PROJECT NO. S215194

ADDRESS: 6493 EVERETT STREET
ARVADA, CO 8004

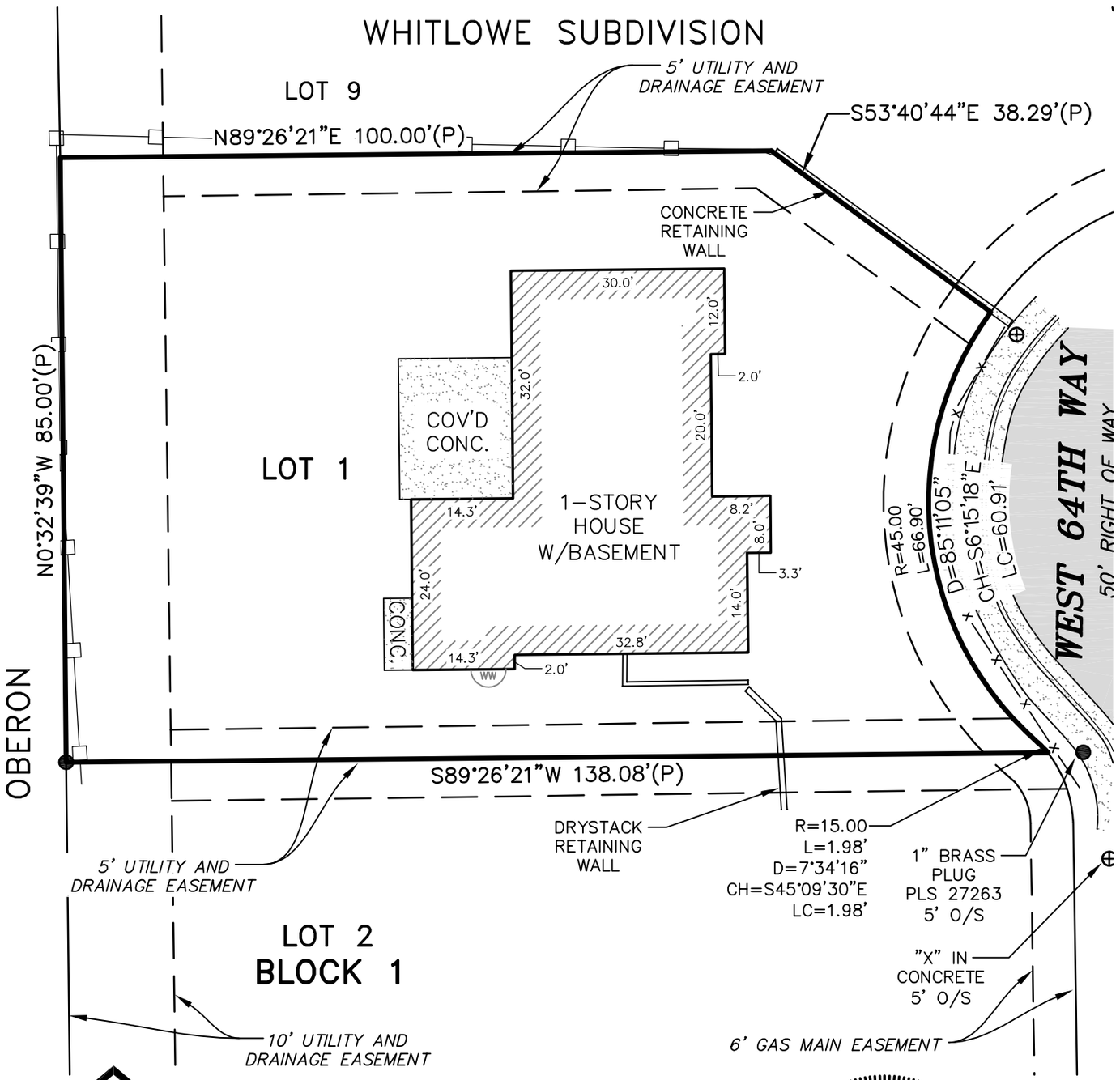
IMPROVEMENT LOCATION CERTIFICATE

TO: JULIE SPINNATO

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR JULIE SPINNATO, 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. THIS CERTIFICATE IS VALID ONLY FOR USE BY JULIE SPINNATO AND DESCRIBED THE PARCEL'S APPEARANCE ON AUGUST 29, 2022. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE HEREON DESCRIBED PARCEL ON THIS DATE, AUGUST 29, 2022, 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.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, SCARLETTE PEARLS SUBDIVISION, A RESUBDIVISION OF LOTS 10 AND 11, WHITLOWE SUBDIVISION, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.



NORTH

SCALE 1" = 20'

Date: 8/29/22

COLORADO REGISTERED
JOHN P. EHRHART
8/29/22
29414
PROFESSIONAL LAND SURVEYOR

John P. Ehrhart
Colorado P.L.S. #29414

EHRHART LAND SURVEYING

Ehrhart Land Surveying, LLC

P.O. Box 930 • Erie, Colorado 80516 • (303) 828-3340