

MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4, SE 1/4) OF SECTION 34,
T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS

THAT MORLEY-BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND TRADER VIC'S INVESTMENTS AN OKLAHOMA LIMITED PARTNERSHIP BEING THE OWNERS OF THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217051682 IN THE EL PASO CLERK AND RECORDERS OFFICE HAS CAUSED THIS SUBDIVISION EXEMPTION SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 34 T12S AND SECTION 3 T13S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO:
THENCE N80°45'26"E A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION.

THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET;
THENCE N89°14'26"E, A DISTANCE OF 400.00 FEET;
THENCE S00°13'01"E, A DISTANCE OF 545.00 FEET;
THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER THE SOUTH 60 FEET OF SECTION 34, T12S, R65W FROM MOHAWK ROAD TO A POINT SOUTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER THE SOUTH 100 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34

EXECUTED BY: MORLEY-BENTLEY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

JAMES F. MORLEY, MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS _____ DAY OF _____, 2020 BY JAMES F. MORLEY, MANAGER, MORLEY-BENTLEY INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EXECUTED BY: TRADER VICS INVESTMENTS LP AN OKLAHOMA LIMITED PARTNERSHIP

STEPHEN R. BUFORD, MANAGER

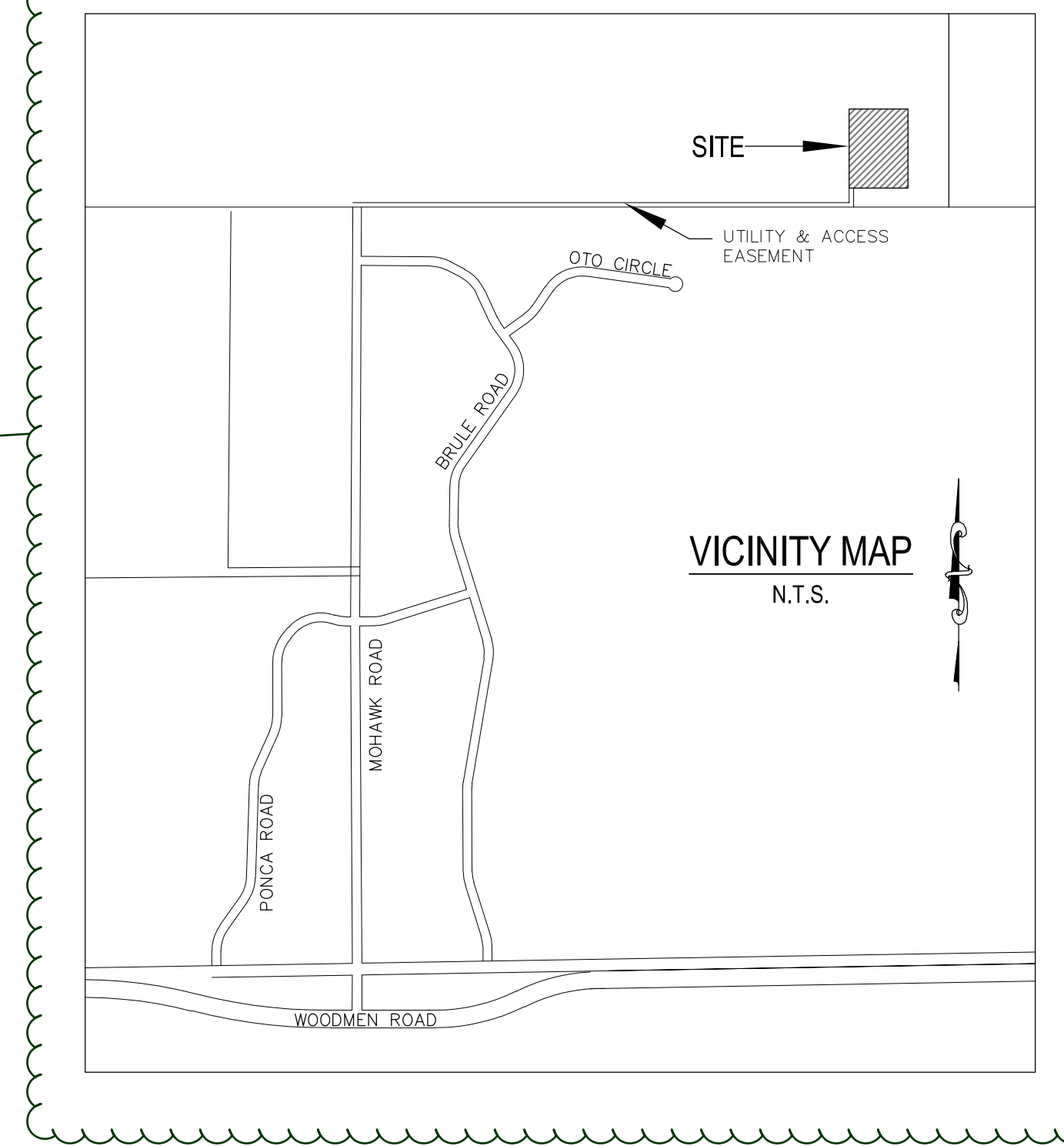
NOTARY:

