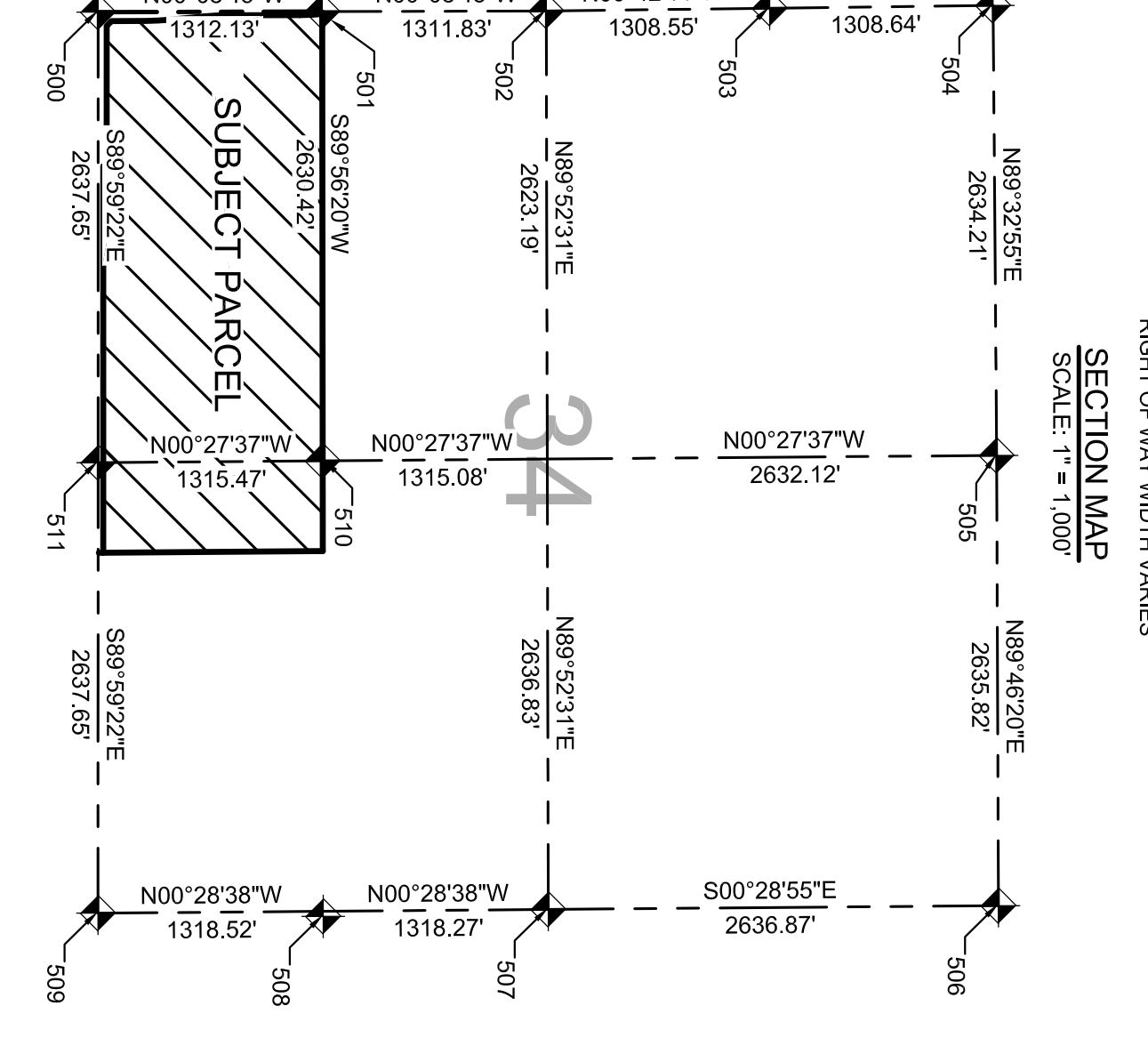
