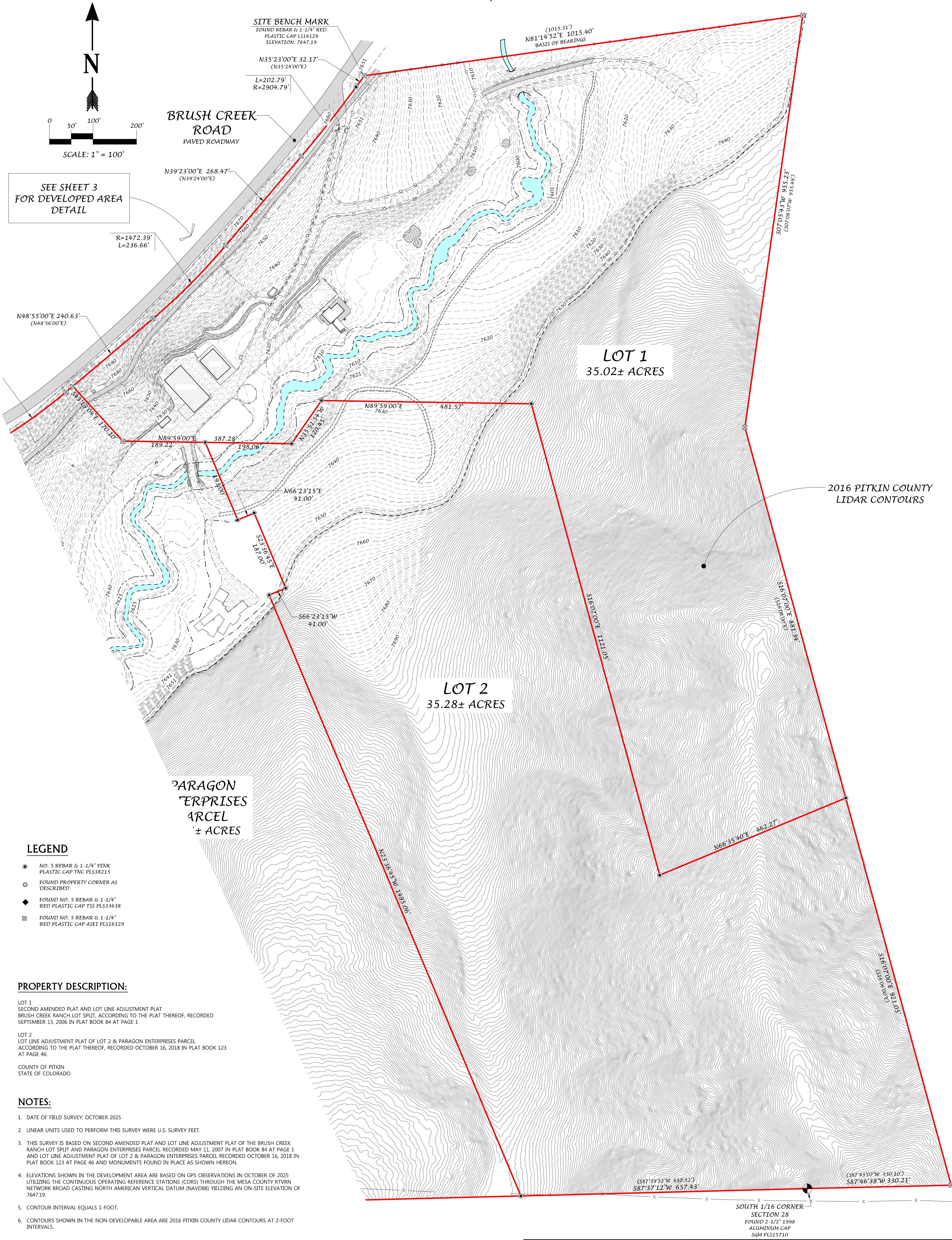


# IMPROVEMENT & TOPOGRAPHIC SURVEY

## LOTS 1 & 2 - BRUSH CREEK RANCH LOT SPLIT

SECTION 28, