

PLAT NOTICES:

1. NO COUNTY MAINTENANCE OF STREETS OR ROADS. THE COUNTY'S ACCEPTANCE OF THIS PLAT CONSTITUTES ACCEPTANCE, ON THE PUBLIC'S BEHALF, OF THE OFFER OF DEDICATION OF RIGHTS-OF-WAY OVER THE SUBDIVISION ROADS BUT DOES NOT CONSTITUTE ACCEPTANCE OF ROAD MAINTENANCE OBLIGATIONS. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE OBLIGATIONS FOR ALL ROADS IN THE SUBDIVISION.

2. NOTICE: BASED ON THE CURRENT FEMA FLOOD STUDY, THE 100-YEAR FLOODPLAIN EXISTS ON ALL LOTS IN THIS SUBDIVISION. MINIMUM FINISH FLOOR ELEVATIONS BASED ON THE CURRENT FEMA LOMR EFFECTIVE DATE APRIL 9, 2012 ARE LISTED IN THE TABLE HEREON. FEMA IS IN THE PROCESS OF RE-EVALUATING THE BASE FLOOD ELEVATION AND THE LISTED MINIMUM FLOOR ELEVATIONS ARE SUBJECT TO CHANGE. ALL HOME CONSTRUCTION SHALL BE SUBJECT TO THEIR FINISHED FLOOR ELEVATION BEING A MINIMUM OF 1 FOOT HIGHER THAN THE ADOPTED FEMA 100-YEAR BASE FLOOD ELEVATION AT THE TIME OF THEIR BUILDING PERMIT ISSUANCE.

3. NOTICE: LOTS IN THIS SUBDIVISION MAY BE SUBJECT TO THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS INCLUDING OIL AND GAS. THIS INCLUDES THE RIGHT TO MAKE SUCH USE OF THE SURFACE AS IS REASONABLY REQUIRED TO DEVELOP THE MINERAL ESTATE.

4. IRRIGATORS HAVE A LEGAL DUTY TO MAINTAIN CANALS OR DITCHES JSED FOR IRRIGATION PURPOSES, DITCH EMBANKMENTS AND HEAD-GATES. A DITCH OWNER HAS THE RIGHT TO ENTER THE PROPERTY OF ANOTHER TO PERFORM REASONABLY NECESSARY MONITORING. INSPECTION, MAINTENANCE AND OPERATIONS ON THE DITCH AND ASSOCIATED STRUCTURES, EVEN IF IT MEANS DISTURBING LAND WITHIN ANY EASEMENT AREA SHOWN ON THE PLAT. NOTWITHSTANDING ANY REPRESENTATION OF THE WIDTH OF A DITCH EASEMENT ON THIS PLAT, IN SOME INSTANCES THE ACTUAL DITCH EASEMENT WIDTH MAY BE GREATER THAN DEPICTED.

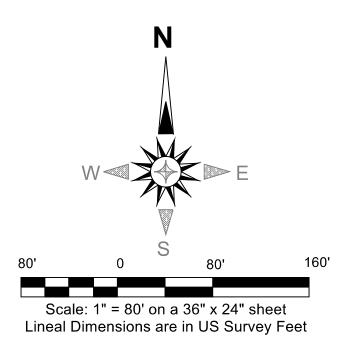
5. WEST DALTON RANCH HOME OWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE OBLIGATIONS FOR THE ROADWAYS SHOWN HEREON.

6. WEST DALTON RANCH HOME OWNERS' ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE OPEN SPACE AREAS.

7. THIS PROPERTY IS SUBJECT TO THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEST DALTON RANCH AS RECORDED UNDER RECEPTION NUMBER SUBSEQUENT AMENDMENTS AND SUPPLEMENTS THERETO, AND THE ARCHITECTURAL AND LANDSCAPING GUIDELINES FOR WEST DALTON RANCH AS RECORDED UNDER RECEPTION NUMBER

8. BUILDING CONSTRUCTION ON LOTS SHALL COMPLY WITH THE BUILDING SETBACK LINES SHOWN HEREON TO AVOID CONSTRUCTION WITHIN FEET OF WETLANDS.

9. LOT OWNERS SHALL BE RESPONSIBLE FOR OFFSITE DRAINAGE NUISANCE FLOWS ENTERING THEIR PROPERTY. IF THEY MODIFY EXISTING FLOWS ENTERING THEIR PROPERTY, THEY SHALL CONVEY THE FLOWS TO THE ROAD SIDE DITCH OR NATURAL DRAINAGE WAYS.

