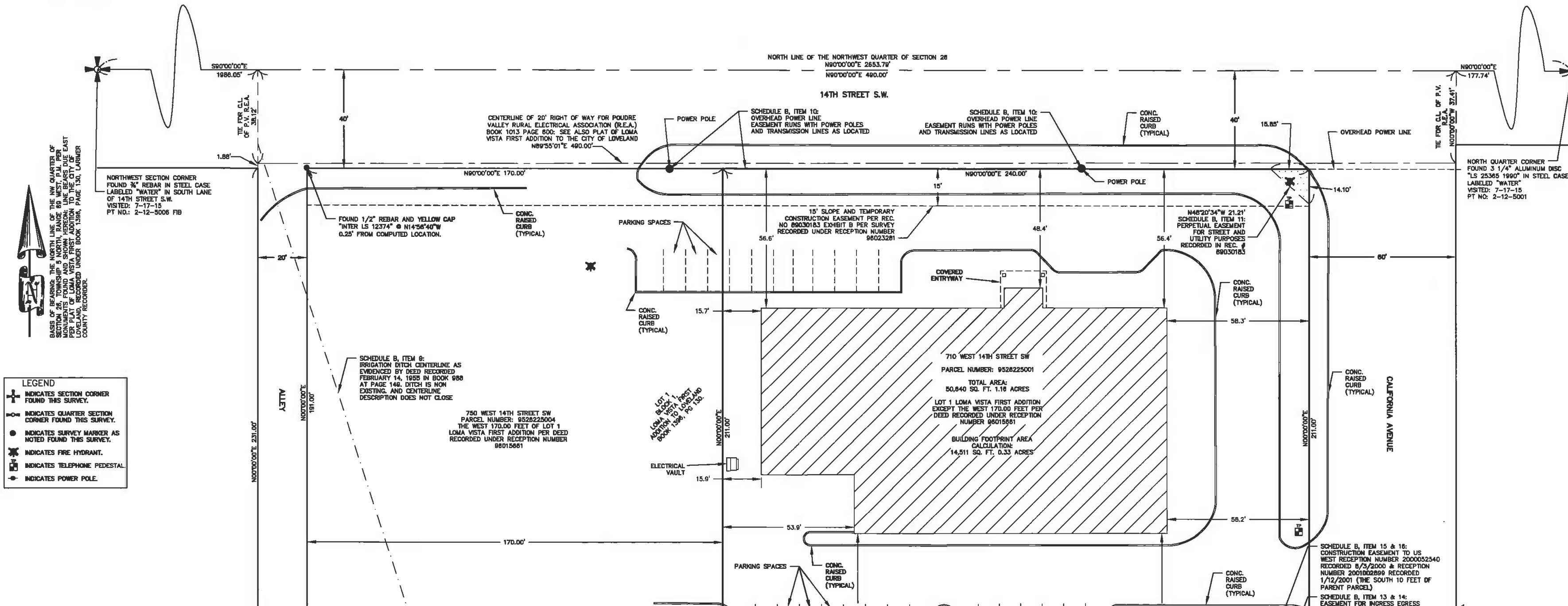
IMPROVEMENT SURVEY PLAT FOR: LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ADDRESS: 710 14TH STREET S.W., LOVELAND, COLORADO, 80537
LARIMER COUNTY PARCEL ID NUMBER: 95262-25-001

LOCATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 69 WEST, 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.



SURVEYORS CERTIFICATE

I, JESSE J. HUEY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, THAT IN JULY, 2015, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESSE J. HUEY ____ 38290 REGISTRATION NO. ____ DATE

METHOD OF SURVEY: COMBINATION G.P.S. AND CONVENTIONAL RANDOM TRAVERSE USING TOPCON HIPERLITE PLUS SURVEY GRADE G.P.S. AND GEODIMETER 600 3" INSTRUMENT.

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS AND REQUIREMENTS FOR LAND SURVEYS AND PLATS AS PER C.R.S. SECTION 38-51-106.

