

# IMPROVEMENT LOCATION CERTIFICATE

IN ACCORDANCE WITH C.R.S. 38-51-108 (EFFECTIVE JULY 1, 2013)

THIS CERTIFICATE IS VALID ONLY FOR USE BY:

**STONE CONCEPTS OF COLORADO INC. AND  
BRYAN BELLOWS AND MARA MACTAGGART**

**CHAMBERS AVENUE  
80' PUBLIC RIGHT-OF-WAY**

R=640.00  
L=178.68'  
Δ=15°59'47"  
T=89.93  
CH=N53°08'47"E  
178.10

CONCRETE SIDEWALK

FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP ON  
REBAR STAMPED LS 20695  
PEDESTALS

FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP ON  
REBAR ILLEGIBLE

10' DRAINAGE AND UTILITY EASEMENT

25' BUILDING SETBACK

SEWER  
CLEANOUT

1 1/4"  
IRON  
PIPE

12.5' DRAINAGE AND UTILITY EASEMENT

S44°51'06"E  
140.00'

**LOT C-31**

**LOT C-30  
0.62 ACRES**

**1248**

**VACANT LOT**

Proposed area for raw material storage  
Red-line boundaries indicate location of fencing

25' BUILDING SETBACK

25' DRAINAGE AND UTILITY EASEMENT

FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP ON  
REBAR STAMPED LS 20695

FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP ON  
REBAR ILLEGIBLE

UTIL.  
POLE

WOOD PRIVACY  
FENCE

S53°20'51"W

222.39'

OVERHEAD UTILITY LINE

**LOT I-12**

**Archibeque Land Consulting, Ltd**

**~ Professional Land Surveying & Mapping ~**

**115 Broadway - P.O. Box 3893**

**Eagle, Colorado 81631**

**970.328.6020 Office 970.328.6021 Fax**

**INFO@PROLANDSURVEY.COM**



1 INCH = 10 FEET

## DESCRIPTION

Lot C-30, Eagle Valley Commercial Park, Filing No. 2, Town of Eagle, Colorado, according to the Final Plat thereof as filed for record October 18, 1996 as Reception No. 604859, in the Office of the Clerk and Recorder, county of Eagle, State of Colorado.

## NOTES:

1) Survey Date: February 10, 2017.

2) Location of Improvements, Lot lines, Building Setbacks and Easements are based upon the hereon referenced Final Plat of Eagle Valley Commercial Park, Filing No. 2 and Survey Control Monuments found, as shown hereon.

3) Street Address: 1248 Chambers Ave., per the Eagle County C.I.S. (Not Posted)

4) This Improvement Location Certificate was prepared for the exclusive use of Stone Concepts, and is valid only if print has original seal and signature of surveyor.

5) Lineal Units of the U.S. Survey Foot were used herein.

C.R.S. 38-51-108 (Effective July 1, 2013)

## IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for  
*Stone Concepts of Colorado Inc. and Bryan Bellows and Mara Mactaggart*

that this 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

*Stone Concepts of Colorado Inc. and Bryan Bellows and Mara Mactaggart*

AND DESCRIBES THE PARCEL'S APPEARANCE ON

February 10, 2017

I further certify that the improvements on the above described parcel on this date, **February 10, 2017**, except for 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 there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as shown.



Theodore J. Archibeque PLS 37902  
Colorado Professional Land Surveyor

## IMPROVEMENT LOCATION CERTIFICATE LOT C-30 EAGLE VALLEY COMMERCIAL PARK FILING 2 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: <b>KMD</b>	JOB NUMBER: <b>14114</b>	DRAWING NAME: <b>14114_ILC.dwg</b>
SHEET <b>1</b> OF <b>1</b>	DATE: <b>03-26-2014</b>	CHECKED BY: <b>TJA</b>

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