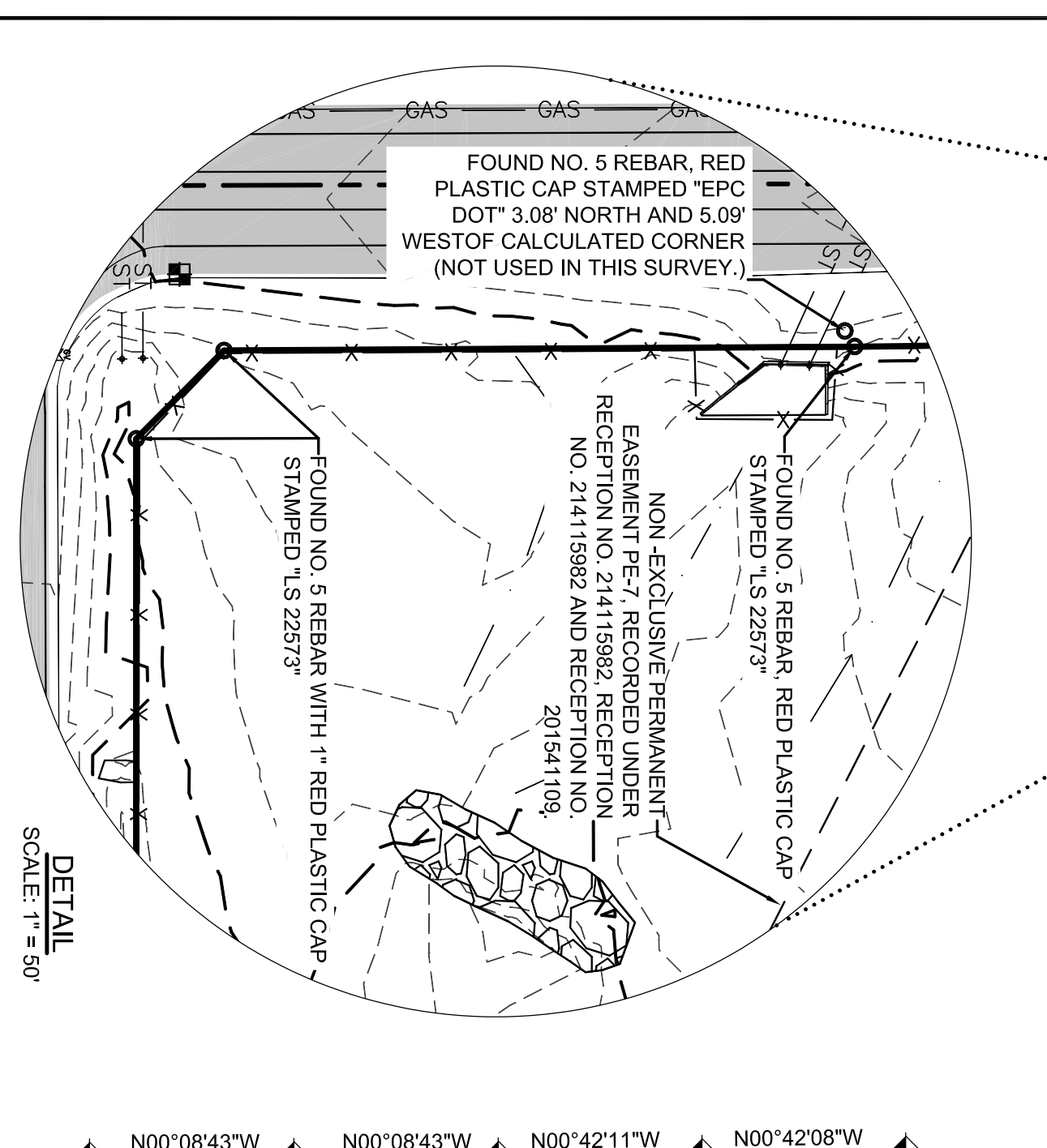
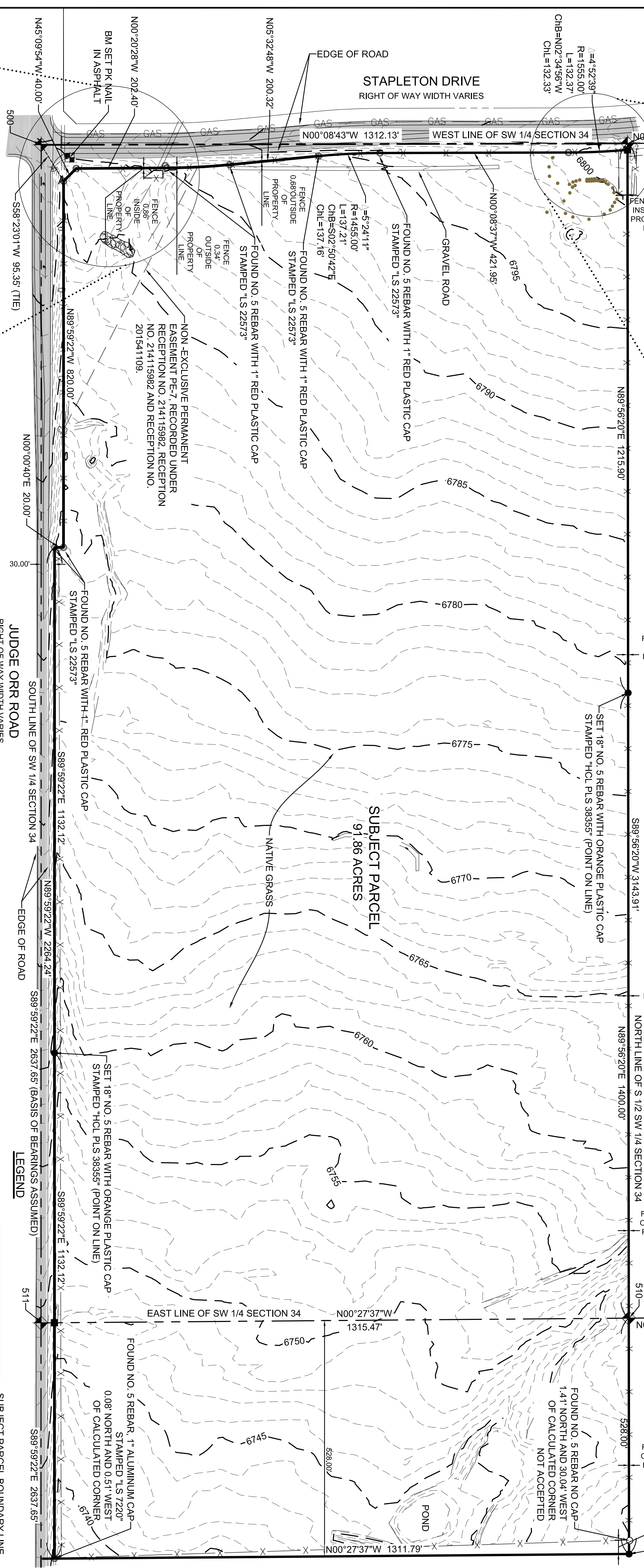
