

IMPROVEMENT LOCATION CERTIFICATE
LOT 191
COLORADO'S TIMBER RIDGE PHASE FOUR
 220 Shooting Star Drive
 Lying within Section 27, T.35N R.2W, N.M.P.M.
 ARCHULETA COUNTY, COLORADO

PROPERTY DESCRIPTION:

Lot 191 Colorado's Timber Ridge Phase Four, according to the Plat thereof filed December 19, 2002 at Reception No. 20212641, County of Archuleta, State of Colorado.

NOTES:

1. Utility connections may be located under and through each residence and lot shown hereon for service to adjacent residences and lots. Only those utilities visible at the time of this survey are shown. The location of underground connections are unknown.
2. Bearings and distances shown hereon per recorded plat, unless otherwise noted.

SURVEYOR'S STATEMENT:

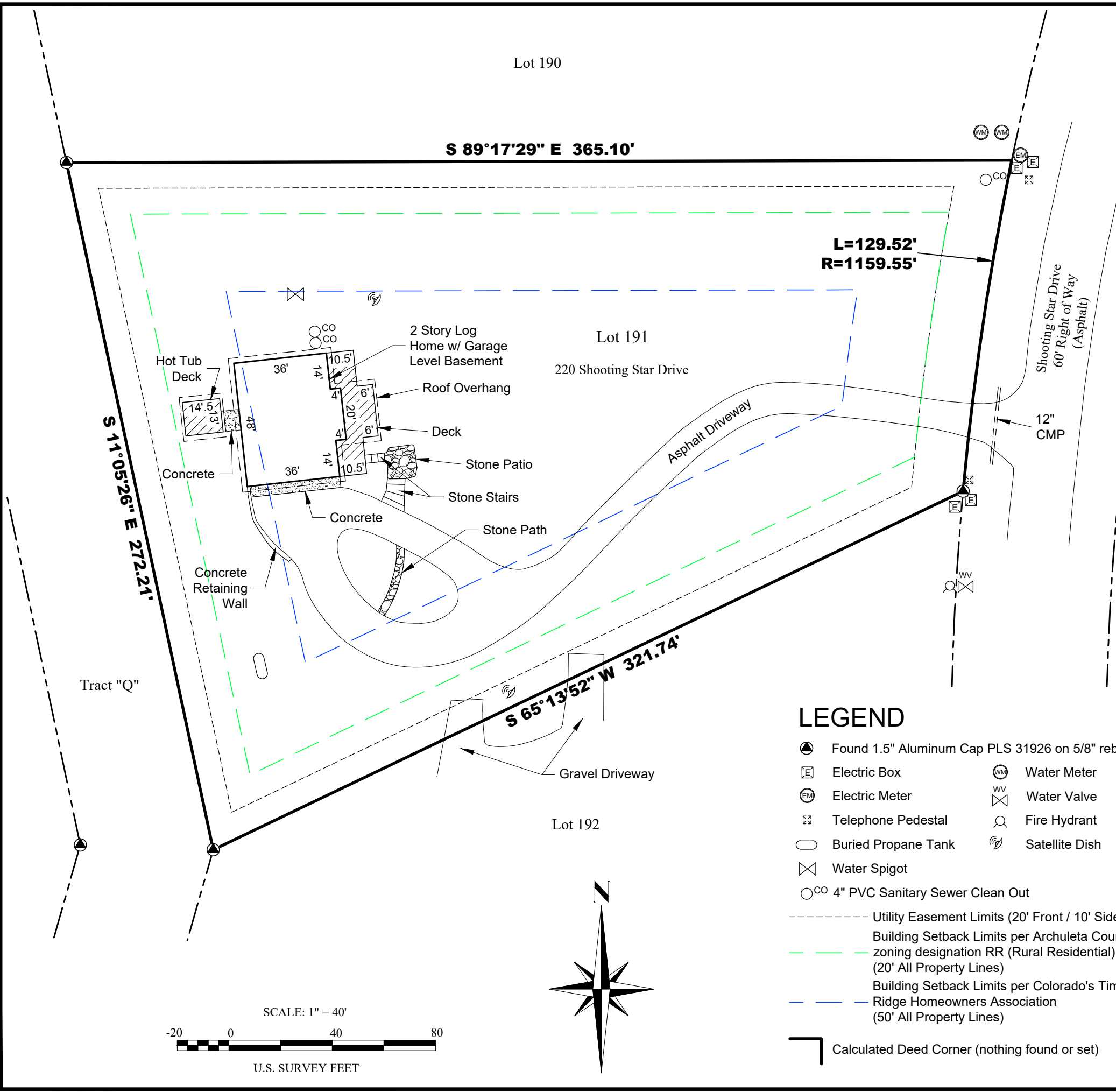
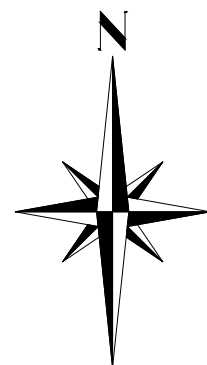
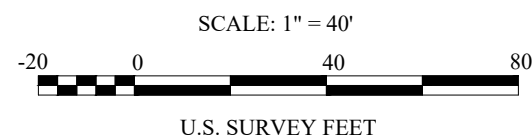
I hereby certify that this Improvement Location Certificate was prepared for Book Pagosa LLC, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Book Pagosa LLC and describes the parcel's appearance on February 8, 2018.

I further certify that the improvements on the above described parcel on this date, February 8, 2018, 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.



LEGEND

- Found 1.5" Aluminum Cap PLS 31926 on 5/8" rebar
- Electric Box
- Electric Meter
- Telephone Pedestal
- Buried Propane Tank
- Water Spigot
- 4" PVC Sanitary Sewer Clean Out
- Utility Easement Limits (20' Front / 10' Sides & Rear)
- Building Setback Limits per Archuleta County zoning designation RR (Rural Residential) (20' All Property Lines)
- Building Setback Limits per Colorado's Timber Ridge Homeowners Association (50' All Property Lines)
- Calculated Deed Corner (nothing found or set)
- Water Meter
- Water Valve
- Fire Hydrant
- Satellite Dish



IMPROVEMENT LOCATION CERTIFICATE LOT 191 COLORADO'S TIMBER RIDGE PHASE FOUR Lying within Section 27, T.35N R.2W, N.M.P.M. ARCHULETA COUNTY, COLORADO	
PROJECT NO: 18046	SCALE: 1" = 40'
DRAWN BY: MTC	MURREY LAND SURVEYING PO BOX 5532 PAGOSA SPRINGS, CO 81147 (970) 946-1043
CHECKED BY: DJM	
SURVEYED BY: DJM	
DATE: 2/12/2018	
SHT: 1 OF: 1	