IMPROVEMENT LOCATION CERTIFICATE

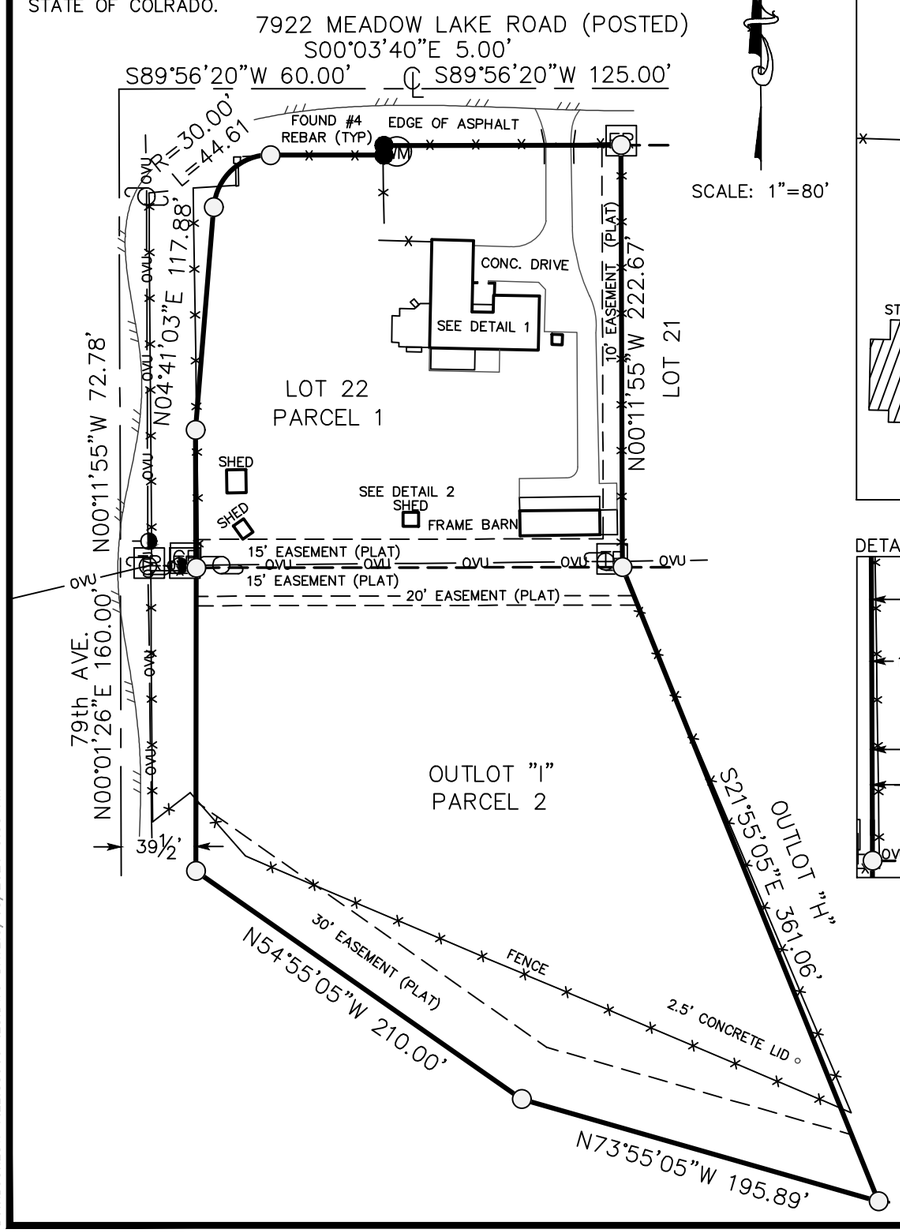
LOT 22, HEATHER HILLS, AND OUTLOT I HILLSIDE,
LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 69 WEST
OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

Parcel Description

(PROVIDED BY CLIENT)
DEED RECORDED ON 08/21/2017 AT
REC. NO. 3610142

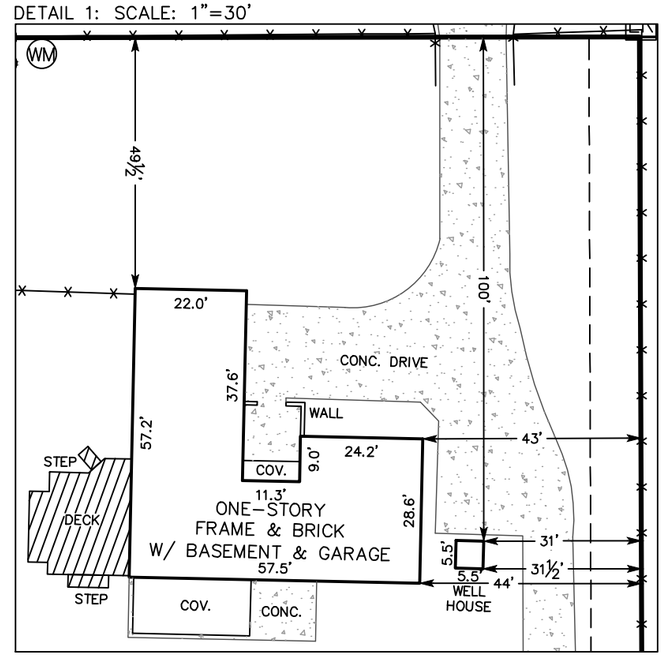
PARCEL 1:
LOT 22,
HEATHER HILLS,
COUNTY OF BOULDER,
STATE OF COLORADO.

