

# IMPROVEMENT LOCATION CERTIFICATE

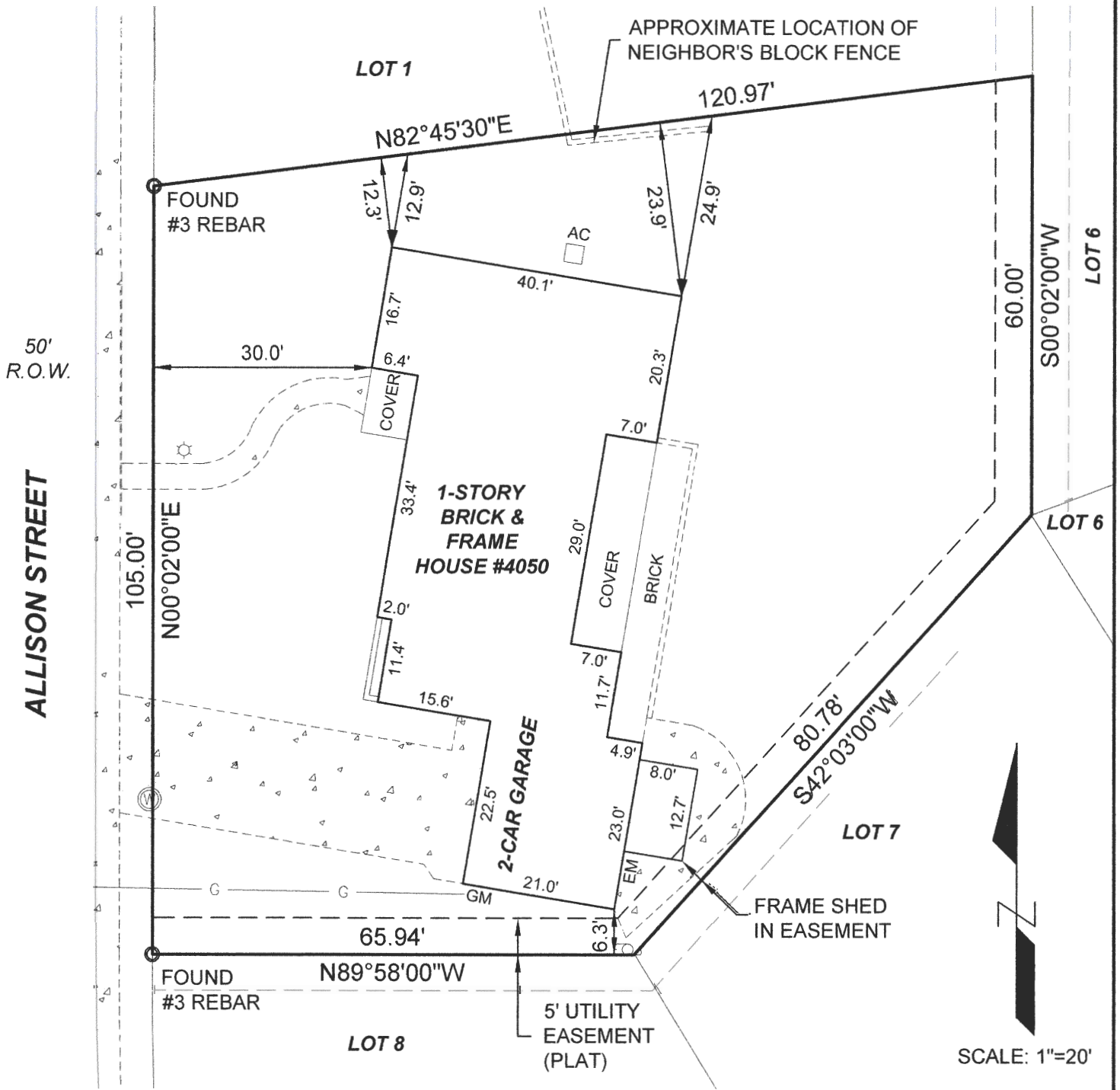
ADDRESS: 4050 ALLISON STREET

CLIENT(S): KENFIELD

TITLE COMMITMENT

LEGAL DESCRIPTION: (PER JEFFCO ASSESSOR) LOT 2, BLOCK 5  
MELROSE MANOR  
JEFFERSON COUNTY, COLORADO.

**NOTE:** LOT DOES NOT MATHEMATICALLY CLOSE. A BOUNDARY SURVEY IS RECOMMENDED TO MORE ACCURATELY LOCATE BOUNDARY LINES AND IMPROVEMENTS



THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT ESTABLISH PROPERTY CORNERS AND IS INTENDED ONLY TO GIVE THE GENERAL SITUATION OF THE CURRENT VISUAL IMPROVEMENTS. GILLIANS WILL NOT BE LIABLE FOR MORE THAN THE COST OF THIS IMPROVEMENT LOCATION CERTIFICATE, AND THEN ONLY TO THE PARTY SPECIFICALLY SHOWN HEREON.

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED UNDER MY SUPERVISION AND 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, EXCEPT UTILITY CONNECTIONS AND FENCES AND LANDSCAPING, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS OR 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.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE WITHIN THREE YEARS YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS CERTIFICATE BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION DATE SHOWN HEREON.

**Gillians**

GILLIANS LAND CONSULTANTS  
8474 W. RICE AVENUE  
LITTLETON, COLORADO 80123  
303-972-6640

JOB NO.: 13-2010  
DRAWN: HAR  
ISSUE DATE: 2-04-10  
FILE: 13010.DWG

ROBERT EMERSON HARRIS  
P.L.S. NO. 37601  
FOR AND BEHALF OF  
GILLIANS LAND  
CONSULTANTS

