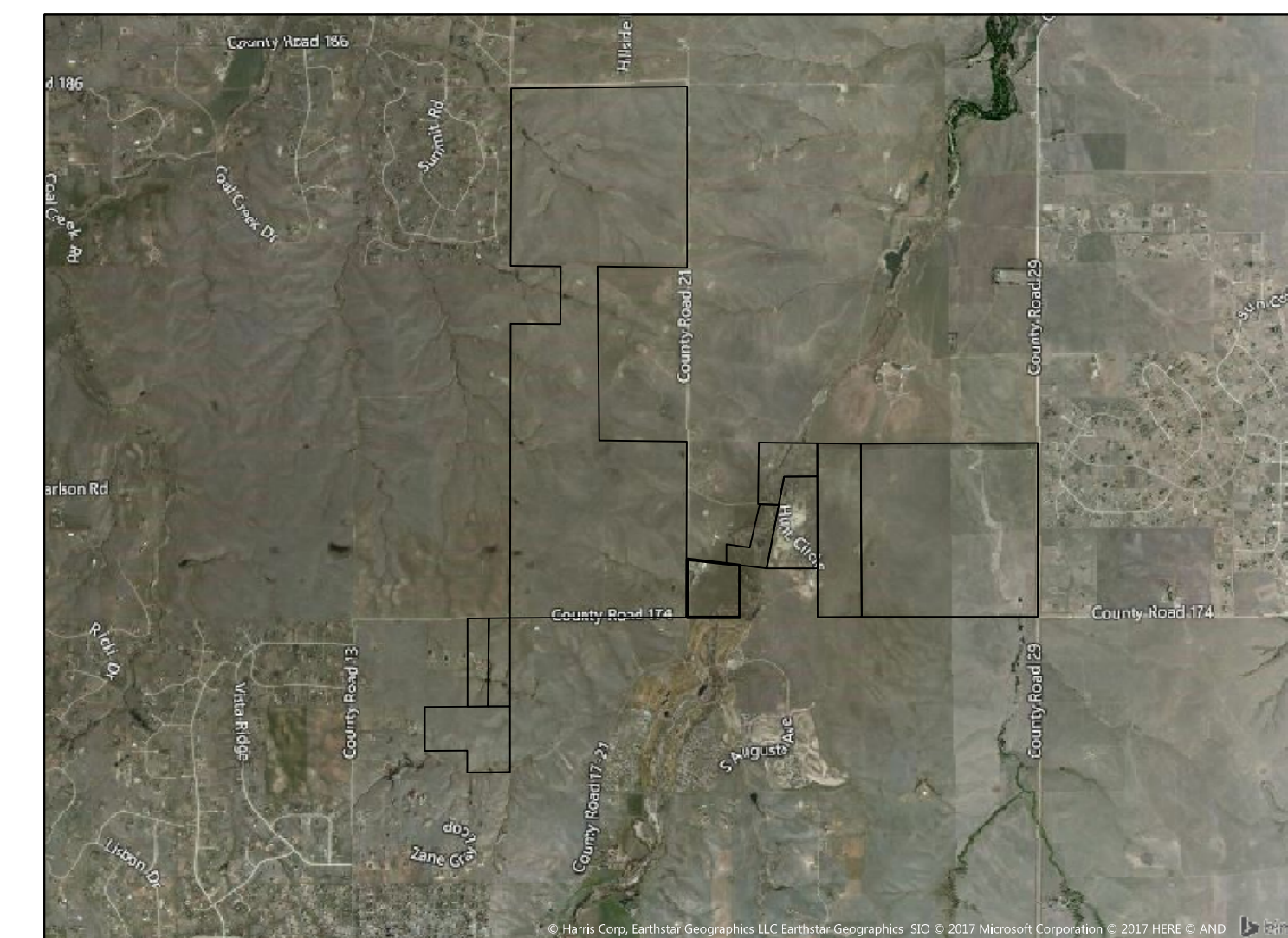
