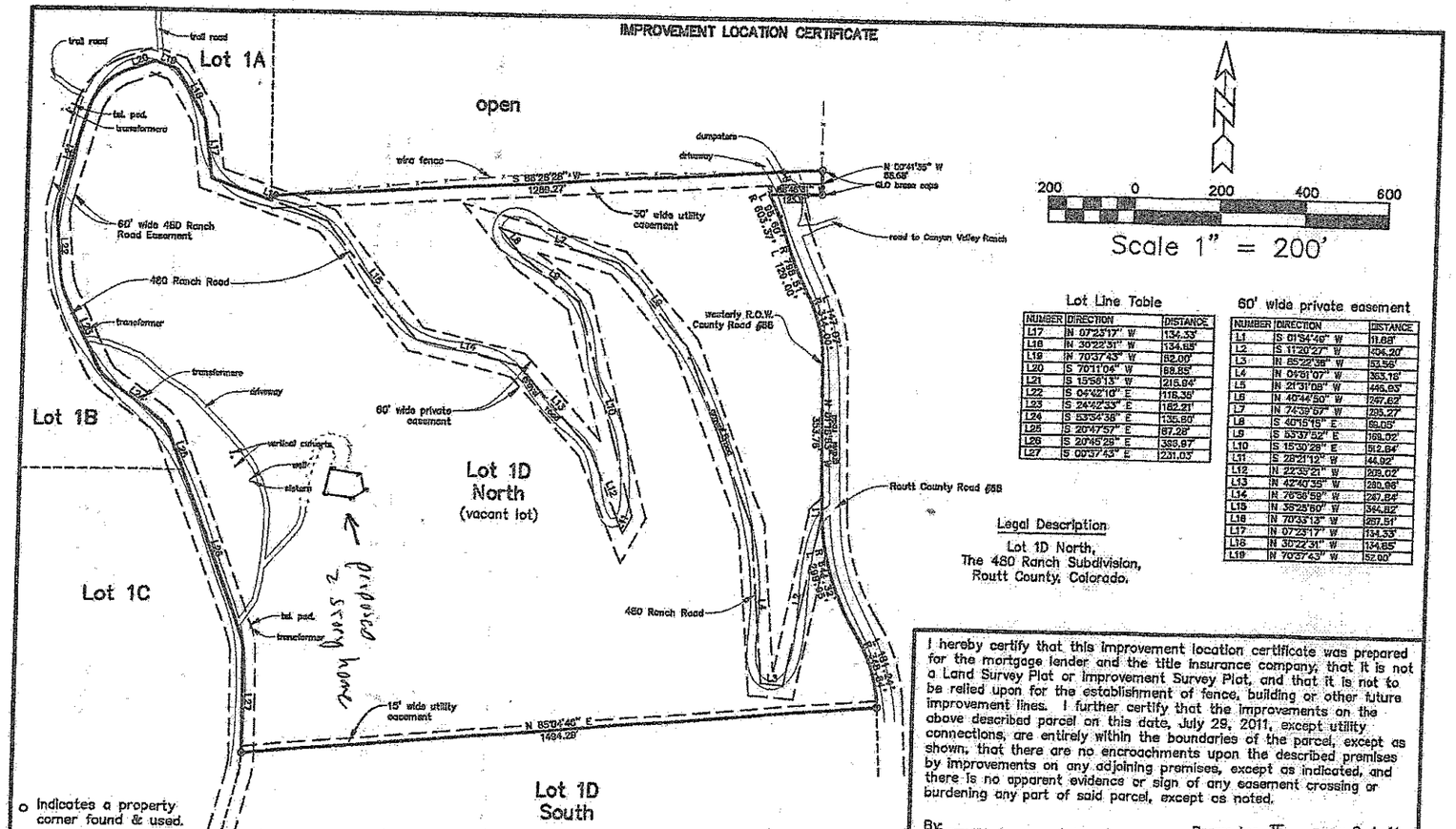
IMPROVEMENT LOCATION CERTIFICATE



o Indicates a property corner found & used.

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.

This certificate does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon: the final plat of The 480 Ranch Subdivision.

Lot Line Table

NUMBER	DIRECTION	DISTANCE
L17	N 07°23'17" W	134.33'
L18	N 30°22'31" W	134.65'
L19	N 70°37'43" W	52.00'
L20	S 70°11'04" W	58.85'
L21	S 19°56'13" W	216.94'
L22	S 04°42'10" E	116.39'
L23	S 24°42'33" E	162.21'
L24	S 53°34'38" E	135.60'
L25	S 20°47'57" E	87.28'
L26	S 20°45'25" E	388.97'
L27	S 00°37'43" E	231.03'

60' wide private easement

NUMBER	DIRECTION	DISTANCE
L1	S 01°54'46" W	11.68'
L2	S 11°20'27" W	404.20'
L3	N 85°22'38" W	53.56'
L4	N 04°51'07" W	363.16'
L5	N 21°31'08" W	448.63'
L6	N 40°44'50" W	267.62'
L7	N 74°39'57" W	235.27'
L8	S 40°15'18" E	59.05'
L9	S 53°37'52" E	169.02'
L10	S 15°30'28" E	952.64'
L11	S 28°21'12" W	44.92'
L12	N 22°35'21" W	209.02'
L13	N 42°40'35" W	280.86'
L14	N 76°56'59" W	247.84'
L15	N 35°25'50" W	344.82'
L16	N 70°33'13" W	267.51'
L17	N 07°23'17" W	134.33'
L18	N 30°22'31" W	134.65'
L19	N 70°37'43" W	52.00'

Legal Description

Lot 1D North,
The 480 Ranch Subdivision,
Routt County, Colorado.

I hereby certify that this improvement location certificate was prepared for the mortgage lender and the title insurance company, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, July 29, 2011, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By: _____ Drawn by: TE Date: 8-4-11
Thomas H. Effinger Jr.
Colorado Professional Land Surveyor #17651 Surveyed by: TE

E&F Associates
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