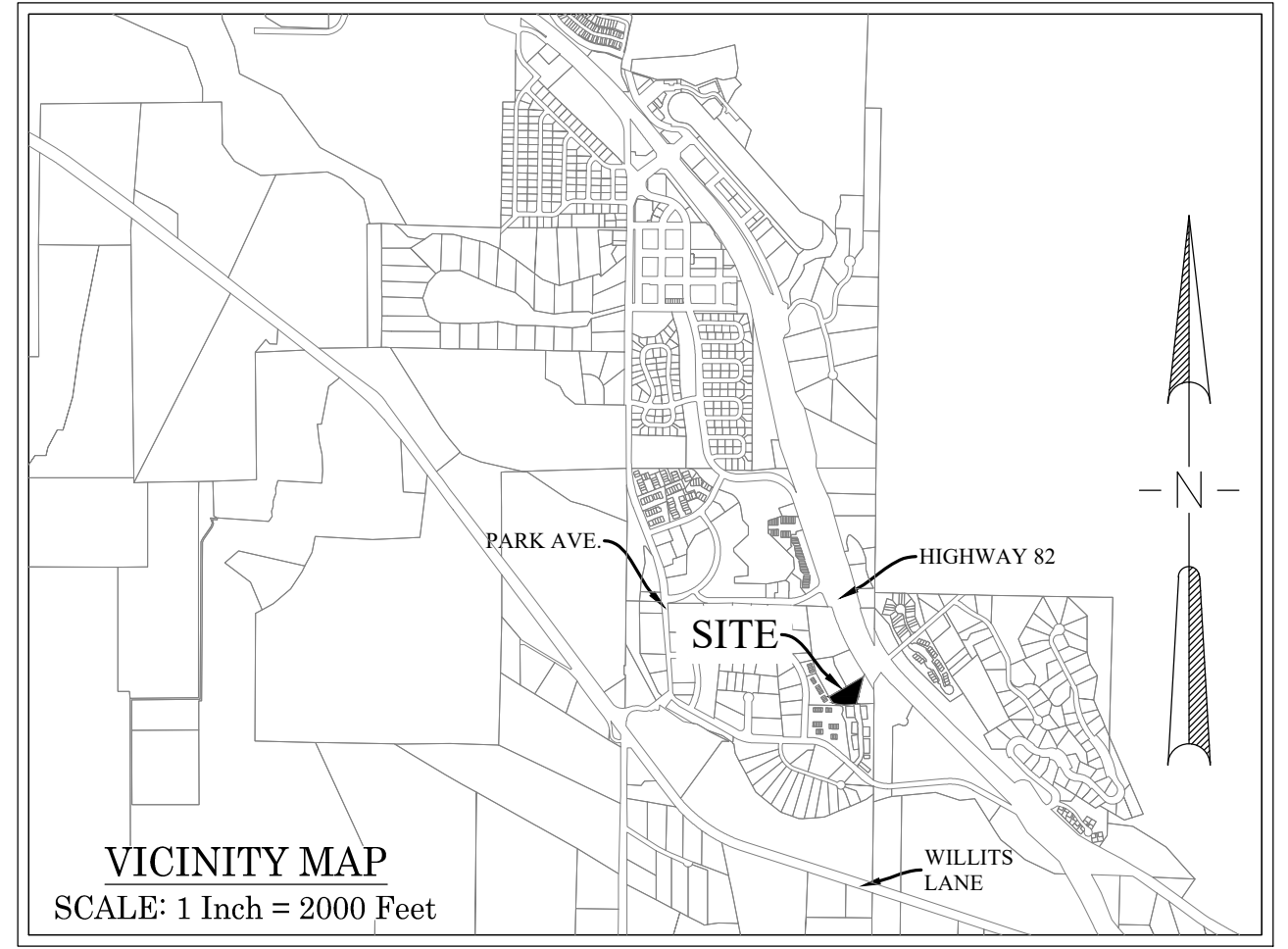


ROARING FORK
ENGINEERING
592 HIGHWAY 133
CARBONDALE, CO 81623
RENG.BIZ | (970) 340-4130

IMPROVEMENT SURVEY PLAT
LOT 4, MID VALLEY CENTER P.U.D.
EAGLE COUNTY, COLORADO

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

IMPROVEMENT SURVEY PLAT
LOT 4, MID VALLEY CENTER P.U.D.
TRACT 52, SECTION 11, TOWNSHIP 8 SOUTH,
RANGE 87 WEST OF THE 6TH P.M.
TOWN OF BASALT, COUNTY OF EAGLE,
STATE OF COLORADO



PROPERTY DESCRIPTION:

LOT 4,
MID VALLEY CENTER P.U.D., TOWN OF BASALT,
ACCORDING TO THE FINAL PLAT RECORDED AUGUST 13, 1997 IN BOOK 734 AT PAGE 544 AS RECEPTION
NO. 630500, IN THE RECORDS OF THE CLERK AND RECOVER OF EAGLE COUNTY, COLORADO.

