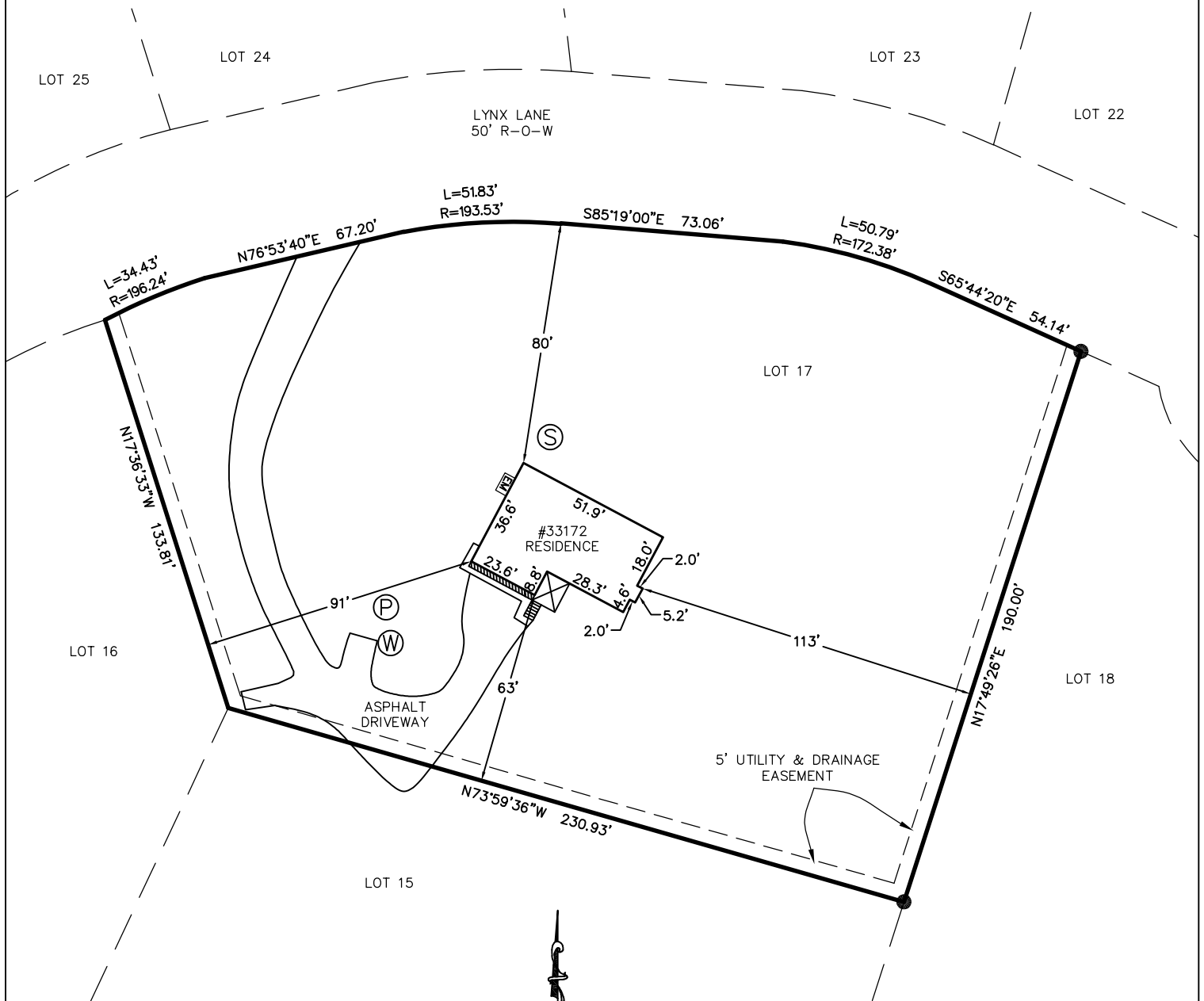


# IMPROVEMENT LOCATION CERTIFICATE

33172 LYNX LANE, EVERGREEN, CO 80439  
THIS IS NOT A LAND SURVEY PLAT



## LEGEND

●	= FOUND #3 REBAR, NO CAP
—	= PROPERTY LINE
- - -	= LOT LINE
EM	= ELECTRIC METER
P	= PROPANE TANK
S	= SEPTIC
W	= WATER WELL
	= CANTILEVER
	= COVERED AREA



## IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR, SHELLY VENABLE MCCOLLUM AND CHARLES LOUIS MCCOLLUM, 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 GUARDIAN TITLE AGENCY AND TITLE RESOURCES GUARANTY COMPANY AND DESCRIBES THE PARCEL'S APPEARANCE ON 02/18/26. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 02/18/26, 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.

### NOTES:

- 1) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ILC SERVICES 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 OF RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2) OWNERSHIP OF FENCES WAS NOT DETERMINED BY THE SURVEYOR.
- 3) ILC IS BASED ON LINES OF POSSESSION AND R.O.W.'S AS SHOWN. ACCORDING TO MY INTERPRETATION OF COLORADO LAW, A BOUNDARY SURVEY IS RECOMMENDED, WHICH MAY PRODUCE A DIFFERENT RESULT.
- 4) ILC IS DRAWN USING PLATED BEARINGS AND DIMENSIONS. ALL TIES SHOWN TO THE PROPERTY LINES ARE MORE OR LESS. FENCE LOCATIONS DEPICTED ARE NOT TO A BOUNDARY SURVEY STANDARD.
- 5) GUARDIAN TITLE AGENCY AND TITLE RESOURCES GUARANTY COMPANY. COMMITMENT NUMBER 3116926-00297 WAS PROVIDED BY CLIENT.



ADAM C. SAMPSON, P.L.S. 38744  
COLORADO PROFESSIONAL LAND SURVEYOR

### LEGAL DESCRIPTION:

LOT 17, BUFFALO PARK ESTATES-UNIT 2,  
COUNTY OF JEFFERSON, STATE OF COLORADO

	JOB NUMBER	
		26-2-118
DATE PREPARED: 02/18/26	3000 LAWRENCE ST. #111 DENVER, CO 80205 303.668.7540	DRAWN BY: J. WARD