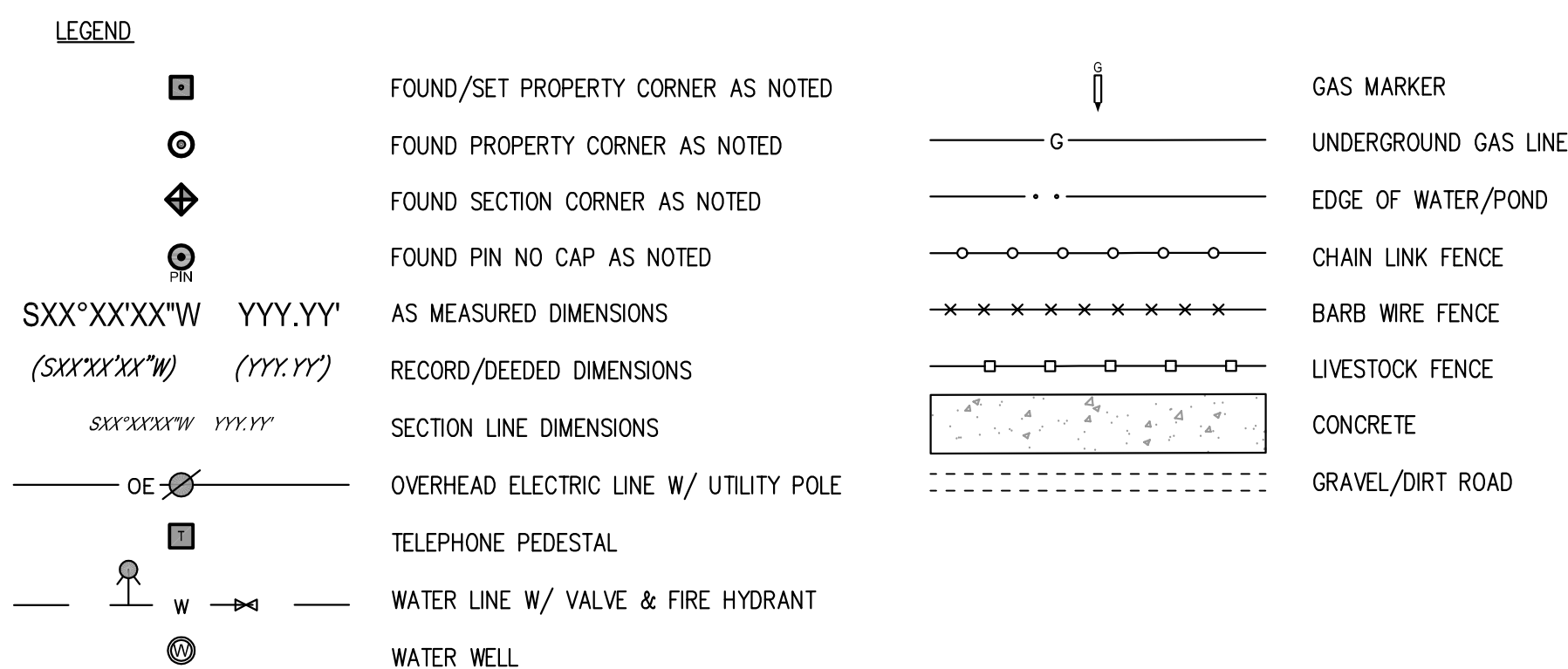