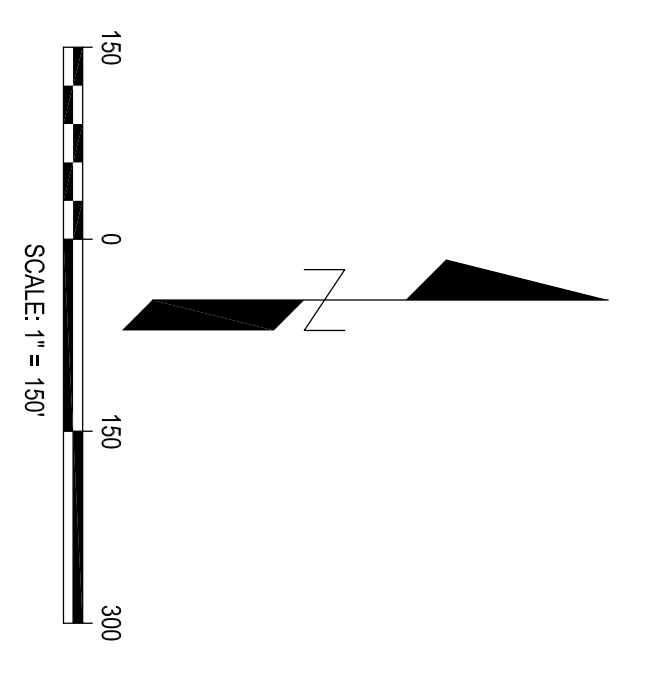