NOTICE:

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

2. THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.

3. UNDERGROUND UTILITIES WERE NOT LOCATED.

4. THIS SURVEY IS SUPPORTED BY A TITLE COMMITMENT THROUGH LAND TITLE GUARANTEE COMPANY (COMMITMENT NO. FCC25132163-2). ALL SUPPORTING DOCUMENTS WERE PROVIDED BY SAID TITLE COMPANY.

LOT DETAIL
SCALE: 1" = 20'

LEGAL DESCRIPTION

LOT 1, BLOCK 1, LOMA VISTA FIRST ADDITION TO THE CITY OF LOVELAND, LESS THAT PORTION CONVEYED IN DEED RECORDED MARCH 5, 1996 AT RECEPTION NO. 96015681, COUNTY OF LARIMER, STATE OF COLORADO.

ALSO KNOWN AS: 710 14TH STREET SW, LOVELAND, COLORADO, 80537

HUEY SURVEYING LLC
1582 Cress Court
Boulder, Colorado 80304
Tel: (720) 545-6605
Email: hueysurveying@gmail.com

JOB NO. 071 DRAWING: 071MACDONALD.DWG
DATE: JULY 21, 2015 SHEET: 1 OF 1
DRAWN BY: J. HUEY/CHECKED BY: J. HUEY

"SCHEDULE B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER NO. FCC25132163 ISSUED BY LAND GUARANTEE TITLE COMPANY. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED OR OTHERWISE NOTED AS NOT SURVEY RELATED.

SCHEDULE ITEMS 1-8 ARE NOT SURVEY ITEMS AND CANNOT BE PLOTTED.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.

7. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.

8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 08, 1889, IN BOOK 32 AT PAGE 128.

9. **AFFECTS PARCEL TO WEST (750 14TH ST):** RIGHTS THERETO AND INTERESTS THEREIN TO THE IRRIGATION LATERAL WHICH TRAVERSES SUBJECT PROPERTY AS EVIDENCED BY DEED RECORDED FEBRUARY 14, 1955 IN BOOK 988 AT PAGE 149.

10. **AFFECTS PARENT PARCEL – PLOTTED:** RIGHT OF WAY EASEMENT AS GRANTED TO POUDRE VALLEY RURAL ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED SEPTEMBER 12, 1975, IN BOOK 1663 AT PAGE 124, FOR ELECTRIC TRANSMISSION LINE PURPOSES

11. **AFFECTS PARENT PARCEL – PLOTTED:** EASEMENT GRANTED TO THE CITY OF LOVELAND, COLORADO FOR STREET AND UTILITY PURPOSES BY INSTRUMENT RECORDED JULY 07, 1989, UNDER RECEPTION NO. 89030183.

12. MATTERS AS SET FORTH ON SURVEY RECORDED APRIL 3, 1996 AT RECEPTION NO. 96023281

13. **AFFECTS PARENT PARCEL – PLOTTED:** TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT AND THE EASEMENT DEDICATED TO THE PUBLIC THEREIN RECORDED JULY 28, 1997 UNDER RECEPTION NO. 97048087.

14. **AFFECTS PARENT PARCEL – PLOTTED:** TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED FEBRUARY 29, 2000 AT RECEPTION NO. 2000012976.

15. **AFFECTS PARENT PARCEL – PLOTTED:** TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED AUGUST 03, 2000 AT RECEPTION NO. 2000052540.

16. **AFFECTS PARENT PARCEL – PLOTTED:** TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED JANUARY 12, 2001 AT RECEPTION NO. 2001002699.

17. EXISTING LEASES OR TENANCY, IF ANY.

18. ALL MATTERS SHOWN ON THE FACE OF THE PLAT OF LOMA VISTA FIRST ADDITION RECORDED IN BOOK 1398 PAGE 130 RECEPTION NUMBER 955076.

COLORADO REGISTERED JESSE J. HUEY 38290 PROFESSIONAL LAND SURVEYOR