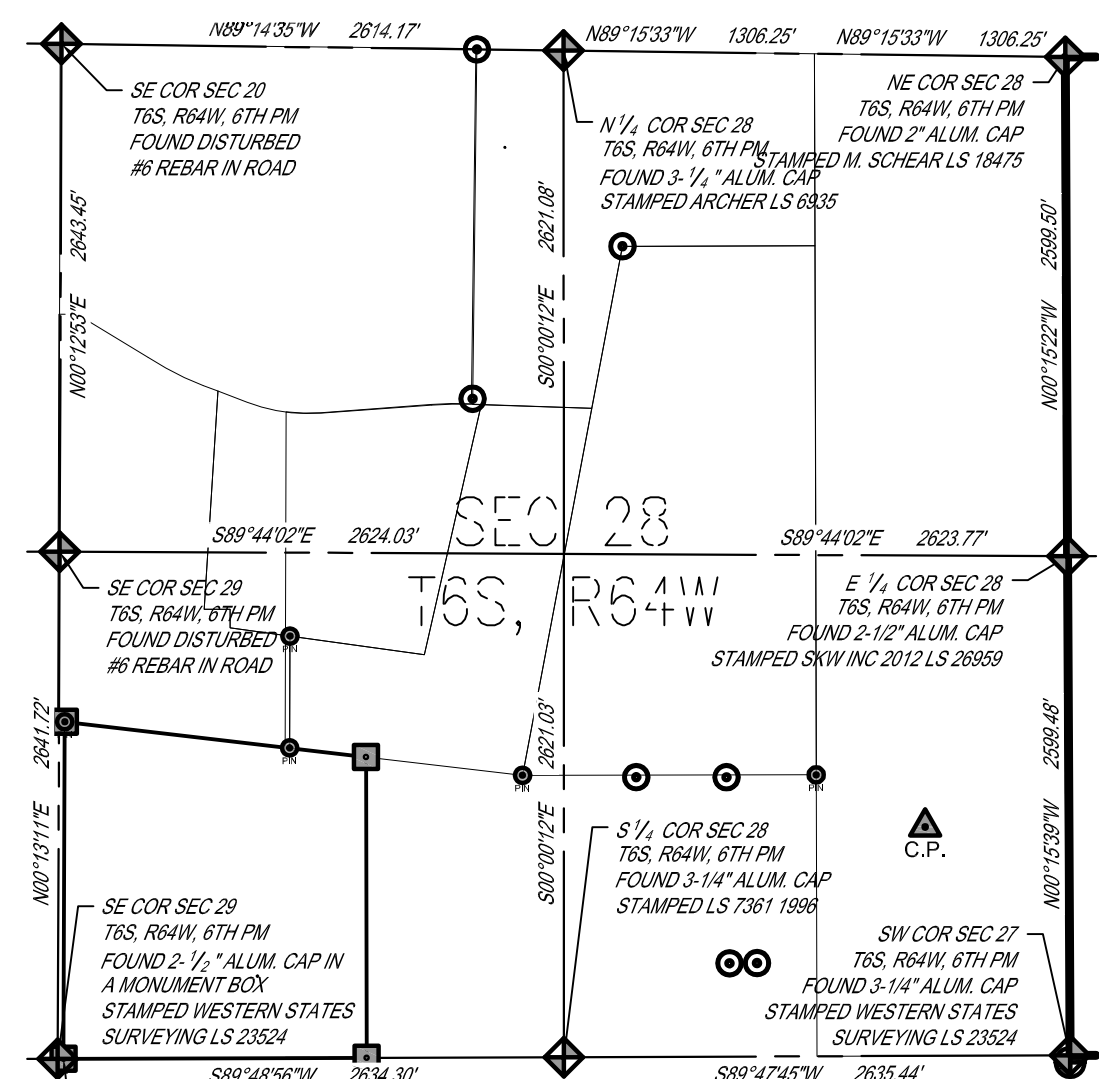
