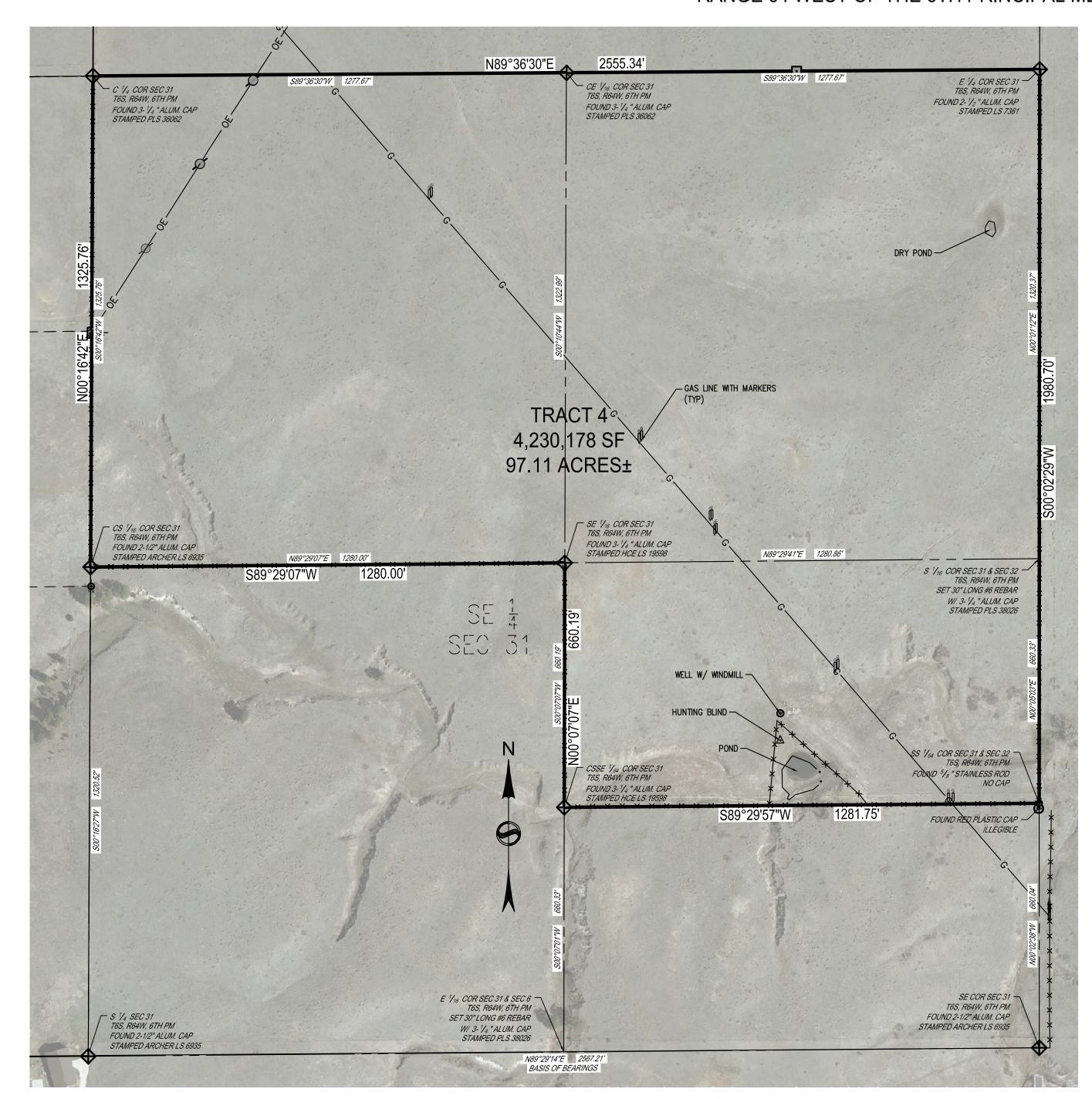
IMPROVEMENT SURVEY PLAT

NORTH ½ SOUTHEAST ¼, NORTH ½ SOUTHEAST ¼ SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ELBERT, STATE OF COLORADO



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

THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO.

