

Project No. 485 WREN

Address: 485 WREN PLACE, DRAKE, CO 80513

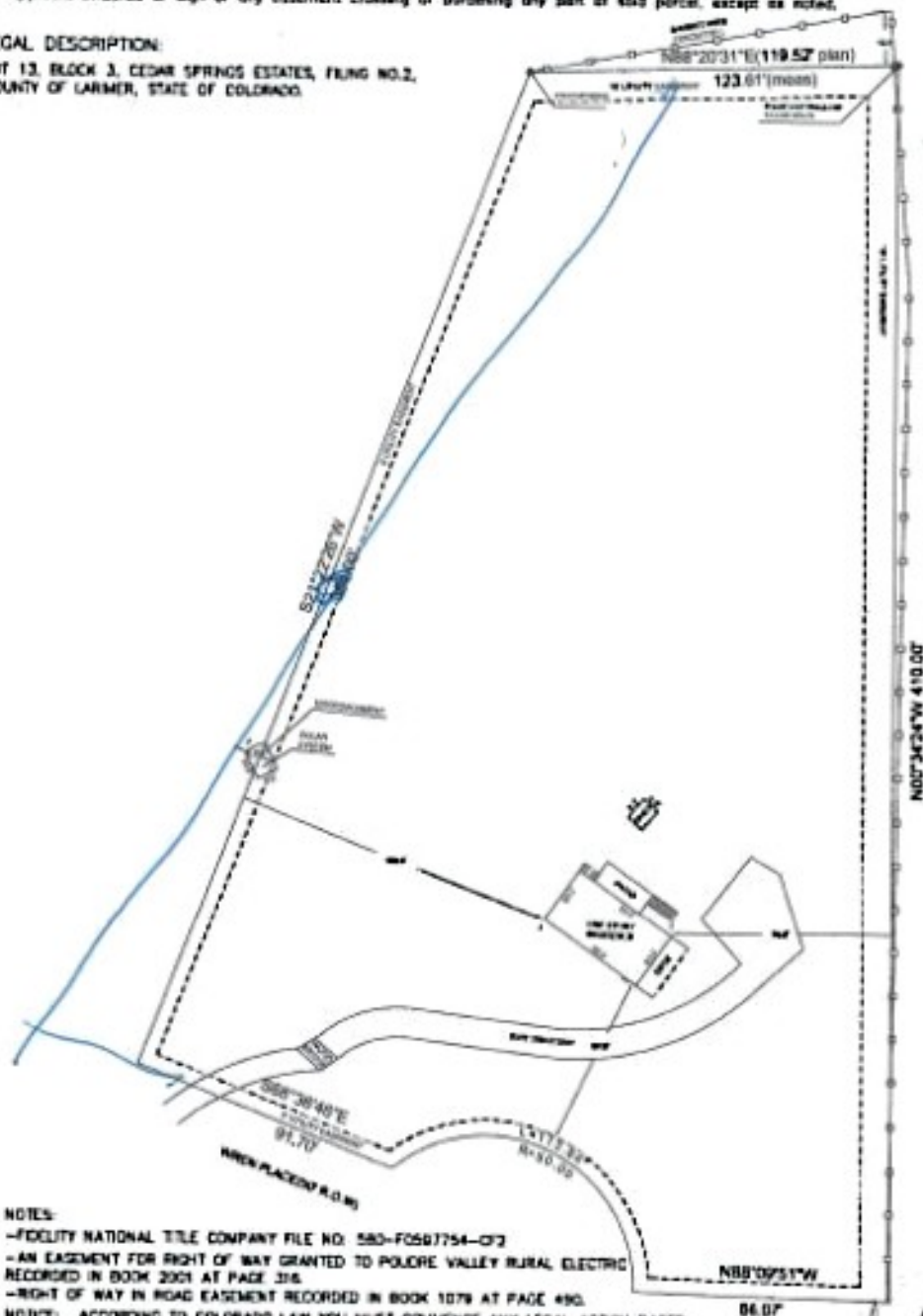
IMPROVEMENT LOCATION CERTIFICATE

TO: Fidelity National Title Company

I hereby certify that this Improvement Location Certificate 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 herein described parcel on the data shown hereon, 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.

LEGAL DESCRIPTION:

LOT 13, BLOCK 3, CEDAR SPRINGS ESTATES, PLNG NO.2,
COUNTY OF LARIMER, STATE OF COLORADO.



NOTES:

- FIDELITY NATIONAL TITLE COMPANY FILE NO. 580-F0587754-CF2
- AN EASEMENT FOR RIGHT OF WAY GRANTED TO POLORE VALLEY RURAL ELECTRIC RECORDED IN BOOK 2001 AT PAGE 316.
- RIGHT OF WAY IN ROAD EASEMENT RECORDED IN BOOK 1078 AT PAGE 490.

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 AN EVENT ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Date: 12/04/2017

Jean A.Daoud

P.L.S. 37946

**AZIMUTH
SURVEYING,
INC**

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