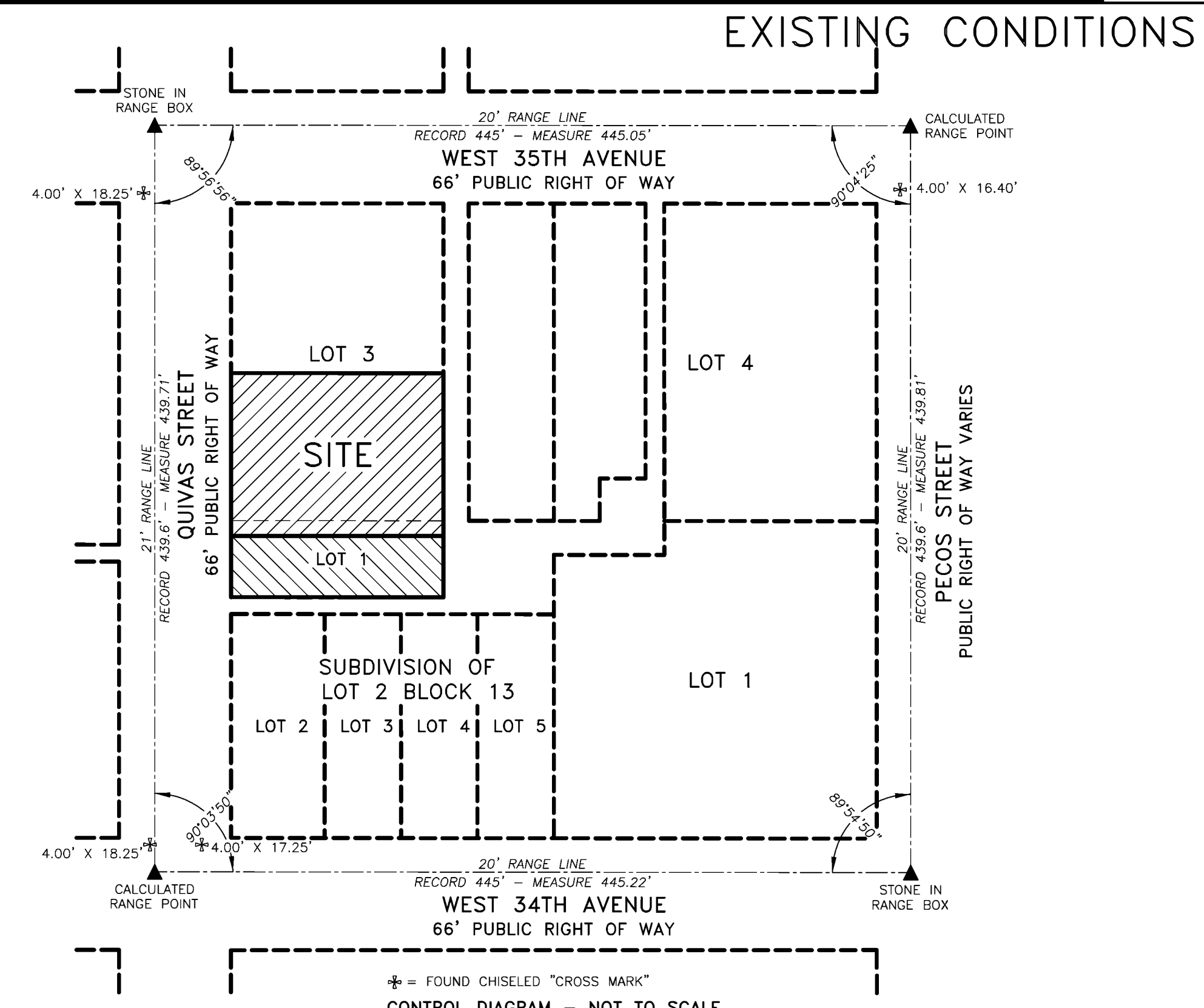
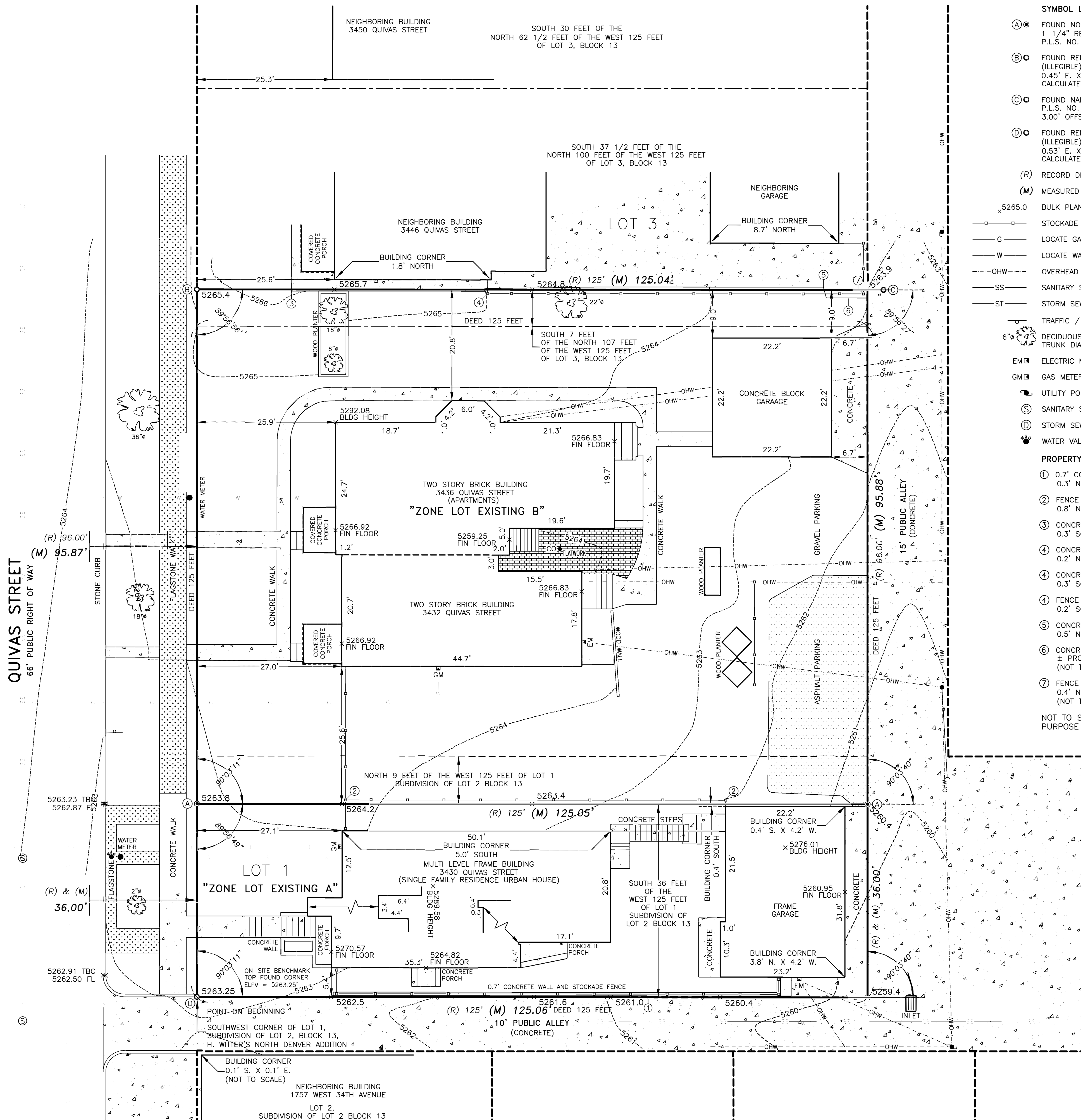


