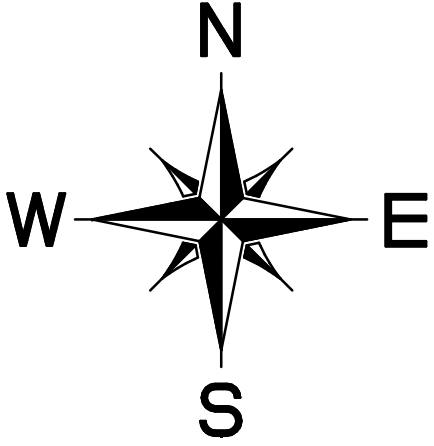
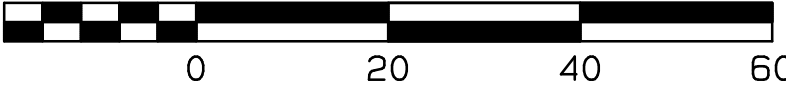


IMPROVEMENT LOCATION CERTIFICATE

FOR PROPERTY LOCATED WITHIN
BLOCK 21, CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



GRAPHIC SCALE 1"=20'



PROPERTY DESCRIPTION:

All that part of Block 21 in the Town (now City) of Salida, Chaffee County, Colorado, described by metes and bounds as follows: Beginning at the intersection of the Southeasterly side of G Street and the northeasterly side of Second Street in said City, thence First Course - running southeasterly along the northeasterly side of said Second Street a distance of 175 feet, thence - second course - northeasterly at right angles to first course and parallel to G Street a distance of 150 feet to the main alley in said Block, thence Third course - northwesterly at right angles to second course and along the southwesterly side of said main alley a distance of 175 feet, thence - fourth course - southwesterly along the southeasterly side of G Street a distance of 150 feet to the place of beginning.
EXCEPTING THEREFROM the following tract of land as described in Warranty Deed recorded March 21, 2008 as Reception No. 373238:
A tract of land being a portion of Lots 19 and 20, in Block 21 of the original Town (now City) of Salida, Chaffee County, Colorado being more particularly described as follows:
Commencing at the intersection of the southeasterly boundary of G Street with the northeasterly boundary of Second Street in said City of Salida; thence South 52°14' East along said northeasterly boundary of Second Street a distance of 131.2 feet to the point of beginning of the tract herein described; thence continuing South 52°14' East along said northeasterly street boundary 43.8 feet to the lot corner common to Lots 20 and 21 in said Block 21; thence North 37°46' East along the lot line common to said Lots 20 and 21 distance of 68.0 feet; thence North 52°14' West 43.8 feet; thence South 37°46' West 68.0 feet to the point of beginning.

IMPROVEMENT LOCATION CERTIFICATE:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR HIGH COUNTRY 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.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON JANUARY 4, 2016 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES, EXCEPT AS SHOWN, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED OR SHOWN.

MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

NOTES:

- 1) PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 15-02624 ISSUED BY CENTRAL COLORADO TITLE AND ESCROW EFFECTIVE DECEMBER 21, 2015.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE PLAT OF THE CITY OF SALIDA AND ITS ADDITIONS AND ON THE LOCATIONS OF RECOVERED 5/8" REBAR CONTROL MONUMENTS AT THE INTERSECTION OF THE CENTERLINES OF FIFTH AND G STREETS AND THE CENTERLINES OF FIFTH AND F STREETS IN THE CITY OF SALIDA WITH PLAT DATA PROJECTED TO THE SUBJECT PROPERTY.
- 3) THE PROPERTY IS SUBJECT TO A UTILITY EASEMENT FOR SEWER, GAS, POWER LINE AND ANY ANY OTHER UTILITY LINE OF ANY NATURE AS GRANTED AND DESCRIBED IN BOOK 376 AT PAGE 666 AND IN BOOK 387 AT PAGE 261.
- 4) THE PROPERTY IS SUBJECT TO AN ACCESS EASEMENT FOR PEDESTRIAN AND MOTOR VEHICLE USE AS DESCRIBED IN RECEPTION NO. 282507.
- 5) THE PROPERTY CARRIES WITH IT AN EASEMENT AND RIGHT-OF-WAY AS GRANTED AND DESCRIBED IN BOOK 387 AT PAGE 263.

IMPROVEMENT LOCATION CERTIFICATE

FOR PROPERTY IN BLOCK 21, CITY OF SALIDA

CHAFFEE COUNTY COLORADO

Job Number: J-16-001

DESIGNED:

M. K. H.

DRAWN BY: TMDD CAD

CHECKED: B. S. H.

Flt. book: S297, Pgs. 48-50 DC TSC3

HENDERSON LAND SURVEYING CO., INC.

203 G STREET

SALIDA, COLORADO

DATE:

1/6/16

DRAWING NO.

S-16-03

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 ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CONTAINED IN THE IMPROVEMENT LOCATION CERTIFICATE HEREON.