

IMPROVMENT LOCATION CERTIFICATE
LOT 2, SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO

PROPERTY DESCRIPTION:

LOT 2, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, according to the final plat thereof recorded March 30, 2021 as Rec.No. 202107185 at the Eagle County Clerk and Records Office, County of Eagle, State of Colorado.

NOTES:

- 1) DATE OF SURVEY: October 31, 2022
- 2) STREET ADDRESS: 996 Main Street (U.S. Highway 24) Not Posted
- 3) Location of improvements and lot lines are based upon the above referenced Final Plat and survey monuments found at the time of this survey. Kipp Land Surveying previously performed a Improvement Survey Plat and Final Plat for this property.
- 4) Exterior building dimensions to finished siding.
- 4) 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 certification shown hereon.

CERTIFICATION:

I hereby certify that this Improvement Location Certificate was prepared for Mark William Young and Beth Ann Bovino, and this 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 improvements lines. This certificate is valid only for use by Mark William Young and Beth Ann Bovino and describes the parcels appearance on August 22, 2024.

I further certify that the improvements on the above described parcel on this date, August 22, 2024, 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



Randall P. Kipp P.L.S. #38079
Colorado Professional
Land Surveyor

Improvement Location Certificate LOT 2, South Minturn Addition A Resubdivision of Lot 51 Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING	
JOB NO.: 201129		DATE: 08-22-2024	
SHEET 1 OF 1		DWG NAME: 201129-LOT 2 SMA ILC	
		RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	

