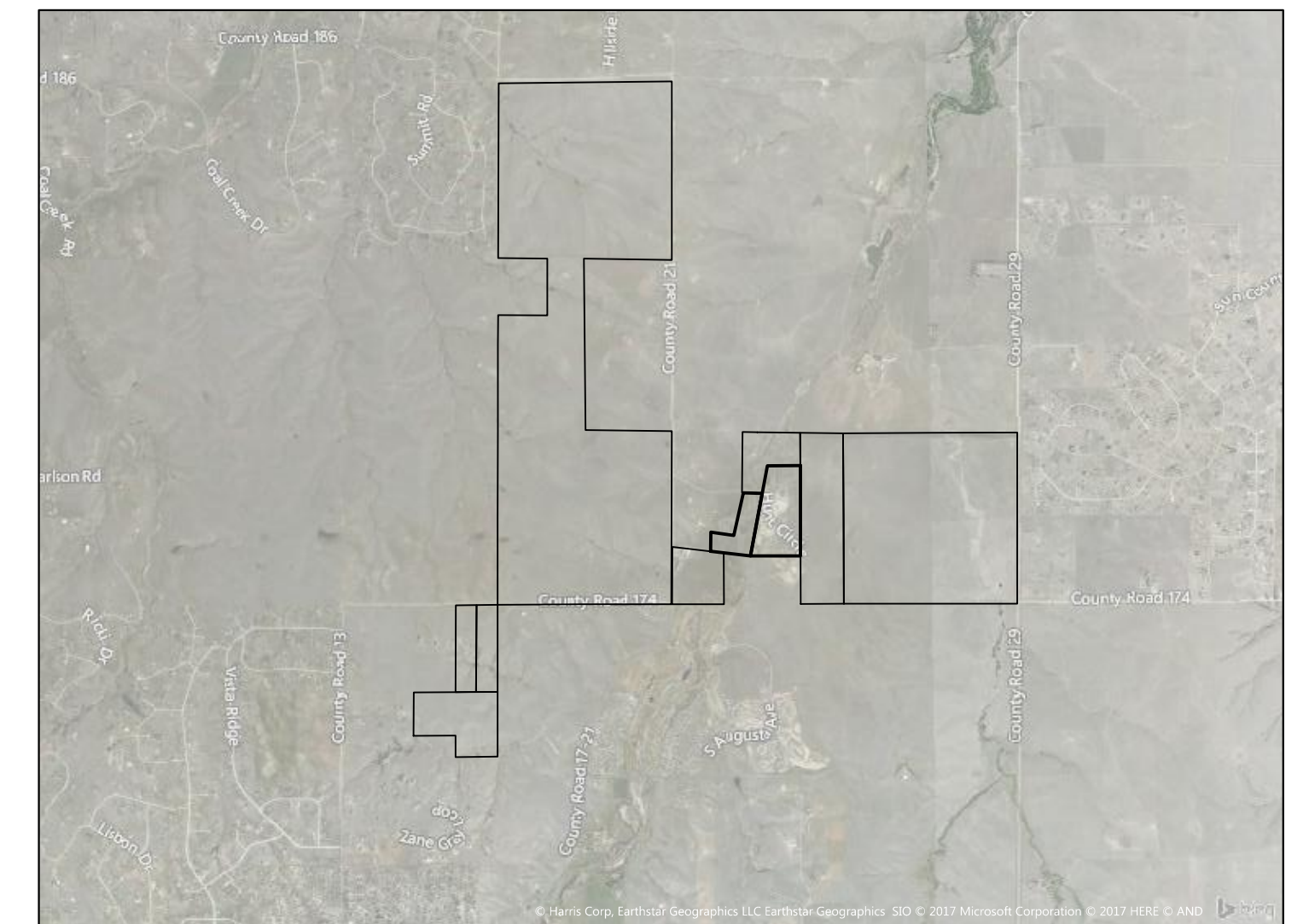


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.