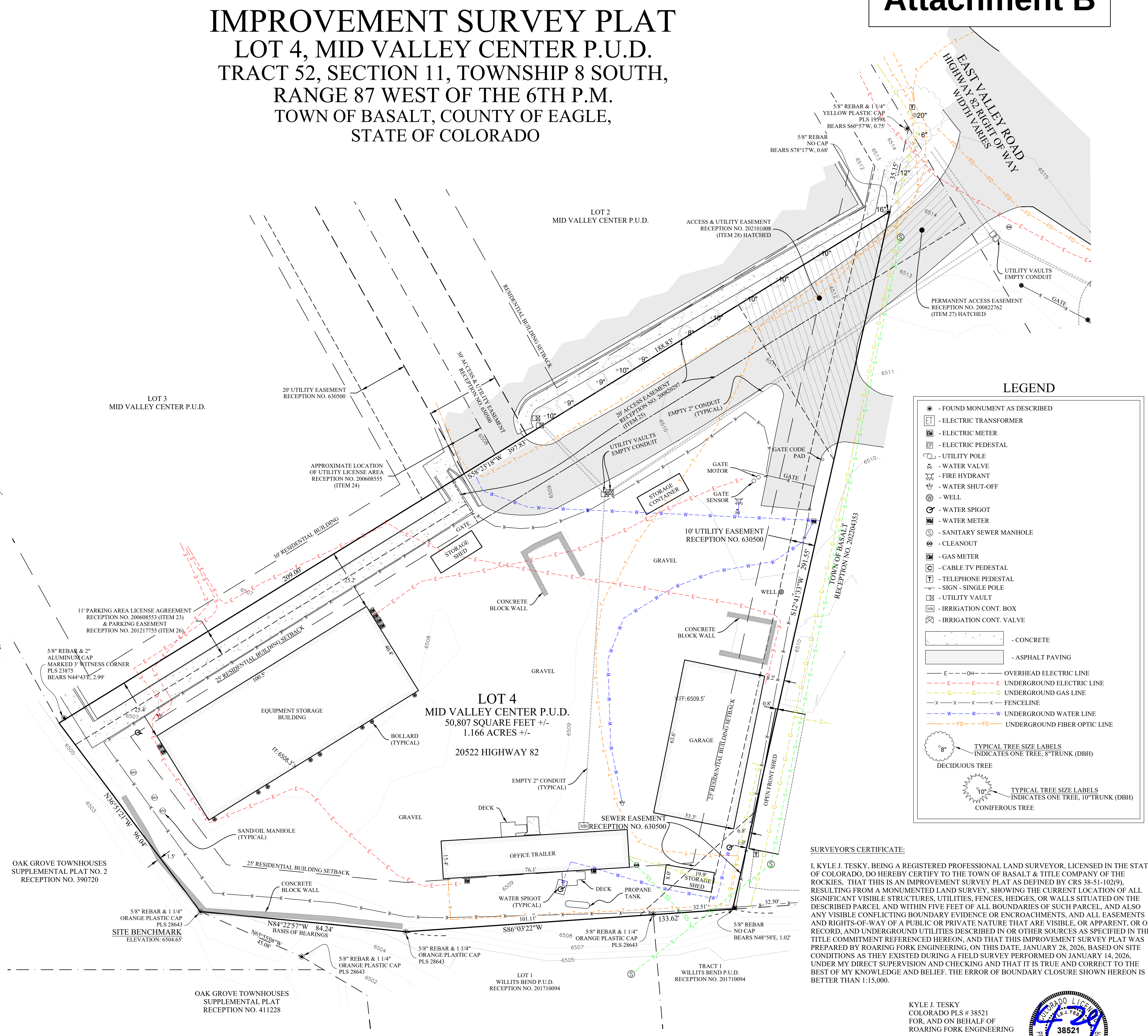
NOTES:

1. BASIS OF BEARINGS: N84°22'57"W, BETWEEN THE ANGLE POINT ON THE SOUTH LINE OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID LOT 4, 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 (NAVD88), 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.
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 TITLE COMPANY OF THE ROCKIES, COMMITMENT NO. 7003998-C, HAVING AN EFFECTIVE DATE OF JANUARY 9, 2026.

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 1-19, 21-22, 29-32) 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 20:
EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS AS SHOWN ON THE PLAT OF MID VALLEY CENTER P.U.D., RECORDED AUGUST 13, 1997 IN BOOK 734 AT PAGE 544 AS RECEPTION NO. 630500. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 23:
TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN PARKING AREA LICENSE AGREEMENT RECORDED APRIL 5, 2006 AS RECEPTION NO. 200608553. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 24:
TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN UTILITY LICENSE AGREEMENT RECORDED APRIL 5, 2006 AS RECEPTION NO. 200608555. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 25:
TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN ACCESS EASEMENT, RECORDED SEPTEMBER 22, 2008 AS RECEPTION NO. 200820297. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 26:
TERMS, CONDITIONS, OBLIGATIONS AND RESTRICTIONS AS CONTAINED IN PARKING AREA EASEMENT AGREEMENT, RECORDED SEPTEMBER 5, 2012 AS RECEPTION NO. 201217755. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 27:
TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND EASEMENT OBLIGATIONS AS CONTAINED IN PERMANENT ACCESS EASEMENT RECORDED OCTOBER 22, 2008 AS RECEPTION NO. 200822762. [AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON]
- ITEM 28:
TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND EASEMENT OBLIGATIONS AS CONTAINED IN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED JANUARY 15, 2021 AS 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.



LEGEND

- FOUND MONUMENT AS DESCRIBED
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- ELECTRIC PEDESTAL
- UTILITY POLE
- WATER VALVE
- FIRE HYDRANT
- WATER SHUT-OFF
- WELL
- WATER SPIGOT
- WATER METER
- SANITARY SEWER MANHOLE
- CLEANOUT
- GAS METER
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- SIGN - SINGLE POLE
- UTILITY VAULT
- IRRIGATION CONT. BOX
- IRRIGATION CONT. VALVE
- CONCRETE
- ASPHALT PAVING
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- FENCELINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE
- TYPICAL TREE SIZE LABELS INDICATES ONE TREE, 8" TRUNK (DBH) DECIDUOUS TREE
- TYPICAL TREE SIZE LABELS INDICATES ONE TREE, 10" TRUNK (DBH) CONIFEROUS TREE

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 & TITLE COMPANY OF THE ROCKIES, 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

