

RECORD LEGAL DESCRIPTION:

Lot 17, Block 2, Lots 1-10 and Lots 23-33, Block 6, Amended Plat of Addition No. 1 to the Town of Florissant, County of Teller, State of Colorado.

ADDRESS:

2227 County Road 31, Florissant, CO 80816

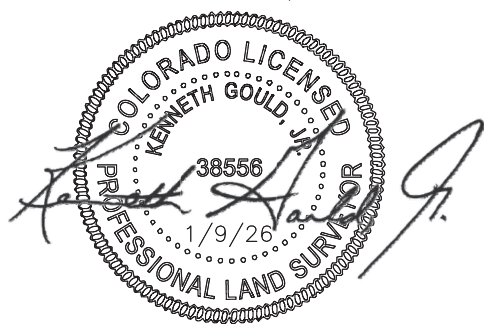
GENERAL NOTES:

No title commitment was provided at time of field work. Easements shown are per the recorded subdivision plat.

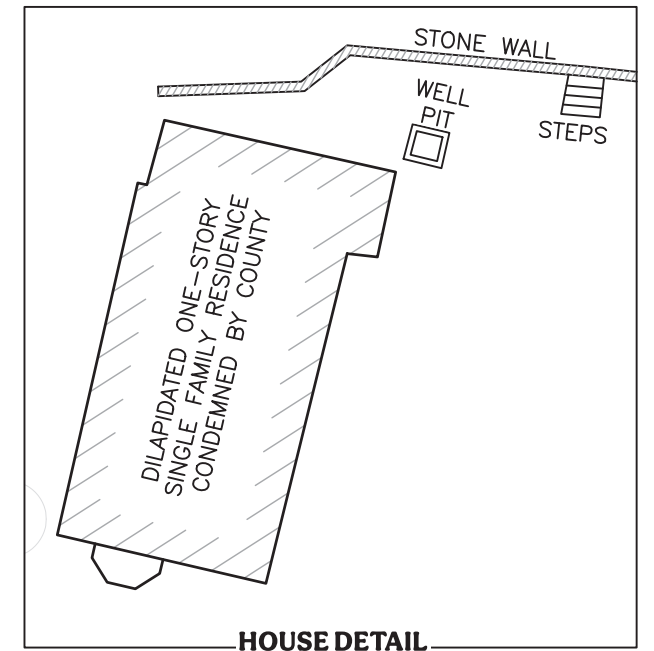
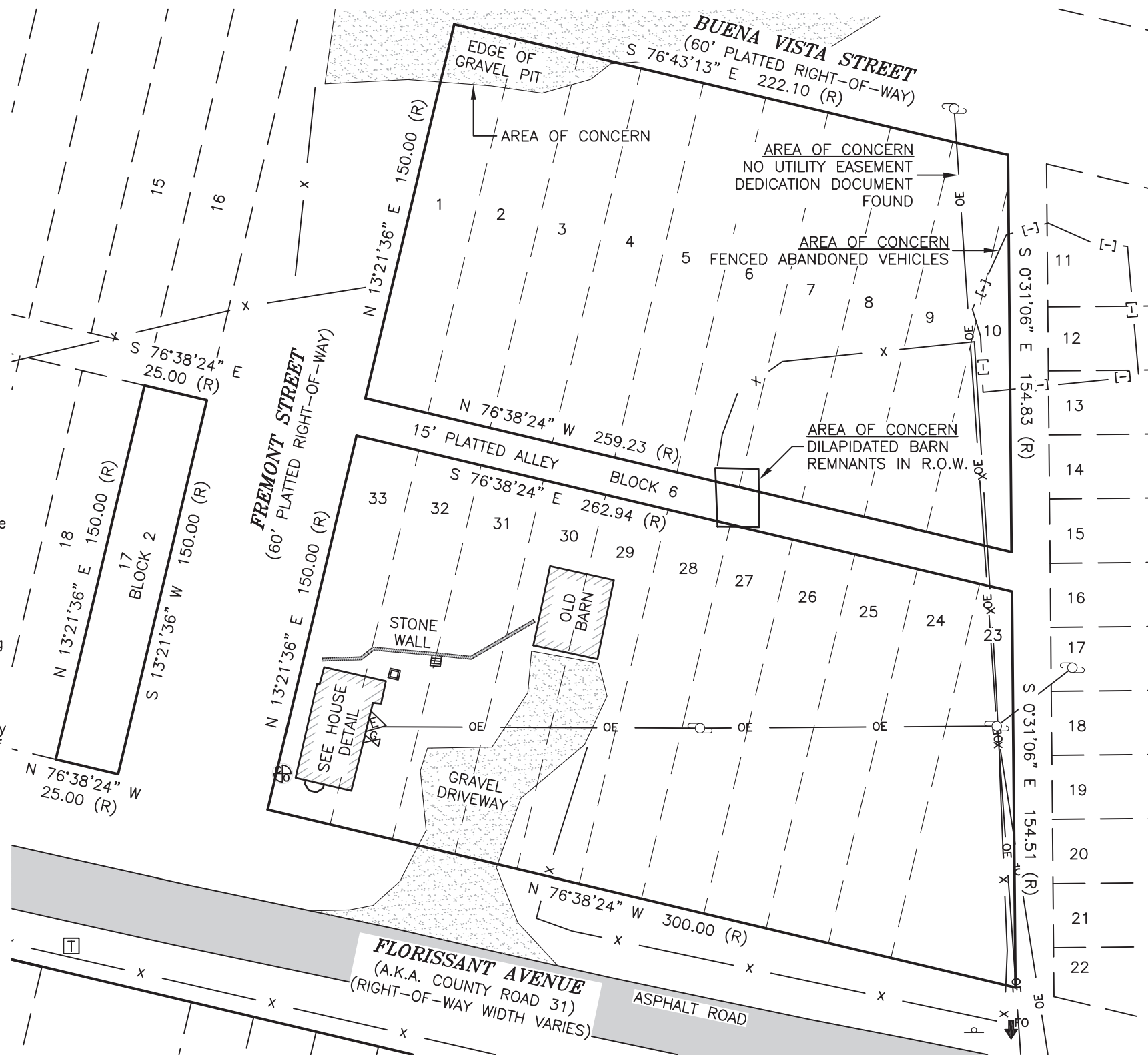
I hereby certify that this improvement location certificate was prepared for Brenda Dixon, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Brenda Dixon and describes the parcel's appearance on January 7, 2026.