STATE OF OKLAHOMA)
)SS
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS _____ DAY OF _____, 2020 BY GARY L. HALL, MANAGER, MORLEY-BENTLEY INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

This is the vicinity map... do not upload the entire survey plat.



LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- FOUND PROPERTY CORNER AS NOTED
- SET #5 REBAR CAP PLS 25966

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION EXEMPTION PLAT IS TO PROVIDE A 5.00 ACRE SITE FOR AN ELECTRIC SUBSTATION TOGETHER WITH ACCESS AND UTILITY EASEMENTS ASSOCIATED THEREWITH.

SURVEY NOTES:

1. BASIS OF BEARINGS: A LINE BETWEEN THE SECTION CORNER COMMON TO SECTIONS 3 AND 4, T13S AND SECTIONS 33 AND 34 T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 AND THE QUARTER CORNER COMMON TO SECTION 3 T13S AND SECTION 34 T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 BEARS N89°14'14"E A DISTANCE OF 2722.56 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO SAID LINE. ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT, AS MEASURED.
2. THE CURRENT FLOOD INSURANCE RATE MAP ISSUED BY FEMA HAS BEEN REVIEWED AS IT RELATES TO THIS SURVEY. THE PROPERTY LIES WITHIN ZONE X (AREA SUBJECT TO MINIMAL FLOOD HAZARD).
3. THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT. REFERENCE WAS MADE TO DOCUMENTS OF RECORD IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE:
 - WARRANTY DEED RECEPTION NO. 217051682 (PARENT PARCEL)
 - ALTA\ACSM LAND TITLE SURVEY RECEPTION NO.(S) 206900036, 206900068, 206900155 AND 206900235
 - GAS EASEMENT RECEPTION NO. 201034022
 - LICENSE AGREEMENT RECEPTION NO. 219100985

OWNERSHIP, THE PARENT PARCEL IS VESTED IN:
 • MORLEY BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND
 • TRADER VIC'S INVESTMENTS, LP AN OKLAHOMA LIMITED PARTNERSHIP (AS TO AN UNDIVIDED 1/5 INTEREST IN THE LAND)

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY SHOWN HEREON, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, _____

