

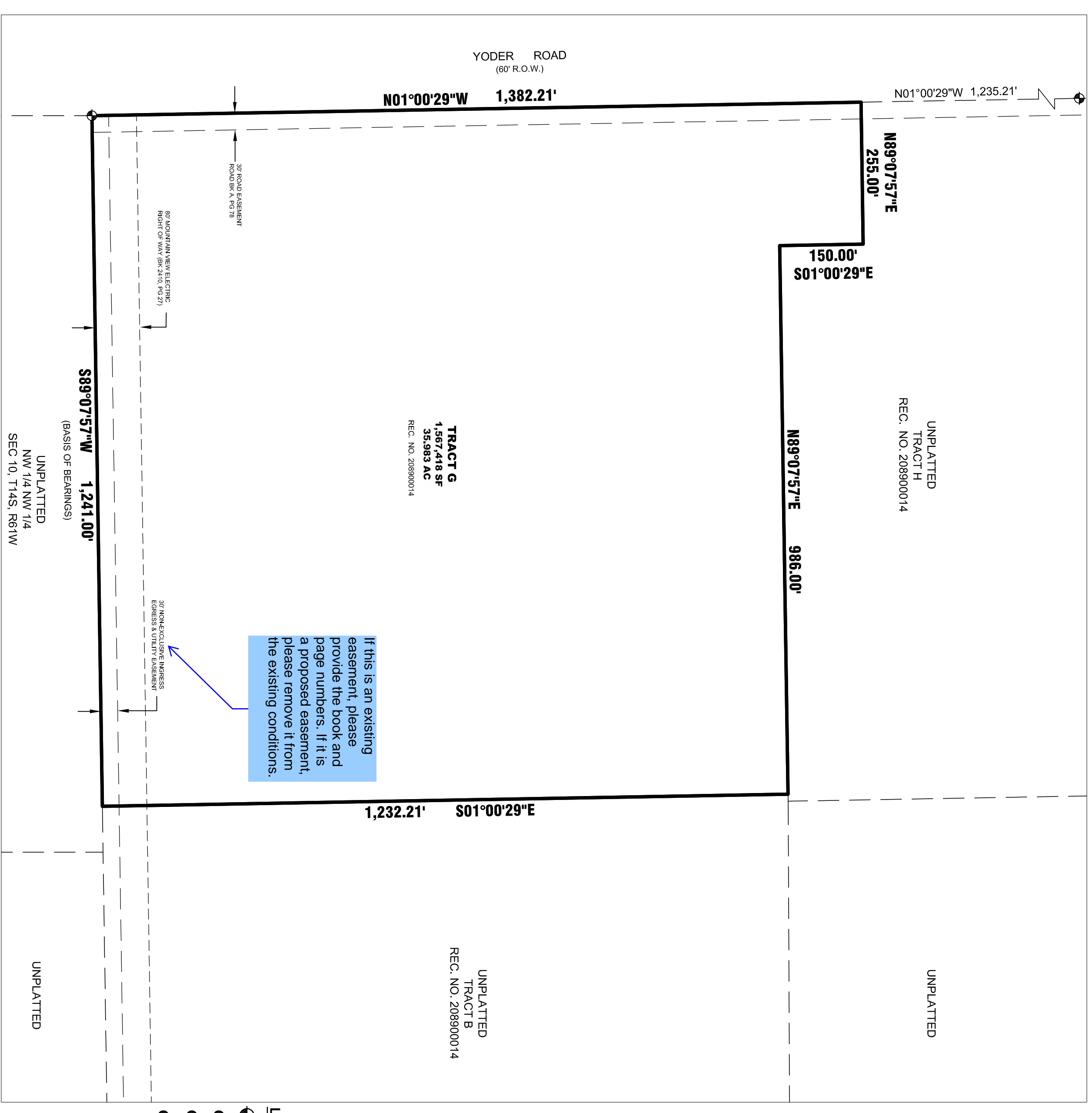
CONDITIONS PRIOR TO THIS EXEMPTION SURVEY PLAT

EL PASO COUNTY, COLORADO

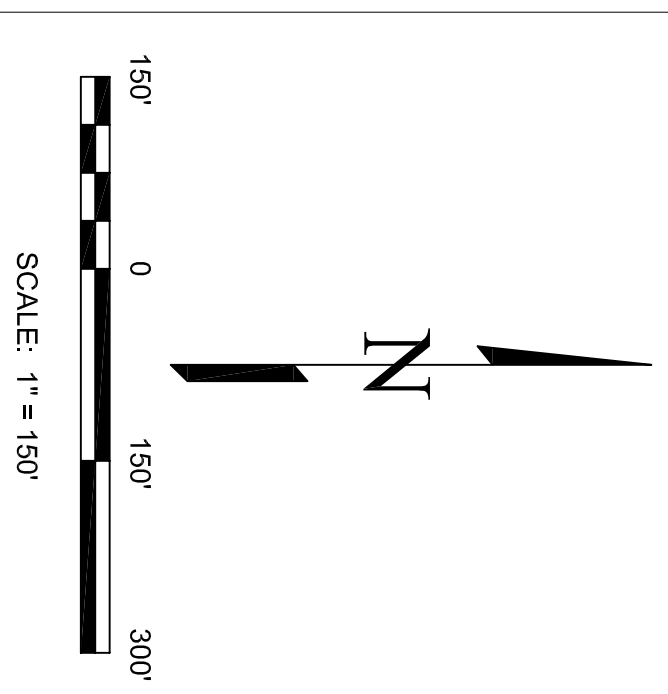
CONDITIONS PER THIS EXEMPTION SURVEY PLAT

# MOUNTAIN VIEW ELECTRIC EXEMPTION SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER SECTION 3  
TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH P.M.



If this is an existing easement, please provide the book and page numbers. If it is a proposed easement, please remove it from the existing conditions.



- LEGEND:**