IMPROVEMENT SURVEY PLAT

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:

TRACT 1A:
A 60.00 FOOT WIDE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28;
THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1760.05 FEET;
THENCE SOUTH 83 DEGREES 17 MINUTES 26 SECONDS EAST, A DISTANCE OF 1208.50 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 582.77 FEET;
THENCE SOUTH 82 DEGREES 05 MINUTES 33 SECONDS EAST, A DISTANCE OF 705.79 FEET;
THENCE NORTH 12 DEGREES 49 MINUTES 05 SECONDS EAST, A DISTANCE OF 1336.04 FEET;
THENCE SOUTH 88 DEGREES 07 MINUTES 06 SECONDS EAST, A DISTANCE OF 577.21 FEET;
THENCE SOUTH 10 DEGREES 44 MINUTES 10 SECONDS WEST, A DISTANCE OF 1946.12 FEET;
THENCE NORTH 83 DEGREES 17 MINUTES 26 SECONDS WEST, A DISTANCE OF 1220.41 FEET TO THE POINT OF BEGINNING,
COUNTY OF ELBERT, STATE OF COLORADO.

TRACT 1B:
A 60.00 FOOT WIDE NON-EXCLUSIVE INGRESS-EGRESS EASEMENT, SAID EASEMENT BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" DESCRIBED IN DEED RECORDED JUNE 22, 1999 IN BOOK 566 AT PAGE 524 OF THE RECORDS OF ELBERT COUNTY, COLORADO, IN SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO;
THENCE NORTH 88 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 623.56 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE, A DISTANCE OF 211.28 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 10 SECONDS;
THENCE SOUTH 85 DEGREES 44 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 576.94 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, A DISTANCE OF 393.29 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 02 MINUTES 15 SECONDS;
THENCE NORTH 69 DEGREES 12 MINUTES 49 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 244.14 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, A DISTANCE OF 322.26 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 18 MINUTES 34 SECONDS;
THENCE NORTH 56 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 383.10 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE, A DISTANCE OF 111.77 FEET, SAID CURVE HAS A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 21 MINUTES 13 SECONDS TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD AND TO THE POINT OF TERMINUS.

TRACT 2A:
A TRACT OF LAND IN THE WEST 1/2, EAST 1/2, NORTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND CONSIDERING THE EAST LINE OF THE WEST 1/2, EAST 1/2 OF SAID SECTION 28 TO BEAR SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;
THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST ALONG THE EAST LINE, A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, 1000.00 FEET;
THENCE SOUTH 10 DEGREES 39 MINUTES 22 SECONDS WEST, 2805.47 FEET;
THENCE NORTH 89 DEGREES 46 MINUTES 14 SECONDS EAST, 1529.80 FEET TO THE EAST LINE OF THE WEST 1/2, EAST 1/2 OF SECTION 28;
THENCE NORTH 00 DEGREES 13 MINUTES 46 SECONDS WEST, 2754.99 FEET TO THE POINT OF BEGINNING,
COUNTY OF JEFFERSON, STATE OF COLORADO.

LEGAL DESCRIPTION(CONT):

