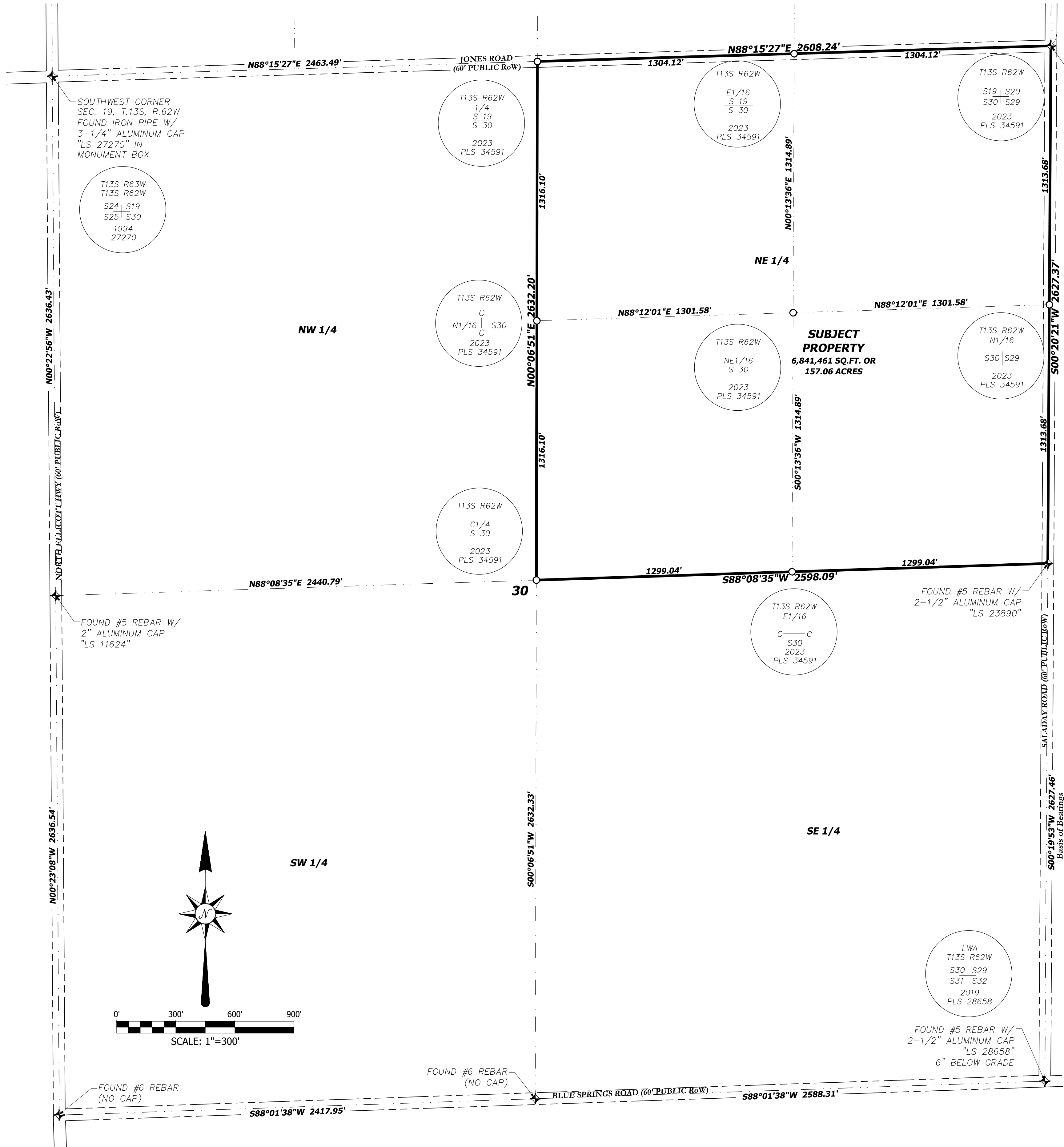


LAND SURVEY PLAT

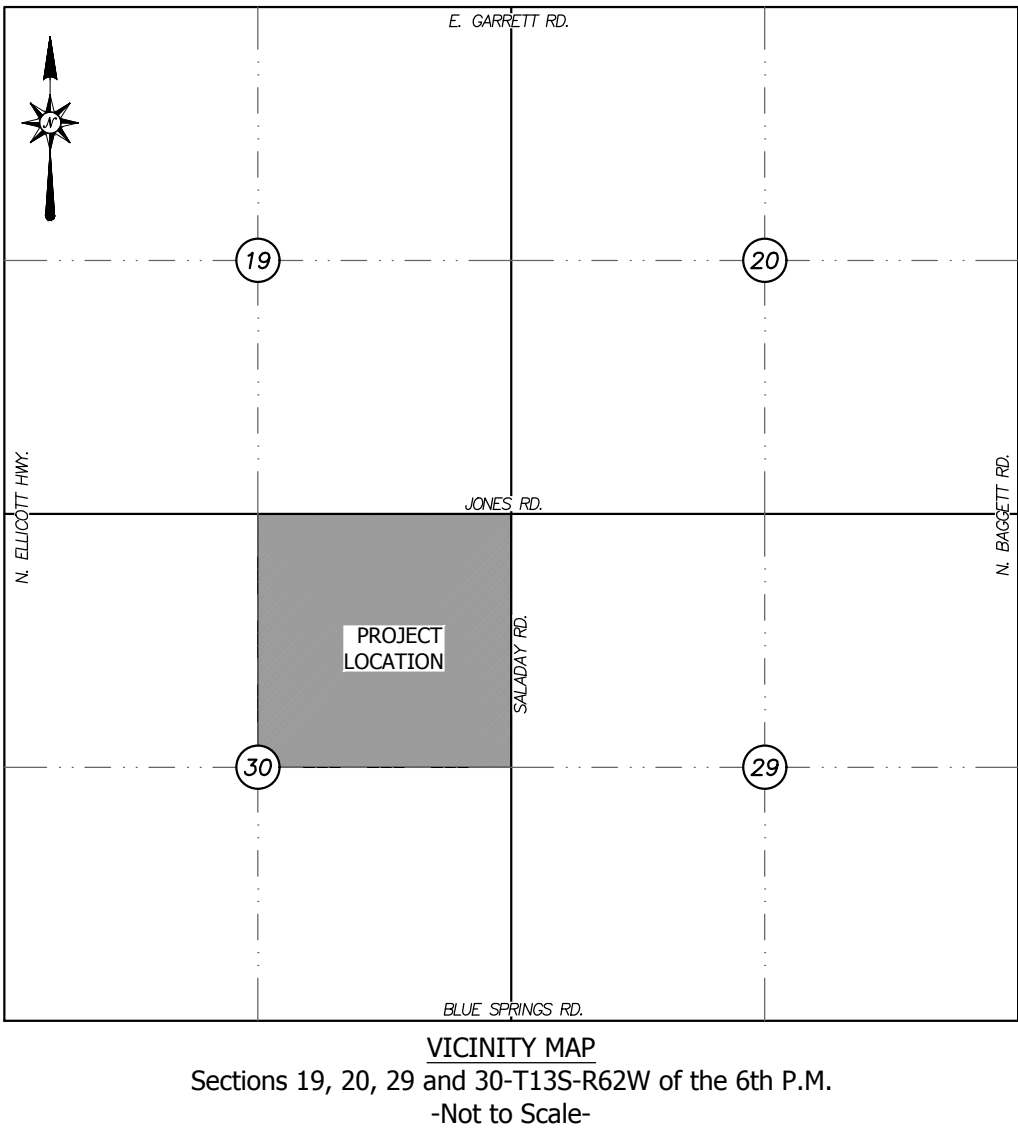
Located in Northeast Quarter of Section 30, Township 13 South, Range 62 West of the 6th Principal Meridian
County of El Paso (Unincorporated), State of Colorado

LEGAL DESCRIPTION AS SURVEYED

THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
	Set Survey Monument - 6/8" x 30" Rebar (As Shown in Cap Diagrams)
	Section Corner, As Noted
	Surveyed Property Boundary Line
	Section Line
	Quarter-Section Line
	Further divided Section Line (1/16)
	Right-of-Way Line