This is an example of the two Improvement Survey Plats (ISPs) that must be submitted for every zone lot amendment that proposes to leave improvements (i.e. existing structures) behind.

IMPROVEMENT SURVEY PLAT NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY & COUNTY OF DENVER, STATE OF COLORADO



- SYMBOL LEGEND: FOUND NO. 5 REBAR AND 1-1/4" RED PLASTIC CAP P.L.S. NO. 16828, FOUND REBAR & CAP (ILLEGIBLE), FOUND NAIL & DISK P.L.S. NO. 38091, FOUND REBAR AND CAP (ILLEGIBLE), RECORD DISTANCE, MEASURED DISTANCE, BULK PLANE ELEVATION, STOCKADE FENCE, LOCATE GAS LINE, LOCATE WATER LINE, OVERHEAD WIRE, SANITARY SEWER LINE, STORM SEWER LINE, TRAFFIC / STREET SIGN, DECIDUOUS TREE & TRUNK DIAMETER, ELECTRIC METER, GAS METER, UTILITY POLE, SANITARY SEWER MANHOLE, STORM SEWER MANHOLE, WATER VALVE, PROPERTY LINE TIE'S, NOT TO SCALE FOR THE PURPOSE OF CLARITY



"ZONE LOT EXISTING A" THE SOUTH 36 FEET OF THE WEST 125 FEET OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINING 4,502 SQUARE FEET OR 0.103 ACRE MORE OR LESS.