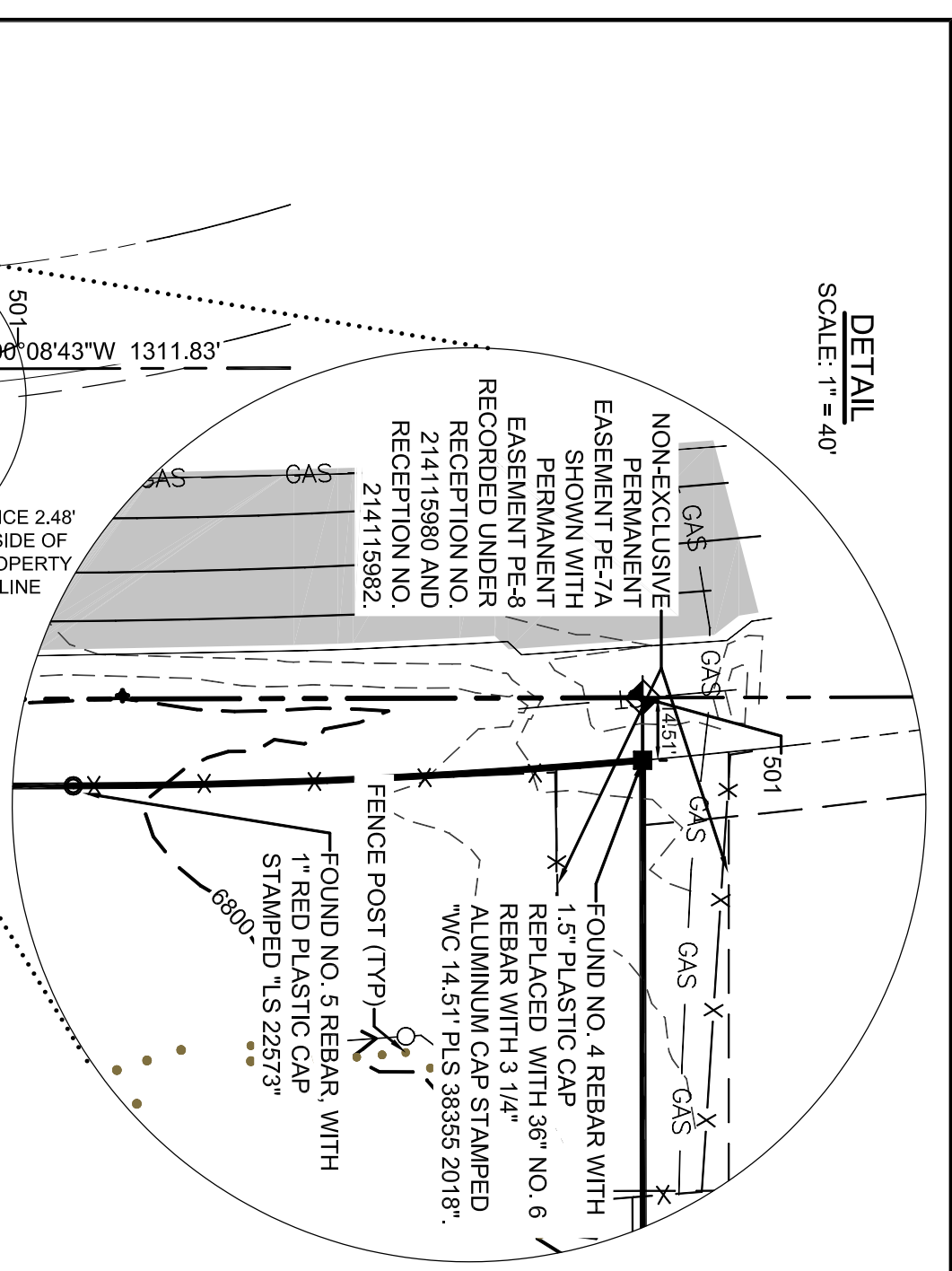


