

R.E.P.O.R.T

LAND SURVEYING

5460 WARD ROAD + SUITE 160

ARVADA, COLORADO 80002

(303) 420-4788

IMPROVEMENT LOCATION CERTIFICATE

DATE 04/25/2024 FEE 375.00 JOB# 86-19548

CLIENT LAND TITLE GUARANTEE COMPANY

ADDRESS 2568 EATON STREET

NAME JACQUELINE RAMSEY

LEGAL DESCRIPTION (PER CLIENT)

LOT 7, BLOCK 116,
EDGEWATER,
COUNTY OF JEFFERSON,
STATE OF COLORADO

NOTES:

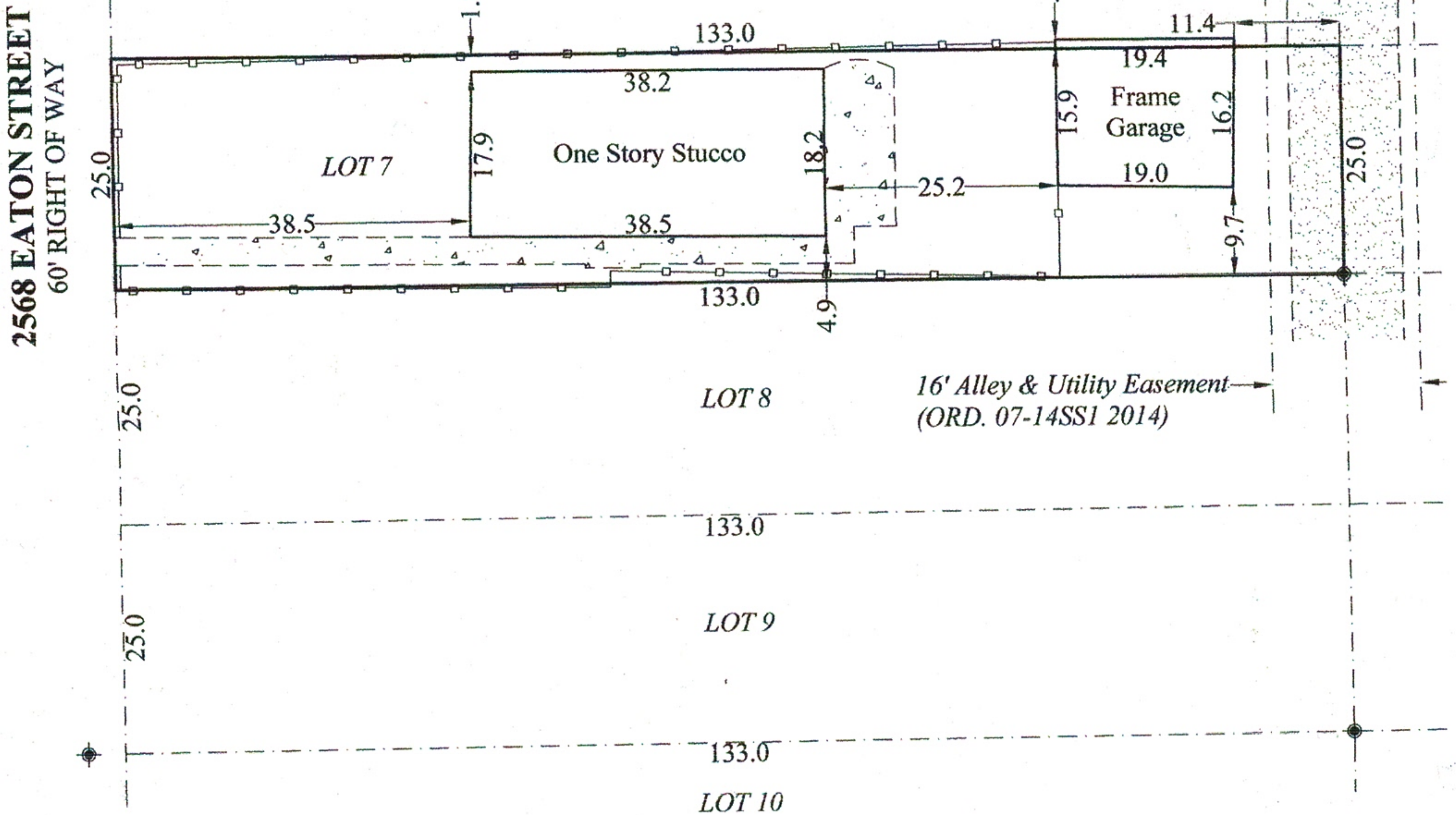
1. Certificate is based on control as shown, an Improvement Survey Plat is recommended for precise location of improvements.
2. Location of fence lines, if shown, are approximate.

Scale: 1"=20'



Note:

Portion of frame garage may extend over property line as shown.



LEGEND

- Fence Line
- ▤ Concrete
- ▨ Asphalt Alley
- Found Washer/Nail

On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for LAND TITLE GUARANTEE COMPANY, 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, 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 purpose of use by parties stated hereon. It does not establish property corners or property lines. A more precise relationship of the improvements to the boundary lines can be determined by an Improvement Survey Plat. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. R.E. PORT & ASSOCIATES INC and Robert E. Port 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 acknowledgment and agreement to all terms stated hereon.

NOTE:
SURVEY IS DRAWN USING
PLATTED ANGLES OR
BEARINGS AND DIMENSIONS

Robert E. Port, L.S. 15321 or Robert M. Hayden, L.S. 27268