

Improvement Location Certificate

Legal description:

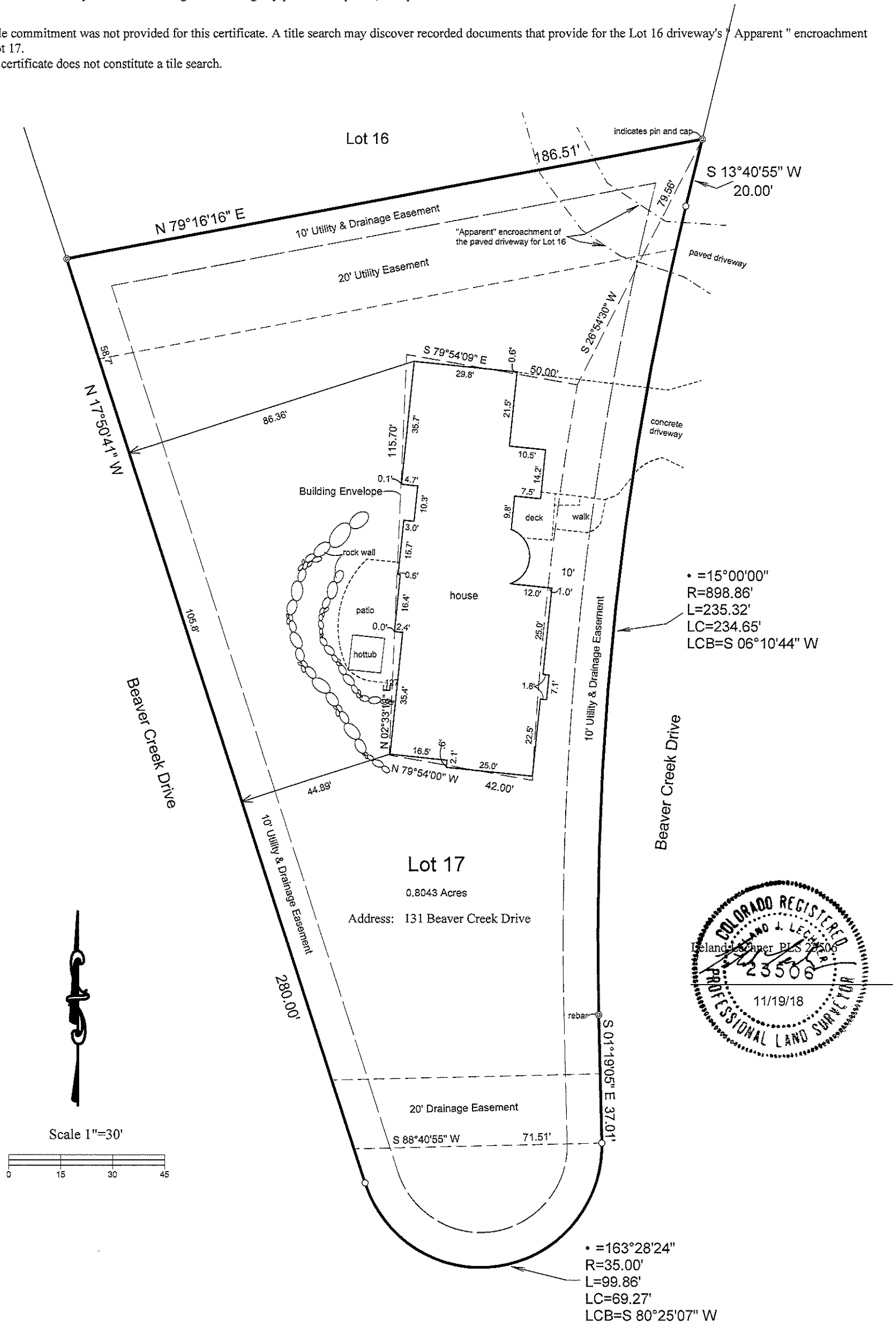
Lot No. 17, Amended Final Plat, Beaver Creek Subdivision, Seventh Filing Lot 17 Tract I (Block 2), according to the plat recorded September 27, 1994, as Reception No. 547000, Eagle County, Colorado.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for James and Aleene Fraser, 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 above named clients and describes the parcel's appearance on 11/19/18.

I further certify that the improvements on the above described parcel on this date, November 19, 2018, 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 are no apparent evidence of any easement crossing or burdening any part of said parcel, except as noted.

Notes:

- 1) A title commitment was not provided for this certificate. A title search may discover recorded documents that provide for the Lot 16 driveway's Apparent "encroachment onto Lot 17.
- 2) This certificate does not constitute a title search.



Note: According to Colorado law, you must commence any legal action based upon any defect on this certificate 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 certification shown hereon.