

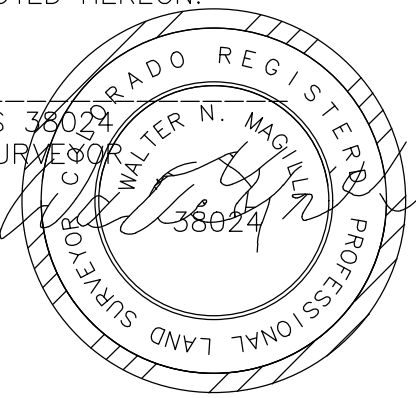
IMPROVEMENT LOCATION CERTIFICATE
OF LOT 20, MOUNTAIN VIEW ESTATES FILING NO. 1
LOCATED IN THE NW ¼ OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

- NOTES:
- 1) IMPROVEMENT IMPROVEMENT LOCATION CERTIFICATE AND TOPOGRAPHIC SURVEY OF LOT 20, MOUNTAIN VIEW ESTATES, FILING NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 8126, COUNTY OF ROUITT, STATE OF COLORADO.
- 2) FIELD SURVEYING COMPLETED APRIL 5, 2024. AT TIME OF SURVEY 2± FEET OF SNOW COVERED THE PROPERTY AND SOME IMPROVEMENTS MAY HAVE BEEN OBTAINED.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF MOUNTAIN VIEW ESTATES FILING NO. 1 AND LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. R30031944, EFFECTIVE DATE MARCH 18, 2024.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUITT COUNTY ASSESSOR AND LAND TITLE GUARANTEE COMPANY.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 150 STEAMBOAT BOULEVARD, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AND SET AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR LAND TITLE GUARANTEE COMPANY, DANIEL MCENTEE, AND DAVID A. GOWER AND THAT IT IS NOT A LAND 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 LAND TITLE GUARANTEE COMPANY, DANIEL MCENTEE, AND DAVID A. GOWER AND DESCRIBES THE PARCELS APPEARANCE ON APRIL 5, 2024.

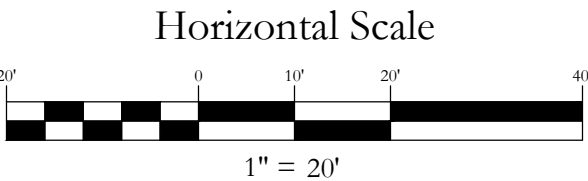
I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, APRIL 5, 2024 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT 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 HEREON.

WALTER N. MAGILL, PLS 36024
PROFESSIONAL LAND SURVEYOR



IMPROVEMENT LOCATION
CERTIFICATE
LOT 20, MOUNTAIN VIEW
ESTATES FILING NO. 1

150 Steamboat Blvd.
Steamboat Springs, 80487



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

Contour Interval
2 Feet

NO.	DATE	REVISIONS	INT

DATE: 4-9-2024 DESIGN: WNM
JOB NO. 1046-021 DRAFTED: WNM
DWG. NAME REVIEW: WNM

Four Points
Surveying and Engineering

440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com



SHEET NO.
1
OF 1

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY 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 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.