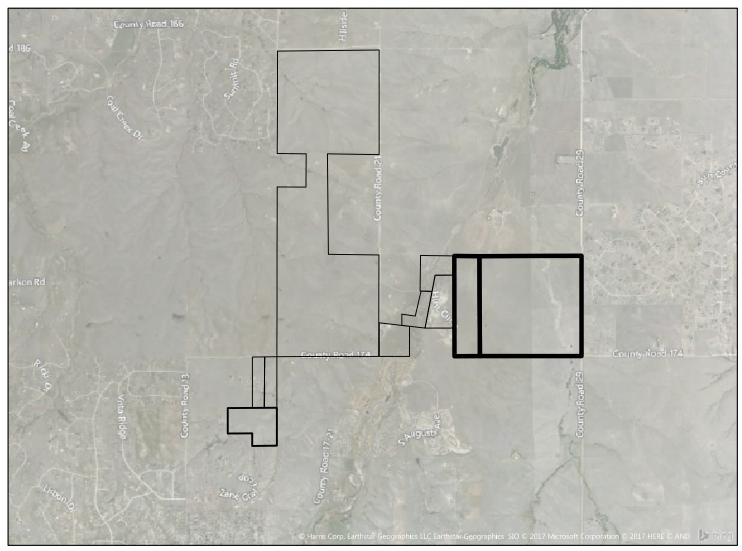
- NOTES:

 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. K70535212 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 16, 2017
- 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 6041.71 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.

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)
- 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. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED) NOTE: QUIT CLAIM DEED IN CONNECTION WITH SAID DEED RECORDED APRIL 15, 1971 IN BOOK 277 AT PAGE 152. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- NOTE: RELINQUISHMENT AND QUITCLAIM RECORDED NOVEMBER 08, 2004 IN BOOK 665 AT PAGE 662. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- THOSE EASEMENT RIGHTS AS DISCLOSED IN WARRANTY DEED RECORDED SEPTEMBER 10, 1999 IN BOOK 594 AT PAGE 614. (AFFECTS THE SUBJECT PROPERTY - BUT QUITCLAIMED BY EXC. 15 BELOW)
- (10) THOSE RIGHTS AS DISCLOSED IN WARRANTY DEED RECORDED JANUARY 16, 2001 IN BOOK 609 AT PAGE 766. (AFFECTS THE SUBJECT PROPERTY — CANNOT BE PLOTTED)
- 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. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- (12) REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 16, 2002 IN BOOK 628 AT PAGE 956. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED JULY 05, 2002 IN BOOK 631 AT PAGE 347. (AFFECTS THE ENTIRE PROPERTY WHEN COMBINED WITH EXC. 14 - CANNOT BE PLOTTED)
- TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED RECORDED JANUARY 17, 2003 IN BOOK 639 AT PAGE 81. (AFFECTS THE ENTIRE PROPERTY WHEN COMBINED WITH EXC. 13 - CANNOT BE
- THOSE EASEMENT RIGHTS AS CONVEYED IN QUIT CLAIM DEED RECORDED APRIL 07, 2004 IN BOOK 657 AT PAGE 985. (DOES NOT AFFECT THE SUBJECT PROPERTY - QUITCLAIMS EASEMENTS IN EXC. 9)
- TERMS, CONDITIONS AND PROVISIONS OF HAY PASTURE LEASE RECORDED NOVEMBER 12, 2009 IN BOOK 715 AT PAGE 406. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 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. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- (18) LACK OF ACCESS TO AND FROM PUBLIC ROAD, HIGHWAY, OR STREET. (AFFECTS THE SUBJECT PROPERTY)



KEY MAP SCALE: 1"=5000'

SURVEYOR'S STATEMENT

, 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.



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

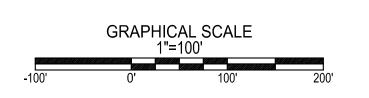
RECORDER'S CERTIFICATE

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



WATER WELL





A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

IMPROVEMENT SURVEY PLAT TRACT 4 SECTION 31, T6S, R64W

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 6/1/2017		CHECKED BY: MN DRAWN BY: CH/CG
ADDRESS:	SECTION: 31	DATE	REVISION COMMENTS	JOB NUMBER: 2017-123-01-037 CLIENT CODE: MFEC
LOT:	TOWNSHIP: 6 SOUTH	1		SHEET NO.
BLOCK:	RANGE: 64 WEST	}		SHEET NO.
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH			1
PARCEL #:	CITY:	1		
ZONING:	COUNTY: ELBERT STATE: COLORADO			1 OF 1