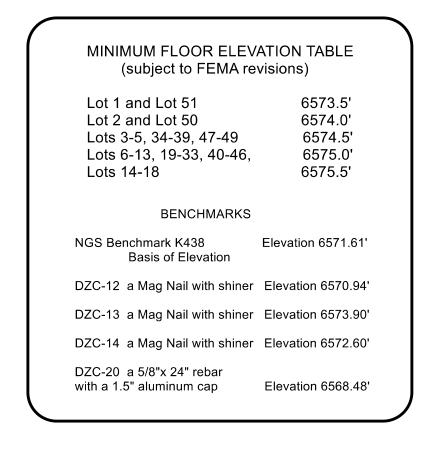


Basis of Bearing:

Bearings are based on GPS observations. Reference Bearing: N00°02'33"E along the west line of the E1/2NE1/4NW1/4 of Section 15. Both ends of said line are found monuments as shown and described hereon

WEST DALTON RANCH

PROJECT NUMBER 2022-____



GENERAL DEDICATIONS:

A) Open Space Areas A, B and C are conveyed to the West Dalton Ranch Home Owners' Association, Inc. for the purposes and uses as outlined in the Declaration of Covenants, Conditions, and Restrictions for West Dalton Ranch. Easements across the Open Space Areas are hereby granted to the Hermosa Sanitation District, the Animas Water Company, the Declarant, La Plata Electric Association, Inc., Atmos Energy Services, LLC, Spectrum, and CenturyLink, their successors and assigns, for the purpose of ingress and egress and the installation, operation, maintenance, reconstruction, improvement, replacement, and removal, of underground distribution and service utility lines and related surface equipment as necessary, and for drainage features and detention ponds together with their related equipment and facilities. Declarant reserves the right to grant these easements to additional parties. Declarant reserves the right to grant access, utility, drainage, trails, parking, and driveway easements across the Open Space Areas.

B) The utility and drainage easements shown hereon are hereby granted as nonexclusive easements to the West Dalton Ranch Home Owners' Association, Inc., the Hermosa Sanitation District, the Animas Water Company, the Declarant, La Plata Electric Association, Inc., Atmos Energy Services, LLC, Spectrum, and CenturyLink, their successors and assigns, for the purpose of ingress and egress and the installation, operation, maintenance, reconstruction, improvement, replacement, and removal, of underground distribution and service utility lines and related surface equipment as necessary, and for drainage features and detention ponds, together with their related equipment and facilities. Declarant reserves the right to grant these easements to additional parties.

C) West Dalton Road, Fairway Drive, and Elkview Court are conveyed to the West Dalton Ranch Home Owners' Association, Inc. The road rights-ofway are hereby granted as nonexclusive easements to the Hermosa Sanitation District, the Animas Water Company, the Declarant, La Plata Electric Association, Inc., Atmos Energy Services, LLC, Spectrum, and CenturyLink, their successors and assigns, for the purpose of ingress and egress and the installation, operation, maintenance, reconstruction, improvement, replacement, and removal, of underground distribution and service utility lines and related surface equipment as necessary, and for drainage features and facilities, roads, streets, trails, and walkways together with their related equipment and facilities. Declarant reserves the right to grant these easements to additional parties.

D) Tract A, and the County Road 252 tract are dedicated to La Plata County in fee for County Road 252 Right-of-Way.

E) Fairway Drive and that portion of West Dalton Road south of the north right-of-way of Fairway Drive are granted as a pedestrian, golf cart, and bicycle access easement, and as a motor vehicle emergency access easement to the North Dalton Ranch Homeowners' Association, Incorporated subject to the provisions of the Reciprocal Easement Agreement recorded under Reception Number