PARCEL 2:
OUTLOT I,
HILLSIDE ESTATES,
COUNTY OF BOULDER,
STATE OF COLRADO.

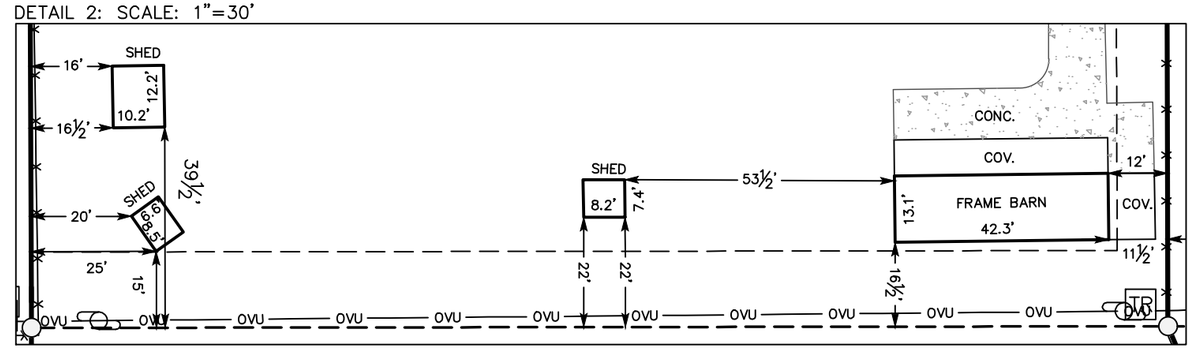


SCALE: 1"=80'

DETAIL 1: SCALE: 1"=30'



DETAIL 2: SCALE: 1"=30'



Notes

1) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.

2) AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.

3) THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.

4) ALL MONUMENTS FOUND AT GRADE.

Digitally signed
by Tom Willis
Date: 2026.05.18
09:59:10 -06'00'

Surveyor's Statement

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR TARA LOTTELL, 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 A FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID ONLY FOR USE BY TARA LOTTELL AND DESCRIBES THE PARCEL'S APPEARANCE ON MAY 14, 2026. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MAY 14, 2026, 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.

NOTICE: THIS IMPROVEMENT LOCATION CERTIFICATE IS PREPARED FOR THE SOLE USE OF THE PARTIES STATED HEREON. THE USE OF THIS IMPROVEMENT LOCATION CERTIFICATE BY ANY PERSON OR ENTITY OTHER THAN THE PERSON OR ENTITY CERTIFIED TO WITHOUT THE EXPRESS PERMISSION OF FLATIRONS, INC. IS PROHIBITED. THIS CERTIFICATE IS ONLY VALID FOR 90 DAYS FROM THE SIGNATURE DATE. IT IS NOT A LAND SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9). IT DOES NOT ESTABLISH PROPERTY CORNERS. A MORE PRECISE RELATIONSHIP OF THE IMPROVEMENTS TO THE BOUNDARY LINES CAN BE DETERMINED BY A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN, AND ONLY APPARENT (VISIBLE AT THE TIME OF FIELDWORK) IMPROVEMENTS AND ENCROACHMENTS ARE NOTED. FLATIRONS, INC. AND TOM L. WILLIS WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE, AND THEN ONLY TO THE PARTIES SPECIFICALLY SHOWN HEREON. ACCEPTANCE AND/OR USE OF THIS IMPROVEMENT LOCATION CERTIFICATE FOR ANY PURPOSE CONSTITUTES AGREEMENT TO ALL TERMS STATED HEREON.

IMPROVEMENT
LOCATION CERTIFICATE
PREPARED FOR
TARA LITTRELL

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Flatirons, Inc.
Land Surveying Services
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COLORADO LICENSED
THOMAS LESTER WILLIS JR.
34991
PROFESSIONAL LAND SURVEYOR
5/15/26

JOB NUMBER:
26-83910

DATE:
05/15/2026

DRAWN BY:
K. BJORLOW

CHECKED BY:
SGB/JZG

SHEET 1 of 1

BY:KBJORLOW FILE:83910-ILC.DWG DATE:5/18/2026 9:58 AM