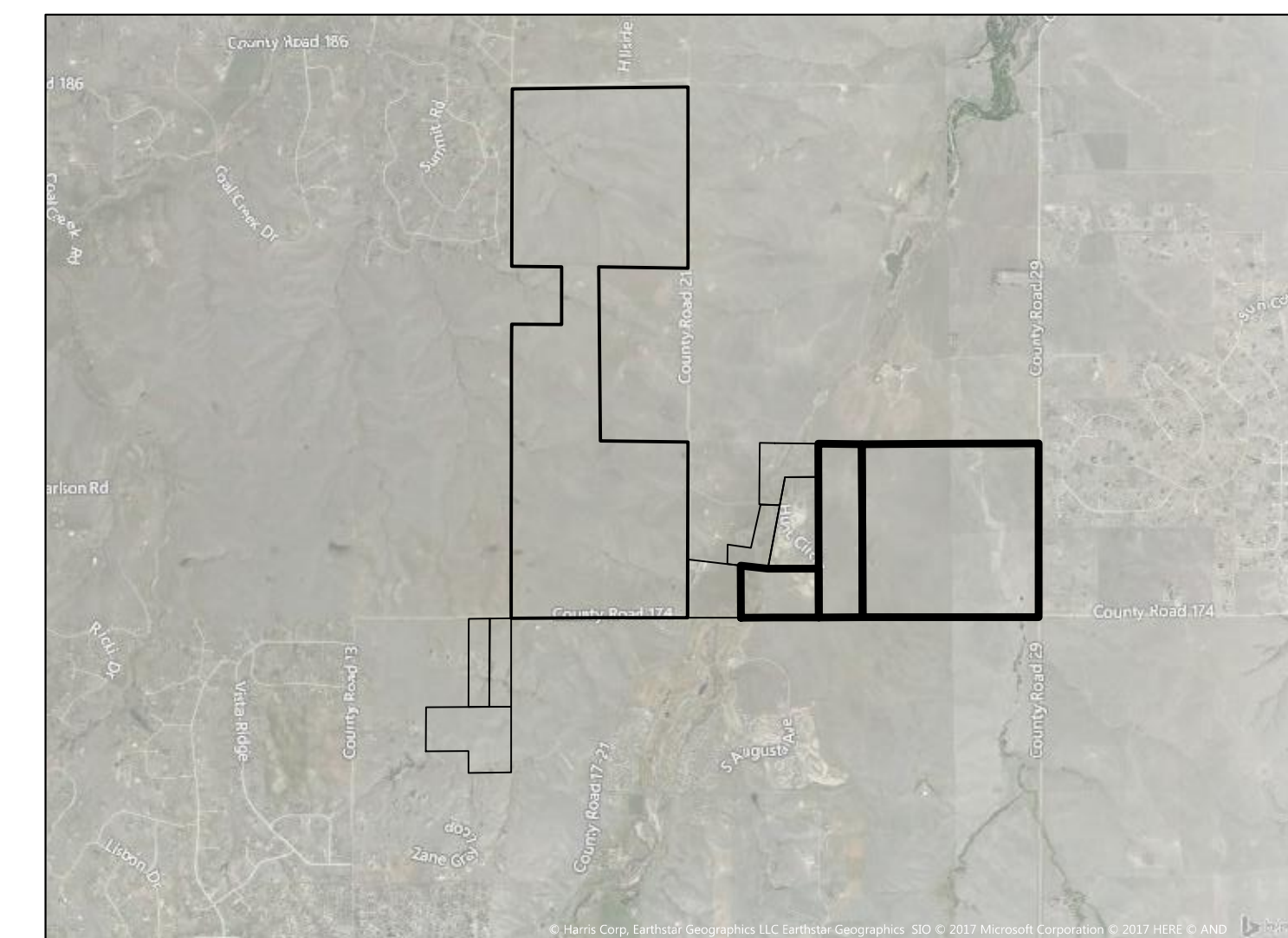
