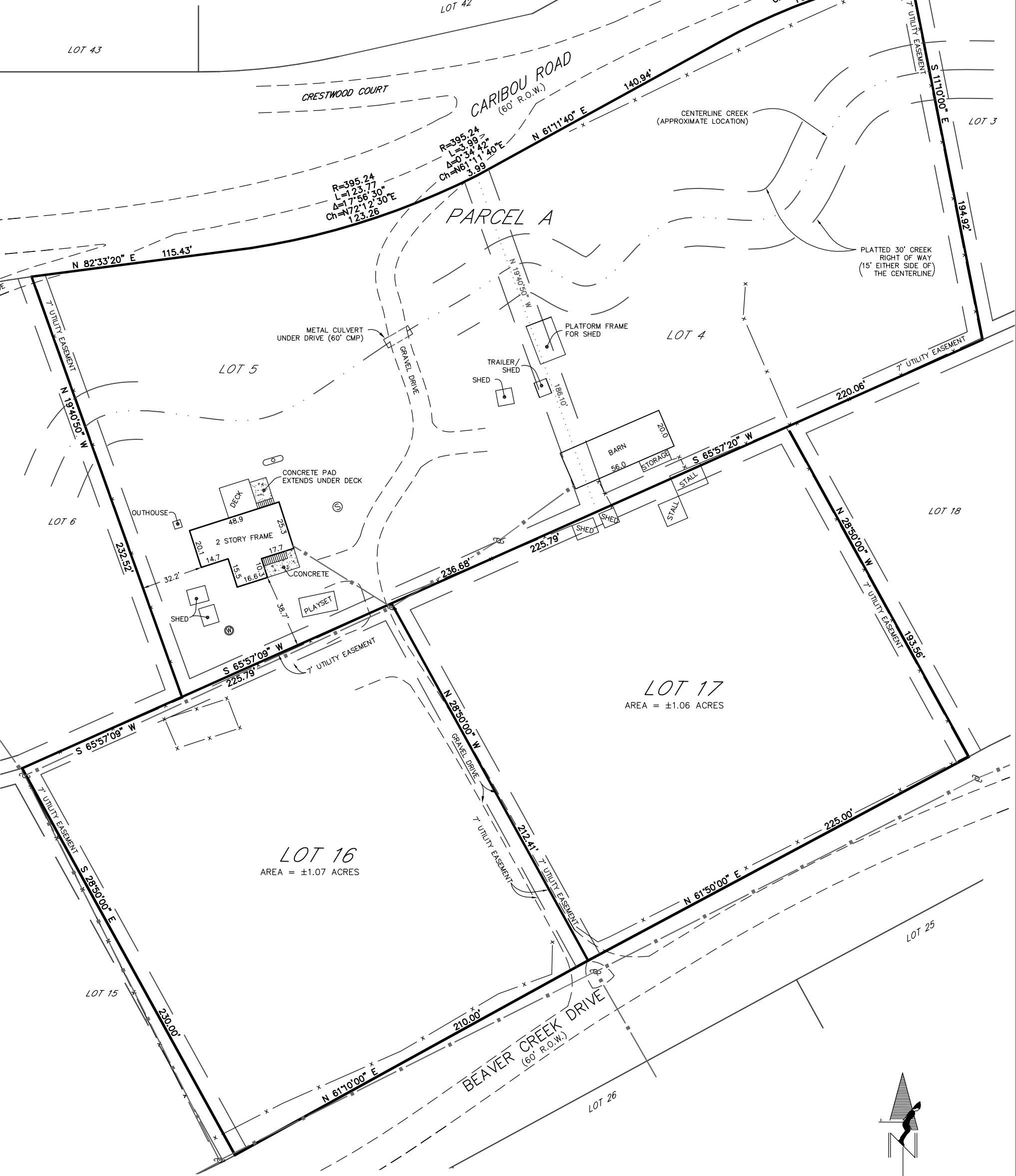


IMPROVEMENT LOCATION CERTIFICATE

425 CARIBOU ROAD
 NEDERLAND, COLORADO 80466



IMPROVEMENT LOCATION CERTIFICATE:

I, hereby certify that this Improvement Location Certificate was prepared for SERAH HENDRICKS, THAT IT IS NOT A LAND SURVEY PLAT OR AN 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 this date, JUNE 12, 2024, 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. Information concerning Easements and Deeds obtained from Title Company commitment.

LEGAL DESCRIPTION:

PARCEL A,
 LOTS 4 & 5 COMBINED TO FORM ONE LOT,
 BEAVER VALLEY ESTATES,
 COUNTY OF BOULDER,
 STATE OF COLORADO.

LOT 16,
 BEAVER VALLEY ESTATES,
 COUNTY OF BOULDER,
 STATE OF COLORADO.

LOT 17,
 BEAVER VALLEY ESTATES,
 COUNTY OF BOULDER,
 STATE OF COLORADO.

NOTES:

1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY STARR PEAK SURVEYING, LLC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

Scale: 1" = 50'
 0 50

LEGEND:	
	FOUND CORNER MONUMENT
	FENCE
	POWER POLE & OVERHEAD UTILITIES
	WELL
	SEWER MANHOLE
	PROPANE TANK

Christopher Hartman
 COLORADO LICENSED
 CHRISTOPHER B. HARTMAN
 34168
 PROFESSIONAL LAND SURVEYOR
 6/17/24

CHRISTOPHER HARTMAN
 COLORADO REGISTERED
 LAND SURVEYOR # 34168

STARR PEAK SURVEYING
 660 Taylor Dr
 Black Hawk, CO 80422
 303-638-8338
 06/06/2024

FILE NO: 24-113