TRACT 2B:
A 60.00 FOOT WIDE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND CONSIDERING THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 28 TO BEAR SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO;
THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2, 1000.00 FEET;
THENCE SOUTH 89 DEGREES 46 MINUTES 14 SECONDS WEST, 1000.00 FEET;
THENCE SOUTH 10 DEGREES 39 MINUTES 22 SECONDS WEST, 859.35 FEET TO A POINT ON THE CENTERLINE OF THE AFORESAID EASEMENT AND THE POINT OF BEGINNING;
THENCE NORTH 88 DEGREES 11 MINUTES 54 SECONDS WEST, ALONG SAID CENTERLINE 729.30 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE 211.28 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 03 MINUTES 10 SECONDS;
THENCE SOUTH 85 DEGREES 44 MINUTES 56 SECONDS WEST ALONG SAID CENTERLINE 576.94 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE 393.29 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25 DEGREES 02 MINUTES 15 SECONDS;
THENCE NORTH 69 DEGREES 12 MINUTES 49 SECONDS WEST ALONG SAID CENTERLINE, 244.14 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT AND ALONG SAID CENTERLINE, 322.26 FEET TO A POINT OF TANGENT, SAID CURVE HAS A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 18 MINUTES 34 SECONDS;
THENCE NORTH 56 DEGREES 54 MINUTES 15 SECONDS WEST ALONG SAID CENTERLINE 383.10 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT AND ALONG SAID CENTERLINE, 111.77 FEET, SAID CURVE HAS A RADIUS OF 192.00 FEET AND A CENTRAL ANGLE OF 33 DEGREES 21 MINUTES 13 SECONDS TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD, AND TO THE POINT OF TERMINUS,
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. K70535219, 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 2-3/8" ALUMINUM CAP IN A MONUMENT BOX STAMPED WESTERN STATES SURVEYING LS 23524, AND BEARS SOUTH 89°48'56" WEST.
- THE UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET
- THE GROSS LAND AREA FOR TRACT 1A IS 1,527,960 SQ.FT. OR 35.08 ACRES±. THE GROSS LAND AREA FOR TRACT 2A IS 3,487,076 SQ.FT. OR 80.05 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 1-8 ARE STANDARD EXCEPTIONS)
 - 9 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.(AFFECTS THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28) (AS SHOWN)
 - 10 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 JANUARY 25, 1917, IN BOOK 69 AT PAGE 540. (AFFECTS THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28) (AS SHOWN)
 - 11 AN UNDIVIDED 1/2 INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY DEED RECORDED JUNE 08, 1979 IN BOOK 324 AT PAGES 729 AND 731. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
 - 12 RESERVATION OF ALL MINERALS AND MINERAL RIGHTS OWNED BY GRANTOR AS EVIDENCED IN DEED RECORDED FEBRUARY 07, 1983 IN BOOK 353 AT PAGE 637. (AS SHOWN)
 - 13 AN UNDIVIDED 100% INTEREST IN ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY DEEDS RECORDED MARCH 09, 1983 IN BOOK 354 AT PAGES 913 AND 915. (AS SHOWN)
 - 14 THOSE RIGHTS AS DISCLOSED IN QUIT CLAIM DEED RECORDED MARCH 29, 1996 IN BOOK 540 AT PAGE 786. (AFFECTS TRACTS 2A AND 2B CANNOT BE PLOTTED)
 - 15 RIGHTS OF WAY FOR AND RIGHTS OF OTHERS TO EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN INSTRUMENT RECORDED JUNE 26, 1997 IN BOOK 566 AT PAGE 524. (AFFECTS TRACT 1A - CANNOT BE PLOTTED)
 - 16 CONVEYANCE OF WATER AS DESCRIBED IN INSTRUMENT RECORDED JANUARY 11, 2001 IN BOOK 609 AT PAGE 699. (AFFECTS TRACT 2A - CANNOT BE PLOTTED)
 - 17 TERMS, CONDITIONS AND PROVISIONS OF 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. (AFFECTS TRACT 2A - CANNOT BE PLOTTED)
NOTE: LAND TITLE GUARANTEE COMPANY DOES NOT INSURE NOR DO THEY MAKE ANY REPRESENTATION AS TO LAND USE REGULATIONS OR ZONING EMBRACED BY ELBERT COUNTY GOVERNMENT OR THE STATE OF COLORADO.
 - 18 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 27, 2006, IN BOOK 683 AT PAGE 377. (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - 19 THE EFFECT OF ADMINISTRATIVE LOT LINE ADJUSTMENT EXHIBIT, RECORDED SEPTEMBER 20, 2007, UNDER RECEPTION NO. 488871. (AFFECTS TRACT 1A)
 - 20 OIL AND GAS LEASE BETWEEN THE HUNT FAMILY, LLC, REPRESENTED BY RICK L. HUNT ITS MANAGER AND SAMUEL GRAY, JR. & ASSOCIATES, INC., RECORDED JUNE 14, 2010 IN BOOK 719 AT PAGES 541 AND 542. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)
CORRECTION, AMENDMENT AND RATIFICATION OF OIL AND GAS LEASE RECORDED SEPTEMBER 23, 2010 IN BOOK 721 AT PAGE 780 AND 781. (AFFECTS THE SUBJECT PROPERTY - CANNOT BE PLOTTED)