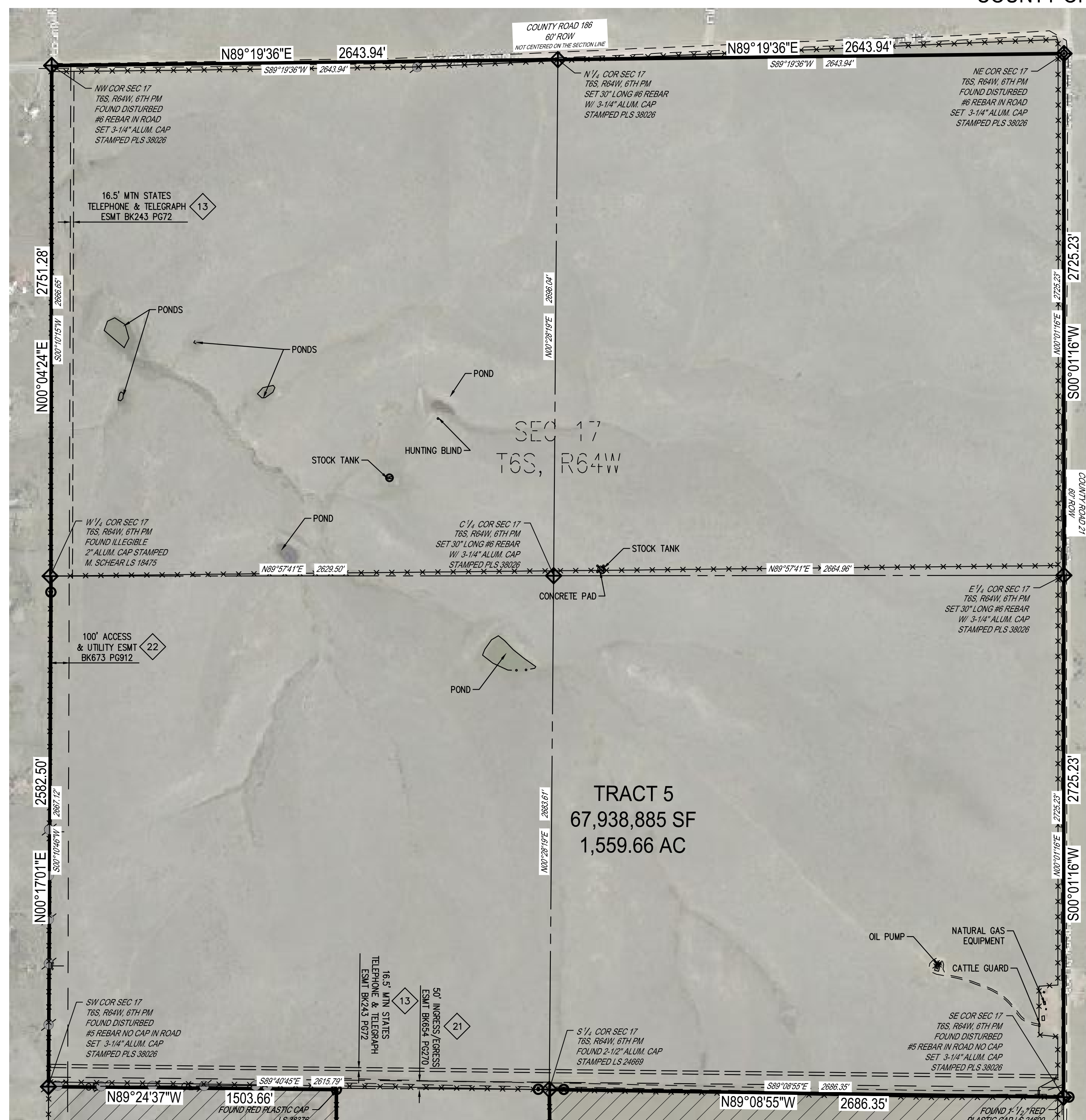


