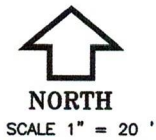


Project No. 257 moccasin
Address: 257 Moccasin Street., Estes Park, CO 80517

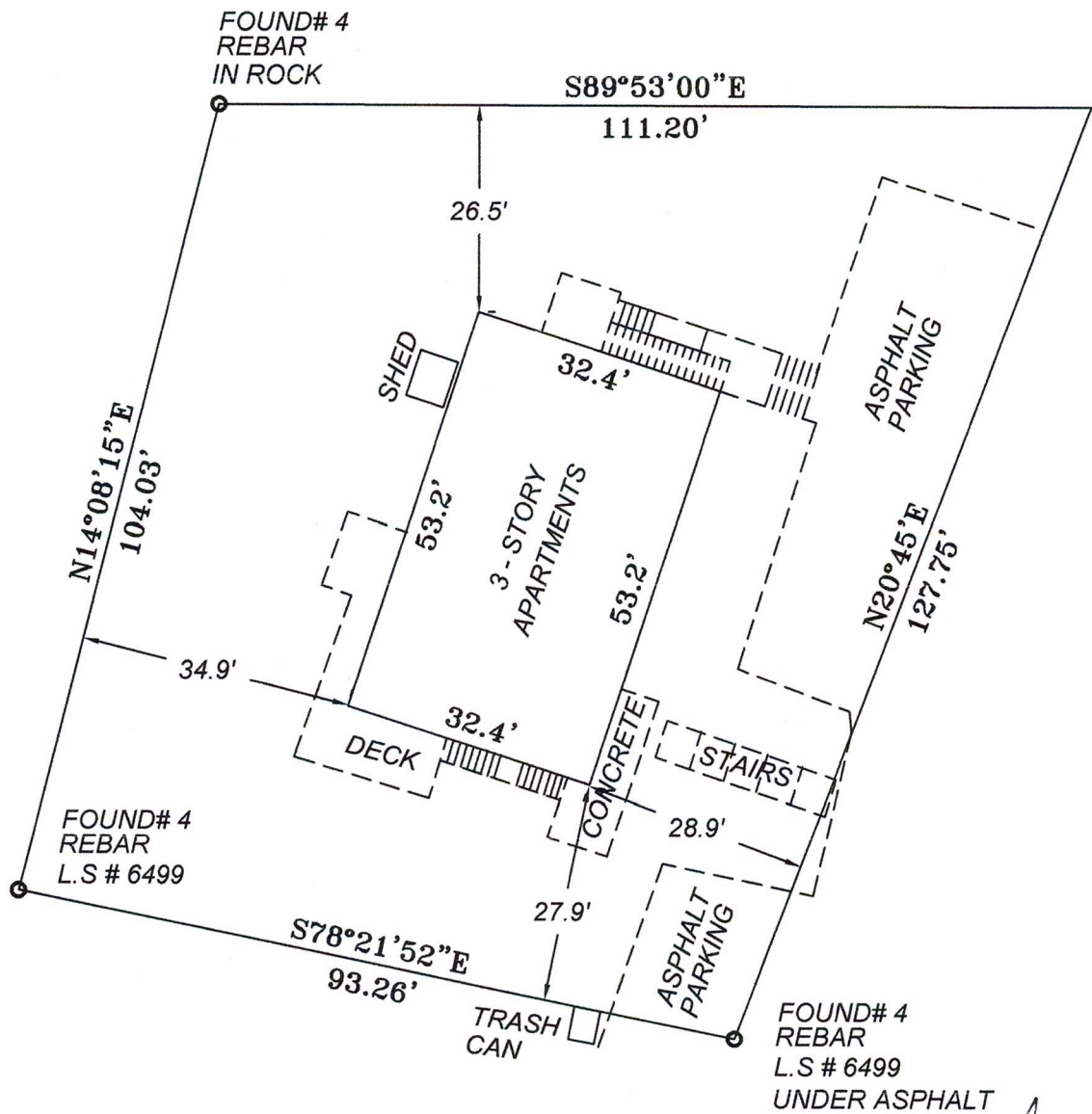
IMPROVEMENT LOCATION CERTIFICATE



I hereby certify that this Improvement Location Certificate 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 hereon described parcel on the date shown hereon, 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.

LEGAL DESCRIPTION:

Lot 7, Moccasin Addition, to the Town of Estes Park, Except that portion of said Lot 7 described as follows: Commencing at the Southwest corner of said Lot 7, the True Point of Beginning, thence North 14 degrees 16 minutes East, 15 feet; thence in a Southeasterly direction to a point on the Easterly line of said Lot 7, which point is North 20 degrees 28 minutes East, 20 feet from the Southeast corner of said Lot 7; thence South 20 degrees 28 minutes West, 20 feet; thence North 76 degrees 53 minutes West 91.7 feet to the True Point of Beginning. County of Larimer, State of Colorado.



NOTES:
FIDELITY NATIONAL TITLE FILE NO: 381-F14122-22

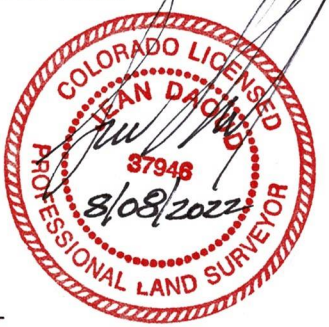
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN ON EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FORM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Date: 08/08/2022

AZIMUTH
SURVEYING,
INC

Jean A.Daoud

P.L.S. 37946



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