"ZONE LOT EXISTING B" PART OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, AND PART OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 1 AND 3, A DISTANCE OF 125 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE, A DISTANCE OF 125 FEET; THENCE SOUTH AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 125 FEET TO THE NORTH LINE OF THE ALLEY, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING; AND THE SOUTH 7 FEET OF THE NORTH 107 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPT THE SOUTHERLY 36 FEET, THEREOF, CITY AND COUNTY OF DENVER, STATE OF COLORADO. CONTAINING 11,989 SQUARE FEET OR 0.275 ACRE MORE OR LESS.

CERTIFICATION I HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR PINK BUILDING LLC, ON FEBRUARY 11, 2016 AND REVISED ON FEBRUARY 12, 2021, THAT THE BOUNDARY LINES ARE AS SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS ON SAID PROPERTY, THAT THERE IS NO VISIBLE EVIDENCE OF ANY EASEMENTS, RIGHTS OF WAY, PUBLIC OR PRIVATE PASSAGEWAY ACROSS SAID PREMISES, OR OF ANY DRIVEWAY WHOLLY OR PARTLY ON SAID PREMISES AND THAT THERE ARE NO STRUCTURES LOCATED ON SAID PROPERTY, EXCEPT AS INDICATED ON THIS PLAT.

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 THE CERTIFICATION SHOWN HEREON.

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BELL SURVEYING COMPANY TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OWNERSHIP OR EASEMENTS OF RECORD.

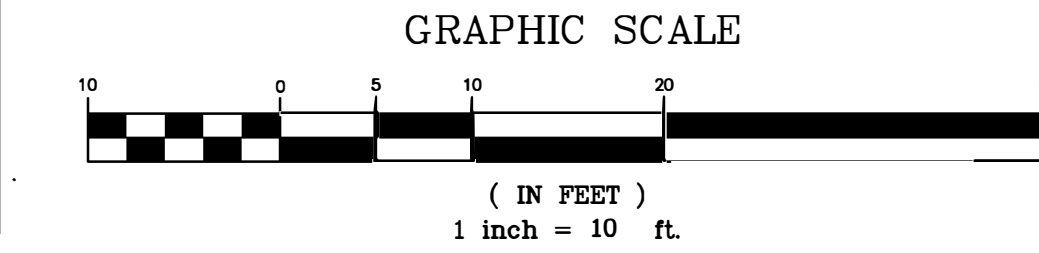
CERTIFICATION DEFINED THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

COPIES OF THIS DOCUMENT MAY BE MADE AND DISTRIBUTED TO OTHER PARTIES FOR REFERENCE PURPOSES AND FOR NEW, HOWEVE, ONLY PRINTS OF THIS SURVEY BEARING ORIGINAL SIGNATURE AND WET SEAL BY THE SURVEYOR NAMED HEREON SHALL BE CONSIDERED VALID CERTIFIED DOCUMENTS.

DEAN O. DANIELSON P.L.S. NO. 16828 DATE: FEBRUARY 11, 2016 DATE: REVISED FEBRUARY 12, 2021

Digitally signed by Dean O. Danielson DN: cn=Dean O. Danielson, o=Bell Surveying Company, ou, email=dean@bellsurveying.com, c=US

- GENERAL NOTES: 1. BENCHMARK: 498 - PECOS STREET AND 34TH AVENUE, CITY AND COUNTY OF DENVER BRASS CAP, SOUTHEAST CORNER, TOP OF CURB AT SOUTH POINT OF CURVATURE. ELEVATION = 5,239.04 FEET (U.S. FT.) ( NAVD 1988) 2. VISIBLE SURFACE UTILITY APPURTENANCES HAVE BEEN LOCATED USING THE STANDARD OF CARE PREVAILING AMONG PROFESSIONAL LAND SURVEYORS PRACTICING IN THE METROPOLITAN AREA, NO OTHER REPRESENTATIONS OF UTILITY LOCATIONS ARE MADE OR IMPLIED, BEFORE COMMENCING ANY EXCAVATION THE UTILITIES SHOULD BE FIELD LOCATED BY CALLING UTILITY LOCATES AT 811. 3. REFER TO AUTOCAD DRAWING FOR SPOT ELEVATIONS, MANHOLE RIM ELEVATIONS AND INVERTS, ETC. 4. ALL LINEAL DISTANCE UNITS SET FORTH ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.



