

# IMPROVEMENT LOCATION CERTIFICATE

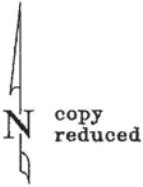
(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

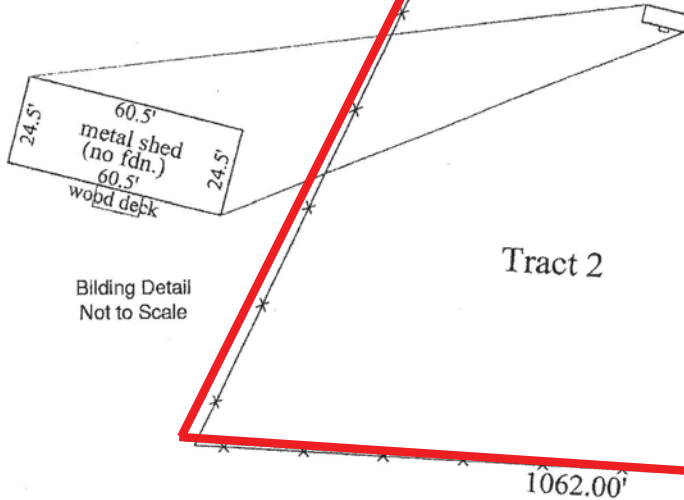
- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.



Scale: 1" = 200'



## Legal Description

Being a part of the SE 1/4 Section 29 and the NE 1/4 Section 32, Township 14 South, Range 71 West of the 6th P.M., Park County, Colorado, described as Beginning at the NE corner of the South 1/2 of the NE 1/4 of said Section 32; thence North 03°48'43" West, 1463.89' to the Southerly right-of-way line of an existing road; thence North 71°29'57" West along said Southerly right-of-way line 76.44' to the p.c. of a curve to the right, said curve having a delta angle of 08°59'00" and a radius of 666.50'; thence along said curve 104.50'; thence North 62°30'57" West, 150.0' to the Westerly line of said tract; thence South 22°43'14" West, 1716.39' to the North line of the South 1/2 of the NE 1/4 of said Section 32; thence South 89°22'06" East along the North line of the South 1/2 of the NE 1/4 of said Section 32, 1062.0' to the True Point of Beginning, Also known as Tract 2, Four Mile Ranch 2600, County of Park, State of Colorado.

## Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the \*Mortgage Lender and the \*Title Company and that it is not a Land Survey 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 described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment\*.

PREPARED BY:



**ALESSI and ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYOR'S  
 2989 Broadmoor Valley Road      Tele. 719/540-8832  
 Colorado Springs, CO 80906      Fax 719/540-2781

PURPORTED STREET ADDRESS:

**1525 Doe Valley Road**

\*\*DATE: 8/16/2017

\*LENDER/CLIENT: Porterfield Real Estate Group

BORROWER: Budd

\*TITLE COMPANY: Fidelity Title

JOB NUMBER: 171513