

Example of: COMMERCIAL Improvement Location Survey

IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

Legal Description

Parcel 1

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25, SAID POINT BEING SOUTH 4' EAST 1462.5 FEET FROM THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER, SAID POINT OF BEGINNING BEING IDENTICAL WITH THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1259 AT PAGE 402 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE NORTH 00°04' WEST 576 FEET; ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 76°03' WEST 130.63 FEET; THENCE SOUTH 74°14' WEST 140 FEET; THENCE NORTH 85°16' WEST 70 FEET; THENCE NORTH 52°31' WEST 74 FEET; THENCE SOUTHWESTERLY 106.25 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°22' AND A RADIUS OF 240 FEET, TO A POINT WHICH BEARS SOUTH 50°10' WEST 105.39 FEET; THENCE SOUTHWESTERLY 152.96 FEET ON THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 56°20' AND A RADIUS OF 155.57 FEET; TO A POINT WHICH BEARS SOUTH 34°41' WEST 146.87 FEET; THENCE SOUTH 16°59' EAST 147.6 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A CERTAIN TRACT DESCRIBED IN DEED RECORDED IN BOOK 1236 AT PAGE 315 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE NORTH 73°01' EAST 221.33 FEET ON THE NORTHWESTERLY LINE OF SAID TRACT TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 61°30' EAST 341.37 FEET ON THE NORTHWESTERLY LINE OF THE TRACTS DESCRIBED IN DEED RECORDED IN BOOK 1259 AT PAGE 402, TO THE POINT OF BEGINNING, EXCEPT THEREFROM A STRIP OF LAND, 30 FEET IN WIDTH, FOR PUBLIC ROAD ACROSS SUBJECT PROPERTY, AS DESCRIBED IN DEED TO EL PASO COUNTY, RECORDED IN BOOK 1931 AT PAGE 930 UNDER RECEPTION NO.260382, TOGETHER WITH A RIGHT OF WAY FOR DRIVEWAY PURPOSES ON, OVER AND CROSS A STRIP OF LAND 30 FEET IN WIDTH, DESCRIBED AS FOLLOWS. TO-WIT: COMMENCING AT THE SOUTHEASTERLY CORNER, OF THE ABOVE DESCRIBED TRACT RUN SOUTH 61°30' WEST 307.23 FEET ON THE SOUTHEASTERLY LINE THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 300 FEET ON THE WESTERLY LINE OF THE TRACT DESCRIBED IN DEED RECORDED IN BOOK 1259 AT PAGE 402, TO A POINT ON THE NORTHWESTERLY LINE ON CHEYENNE BOULEVARD; THENCE SOUTH 61°30' WEST 34.14 FEET ON THE NORTHWESTERLY LINE OF SAID CHEYENNE BOULEVARD; THENCE NORTH 300 FEET ON A LINE PARALLEL TO THE FIRST COURSE AND 30 FEET WESTERLY AT RIGHT ANGLES THEREFROM TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED TRACT; THENCE NORTH 61°30' EAST 34.14 FEET ON THE SOUTHWESTERLY LINE OF THE ABOVE DESCRIBED TRACT, TO THE POINT OF BEGINNING, IN THE COUNTY OF EL PASO, STATE OF COLORADO.

Parcel 2

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: THAT PORTION OF THE TRACT CONVEYED TO GEORGE HUTCHISON BY QUIT CLAIM DEED RECORDED IN BOOK 1265 AT PAGE 429 OF THE RECORDS OF EL PASO COUNTY, COLORADO, LYING NORTHERLY OF A LINE 5 FEET SOUTHERLY FROM AND PARALLEL WITH THE NORTH LINE OF SAID HUTCHISON TRACT, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE, IN THE COUNTY OF EL PASO, STATE OF COLORADO

Parcel 3

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS: FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF CHEYENNE BOULEVARD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, RUN SOUTH 61°30' WEST 916.37 FEET ON THE NORTHERLY LINE OF CHEYENNE BOULEVARD; THENCE NORTH 300 FEET ON A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH 61°30' EAST 188 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUING NORTH 61°30' EAST 387 FEET; THENCE SOUTH 73°01' WEST TO INTERSECT A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25 THROUGH THE POINT OF BEGINNING; THENCE SOUTH ON SAID PARALLEL LINE TO THE POINT OF BEGINNING, IN THE COUNTY OF EL PASO, STATE OF COLORADO.

Parcel 4

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY THE THREE EAGLES COMPANY TO THE LUMBER SERVICE COMPANY, AS DESCRIBED IN DEED RECORDED IN BOOK 1509 AT PAGE 436 OF THE RECORDS OF EL PASO COUNTY; THENCE SOUTH 73°01' WEST 225.12 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 66°30' AND A RADIUS OF 245.5 FEET, AN ARC DISTANCE OF 284.93 FEET TO A POINT WHICH BEARS NORTH 39°46' EAST 269.20 FEET, SAID POINT BEING THE NORTHWESTERLY CORNER OF SAID LUMBER SERVICE COMPANY TRACT; THENCE SOUTH 16°59' EAST 147.6 FEET ON THE WESTERLY LINE OF SAID TRACT TO THE POINT OF BEGINNING, IN THE COUNTY OF EL PASO, STATE OF COLORADO.

PREPARED BY:



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PURPORTED STREET ADDRESS:

201-204 Beaver Court

**DATE: 2/2/2005
*MORTGAGE CO: ACME Loans
BORROWER: DOE & Co.
*TITLE COMPANY: Multiple Title Co.
JOB NUMBER: 050000

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