENT LOCATION CERTIFICATE, RECORDED SEPTEMBER 15, 2011, IN BOOK 730 AT PAGE 348 (WELL SHOWN IN W1/2 OF E1/2, DOES NOT AFFECT).
- ⓚ TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT AND LEASE RECORDED DECEMBER 20, 2012 IN BOOK 741 AT PAGE 463 (DOES AFFECT, CANNOT BE PLOTTED).

### LEGAL DESCRIPTION:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 2011 IN BOOK 731 AT PAGE 383, COUNTY OF ELBERT, STATE OF COLORADO.

### NOTES:

1. 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. K70535211, ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 16, 2017 AT 5:00 P.M.
2. 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, AS MONUMENTED BY 2-1/2" ALUMINUM CAPS "STAMPED ARCHER LS 6935" AT BOTH ENDS, AND BEARS NORTH 89°29'14" EAST.
4. 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
5. THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
6. THE GROSS LAND AREA FOR THIS PARCEL IS 4,230,178 SQ.FT. OR 97.11 ACRES±.
7. 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 11:48:10 AM

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

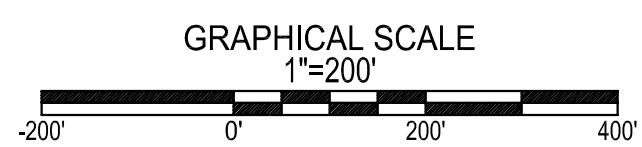
- LEGEND
- FOUND/SET PROPERTY CORNER AS NOTED
  - ⊙ FOUND PROPERTY CORNER AS NOTED
  - ◆ FOUND SECTION CORNER AS NOTED
  - ⊙ FOUND PIN NO CAP AS NOTED
  - SXX°XXX'W YYY.YY' AS MEASURED DIMENSIONS
  - SECTION LINE DIMENSIONS
  - OE / OVERHEAD ELECTRIC LINE W/ UTILITY POLE
  - ⊙ TELEPHONE PEDESTAL
  - W / WATER LINE W/ VALVE & FIRE HYDRANT
  - ⊙ WATER WELL
  - ⊙ GAS MARKER
  - G — UNDERGROUND GAS LINE
  - · — · — EDGE OF WATER/POND
  - ○ — ○ — CHAIN LINK FENCE
  - x — x — x — x — BARB WIRE FENCE
  - ○ — ○ — ○ — METAL LIVESTOCK FENCE
  - ▭ CONCRETE
  - · — · — GRAVEL/DIRT ROAD



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

FILEPATH: C:\9817-123-01-037\_MFE\031\_TEC\031\_SURVEY\_DRAWINGS\MFE-TRACT\_3\_31-165-R64W\ LAYOUT: TRACT\_3\_31-165-R64W.PLT  
 PLOTTED: THU, 06/08/17, 11:47:57A. BY: GMMTCG

**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 3  
 SECTION 31, T6S, R64W

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 6/1/2017	
ADDRESS:	SECTION: 31	DATE:	REVISION COMMENTS:
LOT:	TOWNSHIP: 6 SOUTH		
BLOCK:	RANGE: 64 WEST		
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH		
PARCEL #:	CITY:		
ZONING:	COUNTY: ELBERT STATE: COLORADO		

CHECKED BY: MN  
 DRAWN BY: CHGO  
 JOB NUMBER: 2017-123-01-037  
 CLIENT CODE: MFECC

SHEET NO.  
**1**  
 OF 1