

**AN IMPROVEMENT LOCATION CERTIFICATE FOR
LOT 11, EAGLES NEST GOLF COURSE FILING NO. 2
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO**



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS JJ642)
- 2" PVC PIPE (POSSIBLE WATER SERVICE)
- WATER VALVE
- ⦿ FIRE HYDRANT
- CURB STOP (WATER SERVICE)
- SEWER SERVICE STUB
- ⊙ SEWER MANHOLE
- ⊕ "BURIED GAS" SIGN
- UTILITY PEDESTAL
- ⊞ TRANSFORMER

SURVEYOR'S CERTIFICATE

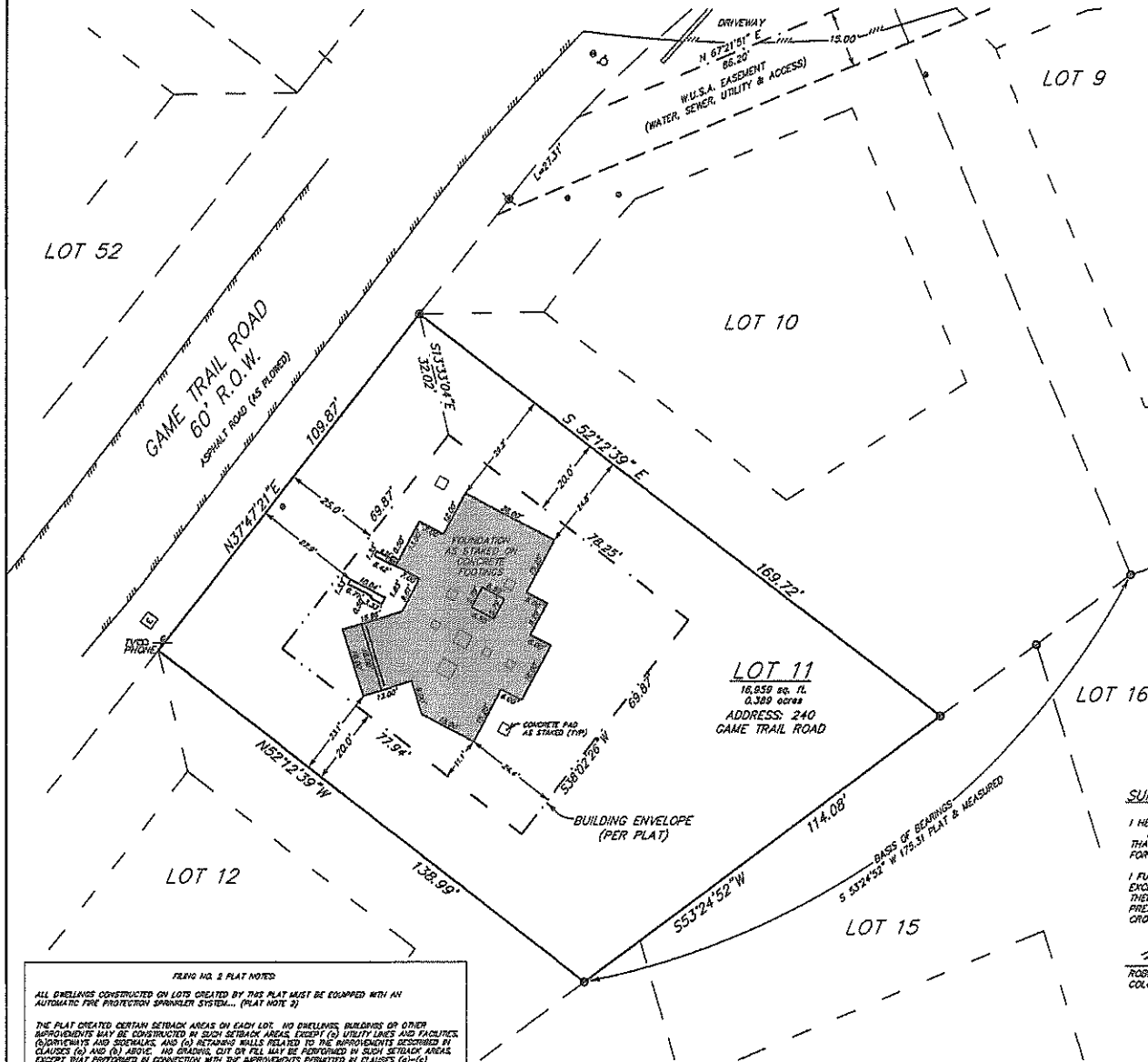
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR:
SPRINT BUILDERS
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON
FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE, SEPTEMBER 9, 2016,
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, OR OTHERWISE NOTED.

Robert R. Johns
ROBERT R. JOHNS
COLORADO P.L.S. NO. 26292
September 9, 2016



Drawn RRJ	Dwg 21216LC	Project 21216
Checked RRJ	Date 09/09/16	Sheet 1 of 1
R-A-N-G-E-W-E-S-T ENGINEERS & SURVEYORS INC.		
P.O. Box 569 Silverthorne, CO 80498 970-468-6281		



PLATING NO. 2 PLAT NOTES

ALL DWELLINGS CONSTRUCTED ON LOTS CREATED BY THIS PLAT MUST BE EQUIPPED WITH AN
AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM... (PLAT NOTE 2)

THE PLAT CREATED CERTAIN SETBACK AREAS ON EACH LOT. NO DWELLINGS, BUILDINGS OR OTHER
IMPROVEMENTS MAY BE CONSTRUCTED IN SUCH SETBACK AREAS, EXCEPT (a) UTILITY LINES AND FACILITIES,
(b) DRIVEWAYS AND SIDEWALKS, AND (c) RETAINING WALLS RELATED TO THE IMPROVEMENTS DESCRIBED IN
CLAUSES (c) AND (d) ABOVE. NO GRADING, CUT OR FILL MAY BE PERFORMED IN SUCH SETBACK AREAS
EXCEPT THAT PERMITTED IN CONNECTION WITH THE IMPROVEMENTS PERMITTED IN CLAUSES (a)-(c)
ABOVE. THE BUILDING ENVELOPES CREATED BY THE EAGLES NEST ARCHITECTURAL DESIGN GUIDELINES
MAY BE MORE RESTRICTIVE THAN THE SETBACK AREAS CREATED BY THE PLAT. (PLAT NOTE 10)

NOTE: 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 NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT
IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.