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM

COUNTY OF PITKIN, STATE OF COLORADO



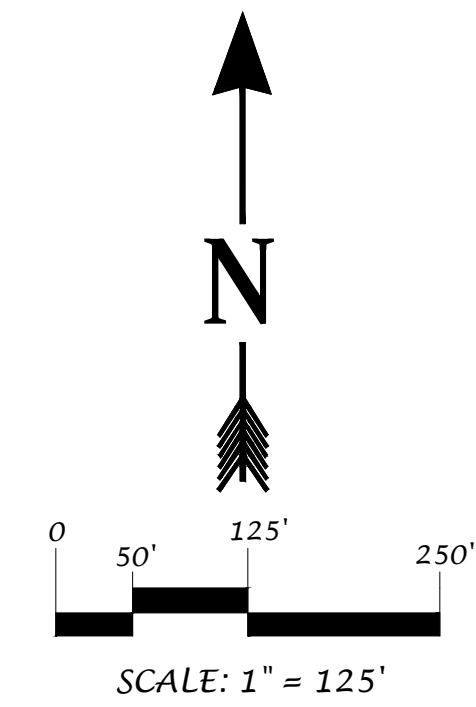
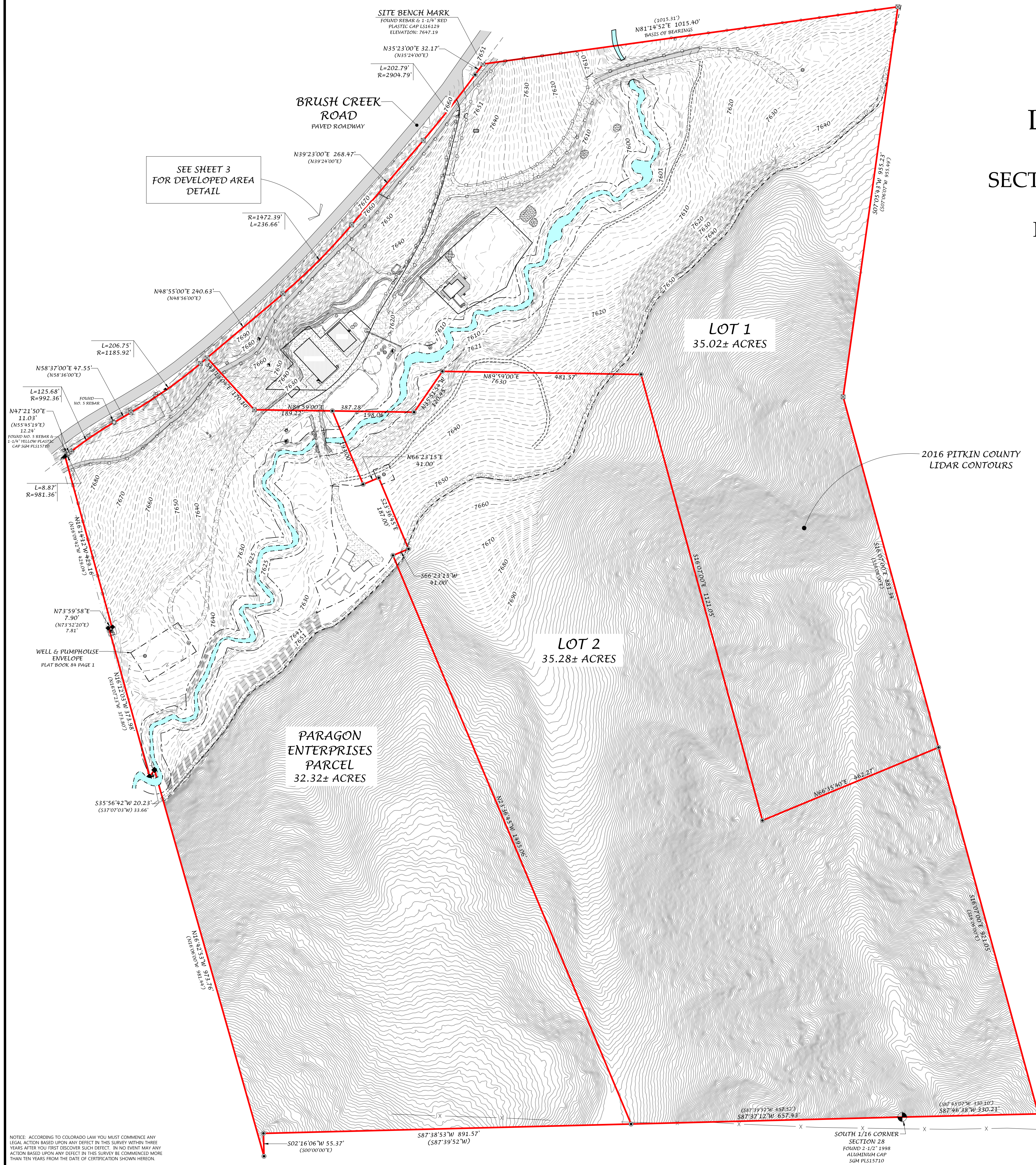


