IMPROVEMENT LOCATION CERTIFICATE

& ADJACENT UTILITY LOCATIONS
485 E KELLY ROAD
BOULDER, COLORADO 80403

LEGAL DESCRIPTION:

LOT 3,
TALL TIMBERS,
COUNTY OF BOULDER,
STATE OF COLORADO.

NOTES:

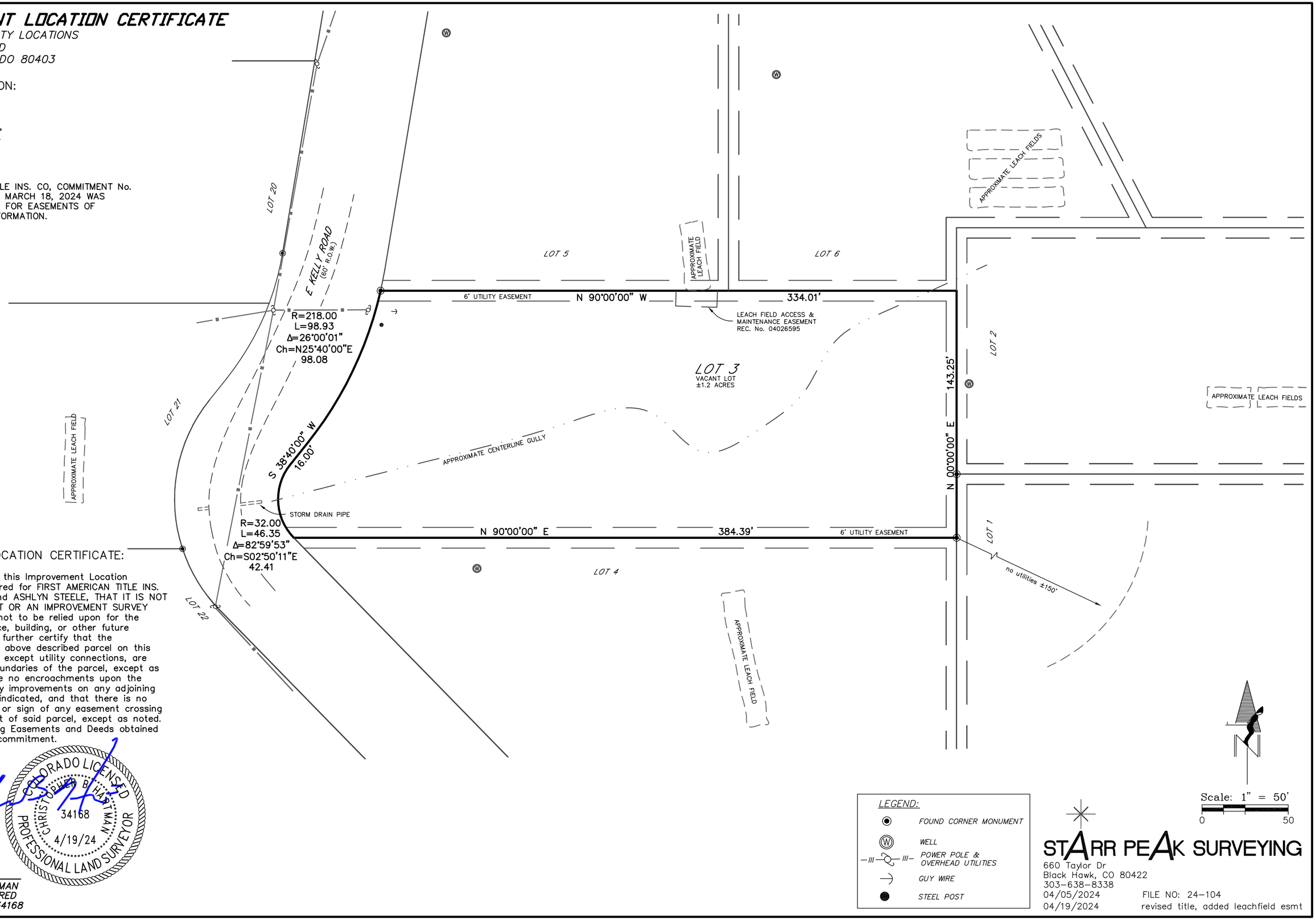
1) FIRST AMERICAN TITLE INS. CO, COMMITMENT No. 5544–4145078, DATED MARCH 18, 2024 WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD AND TITLE INFORMATION.

IMPROVEMENT LOCATION CERTIFICATE:

I, hereby certify that this Improvement Location Certificate was prepared for FIRST AMERICAN TITLE INS. CO, & ALEXANDRA and ASHLYN STEELE, 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, APRIL 3, 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.

COLORADO LICENSED
CHRISTOPHER B. HARTMAN
34168
4/19/24
PROFESSIONAL LAND SURVEYOR

CHRISTOPHER HARTMAN
COLORADO REGISTERED
LAND SURVEYOR # 34168



LEGEND:

- *FOUND CORNER MONUMENT*
- *WELL*
- *POWER POLE & OVERHEAD UTILITIES*
- *GUY WIRE*
- *STEEL POST*

Scale: 1" = 50'
0 50

STARR PEAK SURVEYING
660 Taylor Dr
Black Hawk, CO 80422
303–638–8338

04/05/2024 FILE NO: 24–104
04/19/2024 revised title, added leachfield esmt