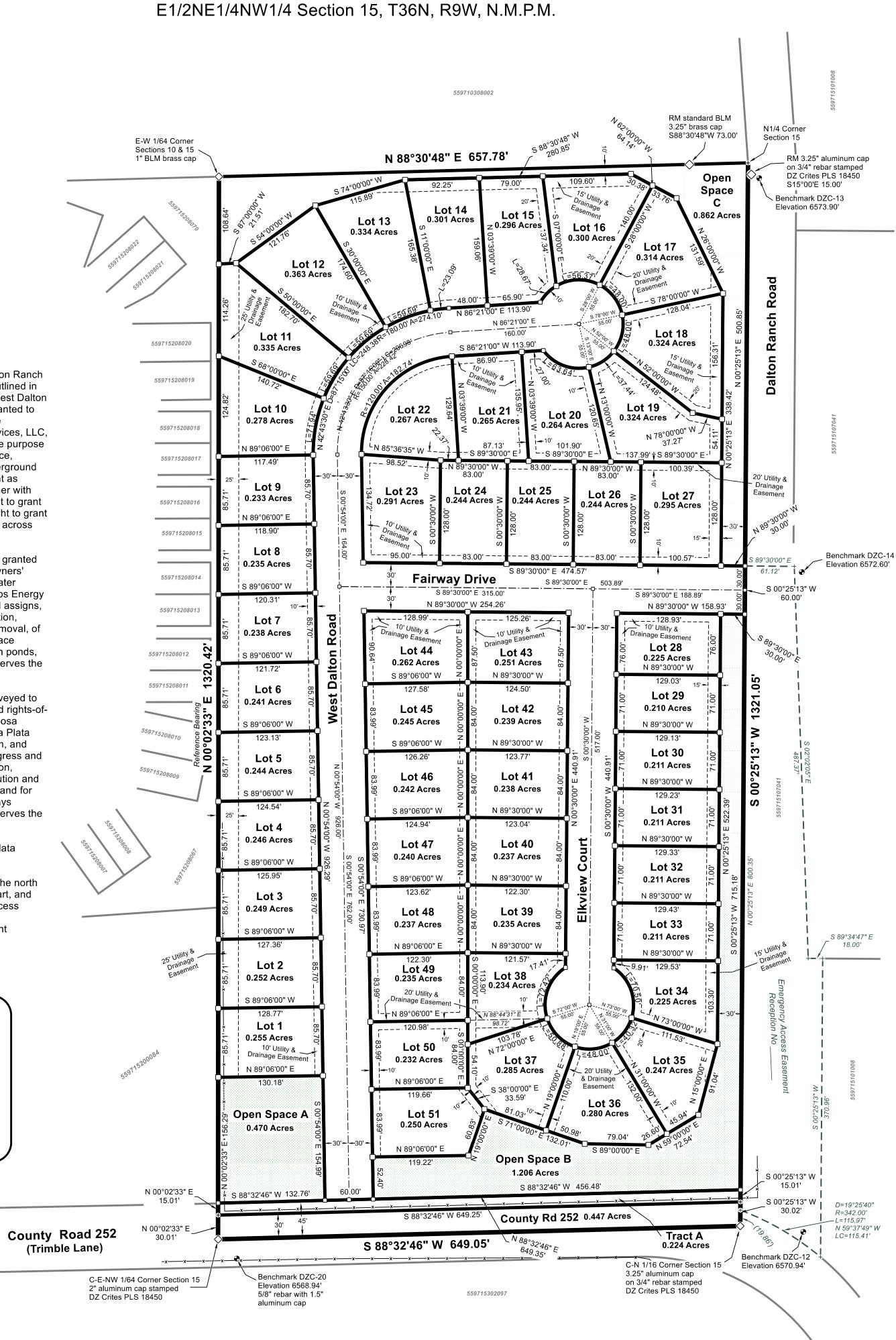
LAND USE TABLE

13.169 Ac. 67% 51 Residential Lots 0.258 Ac. Average Lot Size 2.6 Units / Ac. Gross Density 2.538 Ac. 13% Open Space 3.425 Ac. 17% Roads 0.671 Ac County Road 252 3% 19.803 Ac. Total Acreage

DESCRIPTION OF MONUMENTS:

- Found Aliquot Corner as shown and described hereon
- ☐ Set 5/8" x 24" rebar with a 2" aluminum cap stamped DZ Crites PLS 18450
- Set 5/8" x 12" rebar with a 1.5" aluminum cap stamped DZ Crites PLS 18450
- Benchmark: a Mag Nail with 1.5" shiner

+ Monument not found or set



CERTIFICATE OF OWNERS:

KNOW ALL MEN BY THESE PRESENTS: That Dalton Ranch West, Inc., whose address is 6000 County Road 203, Trailer 62A, Durango, CO 81301, being the legal and record owner of the following described tract of land, to wit:

THE E1/2NE1/4NW1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF LA PLATA, STATE OF COLORADO.

Have caused the same to be subdivided, platted, and designated as WEST DALTON RANCH, PROJECT NUMBER 2022-____,

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTY:

Dalton Ranch West, Inc.

Kurt D. Carter, President

State of Colorado:

County of La Plata:

This plat was acknowledged before me by , for the aforementioned purposes.

My commission expires:

CERTIFICATE OF APPROVAL:

This plat is hereby approved by the Board of County Commissioners of La Plata County, Colorado, on this day of

BOARD OF COUNTY COMMISSIONERS OF LA PLATA COUNTY, COLORADO

REVIEWING SURVEYOR'S APPROVAL:

Approved for content and form only and not for accuracy of surveys, calculations or drafting, pursuant to C.R.S. § 38-51-106.

Clerk of Record

Reviewing Surveyor

CERTIFICATE OF MORTGAGEE

The undersigned mortgagee consents to the recording of this plat

Bank of Colorado

Surveyor's Notes:

The source of easement and right-of-way research, and title research was conducted by Title Durango, LLC per Title Commitment File No. 106541 effective date: February 24, 2022, and not from research conducted by DZC Surveys. Any and all parties having interest in the Property are hereby referred to said title commitment and any title policies issued at a later date. This property may be subject to the easements, rights of way and restrictions as listed in the Title Commitment.

CERTIFICATE OF SURVEYOR:

I hereby state that this plat was prepared by me based on field surveys and calculations performed by me, or under my responsible charge, that it is based on my professional land survey knowledge, information, and belief, and is in accordance with applicable standards of practice. This certification is not a guaranty or warranty, either expressed or implied.

Signature Daryl Z Crites, PLS Colorado Registration No. 18450 date

NOTICE: Acarding to Colorado law you must commence any legal action based upon any defect in this survey within

three years after you first discovered 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.

> **DZC SURVEYS** 16 Falcon Way

WEST DALTON RANCH PROJECT No. 2022-___

E1/2NE1/4NW1/4 Section 15, T36N, R9W, N.M.P.M Dalton Ranch West, Inc.

DATE 6-24-2022 SCALE: 80 Ft/In Durango, CO 81301 (970) 749-3811 SHEET 1 of FILE NAME: Dalton.TRV DZC@CaddisAerial.com