

NOTES:

- 1) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, BAKER & ASSOCIATES RELIED UPON WESTCOR LAND TITLE COMPANY ORDER NO. 1838CEN.
- 2) PROPERTY IS SUBJECT TO ALL OF THE EXCEPTIONS SHOWN IN THE TITLE COMMITMENT.

LEGAL DESCRIPTION (Provided by: Northwest Title Company 1838CEN)

A part of Lot 1, Block 4, Ridgeview Filing No. 1, situated in the South one-half of Section 34, Township 7 North, Range 91 West of the 6th Principal Meridian, County of Moffat, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 34; thence North 0°11'20" East along the East line of said Section 34 a distance of 163.45 feet; thence, North 89°53'58" West a distance of 570.00 feet to the Southeast corner of Lot 1, Block 5, said Ridgeview Filing No. 1; thence, continuing North 89°53'58" West along the South line of said Ridgeview Filing No. 1 a distance of 1080.00 feet to a point on the Easterly Right-of-Way line of Riford Road; thence, North 0°06'02" East along said Easterly Right-of-Way line a distance of 466.24 feet to the Southwest corner of said Lot 1, Block 4, said point being the true point of beginning; thence, along the boundary line of said Lot 1, Block 4 the following (4) four courses;

- (1) continuing North 0°06'02" East a distance of 33.76 feet to a point of curve;
- (2) along the arc of said curve to the left, having a radius of 630.00 feet and a central angle of 22°30'35", a distance of 247.51 feet;
- (3) North 67°35'27" East a distance of 195.58 feet;
- (4) North 88°56'56" East a distance of 335.56 feet; thence departing said boundary line South a distance of 356.57 feet to a point on the Southerly boundary line of said Lot 1, Block 4; thence, North 89°53'58" East along said Southerly line a distance of 468.80 feet to the true point of beginning.

(Ridgeview West, LLC)
615 Riford Road
Craig, CO. 81625

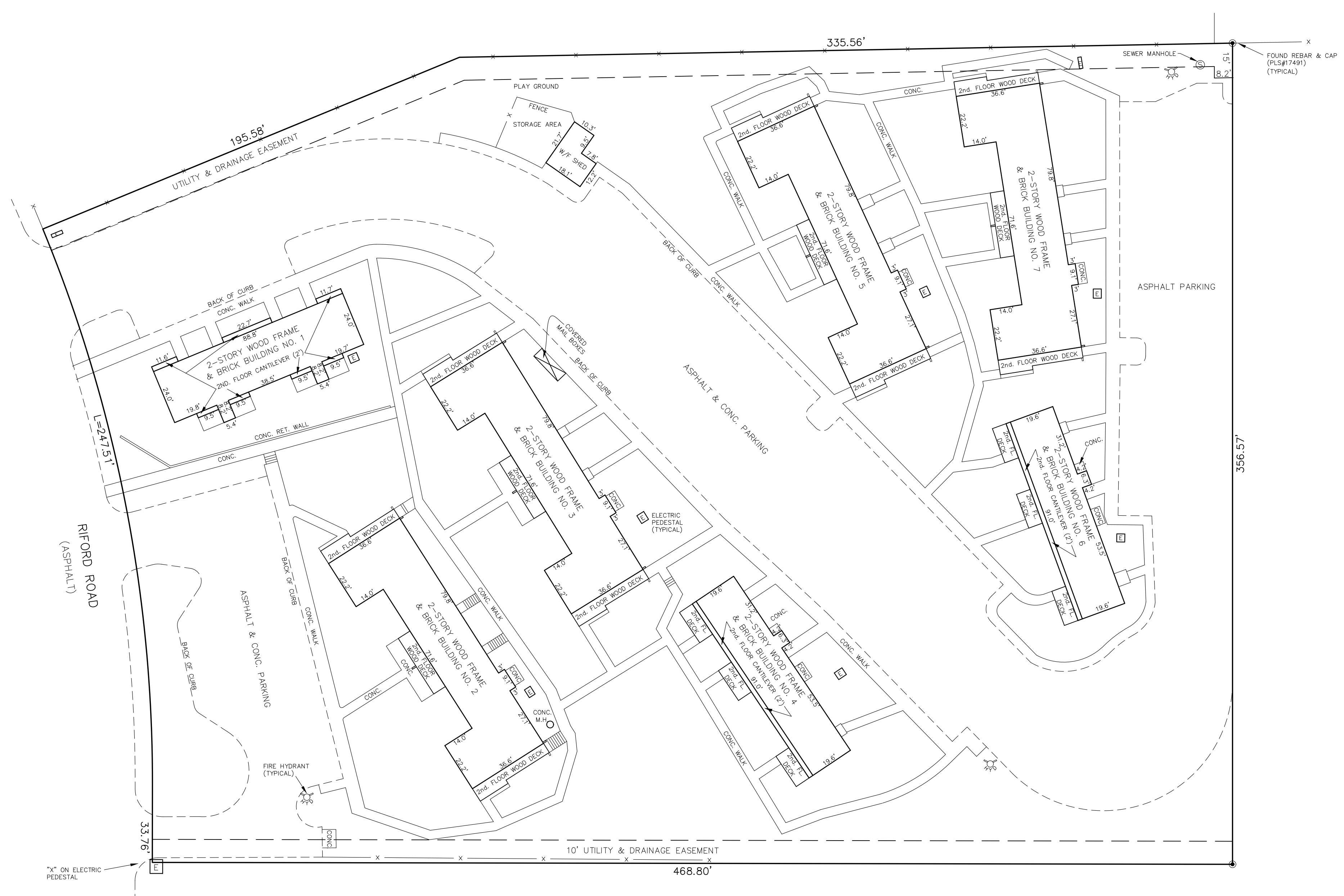
IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared specifically and only for Yampa Valley Bank, 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. This certificate is valid only for use by Yampa Valley Bank and describes the parcel's appearance on April 17, 2017.

I further certify that the improvements on the above described parcel on this date, April 17, 2017, 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 that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

LLOYD W. POWERS, PLS
Colorado Reg. No. 13901

Date April 17, 2017



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 herein.

NOTE: The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief. As such it does not constitute a guarantee, or warranty, expressed or implied.

BAKER & ASSOCIATES
ENGINEERS & LAND SURVEYORS
1790 W. VICTORY WAY
CRAIG, COLORADO 81625

Job No.	17028	Plotted:	LWP	Disc No.:	HD-B
Date:	APRIL 17, 2017	Checked:		Coord. File:	NONE
Scale:	1" = 30'	Book No.:		Plot File:	17028

IMPROVEMENT LOCATION CERTIFICATE
RIDGEVIEW APARTMENTS