- (1) FOUND SURVEY MONUMENT AS NOTED
  - (2) FOUND REBARCAP PLS 27270
  - (3) FOUND REBARCAP PLS 32439
  - (3) SET NO. 5 REBARCAP PLS 37909

**LEGAL DESCRIPTION:**

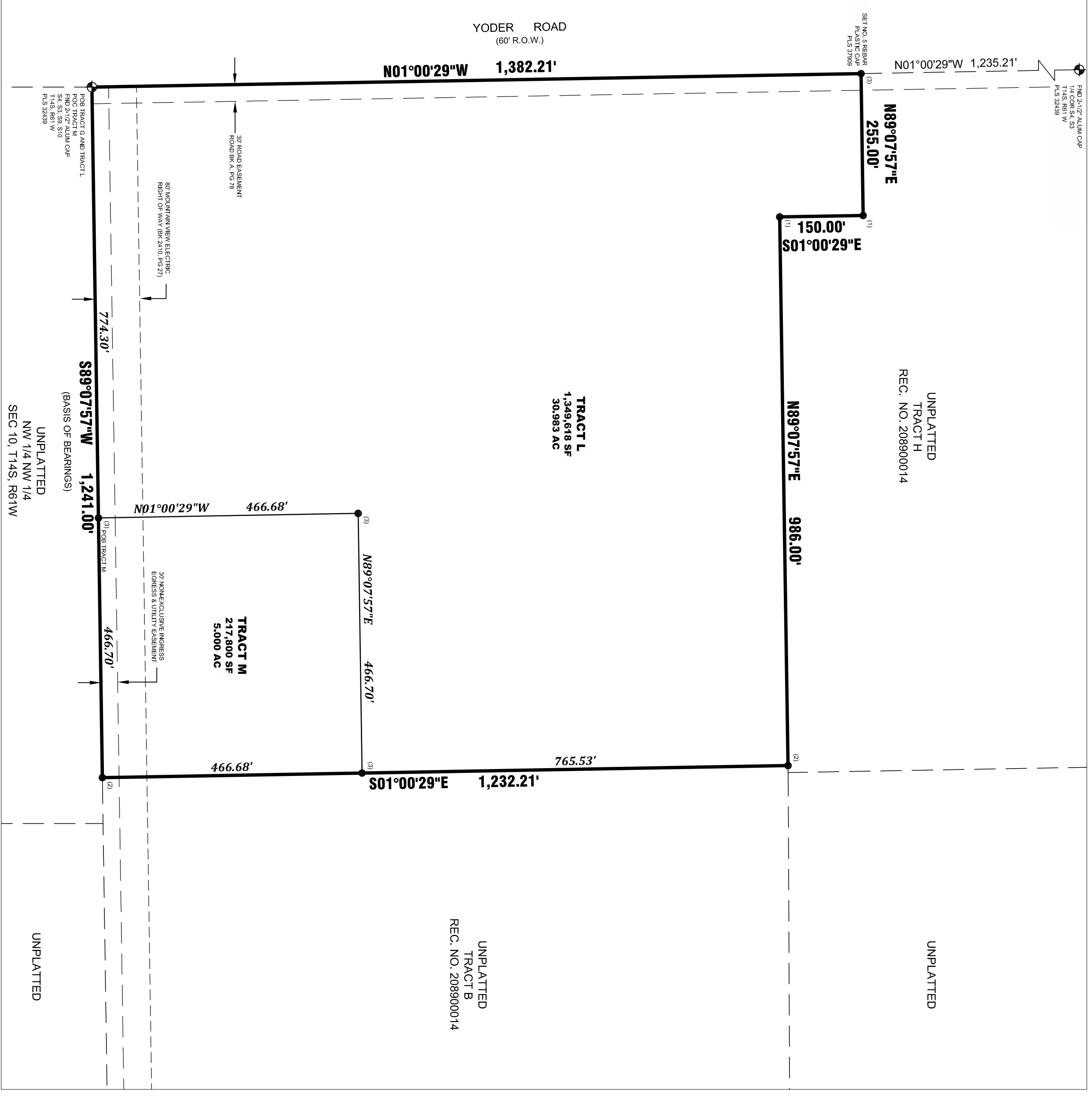
**TRACT G:** A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°07'57"E A DISTANCE OF 255.00 FEET; THENCE S01°00'29"E A DISTANCE OF 150.00 FEET; THENCE N89°07'57"E A DISTANCE OF 986.00 FEET; THENCE S01°00'29"E A DISTANCE OF 1,232.21 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 30.983 ACRES MORE OR LESS.