# IMPROVEMENT & TOPOGRAPHIC SURVEY

## LOTS 1, 2 & PARAGON ENTERPRISES PARCEL

### BRUSH CREEK RANCH LOT SPLIT

SECTION 28, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PM  
COUNTY OF PITKIN, STATE OF COLORADO  
PARCEL NO. 2643-282-06-001, 2643-282-06-002, 2643-283-06-005



#### PROPERTY DESCRIPTIONS:

LOT 1  
SECOND AMENDED PLAT AND LOT LINE ADJUSTMENT PLAT  
BRUSH CREEK RANCH LOT SPLIT, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 13, 2006 IN  
PLAT BOOK 84 AT PAGE 1

LOT 2 & PARAGON ENTERPRISES PARCEL  
LOT LINE ADJUSTMENT PLAT OF LOT 2 & PARAGON ENTERPRISES PARCEL  
ACCORDING TO THE PLAT THEREOF, RECORDED OCTOBER 16, 2018 IN PLAT BOOK 123 AT PAGE 46.

COUNTY OF PITKIN  
STATE OF COLORADO

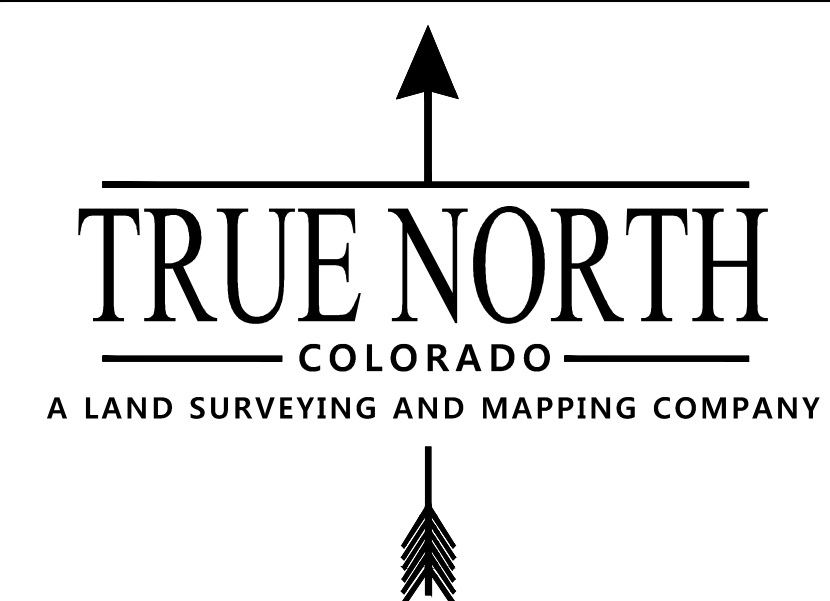
#### NOTES:

- DATE OF FIELD SURVEY: OCTOBER 2025
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON SECOND AMENDED PLAT AND LOT LINE ADJUSTMENT PLAT OF THE BRUSH CREEK RANCH LOT SPLIT AND PARAGON ENTERPRISES PARCEL RECORDED MAY 11, 2007 IN PLAT BOOK 84 AT PAGE 1 AND LOT LINE ADJUSTMENT PLAT OF LOT 2 & PARAGON ENTERPRISES PARCEL RECORDED OCTOBER 16, 2018 IN PLAT BOOK 123 AT PAGE 46 AND MONUMENTS FOUND IN PLACE AS SHOWN HEREON.
- ELEVATIONS SHOWN IN THE DEVELOPMENT AREA ARE BASED ON GPS OBSERVATIONS IN OCTOBER OF 2025 UTILIZING THE CONTINUOUS OPERATING REFERENCE STATIONS (CORS) THROUGH THE MESA COUNTY RTVRN NETWORK BROAD CASTING NORTH AMERICAN VERTICAL DATUM (NAVD88) YIELDING AN ON-SITE ELEVATION OF 7647.19.
- CONTOUR INTERVAL EQUALS 1-FOOT.
- CONTOURS SHOWN IN THE NON-DEVELOPABLE AREA ARE 2016 PITKIN COUNTY LIDAR CONTOURS AT 2-FOOT INTERVALS.

