

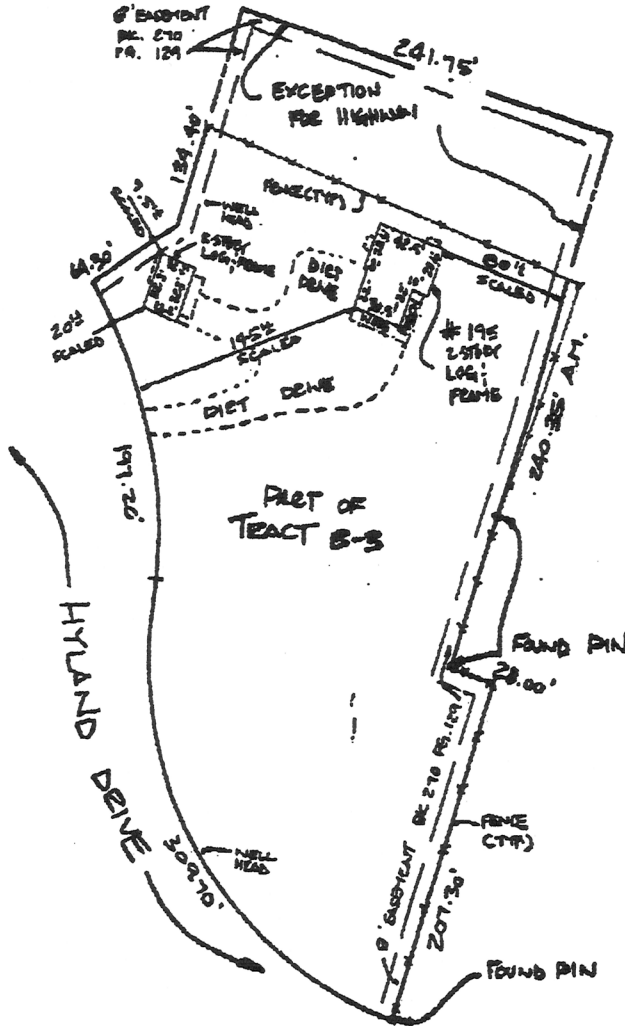


SCALE 1" = 80'

# COLORADO ENGINEERING & SURVEYING INC.

3470 So. Sherman St., Suite 2 • Englewood, Colorado 80110 • 761-8055  
Surveying Colorado Since 1972 • FAX: 761-0841

NO. 96-3393  
(BALDON)



### LEGAL DESCRIPTION:

Tract B-3,  
Hyland Hills, First Filing,  
except those portions conveyed to the State of Colorado, Department of  
Highways, by instrument recorded January 12, 1972 in Book 330 at Pages 119 and  
120,  
County of Clear Creek,  
State of Colorado.  
**ALSO KNOWN AS 195 HYLAND DR**

OWNER TRACT: N/A

### FLOOD INFORMATION

This community does participate in the National Flood Insurance Program.  This community does not participate in the National Flood Insurance Program.   
I hereby certify that the property described herein IS NOT located within a flood hazard boundary, (area       ), according to the most current flood insurance rate map printed, produced  
by the Federal Emergency Management Agency (FEMA).

Flood insurance policy dated 3-11-80 Community number 080034 Parcel number 0100-A

### IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that the improvement location certificate was prepared for COMPLETE FUNDING FINANCIAL SERVICES / BALDON  
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 4-11-96 except utility connections, are entirely within the boundaries of the parcel, except as shown or indicated on any plat or record, and that there is no apparent evidence or sign of any encroachment or building any part of said parcel, outside its record.  
I further certify that the location of improvements shown herein are based upon the location of measurements on the site, and that this document does not purport to be an Improvement Survey Plat, and is subject to any improvements that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

**Advisement upon obtaining an assessment deed form:**  
An assessment deed is not a deed or "conveyance." If no improvements were found at the subject property, the assessment deed form was based upon an analytical examination between completion time, as-built improvements (public & private), street light-of-way lines, etc.  
An Improvement Survey Plat may yield different results.  
Assessment fees, State and Local Commissions.

This information was supplied to Colorado Engineering & Surveying; no site search was conducted by CES.  
All information pertaining to deed fees and commissions were defined from the recorded plat, unless otherwise noted and stated.  
This document is prepared under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of NED stamped qualifications or authorization information, and no continuation extends to the person holding such copy.

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COLORADO ENGINEERING & SURVEYING, INC.  
By: [Signature]  
Date: 4-11-96