

MINIMUM FLOOR ELEVATION TABLE  
(subject to FEMA revisions)

Lot 1 and Lot 51	6573.5'
Lot 2 and Lot 50	6574.0'
Lots 3-5, 34-39, 47-49	6574.5'
Lots 6-13, 19-33, 40-46,	6575.0'
Lots 14-18	6575.5'

BENCHMARKS

NGS Benchmark K438	Elevation 6571.61'
Basis of Elevation	
DZC-12 a Mag Nail with shiner	Elevation 6570.94'
DZC-13 a Mag Nail with shiner	Elevation 6573.90'
DZC-14 a Mag Nail with shiner	Elevation 6572.60'
DZC-20 a 5/8" x 24" rebar with a 1.5" aluminum cap	Elevation 6568.48'

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-of-way 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

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

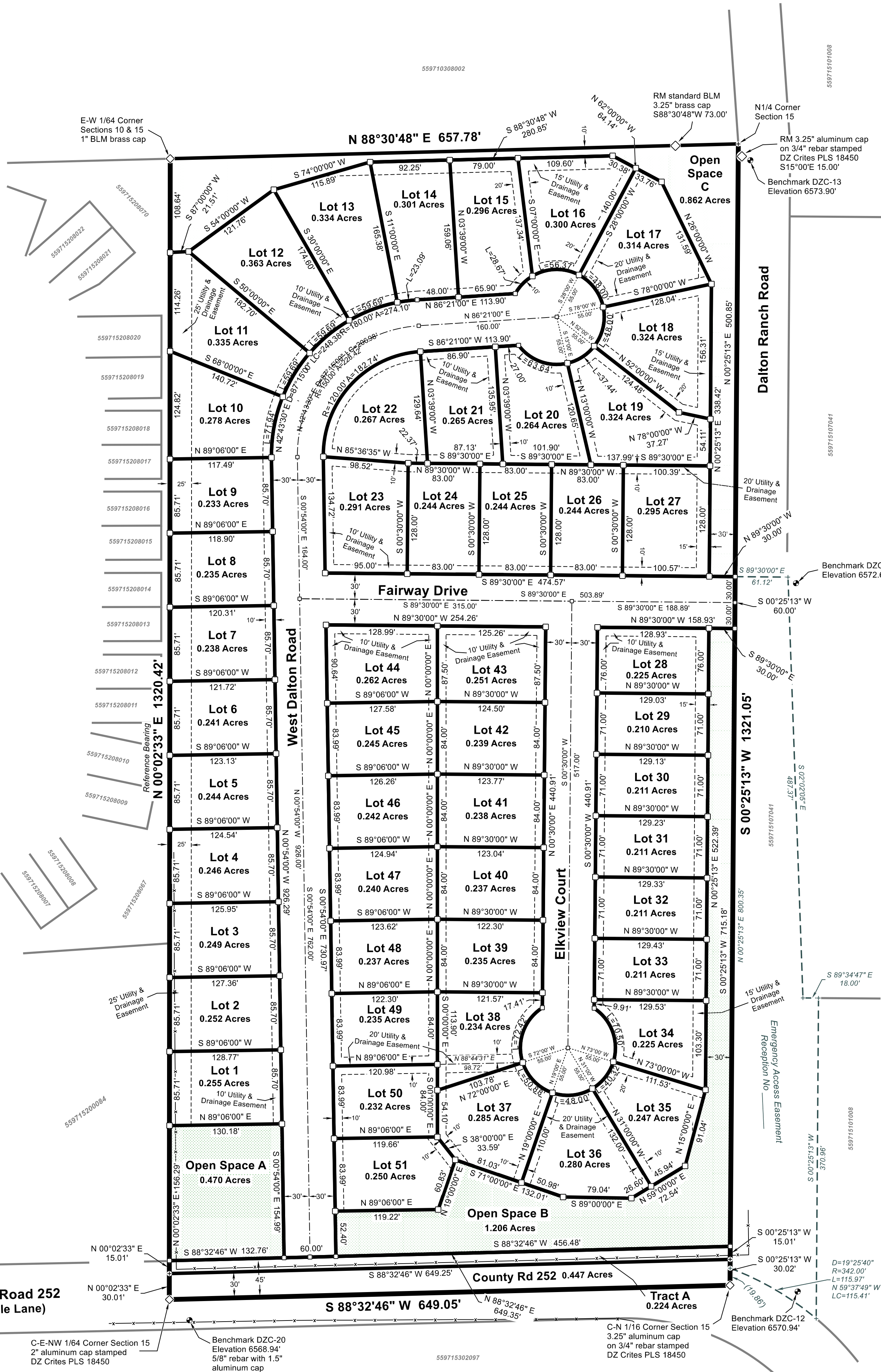
DESCRIPTION OF MONUMENTS:

- 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

# WEST DALTON RANCH

## PROJECT NUMBER 2022-\_\_\_\_\_

E1/2NE1/4NW1/4 Section 15, T36N, R9W, N.M.P.M.



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.

By: Kurt D. Carter, President

State of Colorado:

SS:

County of La Plata:

This plat was acknowledged before me by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, for the aforementioned purposes.

My commission expires: \_\_\_\_\_ Notary: \_\_\_\_\_

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

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Chairman Clerk of Record

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.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Reviewing Surveyor

CERTIFICATE OF MORTGAGEE:

The undersigned mortgagee consents to the recording of this plat.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
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 \_\_\_\_\_ Date: \_\_\_\_\_  
Daryl Z Crites, PLS  
Colorado Registration No. 18450

NOTICE: According 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 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.



### 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
FILE NAME:	Dalton.TRV	SHEET	1 of 1