

IMPROVEMENT LOCATION CERTIFICATE

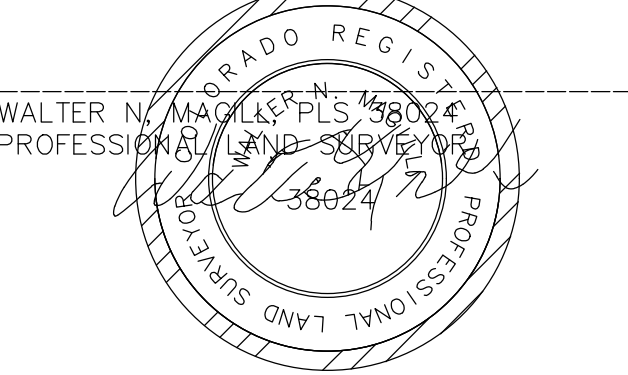
OF (PARCEL B) A TRACT LOCATED IN THE SE ¹/₄ OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 86 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO

NOTES:

- 1) AN IMPROVEMENT LOCATION CERTIFICATE OF A TRACT IN THE SE ¹/₄ OF SECTION 12, T6N, R85W, DEFINED AS BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF ROUTT COUNTY HIGHWAY NO. 44 INTERSECTS WITH THE CENTER LINE OF THE WEST FORK OF ELK RIVER; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID HIGHWAY TO A POINT WHERE SAID HIGHWAY TURNS TO NORTHERLY DIRECTION; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID HIGHWAY TO A POINT WHERE SAID HIGHWAY TOUCHES WESTERLY BANK OF SAID WEST FORK; THENCE DUE NORTH TO THE CENTERLINE SAID WEST FORK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID WEST FORK TO THE POINT OF BEGINNING ACCORDING TO THE WARRANTY DEED RECORDED AT RECEPTION NO. 813821 AND MAP OR PLAT RECORDED AT RECEPTION NO. 527979.
- 2) FIELD SURVEYING COMPLETED JUNE 19, 2024.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE WARRANTY DEED RECORDED AT RECEPTION NO. 813821 AND MAP OR PLAT RECORDED AT RECEPTION NO. 527979.
- 4) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 5) PROPERTY CORNERS FOUND AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR RYAN M. ELLIS & GALE A. RASTALL AND THAT IT IS NOT A LAND SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY RYAN M. ELLIS & GALE A. RASTALL AND DESCRIBES THE PARCELS APPEARANCE ON JUNE 19, 2024.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JUNE 19, 2024 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED HEREON.

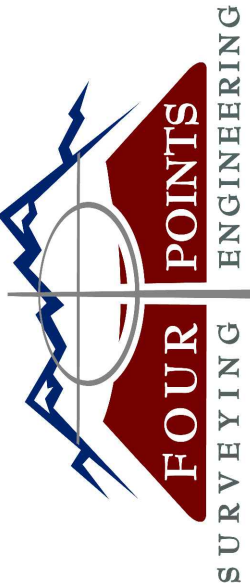


LEGEND	
—	PROPERTY BOUNDARY
—	ADJACENT PROPERTY BOUNDARY
- - -	EXISTING EASEMENT
- - -	POWER LINES
- - -	EXISTING EDGE OF GRAVEL
- - -	EXISTING 2' CONTOUR
- - -	EXISTING 10' CONTOUR
- - -	EXISTING WOOD FENCE
- - -	EXISTING EDGE OF BANK
- - -	EXISTING BUILDINGS

Line Table		
Line #	Length	Direction
L1	10.00	S7° 21' 59"W
L2	0.60	N82° 38' 01"W
L3	16.60	S7° 21' 59"W
L4	13.50	N82° 38' 01"W
L5	16.60	N7° 21' 59"E
L6	0.70	N82° 38' 01"W
L7	7.60	N7° 21' 59"E
L8	24.80	S82° 38' 01"E
L9	14.50	S7° 21' 59"W

Line Table		
Line #	Length	Direction
L10	10.00	N82° 38' 01"W
L11	28.21	S77° 05' 21"W
L12	33.52	N12° 54' 39"W
L13	30.70	N37° 16' 21"W
L14	21.00	N52° 43' 39"E
L15	30.70	S37° 16' 21"E
L16	21.00	S52° 43' 39"W
L17	24.50	S78° 44' 52"W
L18	7.75	S12° 54' 39"E

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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

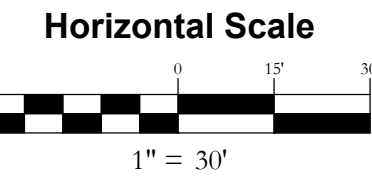


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INT	REVISIONS	DATE	No.

TRACT IN SE ¹/₄ OF SEC 12-6-86 (PARCEL B)

39310 COUNTY ROAD 44
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

DATE: 07-19-2024
JOB #: 2453-001
DRAWN BY: CKB
DESIGN BY: CKB
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

IMPROVEMENT
LOCATION
CERTIFICATE

DRAWING:

SHEET #

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