IMPROVEMENT SURVEY PLAT

SECTION 17, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ELBERT, STATE OF COLORADO

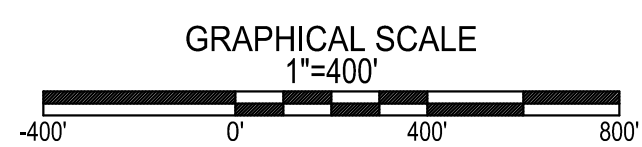


KEY MAP
 SCALE: 1"=5000'



SEE SHEET 2 OF 2

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'XX"W YYY.YY'	SECTION LINE DIMENSIONS
	OVERHEAD ELECTRIC LINE W/ UTILITY POLE
	TELEPHONE PEDESTAL
	WATER LINE W/ VALVE & FIRE HYDRANT
	WATER WELL
	GAS MARKER
	UNDERGROUND GAS LINE
	EDGE OF WATER/POND
	CHAIN LINK FENCE
	BARB WIRE FENCE
	METAL LIVESTOCK FENCE
	CONCRETE
	GRAVEL/DIRT ROAD



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IMPROVEMENT SURVEY PLAT
 TRACT 5
 SECTION 17, T6S, R64W

- 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 1-8 ARE STANDARD EXCEPTIONS)
 - ◇ 9 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, (4) THE RIGHT TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION, AND TO MAKE ANY CHANGE IN THE FORM OF CONSTRUCTION OR METHOD OF OPERATION OF SAID RAILROAD, ALL AS CONTAINED IN DEED RECORDED APRIL 09, 1900, IN BOOK 33 AT PAGE 10 (DOES AFFECT SECTION 29, CANNOT BE PLOTTED).
 REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 IN BOOK 628 AT PAGE 955 (DOES AFFECT, SECTION 29, CANNOT BE PLOTTED).
 - ◇ 10 RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 17, 1903 IN BOOK 41 AT PAGE 35 (DOES AFFECT SW 1/4 OF SECTION 20, CANNOT BE PLOTTED).
 - ◇ 11 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, (4) THE RIGHT TO MAINTAIN AND OPERATE ITS RAILROAD IN ITS PRESENT FORM OF CONSTRUCTION, AND TO MAKE ANY CHANGE IN THE FORM OF CONSTRUCTION OR METHOD OF OPERATION OF SAID RAILROAD, ALL AS CONTAINED IN DEED RECORDED JANUARY 21, 1907, IN BOOK 33 AT PAGE 124 (DOES AFFECT SECTION 17, CANNOT BE PLOTTED).
 QUIT CLAIM DEED RECORDED JULY 17, 1995 IN BOOK 522 AT PAGE 541 AND RECORDED NOVEMBER 20, 1998 IN BOOK 583 AT PAGE 551 (DOES AFFECT W 1/2 OF SE 1/4 SECTION 17, CANNOT BE PLOTTED).
 - ◇ 12 REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED MAY 16, 2002 IN BOOK 628 AT PAGE 949 (DOES AFFECT SECTION 17, CANNOT BE PLOTTED).
 - ◇ 13 RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 31, 1909 IN BOOK 41 AT PAGE 383 (AFFECTS THE NW 1/4 OF SECTION 20, CANNOT BE PLOTTED).
 - ◇ 14 RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED JUNE 15, 1960, IN BOOK 243 AT PAGE 72, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AS DESCRIBED THEREIN.
 - ◇ 15 RESERVATION BY S. A. OLSEN AKA S. ALFRED OLSEN OF ALL MINERALS AS DESCRIBED IN DEED RECORDED MARCH 19, 1971 IN BOOK 276 AT PAGE 513 (DOES AFFECT SW 1/4 OF SECTION 20, CANNOT BE PLOTTED).
 - ◇ 16 OIL AND GAS LEASE RECORDED MAY 21, 1976 IN BOOK 300 AT PAGE 831 (DOES AFFECT THE NW 1/4 OF THE S 1/2 OF SECTION 29, CANNOT BE PLOTTED).