IMPROVEMENT SURVEY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



PT#	DESCRIPTION
500	FOUND NO. 6 REBAR WITH 3 1/4\"/>
501	FOUND NO. 4 REBAR WITH 1 1/4\"/>
502	FOUND NO. 6 REBAR WITH 3 1/4\"/>
503	FOUND NO. 6 REBAR WITH 2 1/2\"/>
504	FOUND NO. 6 REBAR WITH 1 1/2\"/>
505	FOUND NO. 6 REBAR WITH 3 1/4\"/>
506	FOUND NO. 6 REBAR WITH 3 1/4\"/>
507	FOUND NO. 6 REBAR WITH 3 1/4\"/>
508	FOUND NO. 6 REBAR WITH 3 1/4\"/>
509	FOUND NO. 6 REBAR WITH 3 1/4\"/>
510	FOUND NO. 6 REBAR WITH 3 1/4\"/>
511	FOUND NO. 6 REBAR WITH 3 1/4\"/>

LEGAL DESCRIPTION: (PER DEED)

THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE WEST 528 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PARCELS CONVEYED TO EL PASO COUNTY RECORDED APRIL 28, 2015 UNDER RECEPTIONS NOS. 215041107 AND 215041108.

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBINATION CLASS TWO (2) MEMORANDUM PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- UTILITY INFORMATION WAS OBTAINED FROM FIELD OBSERVATION, UTILITY LOCATE SERVICE, AND RECORD MAPS. RESPONSIBILITY IS ACCEPTED FOR THEIR ACCURACY. THE LOCATIONS OF UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO ANY DIGGING OR ADJACENT TO THE SUBJECT PROPERTY.
- UTILITY NOTIFICATION CENTER OF COLORADO: 1-800-922-1987
- BASIS OF BEARING: THE SOUTH LINE OF THE SW 1/4 SECTION 34 HAVING A BEARING OF S89°59'22"E ASSUMED.
- BENCHMARK: SITE BENCHMARK SET A P.K. NAIL IN ASPHALT LOCATED AT THE NORTHEAST CORNER OF JUDGE ORR ROAD AND STAPLETON DRIVE.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EVALUATION WHERE NECESSARY, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS EXHIBIT TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION. PURSUANT TO C.R.S. SEC 9-15-103.
- FIELD SURVEY WAS CONDUCTED ON JULY 19, 2018 THROUGH JULY 25, 2018.
- CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
- NOTICE: ACCORDING TO STATE 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE COMMITMENT OF THE PROPERTY DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS PARCEL OF LAND.
- TITLE COMMITMENT: LAND TITLE GUARANTEE COMPANY REPRESENTING OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. ORDER# SC55059908. APRIL 18, 2018.
- SURVEY IS ONLY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- ALL LINEAR MEASUREMENTS ARE IN US SURVEY FEET.

