

IMPROVEMENT LOCATION CERTIFICATE

63 SILLASEN LANE
GOLDEN, COLORADO 80403

NOTES:

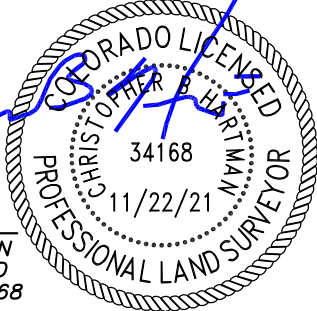

- 1) MOUNTAIN LAND TITLE LLC., ORDER No. MLT2021-5031, DATED NOV. 10, 2021, WITH AN EFFECTIVE DATE OF NOV. 2, 2021 WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD AND TITLE INFORMATION.
- 2) AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO BETTER DEFINE THE LOCATION OF THE IMPROVEMENTS IN RELATION TO THE PROPERTY LINES. THE LEGAL DESCRIPTION IS AMBIGUOUS AND INCOMPLETE AND THE EXACT LOCATION OF THE EASEMENT IS NOT DEFINED. PROPERTY MONUMENTS FOUND AND LOCATED ARE NOT PRECISE ENOUGH TO ACCURATELY DEFINE THE LOCATION OF THE IMPROVEMENTS ON THE SURVEYED PARCEL. EASEMENTS SHOWN HEREON ARE AS DEPICTED ON FLATIRONS AND M.W. RUST CERTIFICATES WHICH WERE BASED ON SEVERAL OLDER SURVEY PLATS BY DON HILL AND KURT LINN.

LEGAL DESCRIPTION:

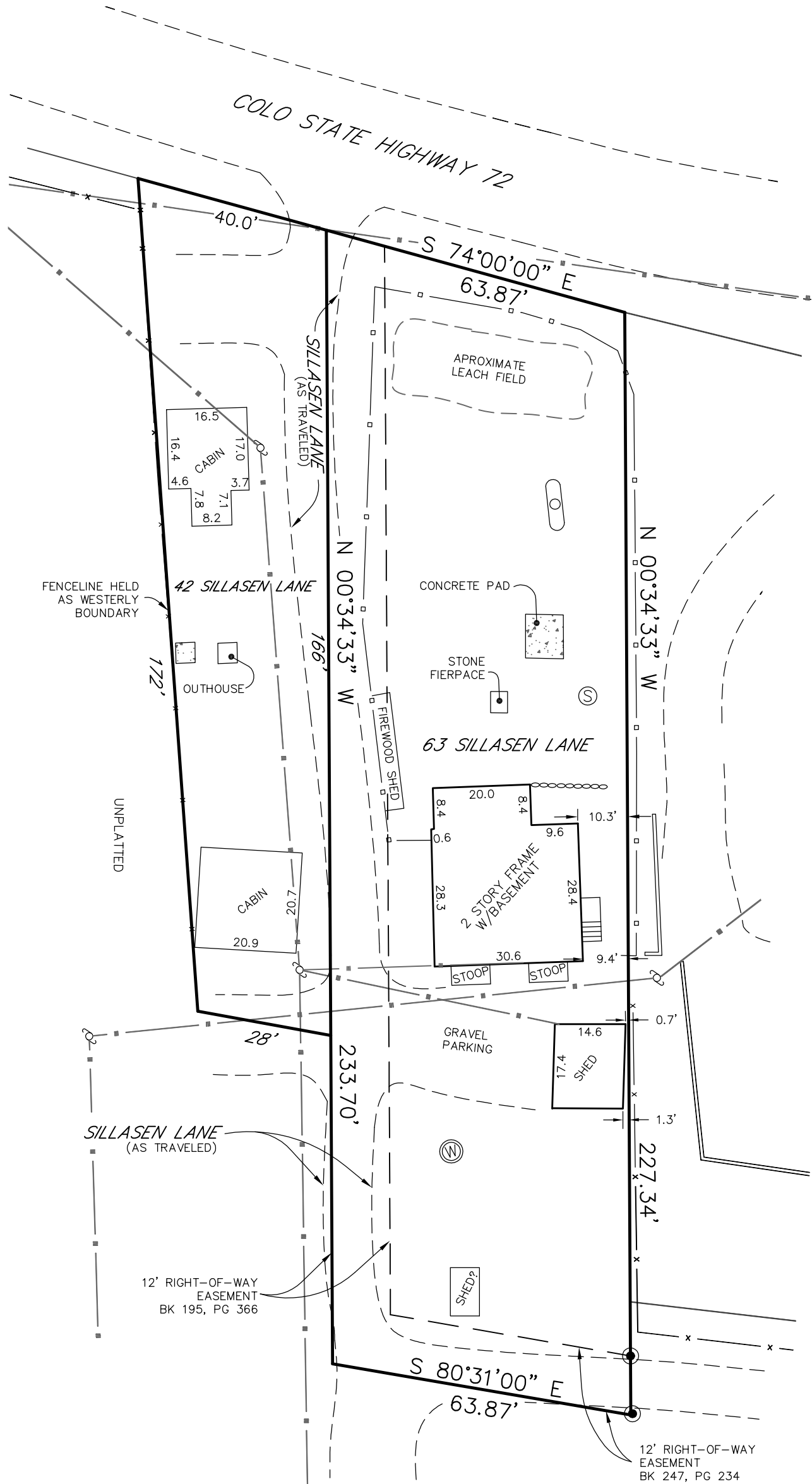
That part of Lot 2, K&K Ranch, being in the Northeast Quarter of the Northeast Quarter of Section 35, Township 1 south, Range 72 West of the 6th P.M., described as follows: Beginning at a point on the West boundary line of said Lot 2, where said boundary line intersects the South Edge of State Highway No. 72; thence running Easterly along said Highway, 480 feet to a point which is the True Point of Beginning; thence South 150 feet; thence Easterly 62 feet; thence North 150 feet; thence Westerly 62 feet to the True Point of Beginning And That part of Section 35, Township 1 South, Range 72 West of the 6th P.M. that begins at the North Quarter Corner of said Section 35; thence S. 23° E., 660 feet to the True Point of Beginning; thence N. 87°0.19' W., 62 feet; thence S. 0.07° E., 85 feet; thence S. 80°0.34' E., 69 feet; thence N. 0°0.19' W., 90 feet to the True Point of Beginning, County of Gilpin, State of Colorado.

IMPROVEMENT LOCATION CERTIFICATE:

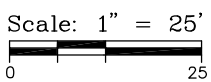

I, hereby certify that this Improvement Location Certificate was prepared for MOUNTAIN LAND TITLE LLC. & MARK SIMPSON and JACQUELINE POMEROY, THAT IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I, further certify that the improvements on the above described parcel on this date, NOV. 18, 2021, 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.




CHRISTOPHER HARTMAN
COLORADO REGISTERED
LAND SURVEYOR # 34168



LEGEND:	
	FOUND CORNER MONUMENT
	WELL
	SEPTIC TANK
	UTILITY POLE & OVERHEAD UTILITIES
	WIRE FENCE
	WOOD FENCE
	STONE WALL



Scale: 1" = 25'



STARR PEAK SURVEYING
660 Taylor Dr
Black Hawk, CO 80422
303-642-0810
11/22/2021

FILE NO: 21-156