



IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE, AS PREPARED FOR MICHAEL, STEVE SMITH & BARBARA JOY SMITH, STEAMBOAT TITLE, AND NORTHERN ROCKIES MORTGAGE 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, OCTOBER 24, 1996, 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.

DATED: 10-25-96
BY: *James B. Ackerman*
JAMES B. ACKERMAN, L.S. #16394



- NOTES:**
- 1) BASED ON THE FLOOD INSURANCE RATE MAP BOOKS AND STREET DATA PREPARED FOR THE CITY OF STEAMBOAT SPRINGS, COLORADO, BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY DEVELOPMENT CENTER, 4801 E. 12TH AVE., DENVER, COLORADO 80216. THE SUBJECT PROPERTY IS LOCATED IN ZONE C, ZONE C-AREAS OF MINIMAL FLOODING.
 - 2) BUILDING NUMBER: CONCRETE FOUNDATION, ASPHALT ROOF, ALL CORNER TIES ARE PERPENDICULAR TO LOT LINES AND MEASURED FROM THE OUTSIDE OF THE TIE.
 - 3) SEWER & WATER ARE STEAMBOAT SPRINGS WATER AND SANITATION COPI.
 - 4) ELECTRIC AND PHONE ARE LOCATED UNDER GRASS, AS SHOWN.
 - 5) ADDRESS OF PROPERTY IS 317 APPLE DRIVE.

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 herein."

EMERALD MOUNTAIN SURVEYS, INC.
P.O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998

IMPROVEMENT LOCATION CERTIFICATE

LOT 3
VICTORIAN VILLAGE AT WILLETT RIDGE
STEAMBOAT SPRINGS,
COLORADO

MICHAEL & BARBARA SMITH
P.O. BOX 590774
STEAMBOAT SPRINGS,
COLORADO

10-24-96

878-2

1" = 20'