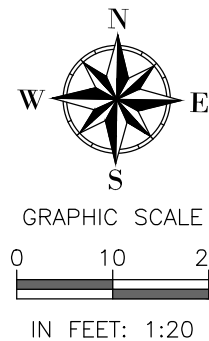
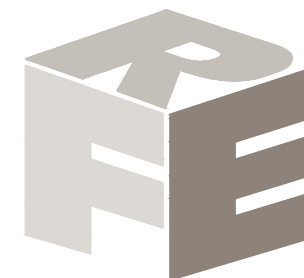


Attachment C

IMPROVEMENT SURVEY PLAT
20526 HIGHWAY 82
TRACT 52, SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 87 WEST OF THE 6TH P.M.
TOWN OF BASALT, COUNTY OF EAGLE,
STATE OF COLORADO

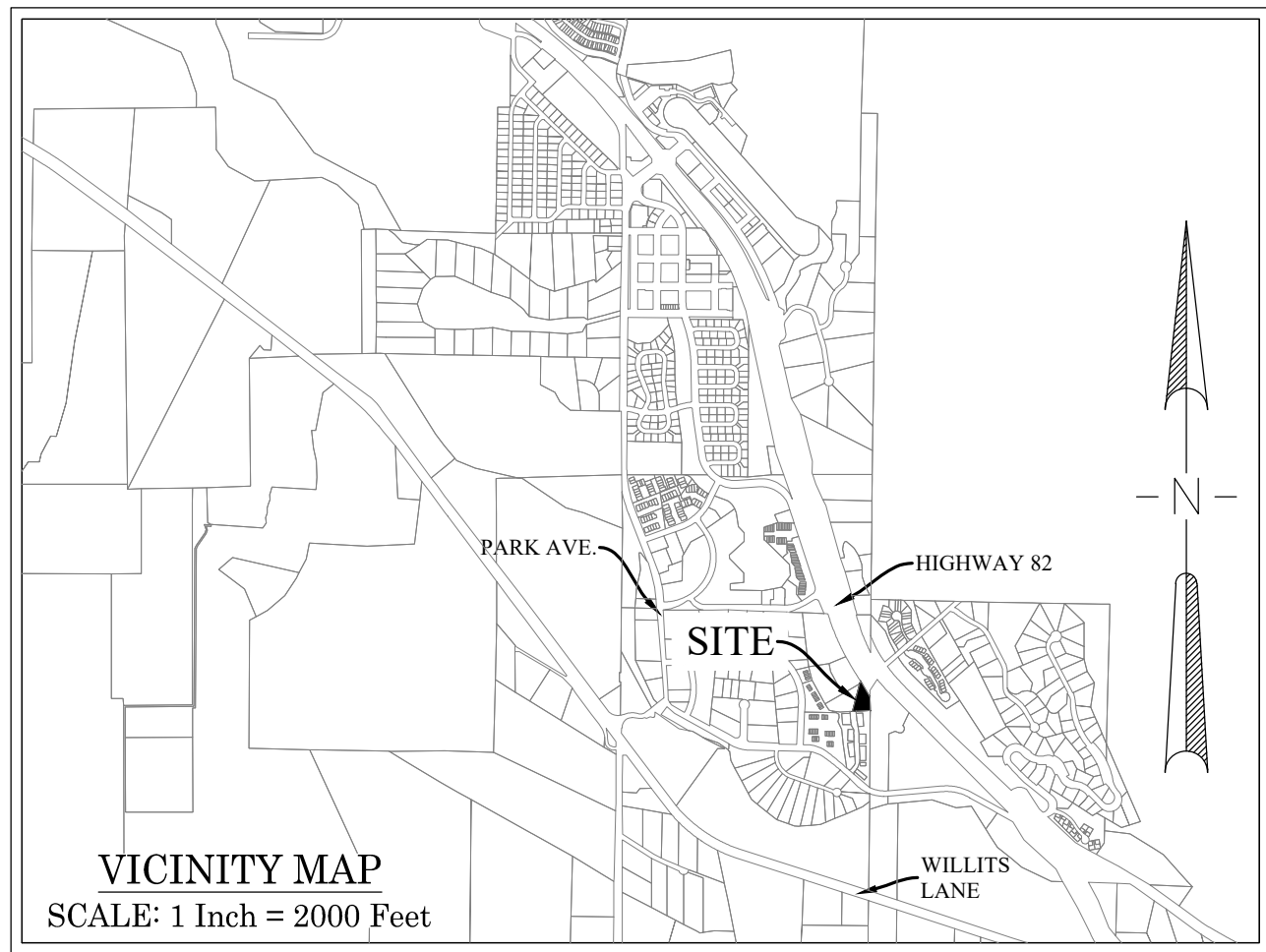


ROARING FORK
ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RFE@GIZ | (970) 340-4130

Revision	Date	By

IMPROVEMENT SURVEY PLAT
20526 HIGHWAY 82
EAGLE COUNTY, COLORADO

SURVEYED	DRAWN
FOX, EB	KJT
PROJECT NUMBER	
2025-007	
DATE	
FEBRUARY 12, 2026	
SHEET NO.	
1 OF 1	



PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING PART OF TRACT 52 AND LOCATED IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 87 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID PARCEL IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF TRACT 52 WHENCE ANGLE POINT 3 OF TRACT 51 OF SECTION 11 BEARS SOUTH 01°05' EAST 151.41 FEET; THENCE SOUTH 86°02'18" WEST 180.00 FEET; THENCE NORTH 12°40'29" EAST 509.85 FEET TO AN INTERSECTION WITH THE STATE HIGHWAY RIGHT-OF-WAY; THENCE 120.06 FEET ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50 FEET AND A DELTA ANGLE OF 14°37'59"; THENCE SOUTH 01°05'00" EAST 386.42 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO BY WARRANTY DEED RECORDED NOVEMBER 12, 1993 IN BOOK 624 AT PAGE 806 UNDER RECEPTION NO. 520871.

COUNTY OF EAGLE, STATE OF COLORADO.

NOTES:

1. BASIS OF BEARINGS: S00°40'52"E, BETWEEN AP2 AND AP3 OF TRACT 51, BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
2. THIS MAP HAS BEEN PREPARED PURSUANT TO CLIENT REQUEST FOR AN IMPROVEMENT SURVEY PLAT.
3. DATE OF FIELD SURVEY: JANUARY 14, 2026.
4. UNITS OF LINEAR MEASUREMENTS ARE DISPLAYED IN US SURVEY FEET.
5. CONTOUR INTERVALS DISPLAYED AT ONE (1) FOOT INTERVALS.
6. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), REFERENCED FROM CONTINUALLY OPERATING REFERENCE STATION COA1 HAVING AN ELEVATION OF 8130.36' TRANSFERRED TO SITE AS SHOWN HEREON.
7. ANY SUBSURFACE UTILITIES NOT SHOWN, WERE NOT MARKED BY APPROPRIATE UTILITY COMPANIES AT THE TIME OF THIS SURVEY AND THEREFORE MAY NOT BE SHOWN HEREON. UNDERGROUND UTILITIES LOCATES HAVE BEEN MARKED BY MOUNTAIN LOCATING ON JANUARY 14, 2026. ONLY PAINT MARKS AND UTILITY PIN FLAGS ON THE GROUND SURFACE WERE SURVEYED BY ROARING FORK ENGINEERING AS PART OF THIS SURVEY. CLIENT/CONTRACTOR MUST CONTACT SPECIFIC UTILITY COMPANIES TO VERIFY BOTH THE LOCATION AND DEPTH OF RESPECTIVE UTILITIES. ADDITIONAL SURVEYING WORK MAY BE REQUIRED TO SHOW ANY SUCH SUBSURFACE UTILITY LOCATIONS ON THIS DRAWING. ROARING FORK ENGINEERING WILL NOT BE RESPONSIBLE FOR PROTECTION OF SUBSURFACE UTILITIES NOT MARKED ON THE GROUND AT THE TIME OF THIS SURVEY.
8. PROPERTY DESCRIPTIONS SHOWN HEREON ARE BASED ON: MID VALLEY CENTER P.U.D., ACCORDING TO THE FINAL PLAT RECORDED AUGUST 13, 1997 IN BOOK 734 AT PAGE 544 AS RECEPTION NO. 630500; WILLITS BEND P.U.D. ACCORDING TO THE FINAL PLAT RECORDED MAY 30, 2017 AS RECEPTION NO. 201710094; WARRANTY DEED RECORDED AS RECEPTION NO. 201420889; WARRANTY DEED RECORDED AS RECEPTION NO. 520871; WARRANTY DEED RECORDED AS RECEPTION NO. 202204353.
9. FENCES SHOWN HEREON, IF ANY, HAVE BEEN SHOWN FOR GENERAL REFERENCE AND DO NOT NECESSARILY DEPICT LIMITS OF OWNERSHIP.
10. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS OR OTHER RESTRICTIONS OF RECORD, AS SUCH ITEMS MAY AFFECT THIS PROPERTY. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENT AND OTHER ENCUMBRANCES OF RECORD HAS BEEN TAKEN FROM THE TITLE INSURANCE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. ABH64004826, HAVING AN EFFECTIVE DATE OF JANUARY 19, 2022.

EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL EASEMENTS, RIGHTS-OF-WAY, ETC. REFERRED TO IN THE SCHEDULE B2 EXCEPTIONS RECITED IN SAID TITLE INSURANCE POLICY. SOME SUCH ITEMS MAY NOT BE SHOWN (I.E. ITEMS 1-11, 14-15) IF THEY ARE STANDARD TITLE COMMITMENT EXCEPTIONS, OR IF NOT SUFFICIENTLY DESCRIBED IN RECORDED DOCUMENTS TO BE SHOWN GRAPHICALLY, OR IF THEY ARE SITUATED ON ADJACENT PROPERTIES, OR IF THEY AFFECT THE PROPERTY IN GENERAL, ETC. IN REGARDS TO OTHER SUCH ITEMS:

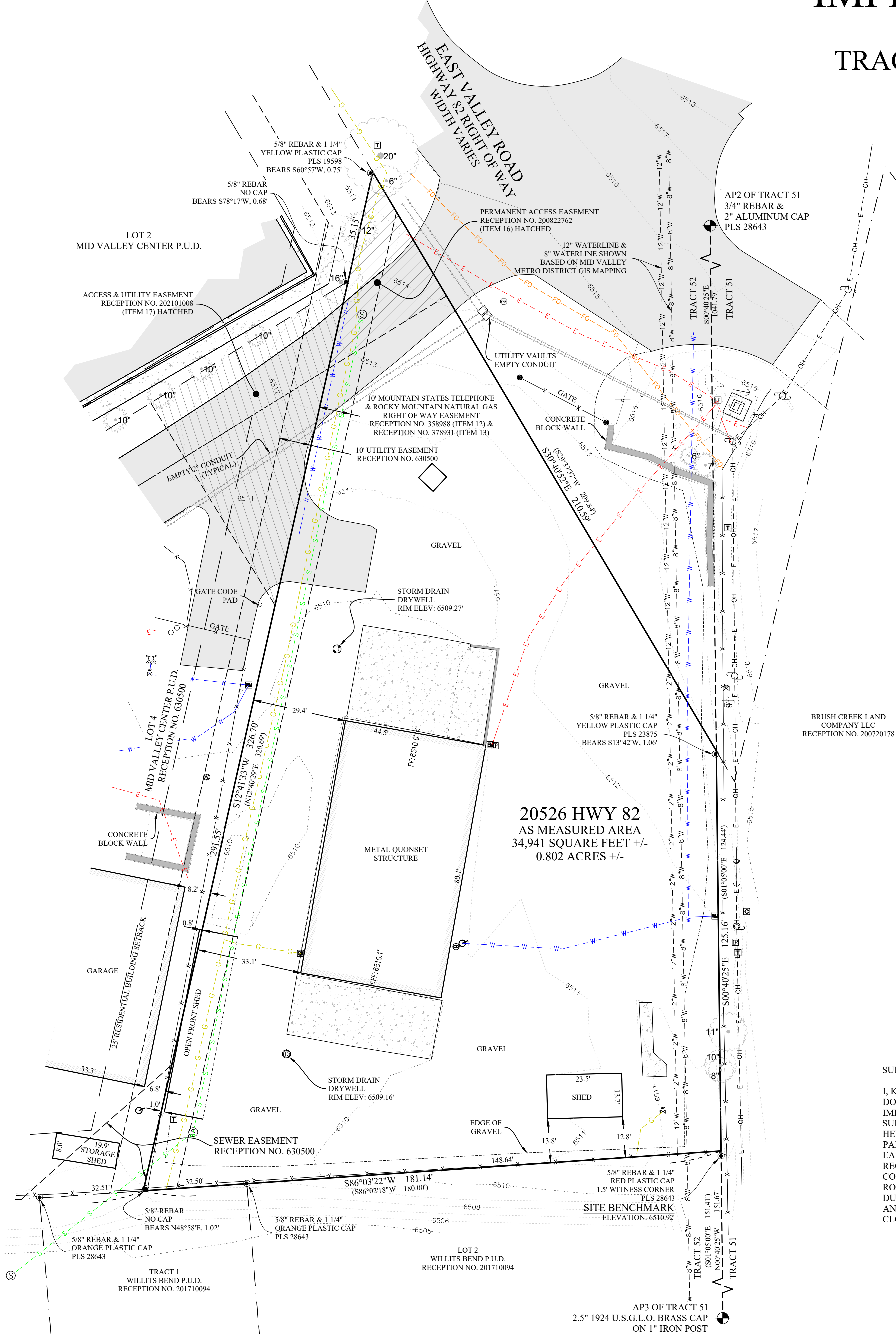
ITEM 12:
TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY EASEMENT RECORDED MAY 15, 1987 IN BOOK 462 AT PAGE 761.
[AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]

