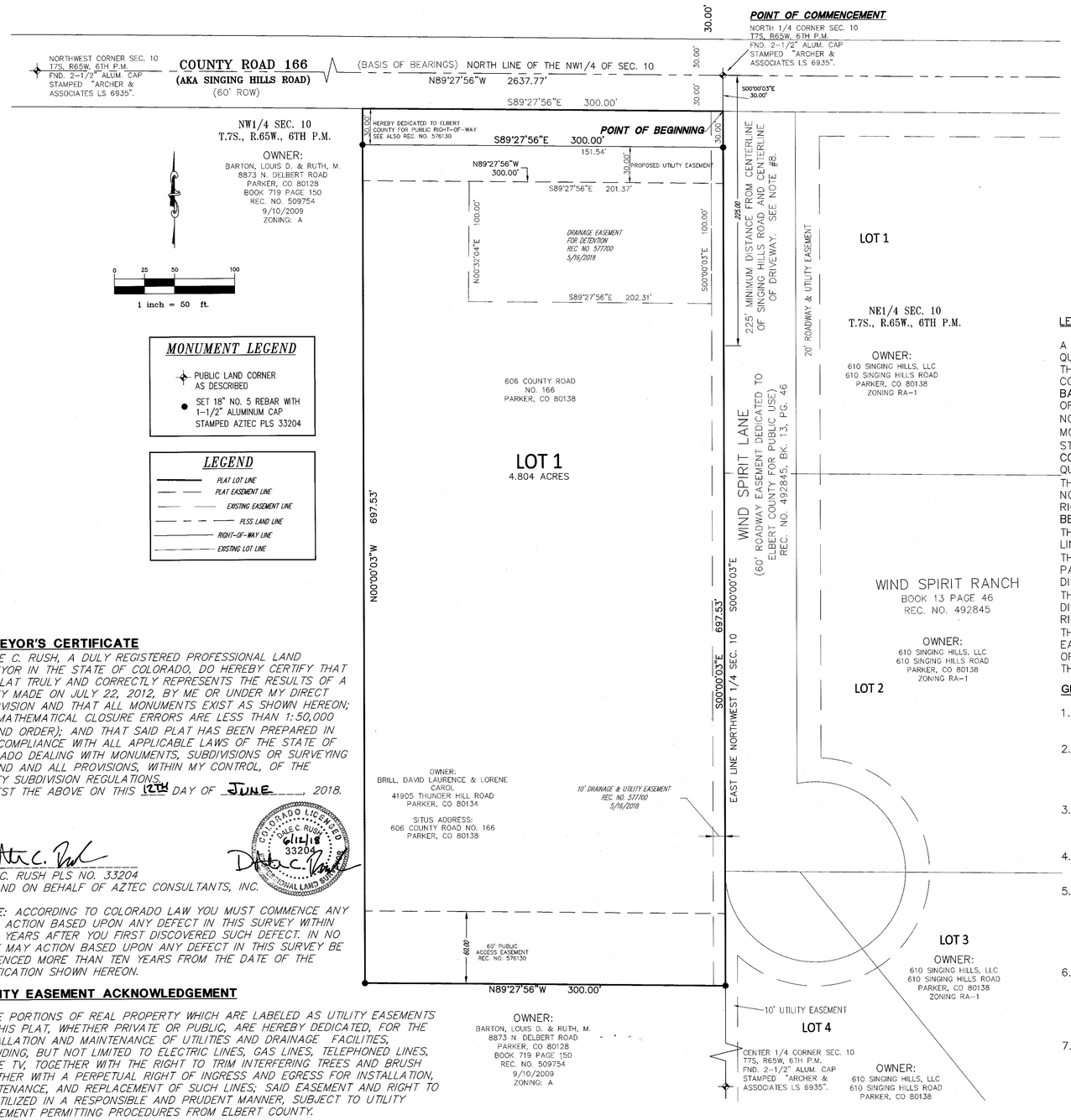
DB SPEED MINOR DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6th P.M.
COUNTY OF ELBERT, STATE OF COLORADO

CASE #MD-16-0029



MONUMENT LEGEND

- PUBLIC LAND CORNER AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED AZTEC PLS 33204

LEGEND

- PLAT LOT LINE
- PLAT EASEMENT LINE
- EXISTING EASEMENT LINE
- PLSS LAND LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE

SURVEYOR'S CERTIFICATE

I, DALE C. RUSH, 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 JULY 22, 2012, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE COUNTY SUBDIVISION REGULATIONS.
I ATTEST THE ABOVE ON THIS 12TH DAY OF JUNE, 2018.

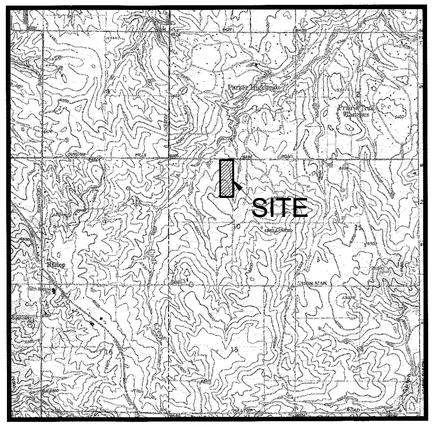
COLORADO LICENSED 6/12/18 DALE C. RUSH 33204 PROFESSIONAL LAND SURVEYOR

DALE C. RUSH PLS NO. 33204
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, WHETHER PRIVATE OR PUBLIC, ARE HEREBY DEDICATED, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONED LINES, CABLE TV, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENT AND RIGHT TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER, SUBJECT TO UTILITY PLACEMENT PERMITTING PROCEDURES FROM ELBERT COUNTY.



