

IMPROVEMENT LOCATION CERTIFICATE

LOT 10, BLOCK 11, WEISSHORN SUBDIVISION,
FILING NO. 2, TOWN OF BRECKENRIDGE
LOCATED IN SECTION 31, TOWNSHIP 6 SOUTH,
RANGE 77 WEST OF THE 6th P.M.
COUNTY OF SUMMIT, STATE OF COLORADO

ADDRESS: #112 N. PINE STREET, BRECKENRIDGE, CO

NOTICE: According to Colorado law you must commence any legal
action based upon any defect in this survey within three years of
you first discover such defect; in no event, may any action be filed
more than ten years from the date of the completion of the survey.

LOT 3
BLOCK 11

LOT 4
BLOCK 11

LOT 5
BLOCK 11

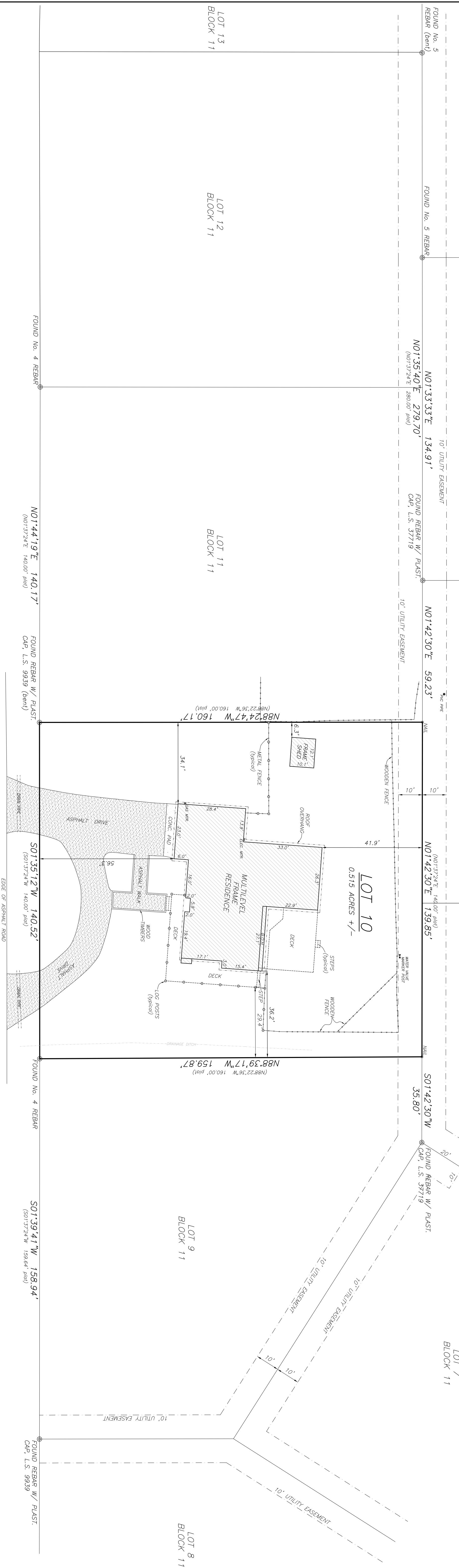
LOT 6
BLOCK 11

LOT 7
BLOCK 11

MATTHEW J. WEISSHORN
P.L.S. 37719
COLORADO REG. P.L.S.
DRAFT LAND SURVEYOR

IMPROVEMENT LOCATION CERTIFICATE
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED
FOR THE RICHARD J. JAVINS L. BUNCHMAN TRUST, 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. THIS CERTIFICATE IS VALID ONLY FOR USE BY THE RICHARD J.
& JAVINS L. BUNCHMAN TRUST AND DESCRIBES THE PARCELS APPEARANCE ON MAY
23, 2025.
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL
ON THIS DATE, MAY 23, 2025, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN
THE BOUNDARIES OF THE PARCEL, EXCEPT AS FOLLOWS: THAT THERE ARE NO
IMPROVEMENTS, OTHER THAN THE PARCEL BOUNDARY, THAT ARE NOT PREVIOUSLY
ADJOINING PREVIOUS EXISTING IMPROVEMENTS, INDICATED AND THAT THERE ARE NO APPARENT
EVIDENCE OF SIGN OF ANY EASEMENT CROSSING OR BURDENS ON ANY PART OF
SAID PARCEL, EXCEPT AS NOTED.
THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH
BY SUMMIT LAND SURVEYING INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF
RECORD.

NORTH PINE STREET (50' R.O.W.)



NOTICE: According to Colorado law you must commence any legal
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more than ten years from the date of the completion of the survey.

SUMMIT
LAND SURVEYING, INC.
970-513-0156

IMPROVEMENT LOCATION CERTIFICATE

SCALE: 1" = 20'
DRAWN BY: M.W.
DATE: 05/23/2025
CHECKED BY: M.W.
DRAWING NO: 252380