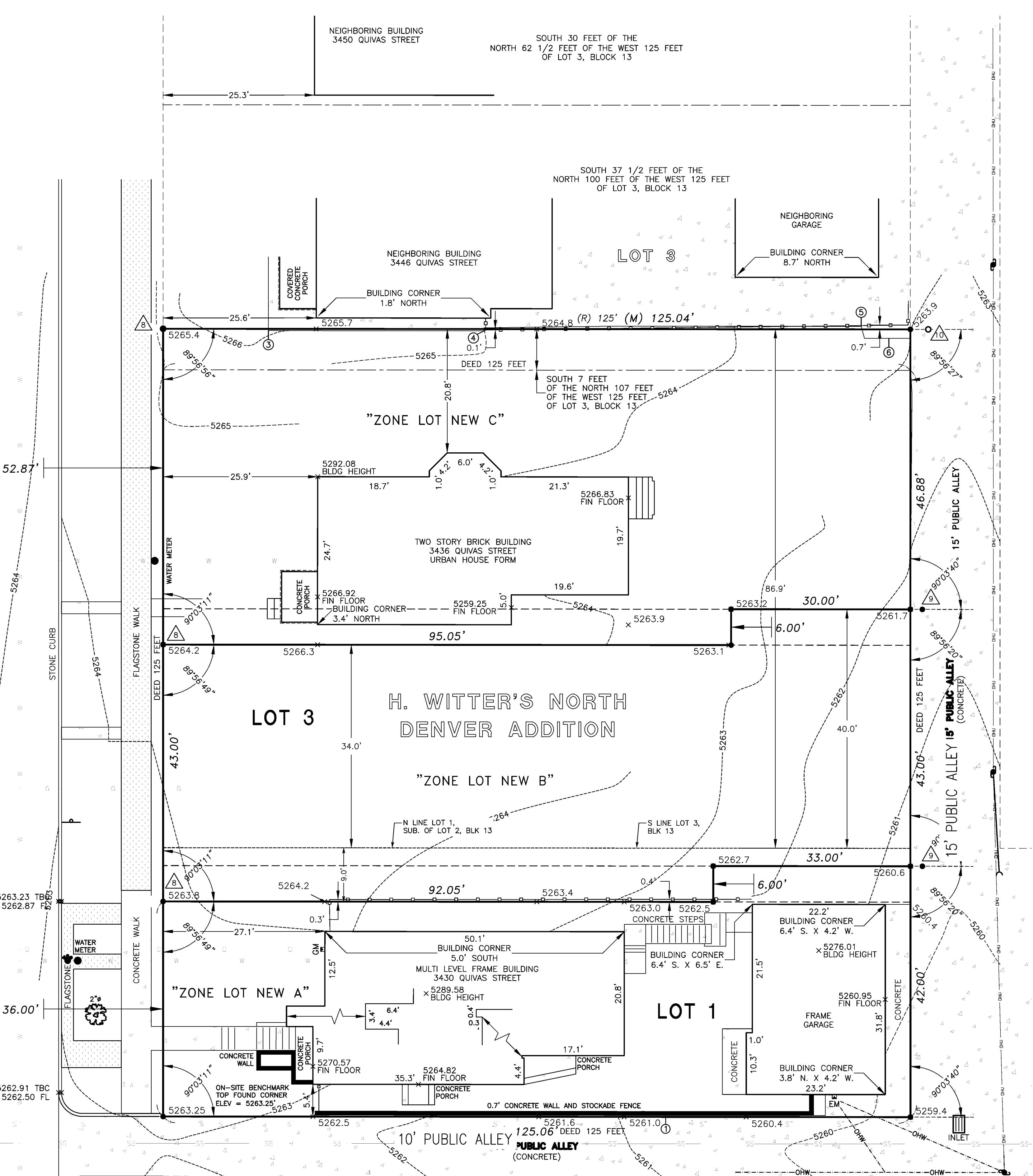
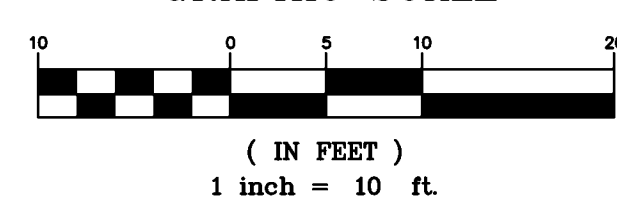
IMPROVEMENT SURVEY PLAT ORDERED BY: PINK BUILDING LLC 3430 QUIVAS STREET DENVER, COLORADO 80211 REVISION: 1601-112 4/28/22 (city) DRAWN: WB SCALE: 1"=10' DATE: 2/12/2021 DRAWING NO.: 2021-2-102-ZLA-E BELL SURVEYING COMPANY 500 KALAMATH STREET DENVER, COLORADO 80204 303-629-0165 FAX 303-629-0168 www.BELLSURVEYING.com