VICINITY MAP
1" = 3000'

LEGAL DESCRIPTION:

A PARCEL OF LAND, LYING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ELBERT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, AS BEARING NORTH 89°27'56" WEST, A DISTANCE OF 2637.77 FEET AND BEING MONUMENTED AT EACH END BY A 2-1/2" ALUMINUM CAP STAMPED "ARCHER & ASSOCIATES LS 6935".
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10;
THENCE SOUTH 00°00'03" EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 166, AND THE **POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 00°00'03" EAST, ALONG SAID EAST LINE, A DISTANCE OF 727.53 FEET;
THENCE DEPARTING SAID EAST LINE, NORTH 89°27'56" WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 300.00 FEET;
THENCE NORTH 00°00'03" WEST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 727.53 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 166;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°27'56" EAST, 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING.**

GENERAL NOTES

1. THE FIELD WORK FOR THIS FINAL PLAT WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON JULY 22, 2012.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THIS MINOR DEVELOPMENT DOES NOT CERTIFY TO ANY SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE.
4. THE PARCEL DESCRIBED HEREON CONTAINS A CALCULATED AREA OF 218,250 SQ FT OR 5.010 ACRES.
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. AZTEC CONSULTANTS, INC. WAS NOT PROVIDED A TITLE COMMITMENT AND THEREFORE MAKES NO CLAIMS OR CERTIFICATION FOR ALL FORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD.
6. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 08039C0250C EFFECTIVE DATE MARCH 17, 2011, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOODPLAIN.
7. THE CENTERLINE OF ANY DRIVEWAY ACCESS FROM WIND SPIRIT LANE SHALL BE LOCATED AT LEAST 225 FEET FROM THE CENTERLINE OF SINGING HILLS ROAD.

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED BELOW, HAVING LAID OUT AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "DB SPEED MINOR DEVELOPMENT".

OWNERS: _____ *DATE:* 6/14/18, 2018
(SIGNATURE)
DAVID L. BRILL
(PRINTED NAME)

_____ *DATE:* 6/14/18, 2018
(SIGNATURE)
LORENE C. BRILL
(PRINTED NAME)

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF Douglas) ss

SUBSCRIBED AND SWORN BEFORE ME THIS 14 DAY OF June, 2018

_____ Michelle L Helm
(SIGNATURE) (PRINTED NAME)

WITNESS MY HAND AND OFFICIAL SEAL.

MICHELLE L. HELM NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19964020154 My Commission Expires Dec. 13, 2020

MY COMMISSION EXPIRES 12/13/20

NOTARY PUBLIC Michelle L Helm

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS PLATTED HEREON AND THAT TITLE TO SUCH LAND IS FREE AND CLEAR OF ANY ENCUMBRANCES, EXCEPT AS SHOWN HEREON.

_____
FIRST AMERICAN TITLE COMPANY

*THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE DEED OF TRUST, LIEN OR OTHER ENCUMBRANCE RECORDED * ("DEED OF TRUST"), ENCUMBERING THE LANDS DESCRIBED IN THE CAPTION HEREON. THE UNDERSIGNED HEREBY JOINS AND CONSENTS TO THE DEDICATIONS BY THE OWNER OF THE LANDS DESCRIBED AND AGREES THAT THE DEED OF TRUST SHALL BE SUBORDINATED TO SAID DEDICATIONS,*

_____
LOUIE D. BARTON

COMMUNITY AND DEVELOPMENT SERVICES

THIS MINOR DEVELOPMENT WAS REVIEWED AND APPROVED BY COMMUNITY AND DEVELOPMENT SERVICES ON THE 19TH DAY OF JUNE, 2018, A.D..

_____
COMMUNITY AND DEVELOPMENT SERVICES DIRECTOR

BOARD OF COUNTY COMMISSIONERS

THIS MINOR DEVELOPMENT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE 14TH DAY OF JUNE, 2018, A.D..

_____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS MINOR DEVELOPMENT WAS REVIEWED AND APPROVED BY THE ELBERT COUNTY ENGINEER ON THE 18 DAY OF JUNE, 2018, A.D..

_____
DPW DIR. / *ELBERT COUNTY ENGINEER*

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THIS MINOR DEVELOPMENT WAS FILED IN MY OFFICE ON THIS DAY OF July 9th IN THE YEAR 2018, A.D. AT 12:46 A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER 578992, BOOK 13, PAGE 111.

578992 B: 13 P: 111 PLAT
07/09/2018 12:48:30 PM Page: 1 of 1 R 11.00 D
Dallas Schroeder Recorder, Elbert County, Co

_____ Deputy Clerk
COUNTY CLERK AND RECORDER

AZTEC CONSULTANTS, INC.
300 E. Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: C/DCR/DB SPEED

DEVELOPER
DAVID BRILL
41905 THUNDER HILL ROAD
PARKER, COLORADO 80134
(720) 851-1113

DATE OF PREPARATION:	5/31/2018
SCALE:	1"=50'
SHEET 1 OF 1	

B13 P111