ITEM 13:
TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT-OF-WAY & EASEMENT RECORDED APRIL 25, 1988 IN BOOK 482 AT PAGE 724.
[AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]

ITEM 16:
TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT ACCESS EASEMENT RECORDED OCTOBER 22, 2008 UNDER RECEPTION NO. 200822762.
[AFFECTS THE SUBJECT PROPERTY AS SOWN HEREON]

ITEM 17:
TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED JANUARY 15, 2021 UNDER RECEPTION NO. 202101008.
[AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]

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.



SURVEYOR'S CERTIFICATE:

I, KYLE J. TESKY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE TOWN OF BASALT & LAND TITLE GUARANTEE COMPANY, THAT THIS IS AN IMPROVEMENT SURVEY PLAT AS DEFINED BY CRS 38-51-102(9), RESULTING FROM A MONUMENTED LAND SURVEY, SHOWING THE CURRENT LOCATION OF ALL SIGNIFICANT VISIBLE STRUCTURES, UTILITIES, FENCES, HEDGES, OR WALLS SITUATED ON THE DESCRIBED PARCEL AND WITHIN FIVE FEET OF ALL BOUNDARIES OF SUCH PARCEL, AND ALSO ANY VISIBLE CONFLICTING BOUNDARY EVIDENCE OR ENCROACHMENTS, AND ALL EASEMENTS AND RIGHTS-OF-WAY OF A PUBLIC OR PRIVATE NATURE THAT ARE VISIBLE, OR APPARENT, OR OF RECORD, AND UNDERGROUND UTILITIES DESCRIBED IN OR OTHER SOURCES AS SPECIFIED IN THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ROARING FORK ENGINEERING, ON THIS DATE, JANUARY 28, 2026, BASED ON SITE CONDITIONS AS THEY EXISTED DURING A FIELD SURVEY PERFORMED ON JANUARY 14, 2026, UNDER MY DIRECT SUPERVISION AND CHECKING AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE ERROR OF BOUNDARY CLOSURE SHOWN HEREON IS BETTER THAN 1:15,000.

KYLE J. TESKY
COLORADO PLS # 38521
FOR, AND ON BEHALF OF
ROARING FORK ENGINEERING

