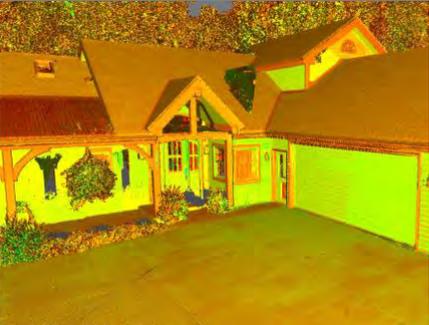


**WWW.SURVEYSYSTEMSINC.COM**

# ILC

## Improvement Location Certificate

**SURVEY SYSTEMS**  
Survey Systems (SSI) is a Service-Disabled Veteran-Owned Small Business, certified through the Center for Veterans Enterprise, and an SBE with the City and County of Denver and RTD Fastracks.



NOVEMBER 4, 2020

If you have read any of my previous documents, you might notice that Survey Systems does not provide Improvement Locations Certificates (ILC) as an option for our services. This document is to describe our opinion on these certificates and why we choose not to provide ILCs.

Improvement Location Certificates (ILC) or “Mortgage Surveys” are not part of our business model. It has been a controversial discussion in the past as to the purpose and use of these certificates and if they should even be a service that Professional Land Surveyors should provide. This document is not intended to address this issue but to educate the end user.

When you contract for a Land Surveyors’ services, you are expecting exactly what it sounds like, A Professional Land Survey. I believe that the client is under the impression that an ILC is a survey they can rely upon for their intended end use. But an ILC clearly states the opposite and therefore I do not see the value in providing a document that states that it cannot be relied upon

The following statement is taken directly from Colorado Revised Statutes at 38-51-108

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for .... (individual or firm) ....., 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. This certificate is valid only for use by .... (individual or firm) .... and describes the parcel's appearance on .... (date) ....

I further certify that the improvements on the above described parcel on this date, .... (insert date) ....., 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. Stamp By ..... (Signed) ..... or Seal  
Date .....



## CONTACT US

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The Improvement Location Certificate is deceiving and looks just like a Land Survey Plat or an Improvement Survey Plat but the statement specifically states that it is not. There have been discussions about repealing this from the Colorado Revised Statutes but the Land Surveyors in Colorado have no say in the matter due to the political environment that exists surrounding the issue. The lobbyist for the realtors and the title companies have more interest in having a cheap alternative to getting their projects to close than the Land Surveyors of Colorado. We do, however, have the ability to decline providing this service. This is why I have chosen to not provide this as a service at Survey Systems.

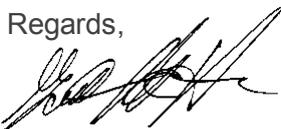
Having said that I would like to state that Survey Systems will provide Improvement Location Certificates under the following circumstance. If we have performed a higher order survey on the property previously and the agency requiring the document does not understand or will accept that a Land Survey Plat, Improvement Survey Plat or ALTA/NSPS Land Title Survey is a higher order survey. This is an education issue with the different agencies and districts and their staff and will not be covered in this document.

When you get down to the cause and effect of our services, it is basically a negotiation on how much liability we are willing to assume on your behalf. Liability comes at a cost to how we conduct our business. It has to do, to the high cost of Professional Liability Insurance and the liturgical society we live in. I would like to quote Dave Pehr, Attorney at Zak & Pehr, LLC, in Westminster, CO whom I have great respect for and has given me advice in the past and helped shape my professional career. "Why would you take on more liability for less fee, that just doesn't make sense".

I do not see the value in quoting a client an Improvement Location Certificate knowing that I would later notify them that I found an issue and then charge more of a fee to actually survey the property. I would prefer to research the property and make a recommendation based on my research and the intended use of the survey that best fits the client's needs. That has value to Survey Systems and we believe to our clients as well.

You can always call me to discuss this document, and we are more than willing to talk about our services and how to protect your investment.

Regards,



Gerald Matt Nichols, PLS, CFeds  
*President*