LOT 50 SOUTH MINTURN ADDITION CENTERLINE 25' ACCESS AND UTILITY EASEMENT /REC.NO. 202107185 N38'31'53"E 210.07' N3831'53"E 53.91' 25.0' 5.0' N38'31'53" CENTERLINE 10' UTILITY EASEMENT N3831'53"E LOT 1 REC. NO. 523426 10' OVERHEAD WIRE EASEMENT REC.NO. *538°31′53″W*_ N38'31'53"E 129.12' 6875.05 SQ.ft. 0.1578 Acres EAGLE RIVER VAIL CORP 56751'23"W U.S. HIGHWAY NO. 24 26.88 (80' R.O.W.) S38'31'53"W 140.54' CENTERLINE 25' ACCESS AND UTILITY EASEMENT 5' UTILITY EASEMENT REC.NO. 202107185 CENTERLINE 20' SANITARY SEWER — EASEMENT, REC. NO. 899588 EASEMENT CENTERED ON MANHOLE 549'23'27"E 114.87'-S38°52'09"W 232.39' FOUND SURVEY MONUMENT 2" ALUMINUM CAP, SET ON #5 REBAR, LS #38079 FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP, ON #5 REBAR, LS # 11204 STAMPED (TŸPICAL) W.C., LOT 52'S DEED CALLS A LOT 52 PART OF SOUTH MINTURN ADDITION 7.63' WITNESS CORNER BEING SET FOR THE NORTHWESTERLY CORNER. MONUMENT HELD AS 6.22' WITNESS CORNER FOR CURRENT LOT 3 | L-----[)----

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 Recorders 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

JOB NO.: 201129

DATE: 08-22-2024

SHEET 1 OF 1

DWG NAME: 201129-LOT 2 SMA ILC

KIPP LAND SURVEYING

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