 - ◇ 17 OIL AND GAS LEASE RECORDED AUGUST 01, 1977 IN BOOK 309 AT PAGE 187 (DOES AFFECT THE SE 1/4 OF THE W 1/2 OF SECTION 17, CANNOT BE PLOTTED).
 - ◇ 18 OIL AND GAS LEASE RECORDED SEPTEMBER 23, 1980 IN BOOK 334 AT PAGE 197 (DOES AFFECT THE NW 1/4 OF SECTION 20, CANNOT BE PLOTTED).
 - ◇ 19 RIGHT OF WAY EASEMENT AS GRANTED TO BUCKEYE NATURAL GAS COMPANY IN INSTRUMENT RECORDED OCTOBER 03, 1984, IN BOOK 373 AT PAGE 313.
 - ◇ 20 TERMS, CONDITIONS AND PROVISIONS, BURDENS AND OBLIGATIONS SPECIFIED UNDER MEMORANDUM OF AGREEMENT (HUNT FAMILY #2 WATER) BETWEEN HUNT FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY AND ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY RECORDED JANUARY 17, 2001 IN BOOK 609 AT PAGE 846 (DOES AFFECT THE ENTIRE PROPERTY, CANNOT BE PLOTTED).
 - ◇ 21 TERMS, CONDITIONS AND PROVISIONS, BURDENS AND OBLIGATIONS SPECIFIED UNDER AGREEMENT FOR WATER SERVICE BETWEEN HUNT FAMILY LLC AND THE ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY RECORDED APRIL 29, 2002 IN BOOK 628 AT PAGE 141 (DOES AFFECT THE ENTIRE PROPERTY).
 - ◇ 22 AN INGRESS AND EGRESS EASEMENT GRANTED TO SHANE L. HUNT AND KAREN J. HUNT AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 18, 2003 IN BOOK 654 AT PAGE 270.
 - ◇ 23 ACCESS AND UTILITY EASEMENT GRANTED TO RCI DEVELOPMENT PARTNERS, INC., A COLORADO CORPORATION RECORDED JULY 14, 2005 IN BOOK 673 AT PAGE 912.
 - ◇ 24 RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED DECEMBER 02, 2005, IN BOOK 678 AT PAGE 914 AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN.
 - ◇ 25 MEMORANDUM OF INTEREST RECORDED OCTOBER 18, 2006 IN BOOK 688 AT PAGE 703 (DOES AFFECT ENTIRE PROPERTY, CANNOT BE PLOTTED).
 - ◇ 26 THE EFFECT OF RESOLUTION NO. 07-03 RECORDED JANUARY 17, 2007 IN BOOK 691 AT PAGE 74 (DOES AFFECT ENTIRE PROPERTY, CANNOT BE PLOTTED).
 - ◇ 27 THE EFFECT OF SPRING VALLEY VISTAS PUD EXHIBIT, RECORDED MARCH 28, 2007, UNDER RECEPTION NO. 201203 (DOES AFFECT ENTIRE PROPERTY, ILLEGIBLE AND CANNOT BE PLOTTED).
 - ◇ 28 THE EFFECT OF PRELIMINARY PLAT A OF SPRING VALLEY VISTAS, RECORDED MARCH 28, 2007, UNDER RECEPTION NO. 201204 (DOES AFFECT ENTIRE PROPERTY, ILLEGIBLE AND CANNOT BE PLOTTED).
 - ◇ 29 RIGHTS OF WAY FOR AND RIGHTS OF OTHERS TO COUNTY ROADS 186, 21 AND 174.
 - ◇ 30 OIL AND GAS LEASE RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGE 542 (DOES AFFECT THE W 1/2 OF SECTION 20 ONLY, CANNOT BE PLOTTED).
 - ◇ 31 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 NE 1/4 OF SECTION 17 AND ENTIRE SECTION 29, CANNOT BE PLOTTED).
 - ◇ 32 THE EFFECT OF MINERAL DEED, RECORDED DECEMBER 05, 2013, IN BOOK 749 AT PAGE 295 (DOES AFFECT THE ENTIRE SECTION 17 AND 20 ONLY, CANNOT BE PLOTTED).

