

# IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - P-1111
- Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.

copy reduced  
Scale: 1"=200'

**Owner: Justin Killing**

**Tax # 43270020**

**Legan Description on bottom of page**

**Lot Size: 9.85 acres**

**Lot Coverage: 1.65%**

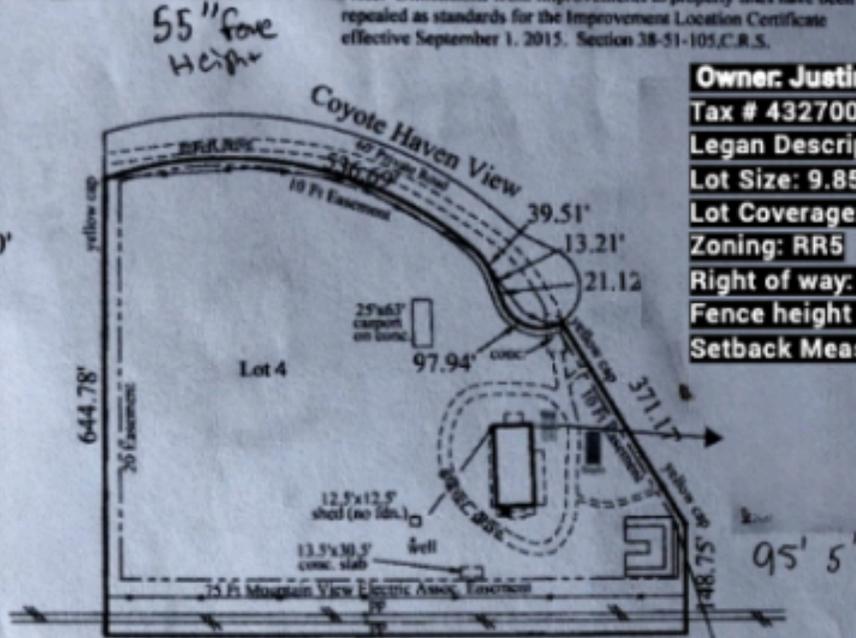
**Zoning: RR5**

**Right of way: Depicted on map**

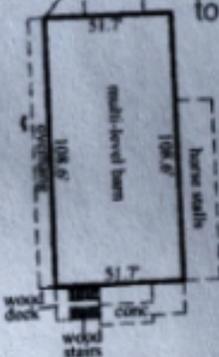
**Fence height 55"**

**Setback Measurements: See map**

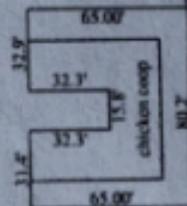
**Setbacks:**  
East: 95'6"  
North: 151'6"  
West: 675'  
South: 228'



Tiny home will include a 4x8 deck and metal skirting. It will be anchored to the ground via 4 18" concrete caissons



Building Detail:  
Not to Scale



## Legal Description

Lot 4, Larranaga Subdivision, County of El Paso, State of Colorado.

## Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the \*Mortgage Lender and the \*Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other fixture improvements lines. I further certify that the improvements on the described parcel on this date \*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s. 38-51-109)

This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment\*.

PREPARED BY

**ALESSI and ASSOCIATES, Inc.**

APPRAISERS • ENGINEERS • SURVEYORS

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PURPORTED STREET ADDRESS

**15435 Coyote Haven View**

DATE: 4/27/2021

\*LENDER/CLIENT: Pena Properties, Inc.

BORROWER: Maria Del Carmen Cardone (seller)

\*TITLE COMPANY: Empire Title

JOB NUMBER: 211193