SURVEYOR'S CERTIFICATION

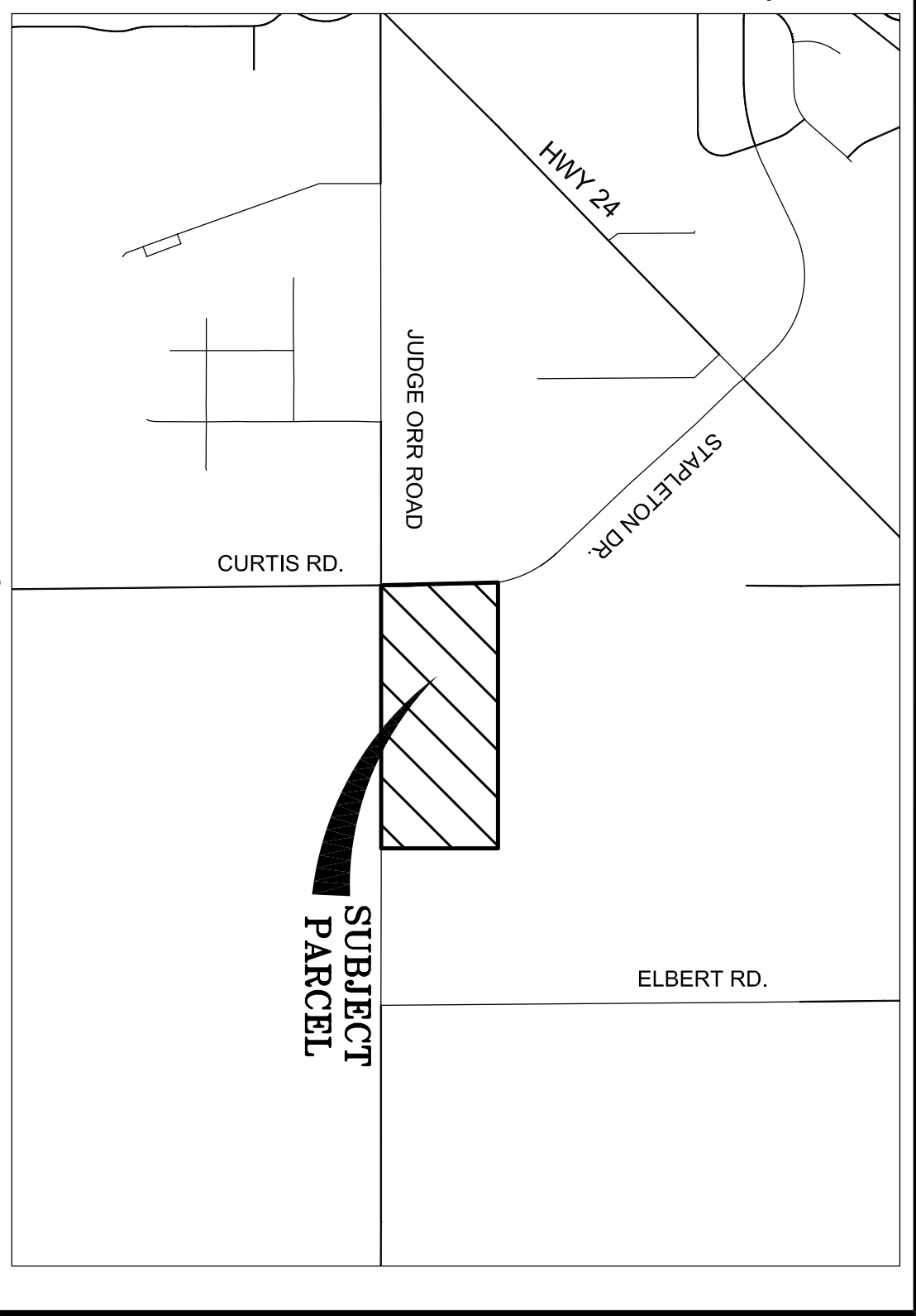
I, JULIAN SINSEROS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, LICENSE NUMBER 38355 DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE CONDITIONS OF THE SITE AT THE TIME OF SURVEY.

INDEXING CERTIFICATE

DEPOSITED THIS 20 DAY OF _____ AT _____ M. IN BOOK _____ OF THE COUNTY SURVEYORS' LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGES(S) _____ RECEPTION NUMBER _____ BY: _____ COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

NOTICE

THE LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR'S RESPONSIBILITY IS TO LOCATE UTILITIES AS SHOWN ON RECORD MAPS AND FIELD OBSERVATION. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON RECORD MAPS AND FIELD OBSERVATION. THE CLIENT IS ADVISED THAT THE LOCATION OF UTILITIES NOT SHOWN ON RECORD MAPS AND FIELD OBSERVATION IS THE RESPONSIBILITY OF THE CLIENT. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF UTILITIES NOT SHOWN ON RECORD MAPS AND FIELD OBSERVATION. THE CLIENT IS ADVISED THAT THE LOCATION OF UTILITIES NOT SHOWN ON RECORD MAPS AND FIELD OBSERVATION IS THE RESPONSIBILITY OF THE CLIENT.



#	DATE	REVISIONS
1		

PROJECT:	IMPROVEMENT SURVEY PLAT
DRAWING:	SOUTH HALF OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, STATE OF COLORADO
CLIENT:	PETE LIEN
DESIGNED BY:	BEM
DRAWN BY:	JLS
CHECKED BY:	JLS
SCALE:	1" = 150'
DATE:	08.13.2018

HCL ENGINEERING & SURVEYING, L.L.C.
5600 S. QUEBEC, STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.5297
WWW.HCLENGINEERING.COM

811
FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
(or) 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO (UNCC)
WWW.UNCC.ORG

PROJECT NO. 180980
SHEET NUMBER
1 OF 1