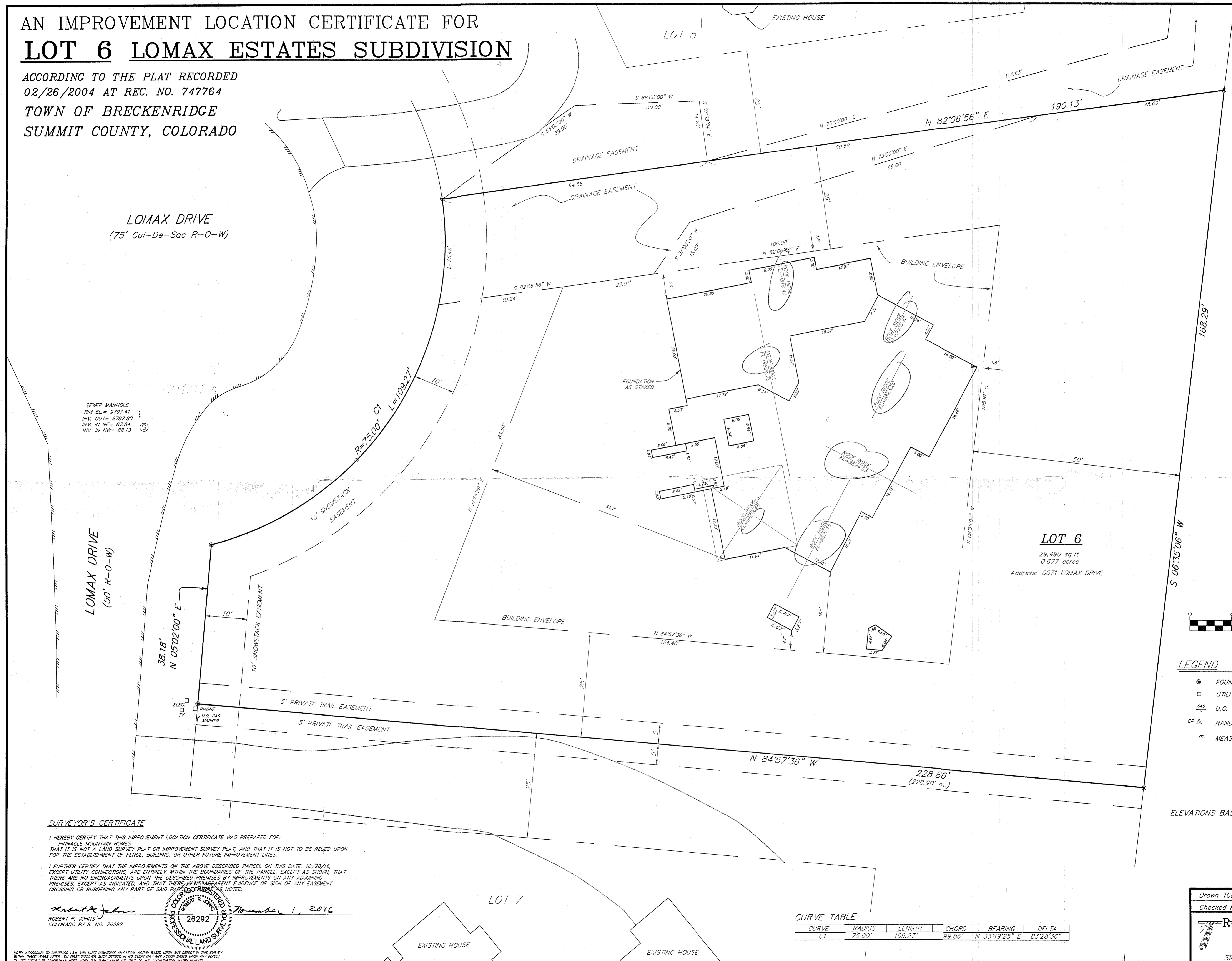


AN IMPROVEMENT LOCATION CERTIFICATE FOR LOT 6 LOMAX ESTATES SUBDIVISION

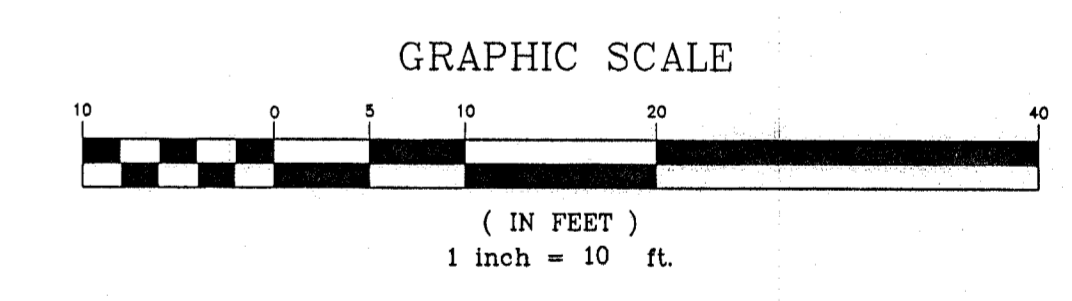
ACCORDING TO THE PLAT RECORDED
02/26/2004 AT REC. NO. 747764
TOWN OF BRECKENRIDGE
SUMMIT COUNTY, COLORADO

RECEIVED
NOV 02 2016
TOWN OF BRECKENRIDGE
PLANNING DEPT.

UNPLATTED
SAWMILL PATCH PLACER
(TOWN OF BRECKENRIDGE)
{EXH. "A" - "PARCEL F"
REC. 326854



LOT 6
29,490 sq. ft.
0.677 acres
Address: 0071 LOMAX DRIVE



- LEGEND**
- FOUND REBAR & YELLOW PLASTIC CAP (PLS 18977/CORY)
 - UTILITY PEDESTAL
 - U.G. GAS MARKER
 - CP ▲ RANDOM SURVEY CONTROL POINT
 - m MEASURED COURSE

ELEVATIONS BASED ON U.S.G.S. SEA LEVEL DATUM (1929)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR:
PINNACLE MOUNTAIN HOMES
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED 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, 10/20/16,
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 AS NOTED.

Robert R. Johns
ROBERT R. JOHNS
COLORADO P.L.S. NO. 26292
November 1, 2016



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	75.00'	109.27'	99.86'	N 33°49'25" E	83°28'36"

RRJ\21050.dwg 21050 ILLC DWG: 11/1/2016 7:36:00 AM RRJ

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, IF 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 HEREON.

Drawn TCB/RRJ	Dwg 21050ILC	Project 21050
Checked RRJ	Date 11/01/16	Sheet 1 of 1

RANGEWEST
ENGINEERS & SURVEYORS
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