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
06/08/2017 4:12:21 PM

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

RECORDER'S CERTIFICATE

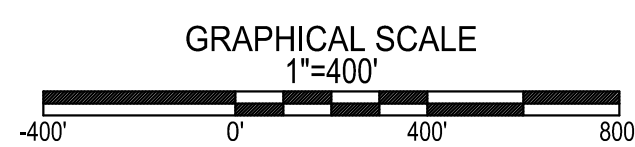
THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ELBERT COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____ IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY _____
DEPUTY

PLUPINK: 01/07/17-123-01-037 MPED: DAL TECNICA V.L. SURVEY DRAWINGS MFC-TRACT 9_28S-18S-R64W-IMG AVIOUT: TRACT 9_28S-18S-R64W
PLOTTER: PLOT 06/09/17 09:12:17 PLOT: CHARGE:

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.



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A Professional Land Surveying Company
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Info@SurveySystems.net www.SurveySystemsinc.com
A Service-Disabled Veteran-Owned Small Business SDVOSB | SBE

IMPROVEMENT SURVEY PLAT
TRACT 9
SECTION 28, T6S, R64W

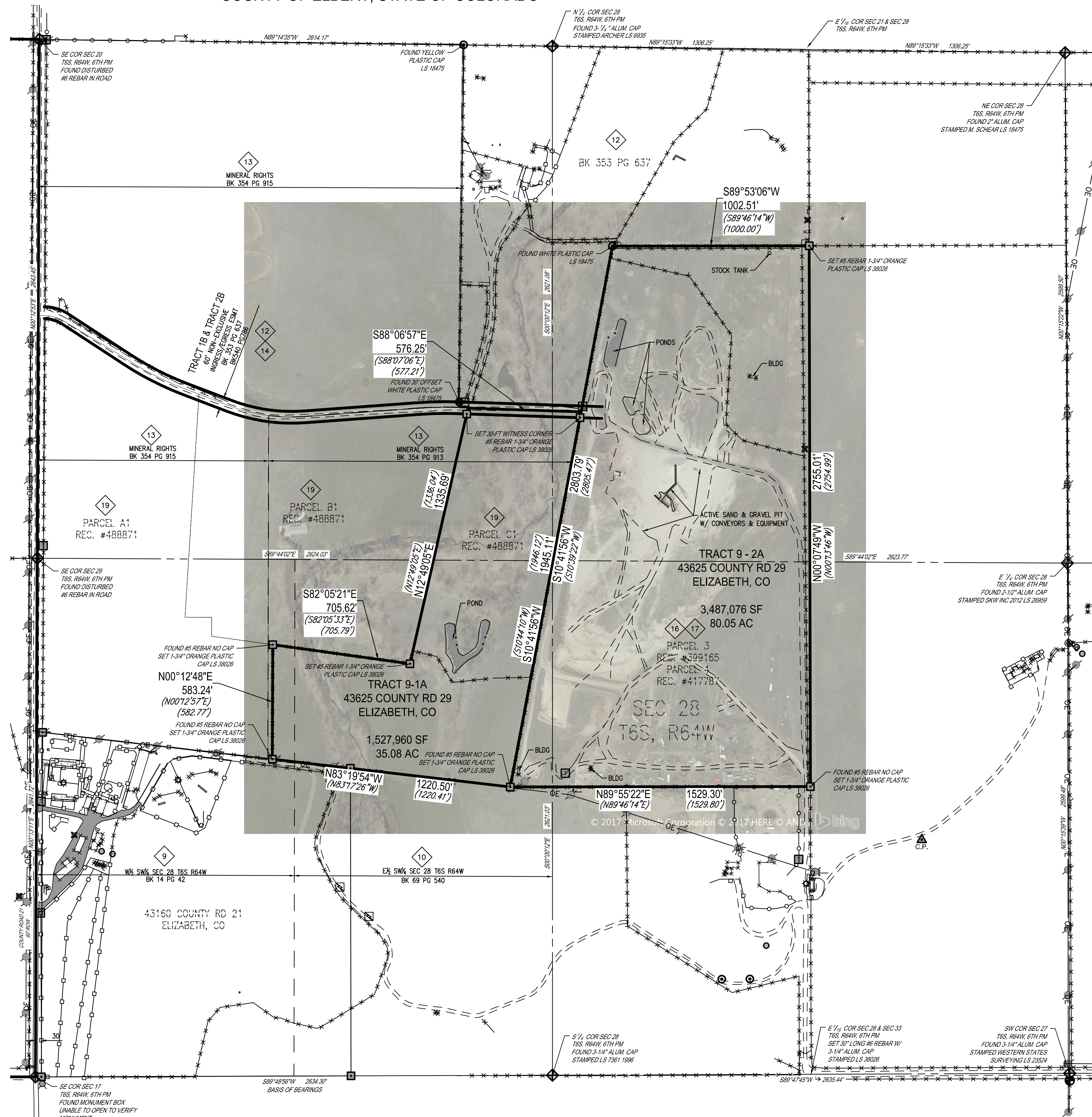
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43625 COUNTY ROAD 29	28		
LOT:	TOWNSHIP: 6 SOUTH		
BLOCK:	RANGE: 64 WEST		
SUBDIVISION:	PRINCIPAL MERIDIAN: 6TH		
PARCEL #:	CITY:		
ZONING:	COUNTY: ELBERT STATE: COLORADO		

