

NELSON ROAD (50' WIDE)  
S89°57'15" W 492.82'

S 00°02'45"E 367.00'

UNPLATTED

SCALE: 1" = 60'

UTILITY EASEMENT

36.0'  
24.8'  
24.8'  
36.0'  
FRAME  
SHED

272,310.94  
272,310.94

182,310.94  
182,310.94

S89°57'15" W 492.82'

246.8'

69.0'

124.7'

FND PIN

N 00°02'45" W 367.00'  
TOLLGATE DRIVE (60' WIDE)

### IMPROVEMENT LOCATION CERTIFICATE

I, hereby certify that this improvement location certificate was prepared for P.H.H. U.S. Mortgage Corporation and 1st Colorado Title 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, March 1, 1993 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.

FLOOD INFORMATION: This property lies in Zone C according to the Federal Emergency Management Agency Flood Insurance Rate Map.

(CP No. 08C023 0110 B, July 15, 1988)

GLENN J. MELVIN

Date: March 3, 1993

LEGAL DESCRIPTION: Lot 1, HARDT ESTATES SUBDIVISION, County of Boulder, State of Colorado, the plat of which is recorded as Plan file R-1-3-38.

MELVIN

SURVEYING

P.O. BOX 2112  
BOULDER, COLORADO  
444-3035 80306

KEARNS

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