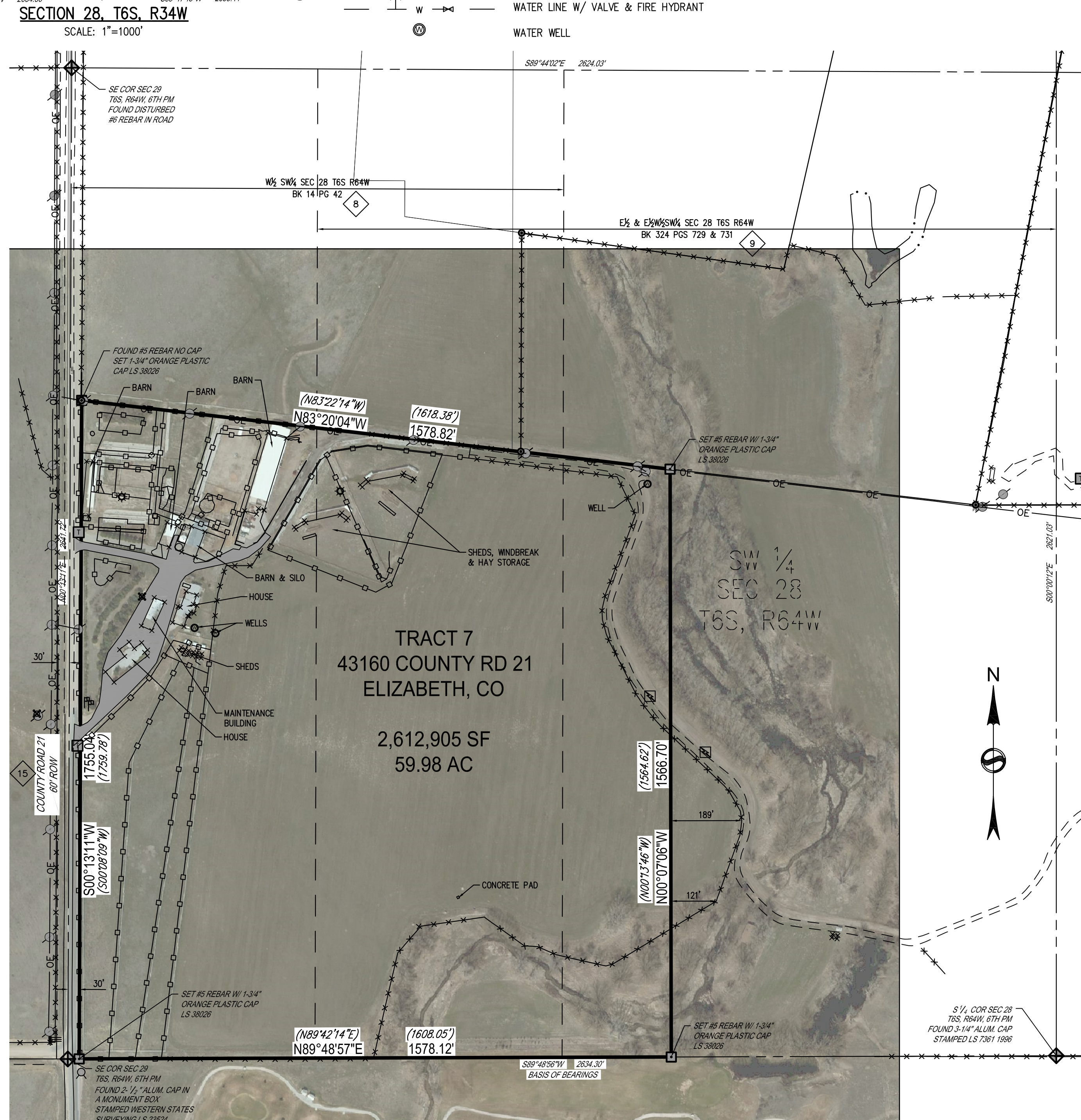


