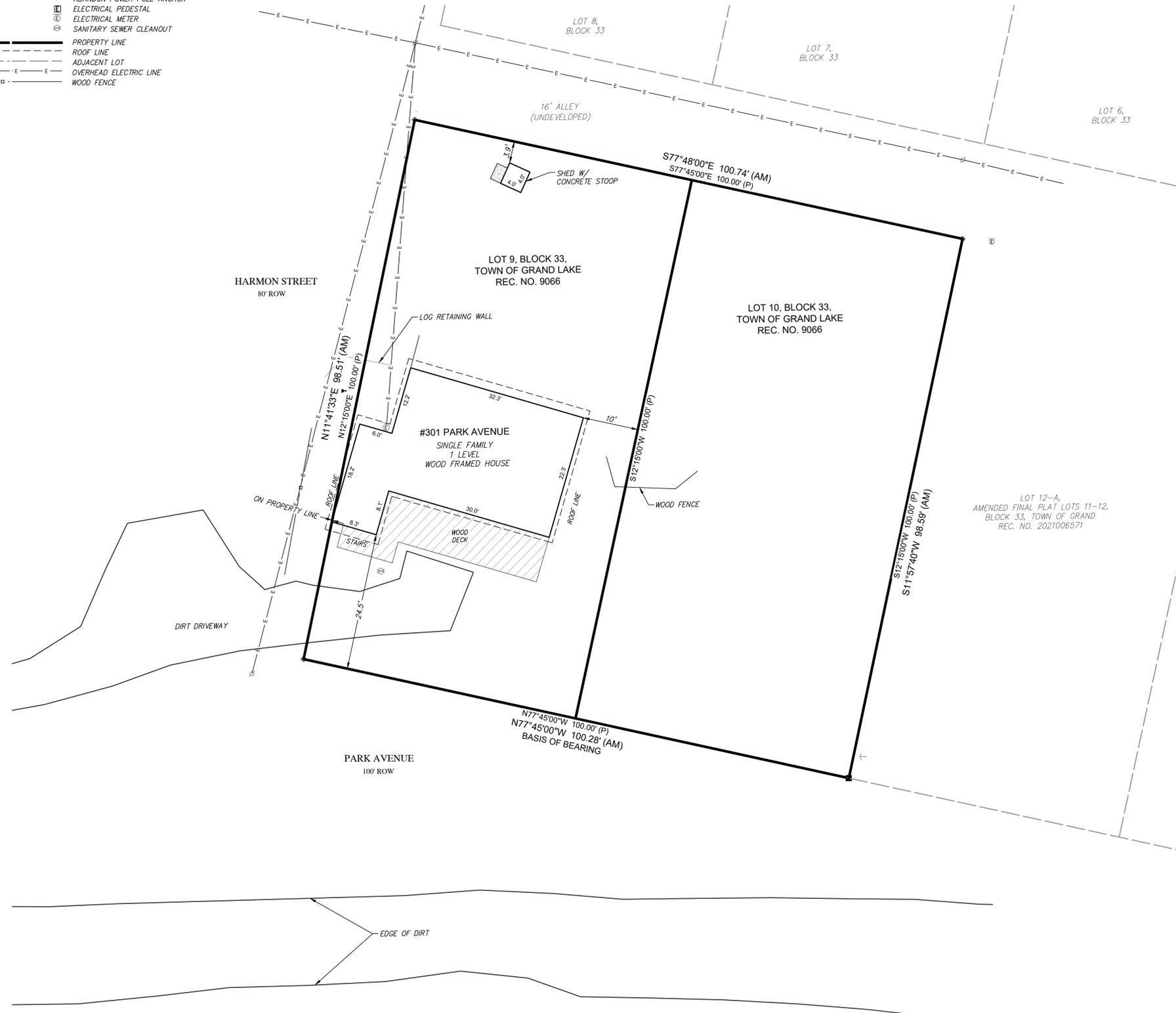


**IMPROVEMENT LOCATION CERTIFICATE**  
**LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE RECEPTION NO. 9066**  
**NORTHEAST 1/4, SECTION 6, TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.**  
**TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO**  
**301 PARK AVENUE**

**LEGEND**

- REC. NO. RECEPTION NUMBER
- AC ACREAGE
- (P) PLATTED
- (AM) AS MEASURED
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 25971
- ⊕ FOUND SPIKE, W/WASHER IN TUBE
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ ABANDON POWER POLE ANCHOR
- ⊕ ELECTRICAL PEDESTAL
- ⊕ ELECTRICAL METER
- ⊕ SANITARY SEWER CLEANOUT
- PROPERTY LINE
- - - ROOF LINE
- - - ADJACENT LOT
- - - OVERHEAD ELECTRIC LINE
- - - WOOD FENCE



**LEGAL DESCRIPTION:**

LOTS 9 AND 10, BLOCK 33, TOWN OF GRAND LAKE, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 1903 UNDER RECEPTION NO. 9066, TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO.

**NOTES:**

1. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. J60015131-2, EFFECTIVE DATE OF NOVEMBER 04, 2021 @ 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LEGAL DESCRIPTIONS, RIGHTS OF WAY AND EASEMENTS.
2. THE SUBJECT PROPERTY IS CURRENTLY ZONED BY THE GRAND LAKE ZONING AND IS SINGLE FAMILY RESIDENTIAL - HIGH DENSITY & INCLUDED IN THE THREE LAKES DESIGN REVIEW AREA.  
 SETBACK PER TOWN OF GRAND LAKE:  
 FRONT = 25'  
 SIDE = 10'  
 REAR = 10'
3. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND/OR DECIMALS THEREOF.
4. BASIS OF BEARINGS IS N77°45'W AS MEASURED ALONG THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AS EVIDENCED BY A SPIKE WITH WASHER IN TUBE SITUATED AT THE SOUTHWESTERLY CORNER AND A #4 REBAR WITH A YELLOW PLASTIC CAP STAMPED LS #25971 AT THE SOUTHEASTERLY CORNER THEREOF, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

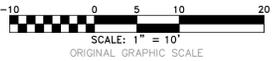
**LAND SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ROGER JAMESON, AND PAULINE AVIS SUBJECT TO ADMINISTRATION IN THE ESTATE OF PAULINE AVIS DECEASED, UNDER THE COLORADO PROBATE CODE AND LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND 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 ROGER JAMESON, AND PAULINE AVIS SUBJECT TO ADMINISTRATION IN THE ESTATE OF PAULINE AVIS DECEASED, UNDER THE COLORADO PROBATE CODE AND LAND TITLE GUARANTEE COMPANY AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND DESCRIBES THE PARCELS APPEARANCE ON NOVEMBER 10, 2021.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, NOVEMBER 10, 2021, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, 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 INDICATED.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942  
 ON BEHALF OF TIM SHENK LAND SURVEYING, INC.



**TIM SHENK**  
**LAND SURVEYING, INC.**  
 P.O. BOX 1670  
 GRANBY, CO 80446  
 (970) 887-1046

IMPROVEMENT LOCATION CERTIFICATE  
 LOTS 9 & 10, BLOCK 33, TOWN OF GRAND LAKE  
 NE 1/4, SECTION 6,  
 TOWNSHIP 3 NORTH, RANGE 75 WEST, 6TH P.M.  
 TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO  
 301 PARK AVENUE

|            |                 |                  |               |
|------------|-----------------|------------------|---------------|
| JOB: 21137 | SCALE: 1" = 10' | DATE: 11/12/2021 | DRAWN BY: JAN |
| DWG: 21137 | CRD: 21137      | CHECKED: TRS     | SHEET: 1 OF 1 |

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