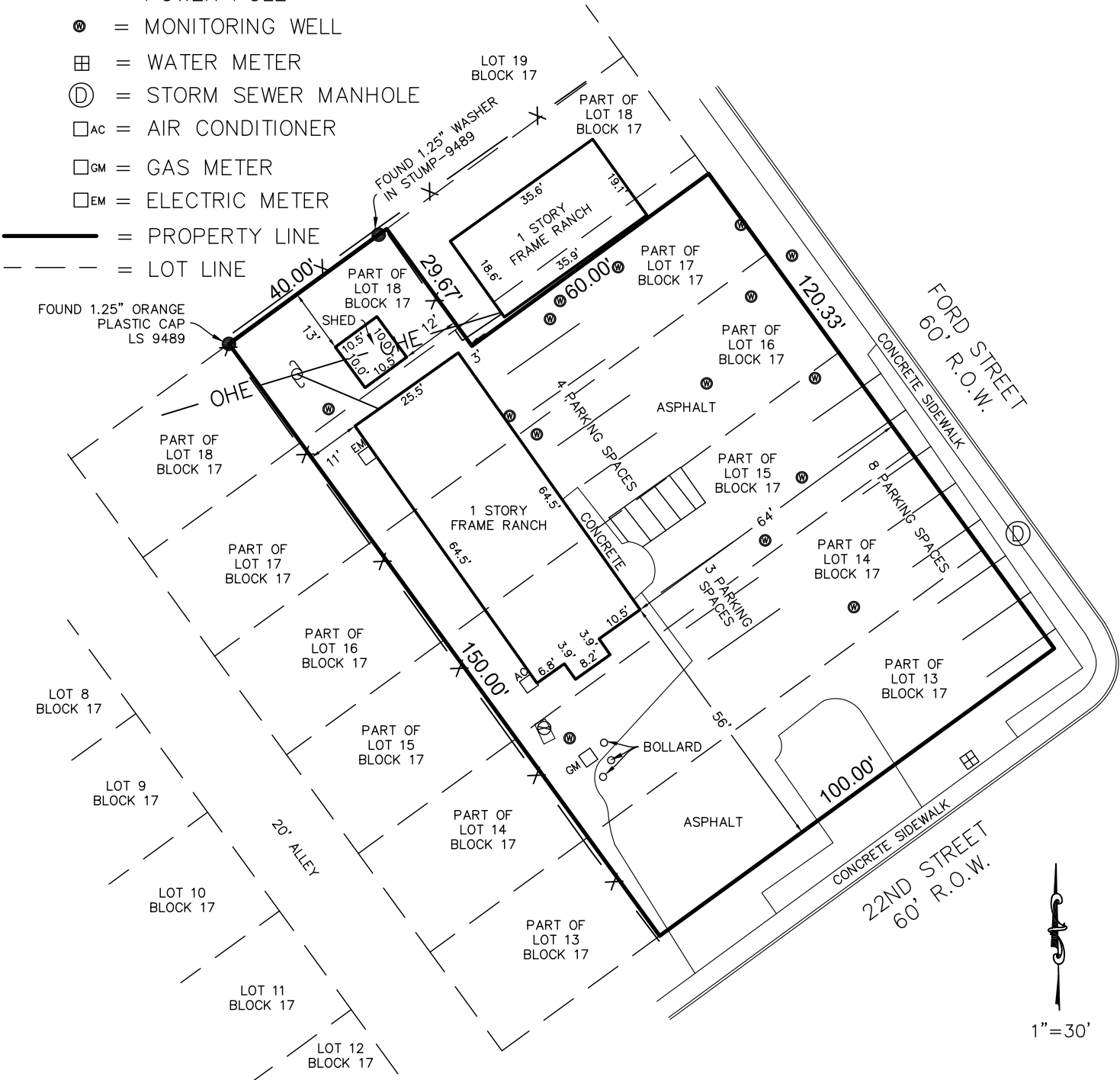


IMPROVEMENT LOCATION CERTIFICATE

2120 FORD STREET, GOLDEN, CO 80401
THIS IS NOT A LAND SURVEY PLAT

LEGEND

- = FOUND MONUMENT AS NOTED
- ⚡ = POWER POLE
- ⊙ = MONITORING WELL
- ⊠ = WATER METER
- Ⓢ = STORM SEWER MANHOLE
- _{AC} = AIR CONDITIONER
- _{GM} = GAS METER
- _{EM} = ELECTRIC METER
- = PROPERTY LINE
- - - = LOT LINE



IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR GANNON ROTH 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 GANNON ROTH AND DESCRIBES THE PARCEL'S APPEARANCE ON 06/03/22. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 06/07/22, 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.

NOTES:

- 1)THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC SERVICES INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OF RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2)OWNERSHIP OF FENCES WAS NOT DETERMINED BY THE SURVEYOR.
- 3)ILC IS BASED ON LINES OF POSSESSION AND R.O.W.'S AS SHOWN. ACCORDING TO MY INTERPRETATION OF COLORADO LAW, A BOUNDARY SURVEY IS RECOMMENDED, WHICH MAY PRODUCE A DIFFERENT RESULT.
- 4)ILC IS DRAWN USING PLATTED BEARINGS AND DIMENSIONS. ALL TIES SHOWN TO THE PROPERTY LINES ARE MORE OR LESS. FENCE LOCATIONS DEPICTED ARE NOT TO A BOUNDARY SURVEY STANDARD.

LEGAL DESCRIPTION:

THE NORTHEASTERLY 100 FEET OF LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 17, WELCH ADDITION TO GOLDEN, EXCEPT THE EASTERLY 60 FEET OF LOT 18, AND THE NORTHERLY 4 FEET 8 INCHES OF THE EASTERLY 60 FEET OF LOT 17, COUNTY OF JEFFERSON, STATE OF COLORADO.



Colorado iLC LAND SURVEYING		JOB NUMBER	
		22-06-613	
DATE PREPARED: 06/07/22	3000 LAWRENCE ST. #111 DENVER, CO 80205 303.668.7540	DRAWN BY: A. SAMPSON	