

NOTICE: THIS IMPROVEMENT LOCATION CERTIFICATE IS PREPARED FOR THE SOLE PURPOSE OF USE BY THE PARTIES STATED HEREON. IT IS NOT A LAND SURVEY PLAT AS DEFINED BY C.R.S 38-51-102(12) OR AN IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S 38-51-102(9). IT DOES NOT ESTABLISH PROPERTY CORNERS. A MORE PRECISE RELATIONSHIP OF THE IMPROVEMENT STO THE BOUNDARY LINES CAN BE DETERMINED BY A LAND SURVEY OR IMPROVEMENT SURVEY. THE IMPROVEMENTS ARE GENERALLY SITUATED AS SHOWN AND ONLY APPARENT (VISIBLE AT THE TIME OF FIELDWORK) IMPROVEMENTS AND ENCROACHMENTS ARE NOTED.

IMPROVEMENT LOCATION CERTIFICATE

LOT 15, BLOCK 4, CORDILLERA SUBDIVISION, FILING NO. 34,
COUNTY OF EAGLE, STATE OF COLORADO
591 GORE TRAIL, EDWARDS, CO 81632

- (R) = RECORD/PLAT
U.E. = EASEMENT PER
REC. NO.682634 -NOTE 14

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 FOUND REBAR AND CAP

●

 FOUND BARE REBAR

⊗

 SET T-POST

⊗

 FOUND T-POST

----- EASEMENT
- ⊗

 WATER VALVE BOX

⊗

 DELINEATOR MARKER

⊗

 WATER CURB STOP

⊗

 COMMUNICATIONS PEDESTAL

⊗

 FIRE HYDRANT

⊗

 COMMUNICATION BOX

⊗

 ELECTRIC BOX

⊗

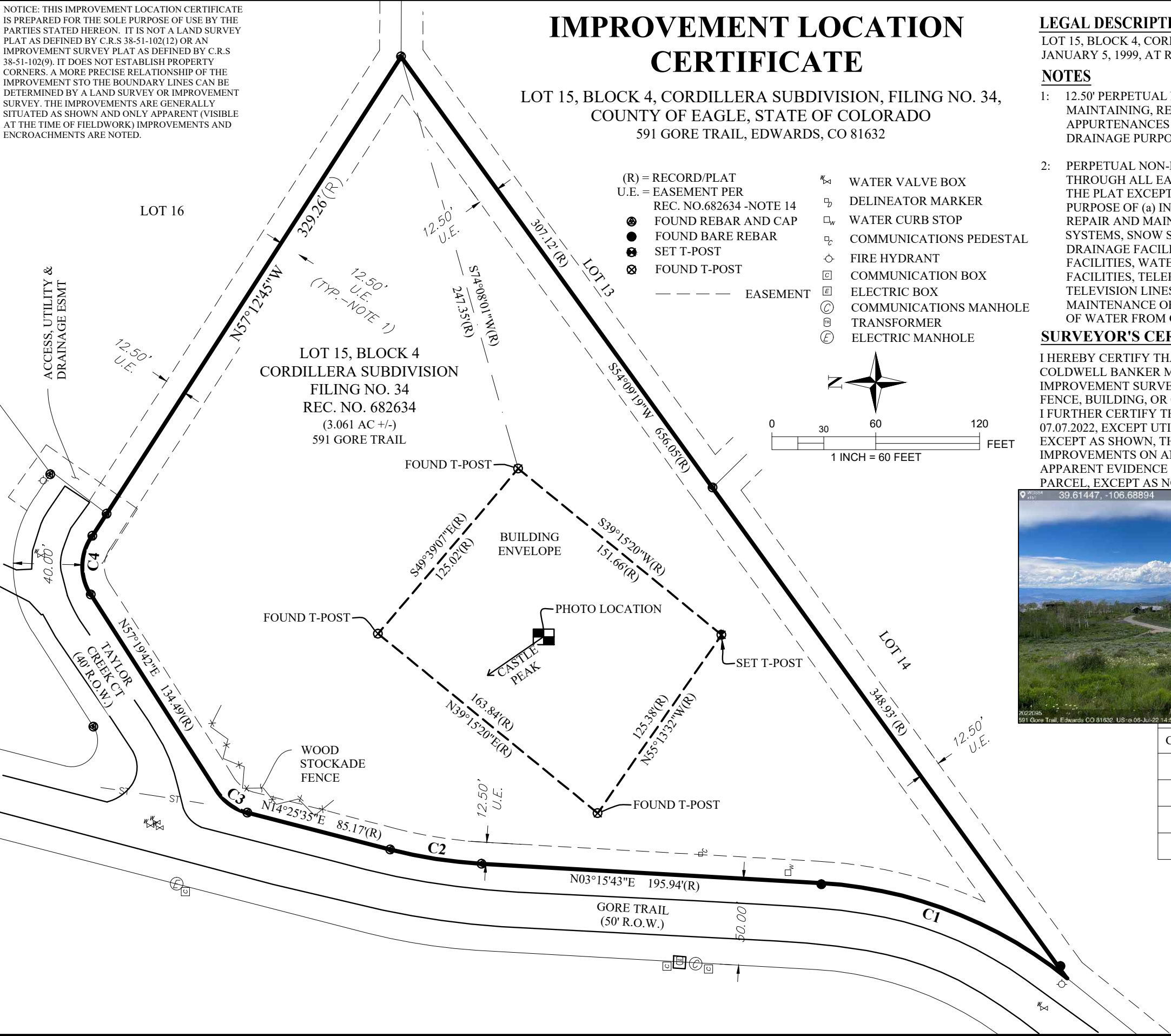
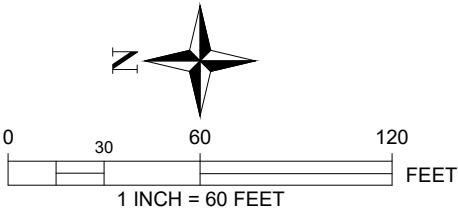
 COMMUNICATIONS MANHOLE