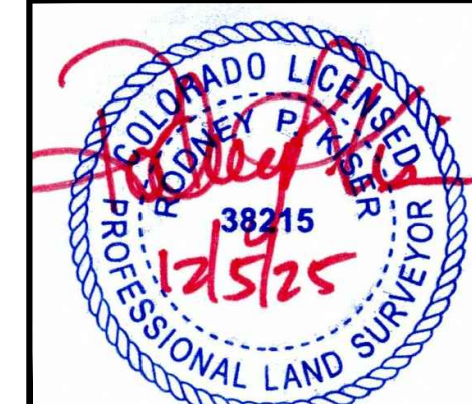
#### SURVEYOR'S CERTIFICATION

I, RODNEY P. KISER, HEREBY CERTIFY TO TED KOUTSOUBOS, THAT THIS IS AN "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. 38-51-102(9) AND THAT IT IS A MONUMENTED LAND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE, SHOWING THE LOCATION OF ALL STRUCTURES, VISIBLE UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, ANY CONFLICTING BOUNDARY EVIDENCE OR VISIBLE ENCROACHMENTS, AND ALL PLATTED EASEMENTS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, HOWEVER IT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RODNEY P. KISER  
LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO REGISTRATION NO. 38215  
TRUE NORTH COLORADO, LLC.



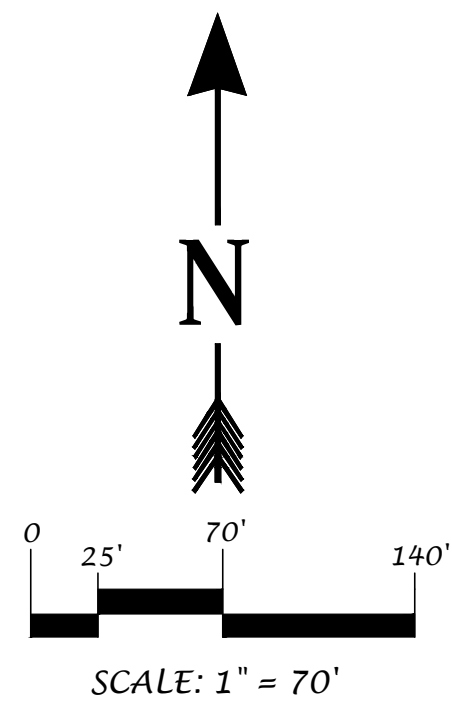
**TED A. KOUTSOUBOS**  
**IMPROVEMENT & TOPOGRAPHIC SURVEY**  
660 BRUSH CREEK ROAD - SNOWMASS  
COUNTY OF PITKIN - STATE OF COLORADO



**TRUE NORTH COLORADO LLC.**  
A LAND SURVEYING AND MAPPING COMPANY  
P.O. BOX 614 - 386 MAIN STREET UNIT 3  
NEW CASTLE, COLORADO 81647  
(970) 984-0474  
[www.truenorthcolorado.com](http://www.truenorthcolorado.com)

