

BE IT KNOW 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.

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

JAMES F. MORLEY, MANAGER
STATE OF COLORADO)
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:

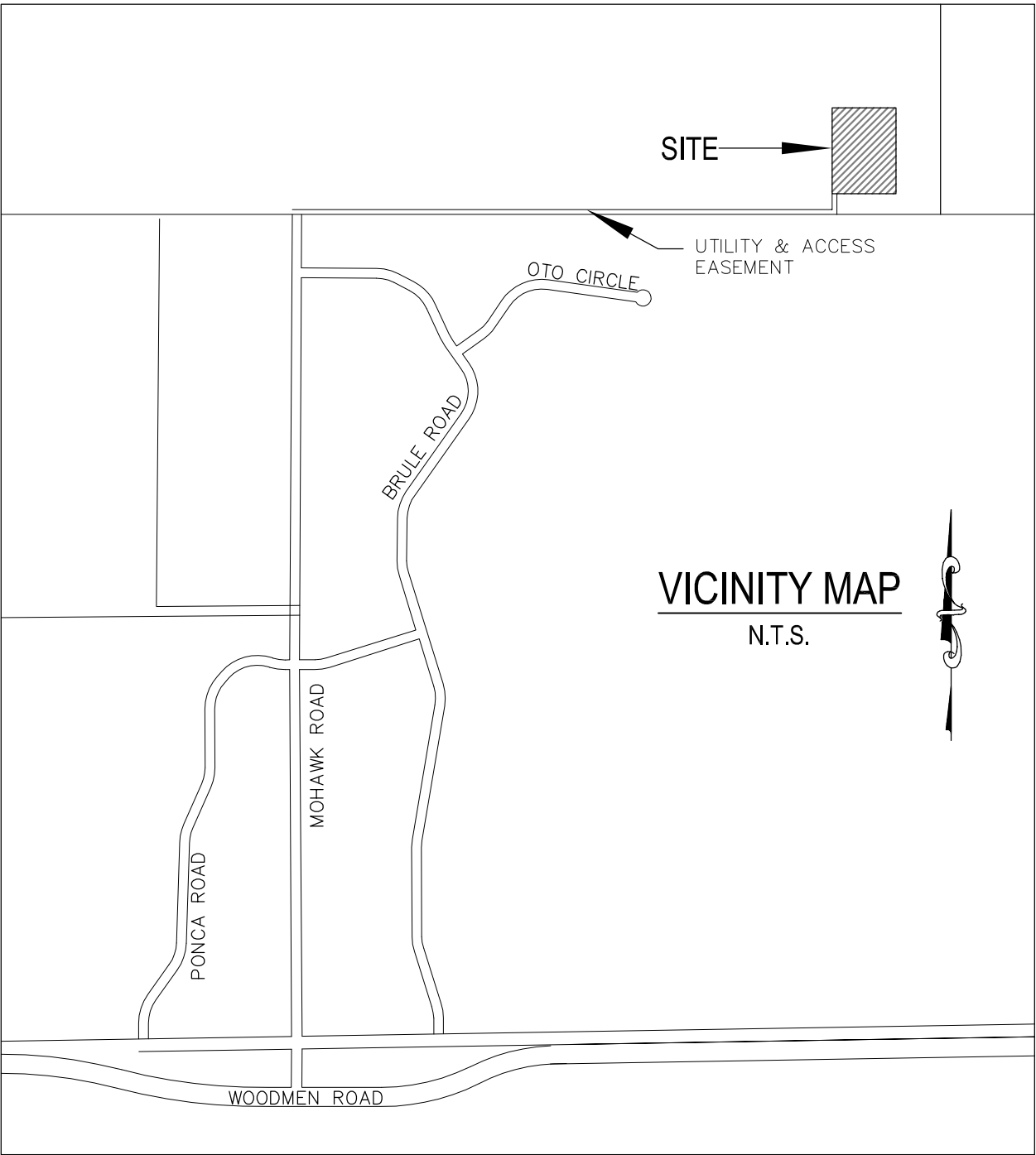
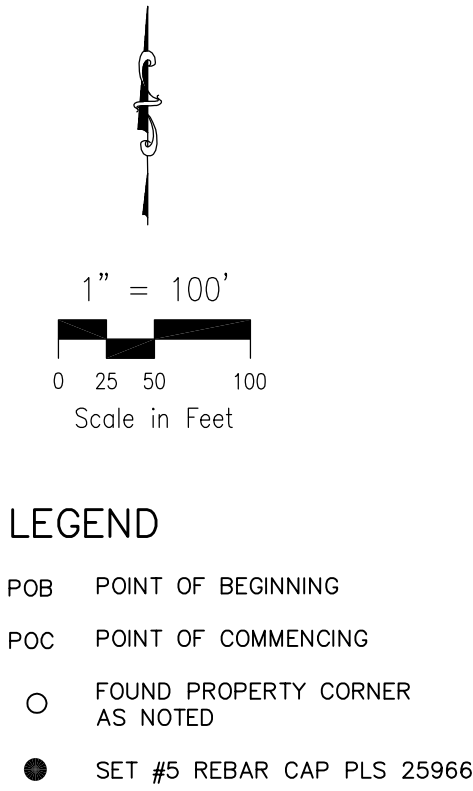
STATE OF OKLAHOMA)
COUNTY OF TULSA)

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

MVEA SUBSTATION AT STERLING RANCH
EXEMPTION SURVEY PLAT

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



PURPOSE:

THE PURPOSE OF THIS SUBDIVISION EXEMPTION PLAT IS TO PROVIDE A 5.00 ACRE SITE FOR AN ELECTRIC SUBSTATION.

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 DOES NOT LIE WITHIN A FEMA DESIGNATED FLOODPLAIN.
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)
4. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18–4–508.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.
10. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT FOR THE COLORADO SPRINGS MUNICIPAL AIRPORT, RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 - A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
 - B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
 - C. NO MAN–MADE OR NON–MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
 - D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460–1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

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
102 E. PIKE PEAK AVE, SUITE 500
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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR
CERTIFICATE:

THIS EXEMPTION PLAT FOR "MVEA SUBSTATION AT STERLING RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF
2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

EL PASO COUNTY ASSESSOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS EXEMPTION PLAT FOR "MVEA SUBSTATION AT STERLING RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF
2020. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THERE ARE NO DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS).

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK __M.,
THIS DAY OF
2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER



102 E. PIKE PEAK AVE, SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

MVEA SUBDIVISION EXEMPTION
SECTION 34, T12S, R65W
JOB NO. 09–021
DATE PREPARED: FEBRUARY 07, 2020
DATE REVISED: MAY 14, 2020
PCD FILE NO. EX–20–001