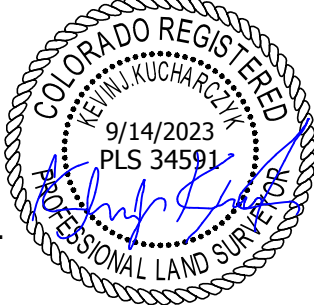
GENERAL NOTES

- NOTICE: PURSUANT TO COLORADO REVISED STATUTES TITLE 13, ARTICLE 80, SECTION 105 (C.R.S. 13-80-105) - 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. EASEMENT RESEARCH AND OWNERSHIP INFORMATION WERE PROVIDED BY CLIENT IN THE TITLE COMMITMENT OR TITLE REPORT REFERENCED HEREON.
- BASIS OF BEARINGS (ASSUMED): BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 62 WEST OF THE SIXTH P.M. HAVING A BEARING AN ASSUMED BEARING OF SOUTH 00° 19' 53" WEST, SAID LINE MONUMENTED AT EACH END AS SHOWN ON THE BOUNDARY MAP SHEET OF THIS SURVEY.
- UNITS SHOWN ARE U.S. SURVEY FEET.

SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE AFFIXED MY STAMP AND SIGNATURE REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED HEREON HAVE BEEN PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND ARE BASED UPON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE.

KEVIN J. KUCHARCZYK, P.L.S.
COLORADO REG. NO. 34591
FOR AND ON BEHALF OF
R&R ENGINEERS-SURVEYORS, INC.



THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

TITLE COMMITMENT DESCRIPTION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 1812942 DATED AUGUST 24, 2022 AT 8:00 A.M. PREPARED BY STEWART TITLE GUARANTY COMPANY.

THIS PROPERTY MAY BE SUBJECT TO THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, OBLIGATIONS, AND RESERVATIONS CONTAINED THEREIN. THE FOLLOWING RECORDED INSTRUMENTS ARE NOT PLOTTABLE AND ARE BLANKET IN NATURE: (NUMBERED ACCORDING TO ITEM NUMBER IN TITLE COMMITMENT)

- RESERVATIONS OR EXCEPTIONS CONTAINED IN U.S. PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, RECORDED OCTOBER 23, 1905 IN BOOK 350 AT PAGE 279, 1) SUBJECT TO THE RIGHTS OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM AND 2) RESERVING RIGHTS OF WAY FOR DITCHES AND CANALS CONSTRUCTED UNDER THE AUTHORITY OF THE UNITED STATES.
- RIGHT-OF-WAY EASEMENT RECORDED DECEMBER 15, 1982 IN BOOK 3647 AT PAGE 715, RECEPTION NO. 927295
- AGREEMENT RECORDED DECEMBER 12, 1984 IN BOOK 3948 AT PAGE 1310, RECEPTION NO. 1192197.
- ORDER AND DECREE CREATING DISTRICT RECORDED MARCH 25, 1985 IN BOOK 3987 AT PAGE 837 AS RECEPTION NO. 1229528.
- COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION NO. 612-BD, RECORDED JANUARY 6, 2005 AS RECEPTION NO. 205002566.
- DECLARATION OF COVENANTS RECORDED OCTOBER 27, 2021 AS RECEPTION NO. 221199565.

DEPOSITING CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO,

AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____, 20____ A.D.

AND IS DULY DEPOSITED IN BOOK _____ AT PAGE(S) _____, DEPOSIT NO. _____

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

		R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-6730 www.rrengineers.com	
REVISIONS		File: BM23123-LSP	
		Orig. Issue Date: 8/22/2023	
		Drawn By: JDM	
		Checked By: KK	
		Project No.	
		BM23123	

LAND SURVEY PLAT
LOCATED IN SECTION 30, TOWNSHIP 13 SOUTH,
RANGE 62 WEST OF THE
6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO (UNINCORPORATED),
STATE OF COLORADO