IMPROVEMENT LOCATION CERTIFICATE

EAST—WEST 60'

NORTH—SOUTH 141'

NORTH 6TH STREET

FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 12374

FRANKLIN AVENUE

LEGAL DESCRIPTION PROVIDED BY:
GUARDIAN TITLE AGENCY, LLC,
COMMITMENT NO. 3114019-04979,

532 FRANKLIN AVENUE
BRIAN S. KRUEGER,
WARREN F. KRUEGER,
MATTHEW W. KRUEGER

THE WEST 50 FEET OF BLOCK 3, CAPITOL HILL, SECOND ADDITION TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO
AND,

THE EAST 10 FEET OF THE WEST 60 FEET OF BLOCK 3, CAPITOL HILL, SECOND ADDITION TO THE TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

I hereby certify that this improvement location certificate was prepared for:
BRIAN S. KRUEGER, WARREN F. KRUEGER, MATTHEW W. KRUEGER,
That it is NOT A LAND SURVEY PLAN OR IMPROVEMENT SURVEY PLAN, and that
it is NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDINGS,
OR FUTURE IMPROVEMENT LINES.

This certificate is valid for use by:
BRIAN S. KRUEGER, WARREN F. KRUEGER,
MATTHEW W. KRUEGER,
and describes the parcel's appearance on: AUGUST 17, 2019

I further certify that the improvements on the above described parcel on this date,
08-17-2019, 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 noted, and
that there is no apparent evidence or sign of any adverse crossing or binding
any part of said parcel, except as noted.

Curtis D. Hose, PLS 37971
For and on behalf of
American West Land Surveying Co.,
A Colorado Corporation

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