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

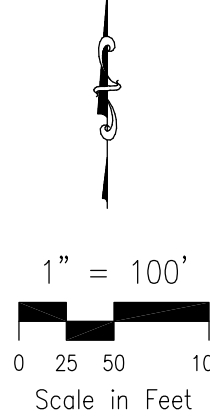
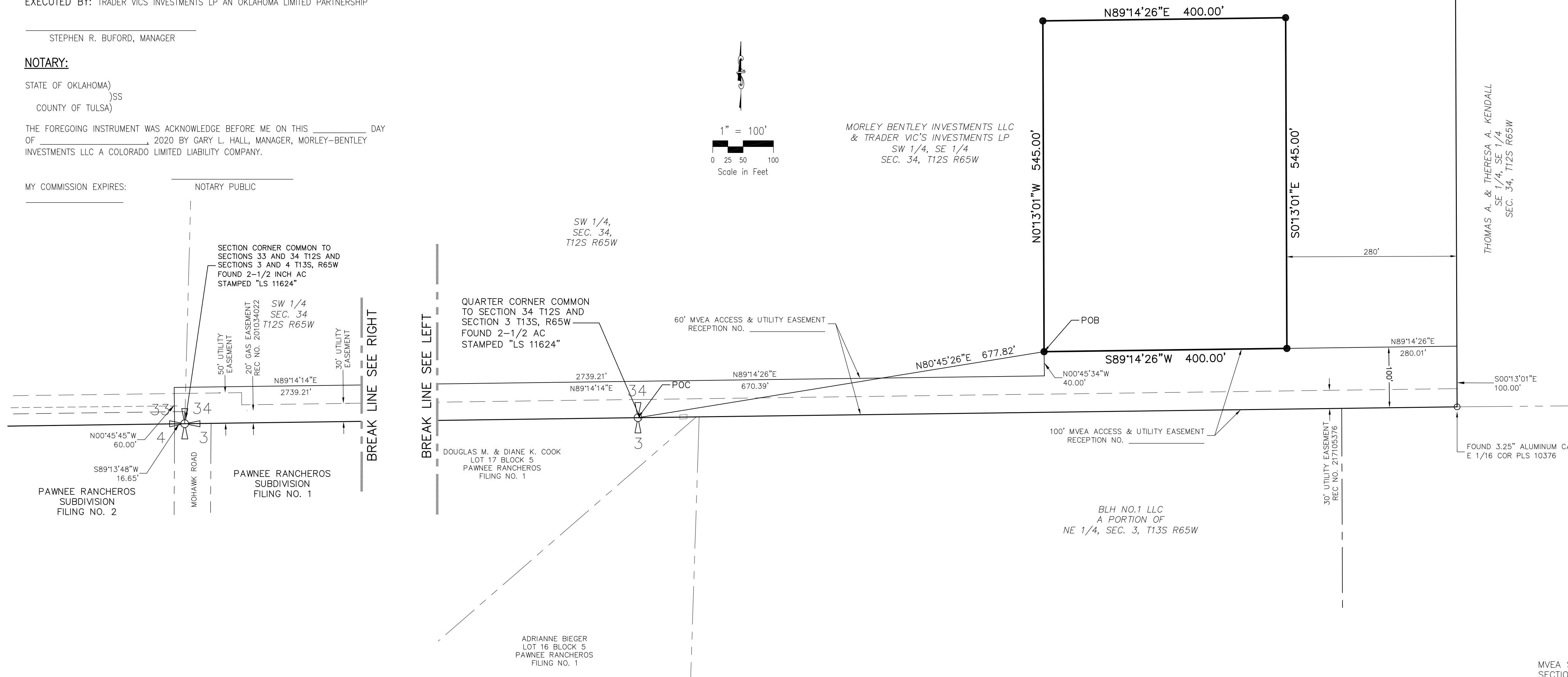
NOTICE:

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.

LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 2020, A.D. AT _____ O'CLOCK _____M, IN BOOK _____ OF LAND SURVEY PLATS AT PAGE _____, DEPOSIT NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER



MORLEY BENTLEY INVESTMENTS LLC
& TRADER VIC'S INVESTMENTS LP
SW 1/4, SE 1/4
SEC. 34, T12S R65W

THOMAS A. & THERESA A. KENDALL
SE 1/4, SE 1/4
SEC. 34, T12S R65W