IMPROVEMENT SURVEY PLAT

SOUTHWEST 1/4 OF SECTION 28 TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ELBERT, STATE OF COLORADO



KEY MAP
SCALE: 1"=5000'



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF 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 SOUTHWEST CORNER OF SAID SECTION 28 AND CONSIDERING THE SOUTH LINE TO BEAR NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO; THENCE NORTH 89 DEGREES 42 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1608.05 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, A DISTANCE OF 1564.62 FEET; THENCE NORTH 83 DEGREES 22 MINUTES 14 SECONDS WEST, A DISTANCE OF 1618.39 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 00 DEGREES 08 MINUTES 09 SECONDS WEST, A DISTANCE OF 1759.78 FEET TO THE POINT OF BEGINNING,

EXCEPT THE WESTERLY 30.00 FEET THEREOF FOR COUNTY ROAD,
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. K70535216, 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 SOUTHWEST 1/4 OF SECTION 28, AS MONUMENTED BY 3-1/2" ALUMINUM CAP STAMPED LS 7361, AT THE SOUTH 1/4 CORNER AND BY 2-1/2" ALUMINUM CAP IN A MONUMENT BOX STAMPED WESTERN STATES SURVEYING LS 23524, AND BEARS SOUTH 89°48'56" WEST.
- 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 NORTING = 1,000,000
TRUNCATED EASTING = 3,000,000
PROJECT COMBINED SCALE FACTOR 0.999670422
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR THIS PARCEL IS 2,612,905 SQ.FT. OR 59.98 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)

- X INDICATES THE EXCEPTION NUMBER WITHIN THE SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1 (EXCEPTIONS 1-7 ARE STANDARD EXCEPTIONS)
- 8 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. (AS SHOWN)
- 9 AN UNDIVIDED 1/2 NON-PARTICIPATING ROYALTY IN AND TO ALL OIL, GAS, FISSIONABLE MATERIAL AND MINERALS THAT ARE PRODUCED AND SOLD FROM THE LAND, AS RESERVED UNTO ELWOOD MILLER IN THE DEEDS RECORDED JUNE 08, 1979 IN BOOK 324 AT PAGES 729 AND 731. (AS SHOWN)
- 10 A NON-EXCLUSIVE INGRESS-EGRESS EASEMENT RESERVED IN DEED RECORDED FEBRUARY 18, 1983 IN BOOK 353 AT PAGE 949. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- 11 OIL AND GAS LEASE BETWEEN ROBERT D. MILLER AND BEVERLY R. MILLER AND BLACKGOLD ENERGY RESOURCES, RECORDED DECEMBER 05, 1985 IN BOOK 387 AT PAGE 485. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 12 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 26, 2001, IN BOOK 613 AT PAGE 441. (COULD NOT VERIFY IN DOCUMENTATION PROVIDED)
- 13 ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE RATTLESNAKE FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JUNE 28, 2005, IN BOOK 673 AT PAGE 316. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 14 OIL AND GAS LEASE BETWEEN RICK L. HUNT AND SAMUEL GARY, JR. & ASSOCIATES, INC., RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGES 541 AND 542. CORRECTION, AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED SEPTEMBER 23, 2010 IN BOOK 721 AT PAGES 780 AND 781. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
- 15 THOSE RIGHTS AND RIGHTS OF OTHERS TO COUNTY ROAD 21. (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 WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Preliminary

06/08/2017 2:30:34 PM

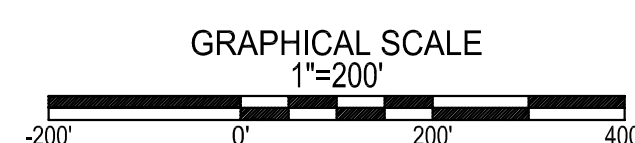
NAME: GERALD MATT NICHOLS
TITLE: SURVEY MANAGER
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO.: 38026
EMAIL: mnichols@surveysystems.net

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



SURVEY SYSTEMS
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Info@SurveySystems.net www.SurveySystemsinc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

IMPROVEMENT SURVEY PLAT
TRACT 7
SECTION 28, T6S, R64W

PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 5/30/2017		CHECKED BY: MN DRAWN BY: CHGO JOB NUMBER: 2017-1240-437 CLIENT CODE: MPEC
ADDRESS: 43160 COUNTY ROAD 21	SECTION: 28	DATE	REVISION COMMENTS	
LOT:	TOWNSHIP: 6 SOUTH			SHEET NO. 1 OF 1
BLOCK:	RANGE: 64 WEST			
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH			
PARCEL #:	CITY:			
ZONING:	COUNTY: ELBERT STATE: COLORADO			