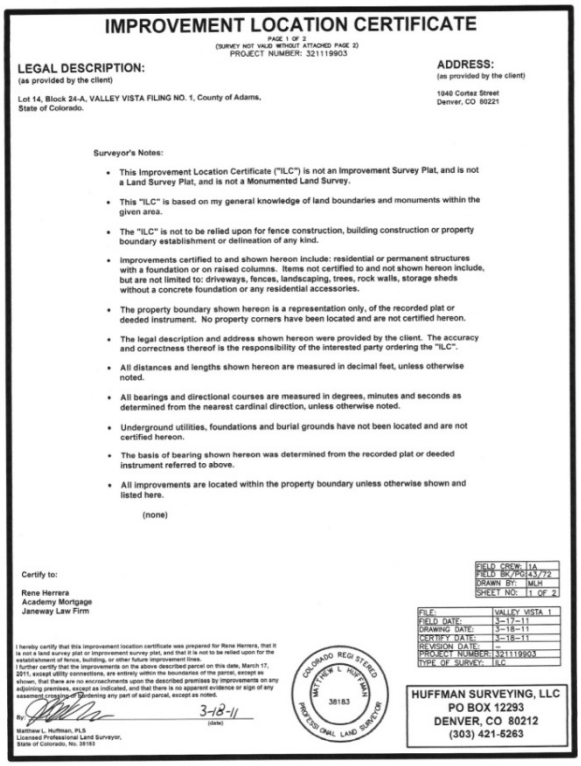
IMPROVEMENT LOCATION CERTIFICATE i.e. "ILC"

- **An "ILC" is a survey that shows a property's approximate boundary and the relative location of major improvements.**
- **An "ILC" is used by banks, title insurers, mortgage companies and other parties to eliminate exceptions in a title insurance policy against encroachments.**
- **An "ILC" only shows the major improvements on a property such as the residence and garage.**
- **An "ILC" is not an indication of a property boundary.**
- **An "ILC" should not be used for construction, fences, decks, landscaping or building permits.**
- **The property boundary shown on an "ILC" is an approximation based on local survey knowledge and the recorded deed description or platted subdivision. Property corners are NOT recovered or set.**
- **The "ILC" is generally the least expensive type of survey, starting around $300. The price will vary depending on the size and nature of the property as well as other characteristics such as county, age of the subdivision, and legal description (i.e. lot and block or metes and bounds).**

PAGE 1



IMPROVEMENT LOCATION CERTIFICATE

PAGE 1 OF 2
(SURVEY NOT VALID WITHOUT ATTACHED PAGE 2)
PROJECT NUMBER: 321119903

LEGAL DESCRIPTION:
(as provided by the client)

Lot 14, Block 24-A, VALLEY VISTA FILING NO. 1, County of Adams, State of Colorado.

ADDRESS:
(as provided by the client)

1040 Cortez Street
Denver, CO 80221

Surveyor's Notes:

- This Improvement Location Certificate ("ILC") is not an Improvement Survey Plat, and is not a Land Survey Plat, and is not a Monumented Land Survey.
- This "ILC" is based on my general knowledge of land boundaries and monuments within the given area.
- The "ILC" is not to be relied upon for fence construction, building construction or property boundary establishment or delineation of any kind.
- Improvements certified to and shown hereon include: residential or permanent structures with a foundation or on raised columns. Items not certified to and not shown hereon include, but are not limited to: driveways, fences, landscaping, trees, rock walls, storage sheds without a concrete foundation or any residential accessories.
- The property boundary shown hereon is a representation only, of the recorded plat or deeded instrument. No property corners have been located and are not certified hereon.
- The legal description and address shown hereon were provided by the client. The accuracy and correctness thereof is the responsibility of the interested party ordering the "ILC".
- All distances and lengths shown hereon are measured in decimal feet, unless otherwise noted.
- All bearings and directional courses are measured in degrees, minutes and seconds as determined from the nearest cardinal direction, unless otherwise noted.
- Underground utilities, foundations and burial grounds have not been located and are not certified hereon.
- The basis of bearing shown hereon was determined from the recorded plat or deeded instrument referred to above.
- All improvements are located within the property boundary unless otherwise shown and listed here.

(none)

Certify to:

Rene Herrera
Academy Mortgage
Janeway Law Firm

FIELD CREW:	1A
FIELD BK/PG:	143/72
DRAWN BY:	MLH
SHEET NO:	1 OF 2

FILE:	VALLEY VISTA 1
FIELD DATE:	3-17-11
DRAWING DATE:	3-18-11
CERTIFY DATE:	3-18-11
REVISION DATE:	-
PROJECT NUMBER:	321119903
TYPE OF SURVEY:	ILC

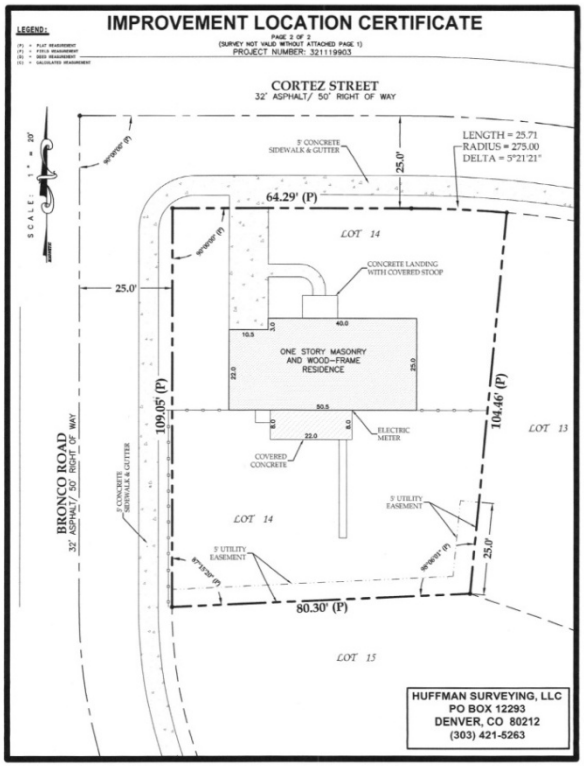
I hereby certify that this improvement location certificate was prepared for Rene Herrera, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, March 17, 2011, 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.

By: _____ 3-18-11
Matthew L. Huffman, PLS (date)
Licensed Professional Land Surveyor,
State of Colorado, No. 38183

COLORADO REGISTERED MATTHEW L. HUFFMAN 38183 PROFESSIONAL LAND SURVEYOR

HUFFMAN SURVEYING, LLC
PO BOX 12293
DENVER, CO 80212
(303) 421-5263

PAGE 2



Determining a property boundary and setting property corner pins is what a professional surveyor is paid to do. It is an additional cost but a very important step in protecting the biggest investment of your life. For a free estimate, call or email today!

HUFFMAN SURVEYING
303-421-LAND (303-421-5263)
INFO@HUFFMANSURVEYING.COM