

AN IMPROVEMENT LOCATION CERTIFICATE FOR  
**LOT 106, HIGHLANDS AT BRECKENRIDGE**  
**SUBDIVISION, FILING NO. 4**

ACCORDING TO THE PLAT RECORDED 03/22/1996 AT REC. NO. 511598  
 TOWN OF BRECKENRIDGE, SUMMIT COUNTY, COLORADO

**LOT 106**  
 134,302 sq. ft.  
 3.083 acres  
 ADDRESS: 0056  
 ROUNDS ROAD

ROUNDS ROAD  
 (50' PUBLIC R-O-W)

TIES & DIMENSIONS ARE TO  
 OUTSIDE OF FOUNDATION (TYP.)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR:  
 SHERYLL & DALE GIBBENS  
 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, MARCH 13, 2014,  
 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.

*Terry C. Barnes*  
 TERRY C. BARNES  
 COLORADO P.L.S. NO. 15242  
 March 18, 2014  
 DATE



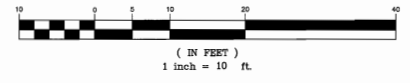
**TITLE COMMITMENT PROVIDED FOR SURVEY:**

ORDER NO.: 01330-37111 EFFECTIVE DATE: FEBRUARY 27, 2014  
 BY: STEWART TITLE GUARANTY COMPANY  
 BRECKENRIDGE, COLORADO

**LEGEND (MONUMENTS FOUND DURING PREVIOUS SURVEYS)**

- FOUND REBAR & ALUMINUM CAP (PLS 16836/ALPINE ENG.)
- UTILITY PEDESTAL
- ☆ LIGHT POLE

**GRAPHIC SCALE**



NOTE: LOCATION AND STAKING BASED ON MONUMENTS  
 FOUND ON LOTS 108, 110, & 111.

NOTE: 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 OR NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT  
 IN THIS SURVEY BE COMMENCED MORE THAN SIX YEARS FROM THE DATE OF THE CERTIFICATION HEREIN HERETO.

Drawn GAW/TCB	Dwg 16267/ILC.DWG	Project 16267
Checked TCB	Date 03/18/2014	Sheet 1 of 1

**RANGE WEST**  
 ENGINEERS & SURVEYORS INC.  
 P.O. Box 589  
 Silverthorne, CO 80498 970-468-6281