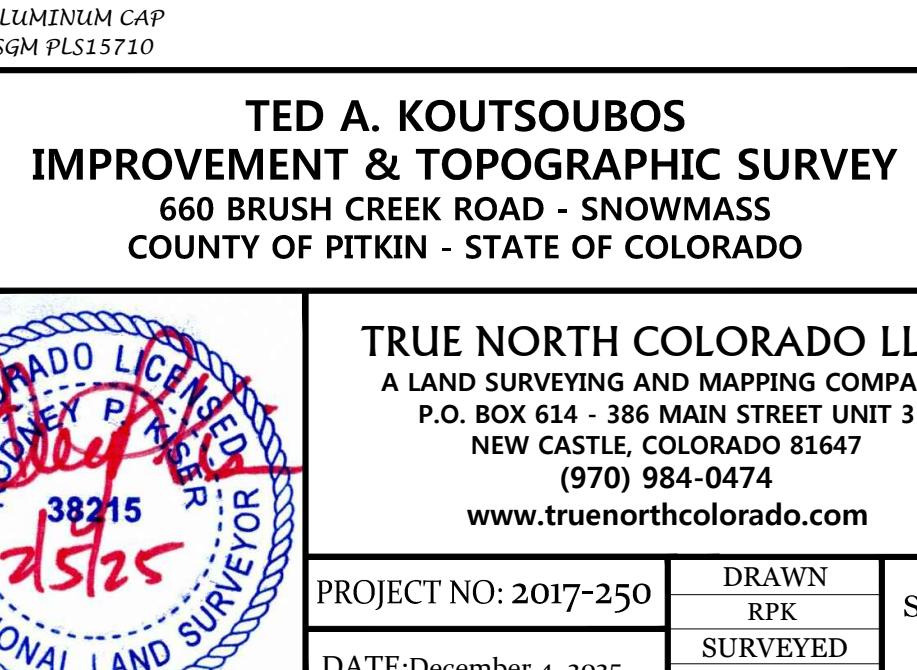
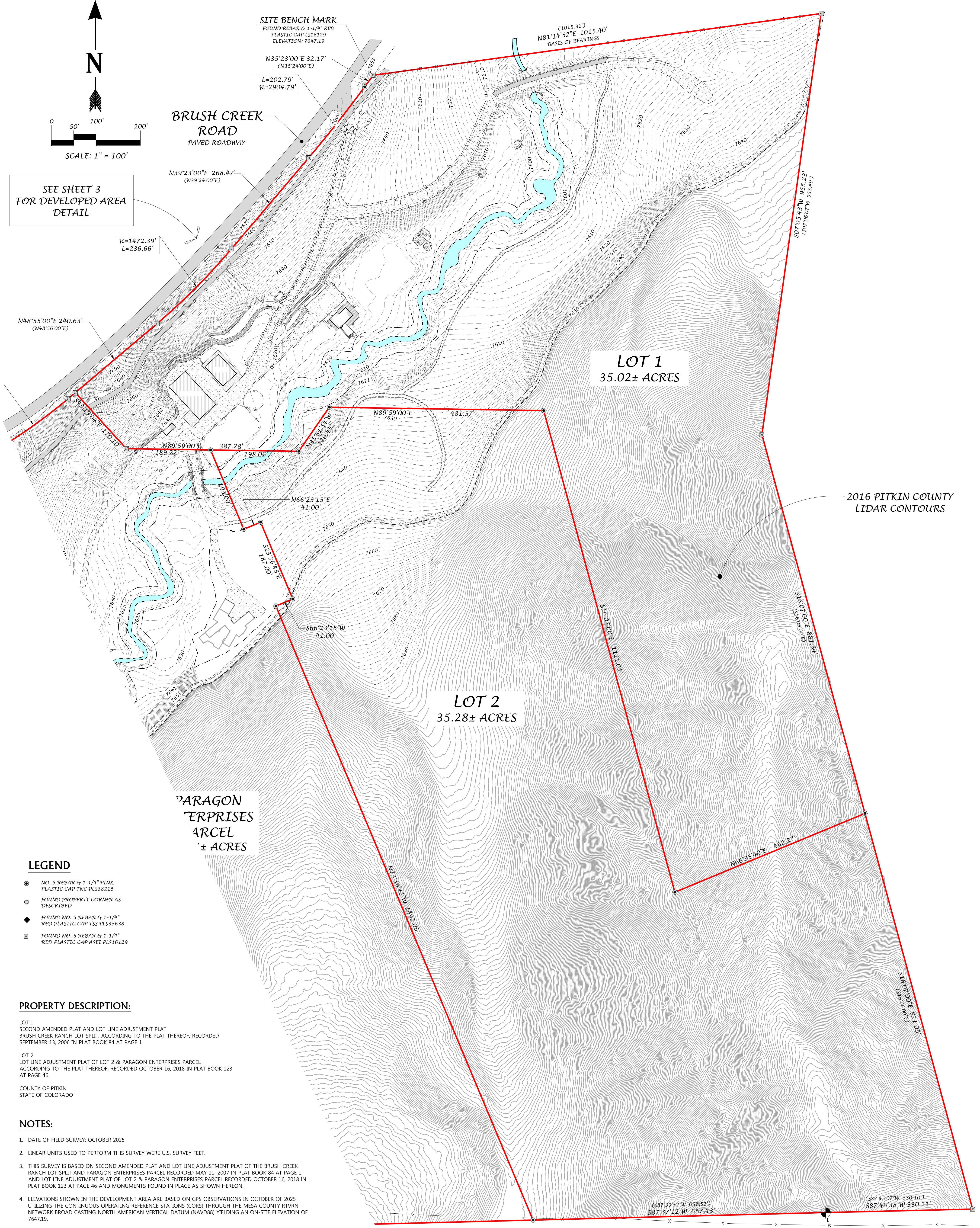
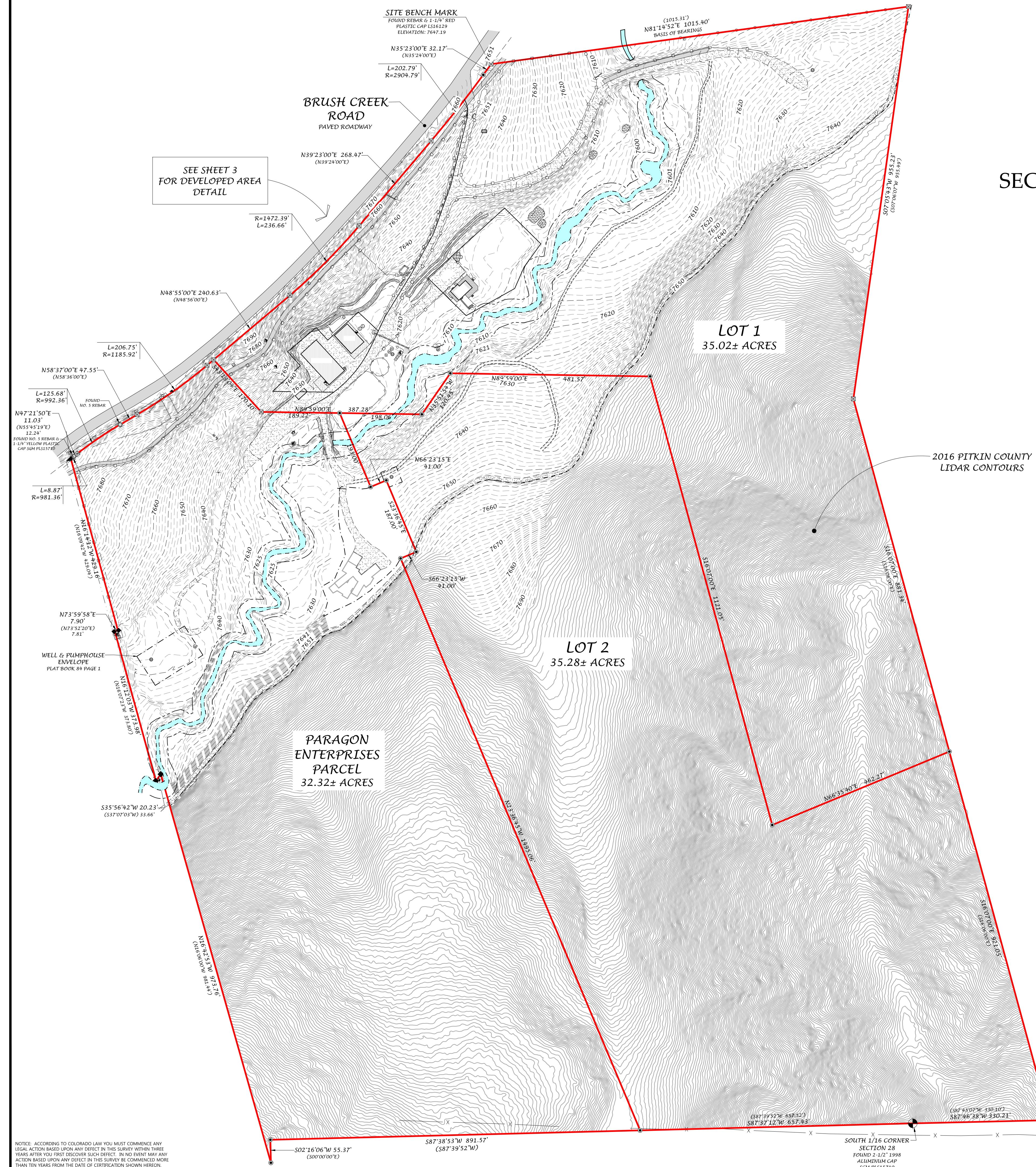


IMPROVEMENT & TOPOGRAPHIC SURVEY

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

LEGEND

- NO. 5 REBAR & 1-1/4" PINK
PLASTIC CAP TNC PLS38215
- FOUND PROPERTY CORNER AS
DESCRIBED
- ◆ FOUND NO. 5 REBAR & 1-1/4"
RED PLASTIC CAP TSS PLS33638
- ☒ FOUND NO. 5 REBAR & 1-1/4"
RED PLASTIC CAP ASST PLS16129

NOTES:

1. DATE OF FIELD SURVEY: OCTOBER 2025
2. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
3. 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.
4. 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.
5. CONTOUR INTERVAL EQUALS 1-FOOT.
6. 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 KOUTSOUROS, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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

