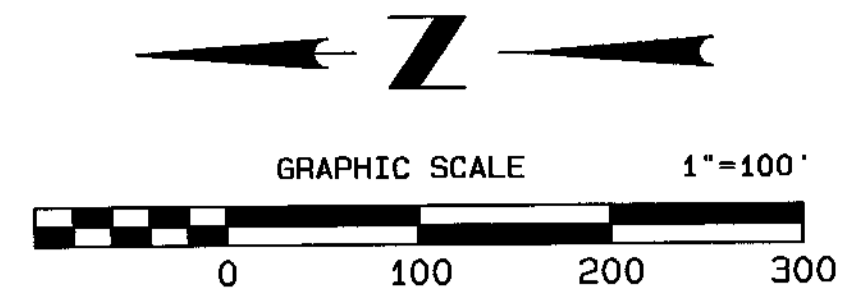
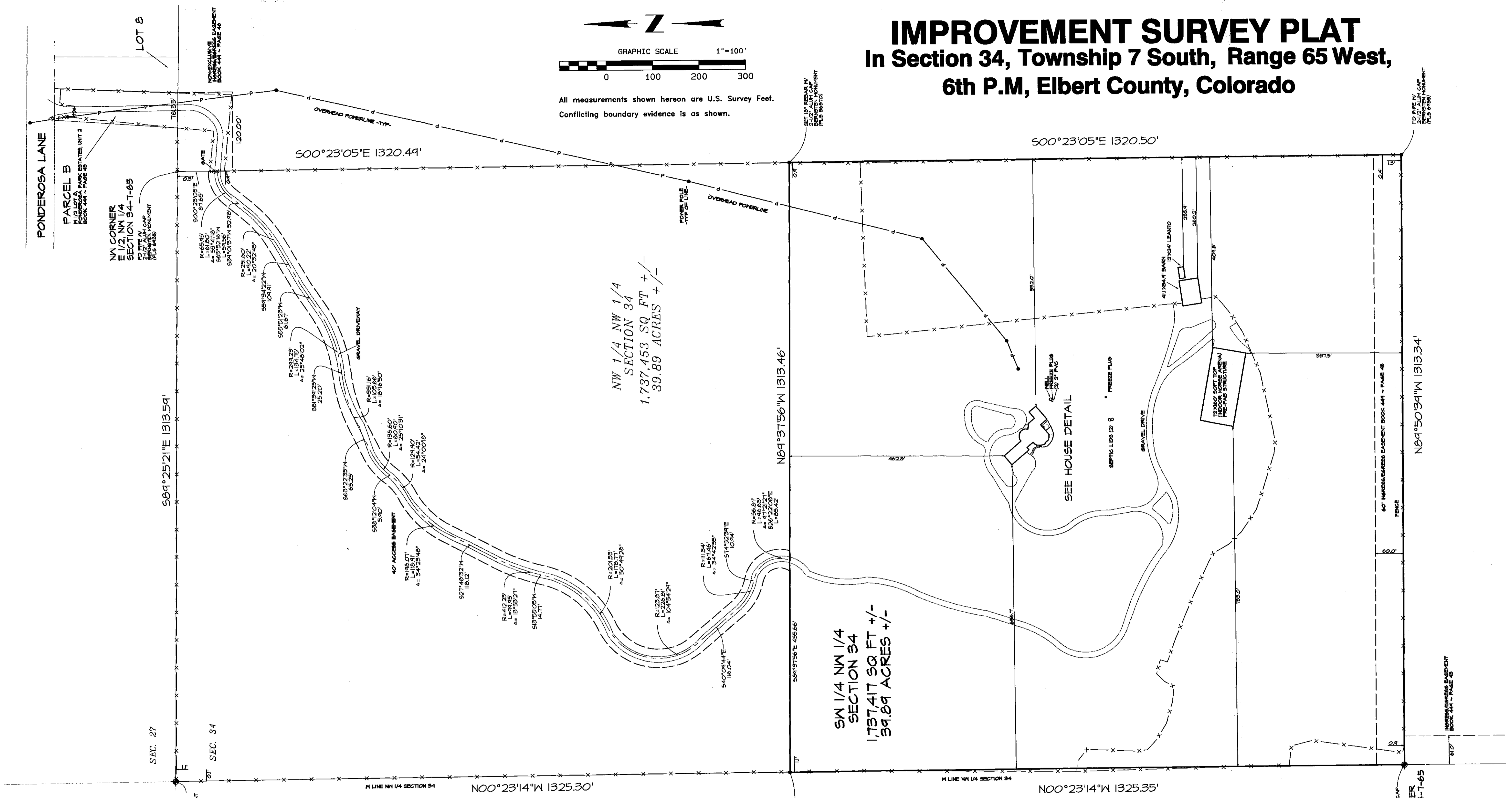