### IMPROVEMENT SURVEY PLAT

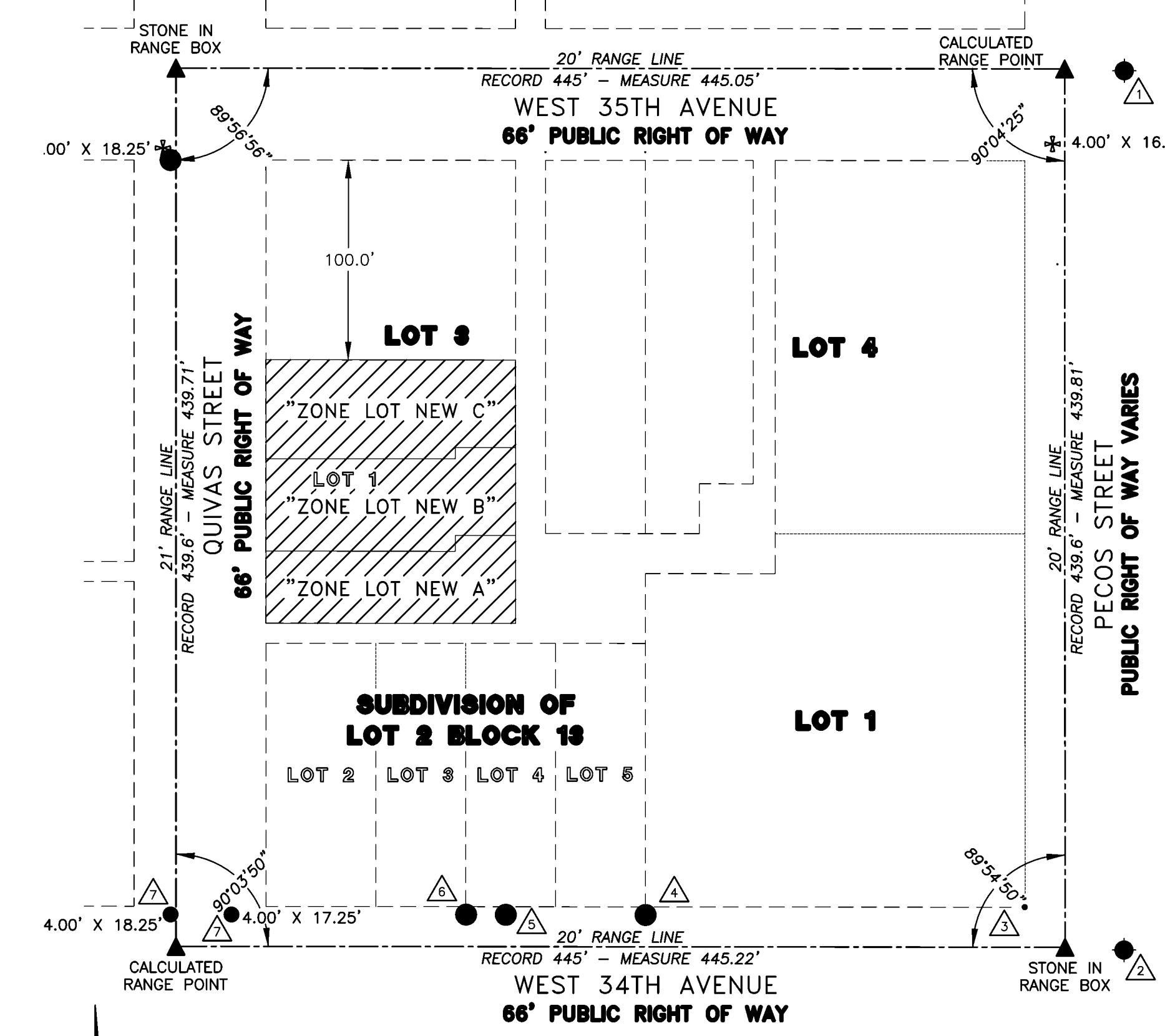
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY & COUNTY OF DENVER, STATE OF COLORADO

