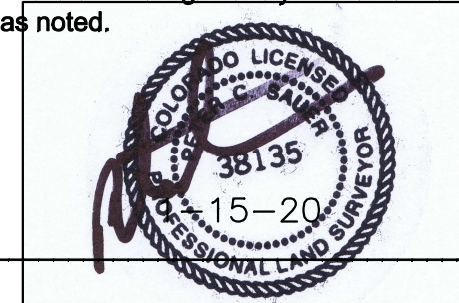


- Scale 1" = 100'
- Found Rebar and Cap
 - Found Rebar
 - ⊙ Water Meter
 - Transformer
 - Telephone Pedestal
 - x-x- Fence
 - Utility Pole
 - ◇ Cable Pedestal
 - △ Fiber Optic Pedestal
 - ◆ Electric Meter
 - ⊙ Manhole
 - ⊙ Fire Hydrant
 - ⊙ Water Valve
 - ☀ Street Lamp
 - ▲ Gas Line Marker
 - ⊙ Sign



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for Land Title Guarantee Company, 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 described parcel on this date January 14, 2021, 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.



Peter C. Sauer

P.L.S. 38135

LEGAL DESCRIPTION

Lot 55, San Juan Vista Subdivision Filing No. 1, Amended, According to the Plat Thereof Recorded September 6, 1984 in Plat Book 1 Page 523,

County of San Miguel, State of Colorado

NOTES


1. Easement research and legal description from Land Title Guarantee Company Order Number TRL86010923-2, dated January 8, 2021 at 5:00 p.m.
2. Address: (TBD) San Juan Vista Road, Placerville, CO 81430.
3. According to FEMA maps this parcel is in an area outside 500-year flood plain.
4. An ILC DOES NOT verify the accuracy or precision of found monumentation.
5. Some improvements may not be shown hereon due to snow cover.

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 the certification shown hereon.

**Improvement Location Certificate
Lot 55, San Juan Vista Subdivision Filing No. 1
San Miguel County Colorado**

PROJECT MANAGER: PETER SAUER CADD TECH: PETER SAUER CHECKED BY: PETER SAUER START DATE: 1/15/21	REVISIONS	DATE	DESCRIPTION	BY
	1			
	2			
	3			
	4			
	5			


 OFFICE (970) 249-5349
 CELL (970) 729-1289
 23414 UNCOMPAGRE ROAD
 MONTROSE, CO 81403
 WWW.ORIONSURVEYING.COM

DRAWING PATH: ILC 1-21 SHEET No. 1 OF 1 PROJECT: 21010