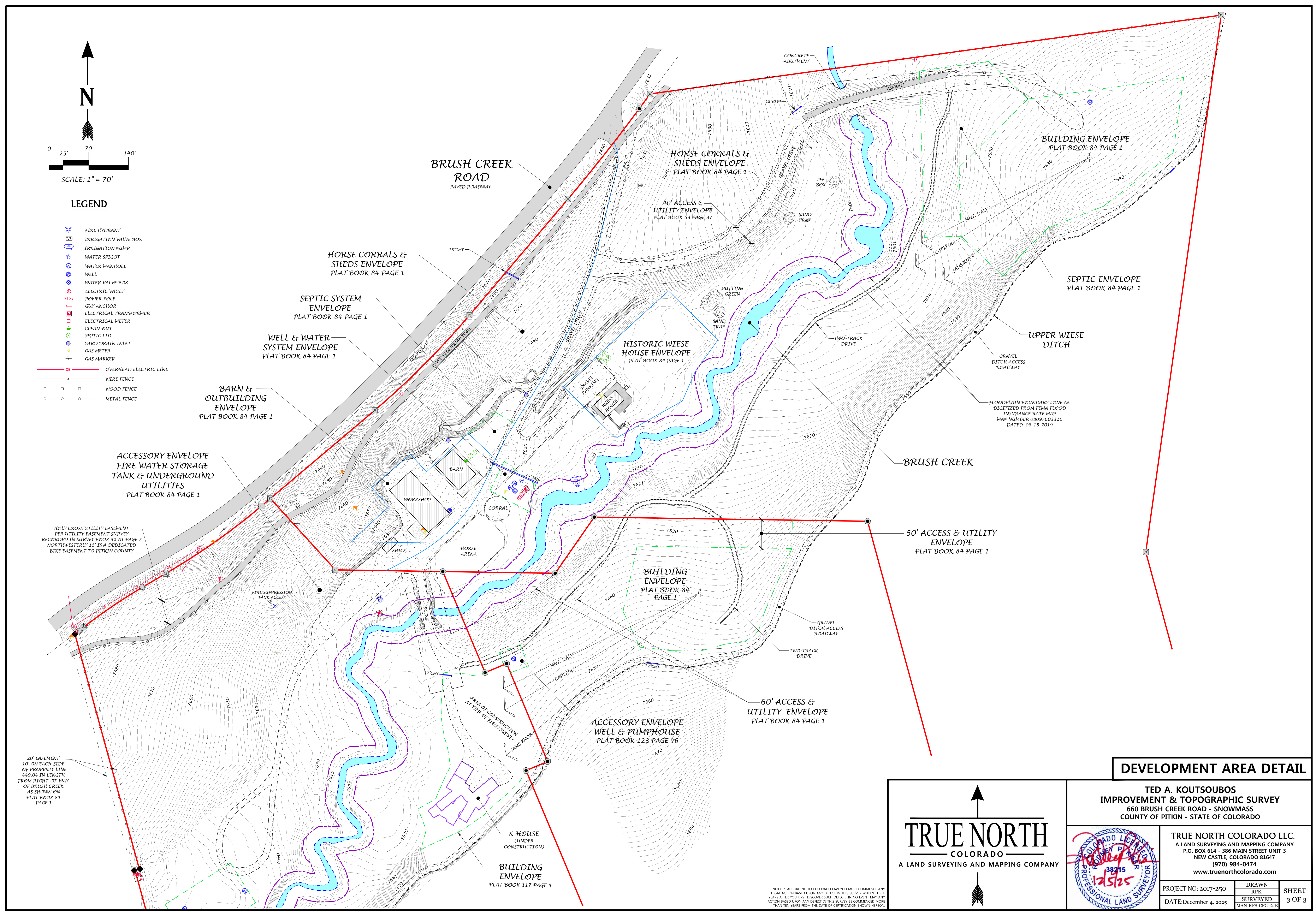
PROJECT NO: 2017-250	DRAWN RPK	SHEET 2 OF 3
DATE: December 4, 2025	SURVEYED MAN-RPS-CPC-DJB	





**LEGEND**

- FIRE HYDRANT
- IRRIGATION VALVE BOX
- IRRIGATION PUMP
- WATER SPIGOT
- WATER MANHOLE
- WELL
- WATER VALVE BOX
- ELECTRIC VAULT
- POWER POLE
- GLY ANCHOR
- ELECTRICAL TRANSFORMER
- ELECTRICAL METER
- CLEAN-OUT
- SEPTIC LID
- YARD DRAIN INLET
- GAS METER
- GAS MARKER
- OVERHEAD ELECTRIC LINE
- WIRE FENCE
- WOOD FENCE
- METAL FENCE



**DEVELOPMENT AREA DETAIL**

**TRUE NORTH**  
COLORADO  
A LAND SURVEYING AND MAPPING COMPANY

**TED A. KOUTSOUBOS**  
IMPROVEMENT & TOPOGRAPHIC SURVEY  
660 BRUSH CREEK ROAD - SNOWMASS  
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PROJECT NO: 2017-250	DRAWN RPK	SHEET 3 OF 3
DATE: December 4, 2025	SURVEYED MAN-RPS-CPC-DJB	

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.