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 TRANSFORMER

⊗

 ELECTRIC MANHOLE



LEGAL DESCRIPTION

LOT 15, BLOCK 4, CORDILLERA SUBDIVISION, FILING NO.34, ACCORDING TO THE PLAT RECORDED JANUARY 5, 1999, AT RECEPTION NO. 682634, COUNTY OF EAGLE, STATE OF COLORADO.

NOTES

- 12.50' PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND REPLACING FROM TIME TO TIME (a) UTILITY LINES AND APPURTENANCES NECESSARY TO PROVIDE UTILITY SERVICE TO THE LOTS AND TRACTS (b) DRAINAGE PURPOSES
- PERPETUAL NON-EXCLUSIVE BLANKET EASEMENT UPON, ACROSS, ABOVE, OVER, UNDER AND THROUGH ALL EASEMENT AREAS, ROADS, LOTS, PARCELS AND ALL OTHER PROPERTY WITHIN THE PLAT EXCEPTING ONLY THOSE AREAS LYING WITHIN THE BUILDING ENVELOPES FOR THE PURPOSE OF (a) INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF ROADS, DRAINAGE, UTILITY, IRRIGATION, SERVICE LINES AND SYSTEMS, SNOW STORAGE, INCLUDING WITHOUT LIMITATION, GOLF CART PATHS, STORM DRAINAGE FACILITIES, DITCHES AND IRRIGATION FACILITIES, SANITARY SEWER LINES AND FACILITIES, WATER LINES AND FACILITIES, ELECTRIC LINES AND FACILITIES, GAS LINES AND FACILITIES, TELEPHONE AND OTHER COMMUNICATION LINES AND FACILITIES, CABLE TELEVISION LINES AND FACILITIES, INSTALLATION, REPAIR, REPLACEMENT AND MAINTENANCE OF CROSS COUNTRY SKIING, BICYCLE AND HIKING TRAILS (b) THE DRAINAGE OF WATER FROM OTHER LANDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COLDWELL BANKER MOUNTAIN PROPERTIES, 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, 07.07.2022, 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.



CURVE #	RADIUS	ARC LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	250.00'	155.47'	035°37'50"	N21°04'38"E	152.97'
C2	275.00'	53.59'	011°09'52"	S08°50'39"W	53.50'
C3	30.00'	22.46'	042°54'07"	S35°52'38"W	21.94'
C4	30.00'	35.89'	068°32'18"	N88°24'09"W	33.78'

FWS FORESIGHT WEST
SURVEYING INC.

1309 S. Inca Street
Denver, Colorado 80223
303.504.4440

Buyer/Borrower: Bar Rescue, LLC.

Field Crew: Rusk

Date of Field Work:07.06.2022

Complied By: Rusk

Scaled for 11" x 17"

REV-0 07.07.2022

Job No.: 2022097

Sheet: 1 of 1