I further certify that the improvements on the above described parcel on this date, January 7, 2026, 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.

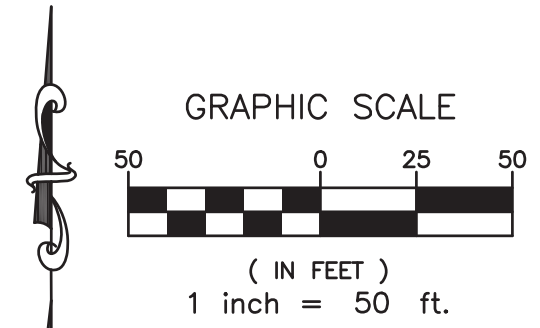
The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to herein without the express permission of Kenneth Gould, Jr., PLS, is prohibited.



Kenneth Gould, Jr., Professional Land Surveyor
State of Colorado, L.S. 38556
For and on behalf of Gould Land Surveying, LLC



HOUSE DETAIL
SCALE: 1"=20'



LEGEND:

- Sanitary Sewer Clean-Out
- Gas Meter
- Electric Meter
- Fiber Optics Marker
- Utility Pole
- Street Sign
- Overhead Electric Line
- Wire Fence
- Wood Fence



P.O. Box 7123
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info@gouldls.com
GouldLandSurveying.com

IMPROVEMENT LOCATION CERTIFICATE

Project No.: 25180
January 9, 2026