### PROPOSED CONDITIONS

GRAPHIC SCALE



- SYMBOL LEGEND**
- (R) RECORD DISTANCE
  - (M) MEASURED DISTANCE
  - 5265.0 BULK PLANE ELEVATION
  - STOCKADE FENCE
  - G LOCATE GAS LINE
  - W LOCATE WATER LINE
  - OHU --- OVERHEAD WIRE
  - SS SANITARY SEWER LINE
  - ST STORM SEWER LINE
  - TRAFFIC / STREET SIGN
  - DECIDUOUS TREE & TRUNK DIAMETER
  - EM# ELECTRIC METER
  - GM# GAS METER
  - UTILITY POLE
  - S SANITARY SEWER MANHOLE
  - D STORM SEWER MANHOLE
  - WATER VALVE
- PROPERTY LINE TIE'S**
- ① 0.7' CONCRETE WALL 0.3' NORTH
  - ③ CONCRETE 0.3' SOUTH
  - ④ CONCRETE 0.2' NORTH
  - ④ CONCRETE 0.3' SOUTH
  - ④ CONCRETE 0.2' SOUTH
  - ⑤ CONCRETE 0.5' NORTH
  - ⑥ CONCRETE ± PROPERTY LINE (NOT TO SCALE)
- NOT TO SCALE FOR THE PURPOSE OF CLARITY



### BLOCK CONTROL DIAGRAM

### NOTES

- THIS DRAWING IS BASED ON A FIELD SURVEY COMPLETED ON 9/27/23
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE SHOWN HEREON. CRS-13-80-105(3)a.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ESI Land Surveying, LLC. DID NOT RECEIVE A COPY OF A TITLE COMMITMENT FROM THE CLIENT. RESEARCH DONE AT THE CITY AND COUNTY OF DENVER CLERK AND RECORDER, ASSESSOR, AND SURVEYOR'S OFFICES WAS PERFORMED FOR THIS SURVEY. SAID RESEARCH IS NOT COMPREHENSIVE AND QUITE POSSIBLY INCOMPLETE. SAID RESEARCH HAS BEEN SOLELY RELIED UPON FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES AFFECTING THIS PROPERTY.
- THE LOCATION OF UNDERGROUND PUBLIC UTILITIES AND/OR FACILITIES SHOWN HEREON ARE BASED ON RECORD PLANS AND/OR VISIBLE ABOVE GROUND APPURTENANCES. THE LOCATION OF ALL UNDERGROUND UTILITIES OR FACILITIES WHICH ARE NOT CLEARLY VISIBLE SHALL BE VERIFIED BY OTHERS PRIOR TO THEIR DESIGNING OR CONSTRUCTING IMPROVEMENTS ON OR NEAR THE SITE.
- SOME OF THE INFORMATION SHOWN ON THIS SURVEY IS AS PER AN IMPROVEMENT SURVEY PLAT BY BELL SURVEYING COMPANY DATED 2/12/21.
- BENCHMARK: 498 - PECOS STREET AND 34TH AVENUE, CITY AND COUNTY OF DENVER BRASS CAP, SOUTHEAST CORNER, TOP OF CURB AT SOUTH POINT OF CURVATURE. ELEVATION = 5,239.04 FEET (U.S. FT.) (NAVD 1988)

