

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for Land Title Guarantee 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. I further certify that the improvements on the described parcel on this date August 15, 2023, 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.



Peter C. Sauer

P.L.S. 38135

LEGAL DESCRIPTION

SE¼ NW¼ Section 16, Township 46 North, Range 9 West, New Mexico Principle Meridian,

County of Ouray, State of Colorado

NOTES

- 1. Easement research and legal description from Land Title Guarantee Company Order Number OU85009439-2, dated August 2, 2023 at 5:00 pm.
- 2. Address: (TBD) Wild Poppy Drive, Montrose, CO 81403.
- 3. According to FEMA maps this parcel is not within an area of Unknown Flood Hazards.

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 ten years from the date of the certification shown hereon.

SW1/4 of the NW1/4 Section 16, T46N, R9W, NMPM **Montrose County Colorado**

PROJECT MANAGER: PETER SAUER CADD TECH: PETER SAUER CHECKED BY; PETER SAUER START DATE: 8 15 23	REVISIONS	DATE	DESCRIPTION	BY
	1			
	2			
	3			
	4			
	5			
SURVEYING ^{us}	OFFICE (970) 249-5349 CELL (970) 729-1289			
	23414 UNCOMPAHGRE ROAD			
	MONTROSE, CO 81403			
	WWW.ORIONSURVEYING.COM			
DRAWING DATH - ILC 9 23	SHEET No. 1 OF 1 BRO JECT 23000			