# IMPROVEMENT SURVEY PLAT

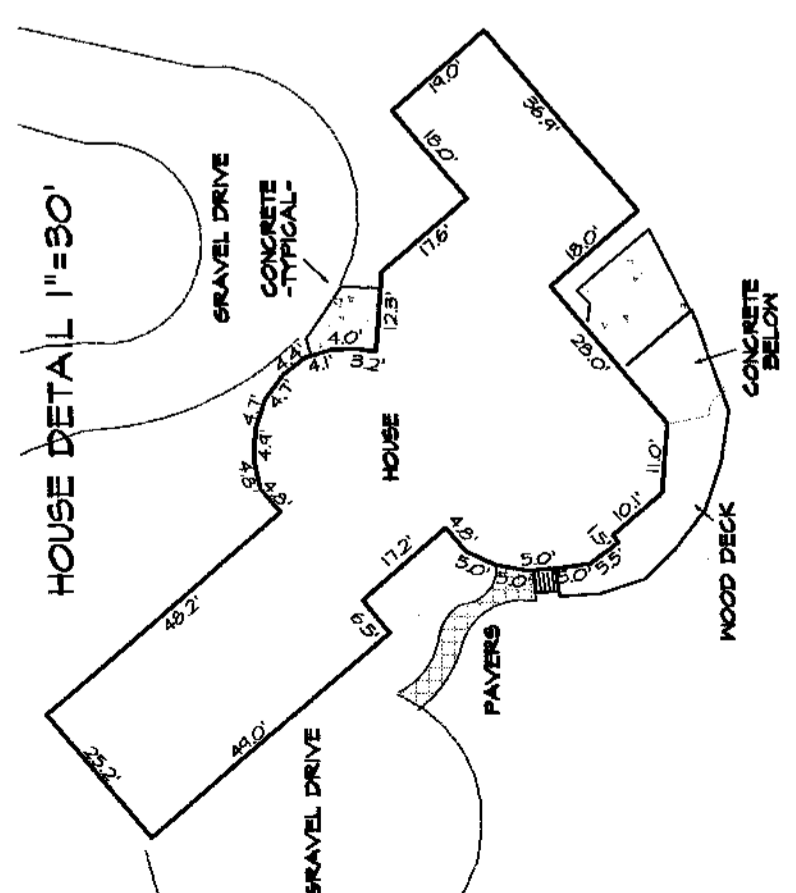
## In Section 34, Township 7 South, Range 65 West, 6th P.M, Elbert County, Colorado



All measurements shown hereon are U.S. Survey Feet.  
Conflicting boundary evidence is as shown.



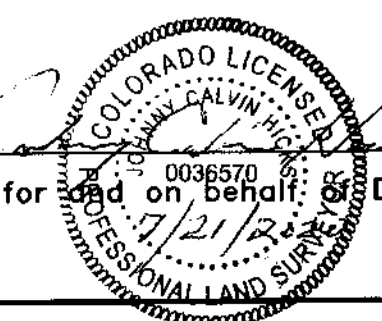
**CERTIFICATE OF SURVEY:**  
I, Johnny Calvin Hicks, a duly registered Professional Land Surveyor practicing in the State of Colorado, do hereby certify to Colorado Escrow and Title Services, LLC, Stefan E. Tauger and Candice M. Tauger and to Earl M. Baldwin and Joyce F. Baldwin that on July 20, 2020, a survey was made under my direct supervision, of 300 Ponderosa Lane Elbert County, Colorado.  
The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Elbert County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all buildings, improvements, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown.  
This survey does not constitute a title search by David E. Archer and Associates, Inc. of the property shown and described hereon to determine:  
1. Ownership of the tract of land.  
2. Compatibility of this description with those of adjacent tracts of land.  
3. Rights of way, easements and encumbrances of record affecting this tract of land.  
Colorado Escrow and Title Services, LLC File No. 36159CEW dated July 9, 2020 (effective July 6, 2020) was entirely relied upon for the recorded information regarding rights of way, easements and encroachments in the preparation of this survey. Corner monuments were set or found and accepted as indicated hereon.



**PROPERTY DESCRIPTION:**  
The Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 34, Township 7 South, Range 65 West of the 6th P.M., County of Elbert, State of Colorado.  
Client did not want easements or rights of way researched.

**CERTIFICATE OF DEPOSIT:**  
Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the county surveyor's land survey plats/right-of-way surveys at reception number \_\_\_\_\_, in the office of the Elbert County Clerk and Recorder.  
Signed \_\_\_\_\_

Signed \_\_\_\_\_  
Johnny Calvin Hicks for \_\_\_\_\_ David E. Archer & Assoc.



\*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.\*

<b>REVISIONS</b> _____ _____ _____		<b>TITLE</b> IMPROVEMENT SURVEY PLAT 300 Ponderosa Lane In Sec. 34, Township 7 South, Range 65 West, 6th P.M, Elbert County, Colorado.
		<b>SCALE</b> AS SHOWN
		<b>DATE</b> T-21-2020
		<b>CLIENT</b> EARL BALDWIN
105 WILCOX ST. CASTLE ROCK, COLORADO 80104 PHONE (303) 688-4642		<b>JOB NUMBER</b> 20-0781
Sheet 1 of 1		_____

Tue Jul 21 10:51:14 2020  
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