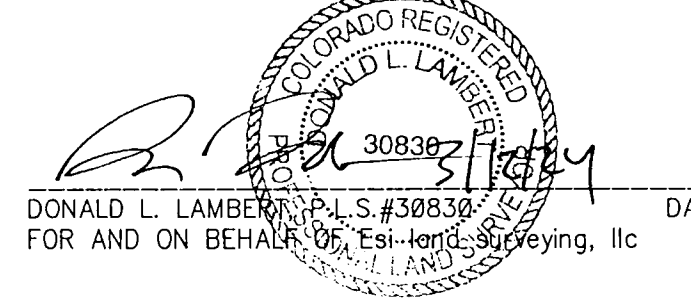
### MONUMENT LEGEND

- ▲ FOUND A DRAG TOOTH IN A RANGE BOX 29.96' EAST BY 0.97' SOUTH OF THE RANGE POINT FOR BLOCK 3 AS PER THE CITY TIE BOOKS
- ▲ FOUND NOTHING TO A DEPTH OF 3' IN A RANGE BOX 29.34' EAST BY 1.41' SOUTH OF THE RANGE POINT FOR BLOCK 3 AS PER THE CITY TIE BOOKS
- ▲ FOUND A NAIL AND WASHER 0.2' WEST BY 0.1' NORTH OF THE BLOCK CORNER
- ▲ FOUND A CHISELED CROSS IN THE FLAGSTONE SIDEWALK 4.0' SOUTH OF THE LOT CORNER
- ▲ FOUND A CHISELED CROSS IN THE FLAGSTONE SIDEWALK 4.0' SOUTH OF THE BLOCK LINE
- ▲ FOUND AN ARROW CROSS IN THE FLAGSTONE SIDEWALK 4.0' SOUTH OF THE LOT CORNER
- ▲ FOUND A 1" BRASS DISK STAMPED REGRESS AS SHOWN ON THE BLOCK DETAIL
- ▲ SET A YELLOW PLASTIC CAP ON A #5 REBAR STAMPED "ESI LAND SURV PLS 30830"
- ▲ SET A 1" BRASS DISK STAMPED "ESI LS 30830 2" EAST OF THE ZONE LOT CORNER
- ▲ FOUND A NAIL AND WASHER STAMPED "AEGIS PLS 38091" 3.0' EAST OF THE PROPERTY CORNER.

### SURVEYOR'S CERTIFICATE

I, DONALD L. LAMBERT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID LANDS AND COMPLIES WITH C.R.S. 38-51-106. SAID SURVEY IS NOT AN IMPROVEMENT SURVEY PLAT.

Digitally signed by Donald Lambert, PLS 30830  
DN: cn=Donald Lambert, PLS 30830, o=Donald Lambert, PLS 30830, ou=United States, email=esi@esi-land-surveying.com, c=US  
Reason: I am the author of this document  
Date: 2024.03.12 09:04:03-12



DONALD L. LAMBERT, PLS #30830 DATE  
FOR AND ON BEHALF OF, ESI-land Surveying, LLC

**"ZONE LOT NEW A"**  
THE SOUTH 36 FEET OF THE WEST 125 FEET OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
AND  
THE EAST 33 FEET OF THE SOUTH 6 FEET OF THE NORTH 9 FEET OF THE WEST 125 FEET OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
CONTAINING 4,700 SQUARE FEET OR 0.108 ACRE MORE OR LESS.

**"ZONE LOT NEW B"**  
THE SOUTH 34 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
AND THE NORTH 6 FEET OF THE SOUTH 40 FEET OF THE EAST 30 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
AND THE NORTH 9 FEET OF THE WEST 125 FEET OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
EXCEPT  
THE EAST 33 FEET OF THE SOUTH 6 FEET OF THE NORTH 9 FEET OF THE WEST 125 FEET OF LOT 1, SUBDIVISION OF LOT 2, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
CONTAINING 5,359 SQUARE FEET OR 0.123 ACRE MORE OR LESS.

**"ZONE LOT NEW C"**  
THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
EXCEPT THE NORTH 100 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
AND EXCEPT THE SOUTH 34 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
AND EXCEPT THE NORTH 6 FEET OF THE SOUTH 40 FEET OF THE EAST 30 FEET OF THE WEST 125 FEET OF LOT 3, BLOCK 13, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
CONTAINING 6,432 SQUARE FEET OR 0.148 ACRE MORE OR LESS.

SUBDIVISION OF LOT 2 BLOCK 13  
H. WITTER'S NORTH DENVER ADDITION

NO.	DATE	DESCRIPTION	BY
1	10/23/23	LSP	D.L.L.