LEGAL DESCRIPTION:
 ALL OF SECTION 17;
 THE NORTHWEST 1/4 OF SECTION 20, EXCEPT THAT PORTION CONVEYED BY INSTRUMENT RECORDED DECEMBER 18, 2003 IN BOOK 654 AT PAGE 270;
 THE SOUTHWEST 1/4 OF SECTION 20 AND
 ALL OF SECTION 29
 ALL IN 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 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 WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 29, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED PLS 38026 AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND BY A 2-1/2" ALUMINUM CAP STAMPED WESTERN STATES SURVEYING 2010 PLS 23524, AND BEARS NORTH 00°06'45" 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 67,938,885 SQ.FT. OR 1,559.66 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 HEREOF 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 9:41:15 AM

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

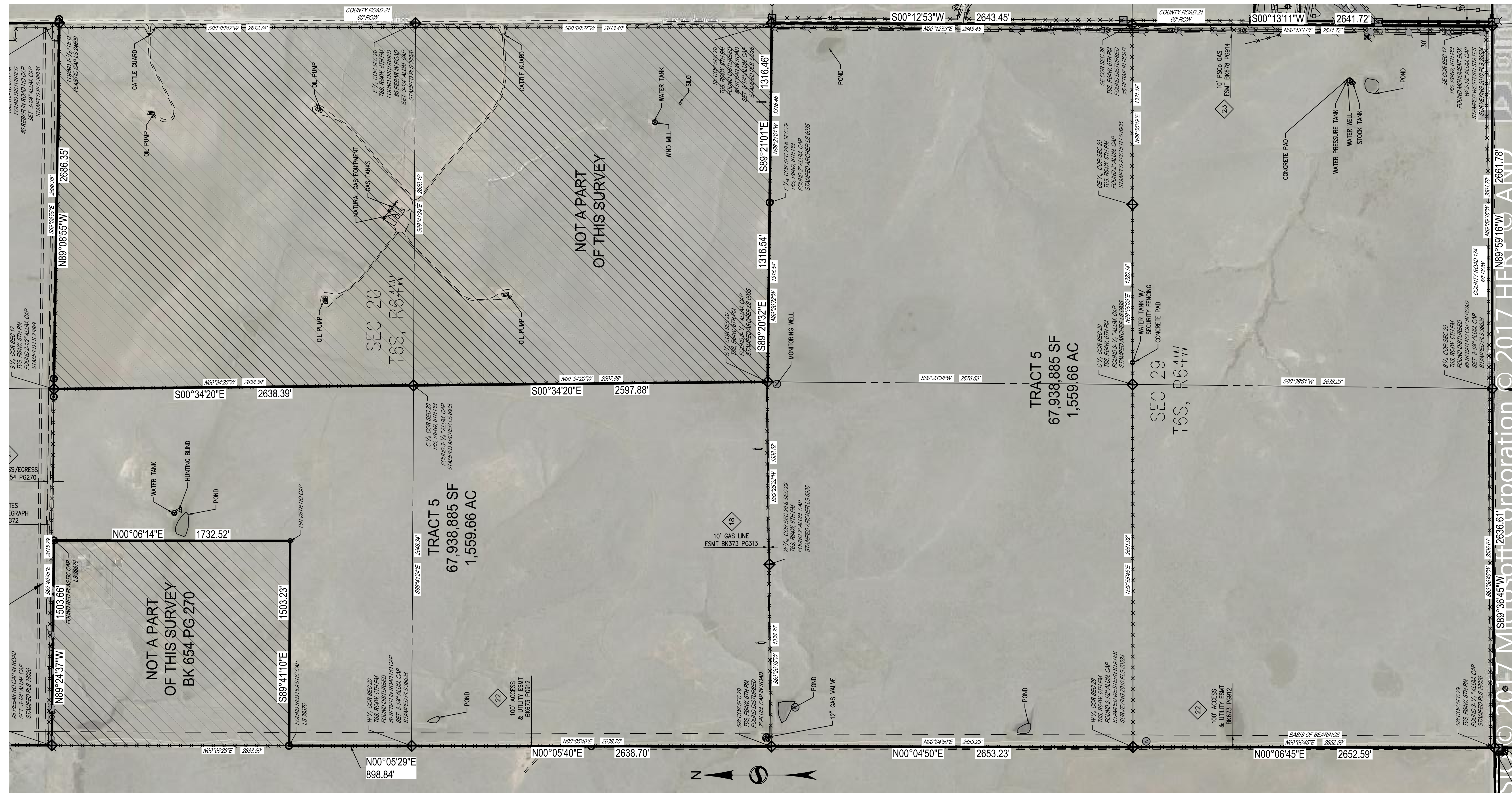
PROPERTY LOCATION AND INFORMATION		ISSUE DATE: 5/30/2017	
ADDRESS:	SECTION: 17	DATE:	REVISION COMMENTS:
LOT:	TOWNSHIP: 6 SOUTH		
BLOCK:	RANGE: 64 WEST		
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH		
PARCEL #:	CITY:		
ZONING:	COUNTY: ELBERT STATE: COLORADO		

