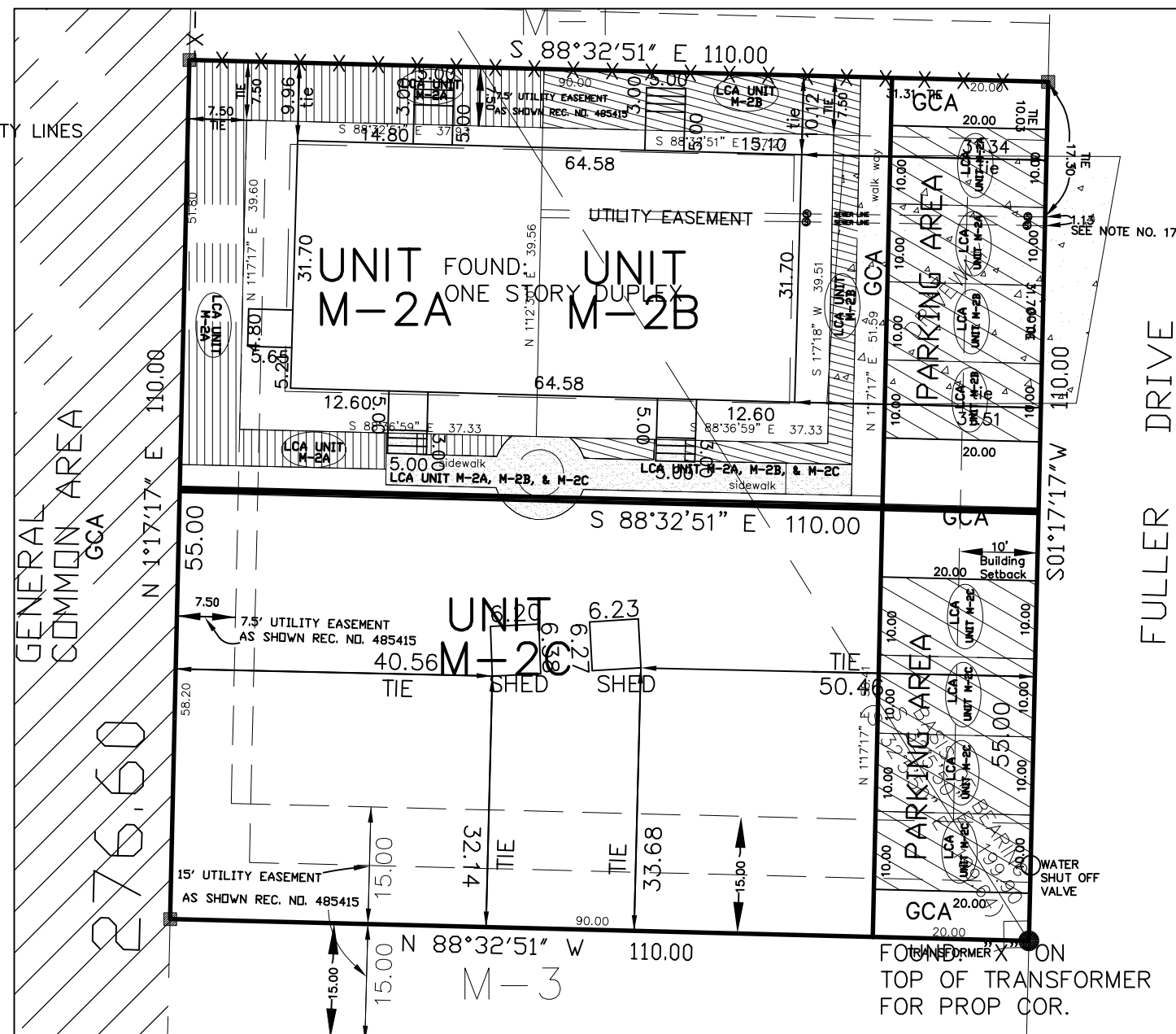


LEGEND

- INDICATES FOUND NO. 5 REBAR WITH 1 1/2" ALUM. CAP, LS 11944, OR AS SHOWN
- () INDICATES FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL TIES ARE PERPENDICULAR TO PROPERTY LINES
- X— EXISTING FENCES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PETER CLARKE, AND FIDELITY NATIONAL TITLE CO., 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 ABOVE DESCRIBED PARCEL ON THIS DATE, DEC. 2, 2013, 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.

DATE _____

THOMAS L. BURNETT PLS 11944

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NOTE: LEGAL DESCRIPTION AND RECORD EASEMENTS PER THE RECORDED PLAT OF SPRUCE HILL, FILING NO. 2, AS RECORDED FEB. 9, 1998, RECEPTION NO. 485415, AND THE RANCH AT SPRUCE HILL, LOT M-2 & COMMON AREA, RECEPTION NO. 592000.

NOTE: 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.

NOTES:

- 1) THE BASIS OF BEARING IS A CALCULATED BEARING OF A LINE BETWEEN THE NW COR. OF LOT M-1 AND THE SE COR. OF LOT M-2, AS BEING S32°05'50"E, WITH BOTH CORNERS BEING FOUND MONUMENTS AS SHOWN.
- 2) MEASUREMENTS SHOWN IN PARENTHESIS ARE FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.
- 3) CERTIFICATION NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE, THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
- 4) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

TITLE COMMITMENT NOTES:

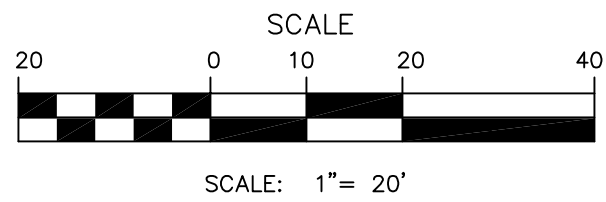
THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BURNETT LAND SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, BURNETT LAND SURVEYING, INC., RELIED UPON THE TITLE COMMITMENT BY:

FIDELITY NATIONAL TITLE COMPANY.

COMMITMENT NO 560-F0469463.-361-LBC.

*AKA THE RANCH AT SPRUCE HILL, LOT M-2 & COMMON AREA, SPRUCE HILL FILING NO. 2

IMPROVEMENT LOCATION CERTIFICATE		
SPRUCE HILL, FILING NO. 2, LOT M-02*		
PARK COUNTY, COLORADO		
BURNETT LAND SURVEYING, INC. P.O. BOX 1953, 351 HWY 285, STE 104 FAIRPLAY, COLORADO 80440 (719) 836-1425	ADDRESS: 55 FULLER DRIVE A & B	
	DATE: NOV. 28, 2013	BORROWER: CLARKE
	SCALE: 1"=20'	
	DRAWN BY: TLB	
	JOB NO. 2013-147	



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G:\2013\147 Spruce Hill M-2 LCA M-2 LCA.dwg, L.C. M-2, 05/06/2020 11:39:09 AM, 1:1, Burnett Land Surveying, Fairplay, CO, Burnett and Surveying, Fairplay, CO