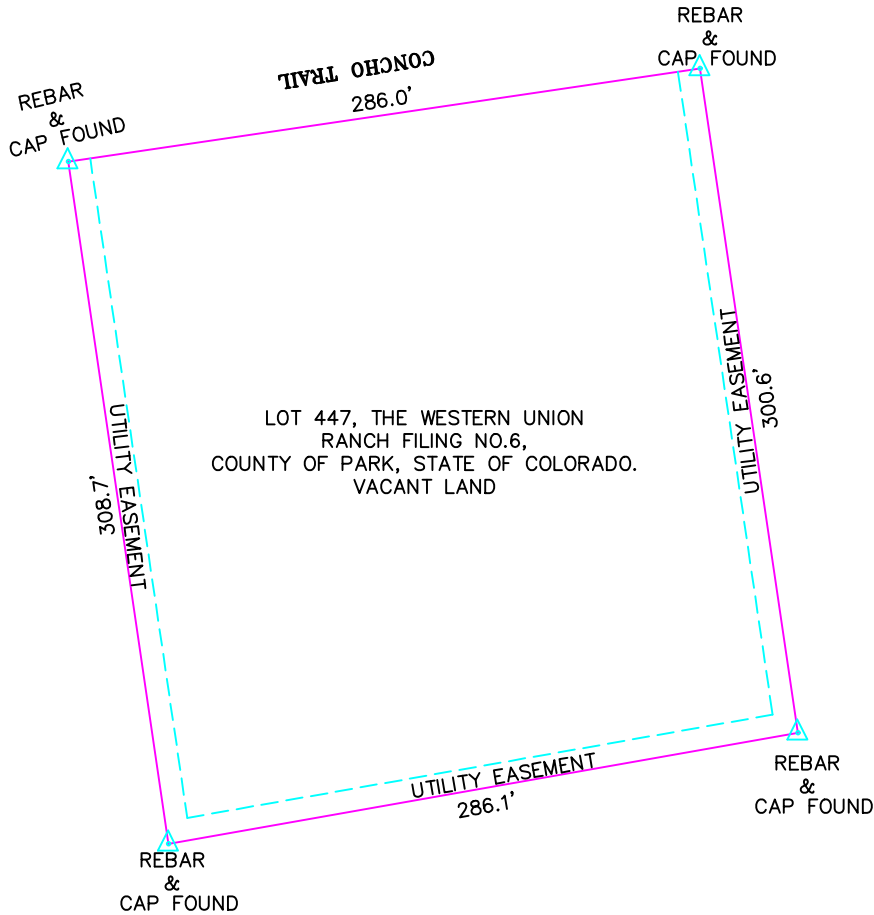




Improvement Location Certificate
224 CONCHO TRAIL HARTSEL, COLORADO 80449

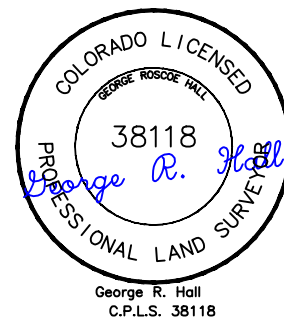
Legal Description

LOT 447, THE WESTERN UNION
RANCH FILING NO. 6,
COUNTY OF PARK, STATE OF COLORADO.

I, George R. Hall, C.P.L.S. hereby certify that this improvement location certificate was prepared for
FIDELITY NATIONAL TITLE COMPANY

and is valid only for use by the above mentioned parties.
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

10TH day of JUNE in the year 2024, 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 there is no apparent evidence or sign of any easement crossing
or burdening any part of said parcel, except as noted.



George R. Hall
C.P.L.S. 38118



Scale 1" = 75'

"Land Survey Plat" as defined in the Colorado Revised Statutes
"means a plat which shows the information developed by a monumented
land survey, including any conflicting boundary evidence, which plat
is suitable for recording pursuant to Section 38-51-102".

FIDELITY
Client:
310-F06547-24
Title Commitment No.:
2024179CONCHOTR224
File name:
TOBIASSON
Ordered by:

*Crown Point
Land Services*

719-275-5005 PHONE 391 Arrowhead Dr., Florissant, CO 80816