

# Improvement Location Certificate

**Legal description:**  
**Lot No. 57, Pinon Hills Subdivision (Corrected Plat filed February 23, 1981 at Reception No. 206276) Chaffee County, Colorado.**

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Northpointe Bank and Stewart Title Guaranty 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. This certificate is valid only for use by the above named clients and describes the parcel's appearance on 6/30/22.

I further certify that the improvements on the above described parcel on this date, June 30, 2022, 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:  
Recorded information and the legal description was provided by Stewart Title Guaranty Company. The easements listed on Commitment No. 210847 that lie within the subject property and are described in a way that allows them to be drawn, are shown on the drawing.



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.

Leland Lechner PLS 30946 County Rd. 356, Buena Vista, Co. 81211 ( 719 ) 395-9160