CHECKED BY: MN	DATE: 2017-12-01-037
DRAWN BY: CHGO	JOB NUMBER: 2017-12-01-037
CLIENT CODE: MFC	
SHEET NO.	
1	
1 OF 1	

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.
 PUPINK, G:\2017-12-01-037 MFC\DAL\TECHNICAL\1. SURVEY DRAWINGS\MFC-TRACT 5.17202029-105-64W\64W\6. LAYOUT TRACT 5.17-105-64W
 PLOTTED: MON, 06/12/17 9:40:04 P. 049000

IMPROVEMENT SURVEY PLAT

EAST 1/2 OF SECTION 20 & SECTION 29, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ELBERT, STATE OF COLORADO



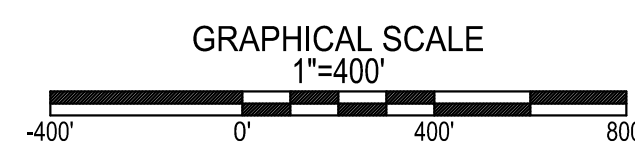
SEE SHEET 1 OF 2

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
- SXX°XXX'W YYY.YY' SECTION LINE DIMENSIONS
- OVERHEAD ELECTRIC LINE W/ UTILITY POLE
- TELEPHONE PEDESTAL
- WATER LINE W/ VALVE & FIRE HYDRANT
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- EDGE OF WATER/POND
- CHAIN LINK FENCE
- BARB WIRE FENCE
- METAL LIVESTOCK FENCE
- CONCRETE
- GRAVEL/DIRT ROAD



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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IMPROVEMENT SURVEY PLAT
 TRACT 5
 SECTIONS 20 & 29, T6S, R64W

PROPERTY LOCATION AND INFORMATION	
ADDRESS:	SECTION: 20 & 29
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	DATE: 5/30/2017
DRAWN BY: CHGO	JOB NUMBER: 2017-124-037
CLIENT CODE: MFC	SHEET NO. 2
	2 OF 2

PLUPRIN: G:\2017-124-037-IMP\03-DRAWING\03-DRAWING\MFC-TRACT 5-1752029-105-1040.DWG LAYOUT: TRACT 5_L20_29-105-1040.DWG
 PLOTTED: MON, 06/12/17 9:41:14 AM RC: CHARGOC
 NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

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 S89°36'45"W 2638.61' N89°59'16"W 2661.78'