CHECKED BY: MN
DRAWN BY: CHGO
JOB NUMBER: 2017-1291-037
CLIENT CODE: MFC

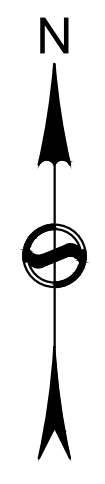
SHEET NO.
1
1 OF 2

IMPROVEMENT SURVEY PLAT

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

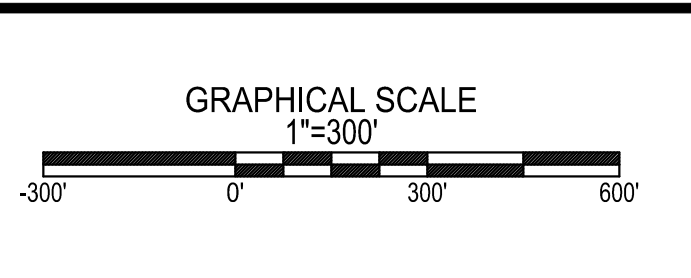


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- LEGEND**
- FOUND/SET PROPERTY CORNER AS NOTED
 - FOUND PROPERTY CORNER AS NOTED
 - FOUND SECTION CORNER AS NOTED
 - FOUND PIN NO CAP AS NOTED
 - $SXX^{\circ}XXX'W$ $YYY.Y'$ AS MEASURED DIMENSIONS
 - $(Sxxxx'W)$ $(m.m')$ RECORD/DEEDED DIMENSIONS
 - $sxxxx' mmm$ 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
 - LIVESTOCK FENCE
 - CONCRETE
 - GRAVEL/DIRT ROAD

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 Call before you dig.
 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 9
 SECTION 28, T6S, R64W

PROPERTY LOCATION AND INFORMATION	
ADDRESS: 43625 COUNTY ROAD 29	SECTION: 28
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
 DRAWN BY: CHGO
 JOB NUMBER: 2017-1241-037
 CLIENT CODE: MFC
 SHEET NO.
2
 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF SURVEY SYSTEMS INC.
 P:\PLAN\613017-1241-037 MFC\03L\TECHNICAL\11_SHEET_03\DRAWING\MFC-TRACT 9_28S-16S-R64W.DWG LAYOUT: TRACT 9_28S-16S-R64W (2)
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