**TRACT L:** A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°07'57"E A DISTANCE OF 255.00 FEET; THENCE S01°00'29"E A DISTANCE OF 150.00 FEET; THENCE N89°07'57"E A DISTANCE OF 986.00 FEET; THENCE S01°00'29"E A DISTANCE OF 1,232.21 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 30.983 ACRES MORE OR LESS.

**TRACT M:** A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN EL PASO COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°07'57"E A DISTANCE OF 255.00 FEET; THENCE S01°00'29"E A DISTANCE OF 150.00 FEET; THENCE N89°07'57"E A DISTANCE OF 986.00 FEET; THENCE S01°00'29"E A DISTANCE OF 1,232.21 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 30.983 ACRES MORE OR LESS.

**GENERAL NOTES:**

1. THIS EXEMPTION SURVEY PLAT IS BASED IN PART BY A TITLE INSURANCE POLICY PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE REPORT NO. H6509782-24-2D-2DMT EFFECTIVE JULY 18, 2017 AT 8:00 A.M.
2. THIS EXEMPTION SURVEY PLAT IS BASED IN PART BY A PREVIOUS LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 207960240.
3. THIS EXEMPTION SURVEY PLAT IS BASED IN PART BY A PREVIOUS LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 207960240.
4. THIS EXEMPTION SURVEY PLAT IS BASED IN PART BY A PREVIOUS LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 207960223.
5. BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH BOUNDARY LINE OF TRACT G AS DESCRIBED IN THIS SURVEY PLAT. MONUMENTS AND REBARCAPS WERE FOUND AND IDENTIFIED AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST OF THE 6TH P.M., PLS 32439 AND AT THE EAST END BY A FOUND REBAR AND CAP, PLS 32439. MEASURED AS S89°07'57"W, 1,241.00 FEET.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEGRADES ANY PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PUNISHMENT TO STATE STATUTE 18-6-506, C.R.S.
8. ALL BEARINGS AND DISTANCES SHOWN ARE AS MEASURED IN THE FIELD AND ARE BASED UPON THE U.S. SURVEY FOOT UNLESS NOTED OTHERWISE.
9. LAST FIELD INSPECTION OF THIS SITE WAS ON OCTOBER 3, 2017.



**SURVEYOR'S STATEMENT:**

I, MICHAEL J. MUIRHEAD, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HAVE SURVEYED AND PREPARED THIS EXEMPTION SURVEY PLAT HAS BEEN PREPARED UNDER MY RESPONSIBLE CHARGE IN OCTOBER 3, 2017 TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO.

**MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ DEPOSIT NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_ BY: \_\_\_\_\_

**MICHAEL J. MUIRHEAD**, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 37909  
FOR AND ON BEHALF OF EDWARD JAMES SURVEYING, INC.

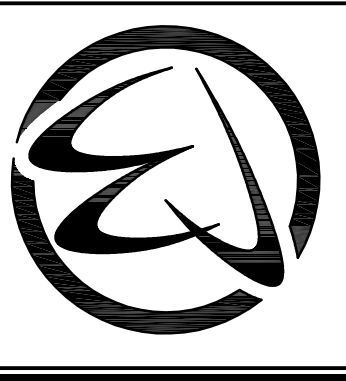
**NOTICE:**  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

926 Elton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



**MOUNTAIN VIEW ELECTRIC EXEMPTION SURVEY PLAT**

A PORTION OF THE SW 1/4 SECTION 3, TOWNSHIP 14 SOUTH, RANGE 61 WEST  
COUNTY OF EL PASO, STATE OF COLORADO

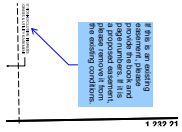
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CHECKED BY	<b>JWT</b>
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JOB NO.	1731-01
DATE CREATED	10/04/17
DATE ISSUED	10/09/17
SHEET NO.	1 OF 1

# Markup Summary

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If this is an existing easement, please provide the book and page numbers. If it is a proposed easement, please remove it from the existing conditions.