

WEST DALTON RANCH PLAT AMENDMENT PROJECT NUMBER 2024-0086

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 125 Glade Court, 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 plat to be amended and designated as WEST DALTON RANCH PLAT AMENDMENT, PROJECT NUMBER 2024-0086.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTY:

Dalton Ranch West Inc
 By: *Kurt D. Carter*
 Kurt D. Carter, President

MARIANNE POWELL
 Notary Public
 State of Colorado
 My Commission Expires 07-12-2025

County of La Plata:
 This plat was acknowledged before me by Kurt D. Carter, President of Dalton Ranch West Inc on this 18 day of October, 2024, for the aforementioned purposes.
 My commission expires: 7-12-2025 Notary: *M. Powell*

CERTIFICATE OF APPROVAL:
 This plat is hereby approved by the Board of County Commissioners of La Plata County, Colorado, on this 16th day of November, 2024.

BOARD OF COUNTY COMMISSIONERS
 OF LA PLATA COUNTY, COLORADO

By: *Elizabeth Weyer*
 Elizabeth Weyer, Clerk of Record

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

By: *[Signature]*
 County Reviewing Surveyor
 Date: 11/5/24

CERTIFICATE OF MORTGAGEE:
 The undersigned mortgagee consents to the recording of this plat.

By: *[Signature]*
 Bank of Colorado
 Date: 10/18/2024


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 - Amended No. 1, dated September 7, 2023, 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.

The purpose of this Plat Amendment is to remove Plat Notice 9 which was incorrectly included on the final Plat of West Dalton Ranch, Project Number 2023-0040, Reception Number 1227393, and to show the consolidation of Lots 34 to 37 as platted and shown on the West Dalton Ranch Consolidation of Lots 34-37, Project Number 2023-0262, Reception Number 1222866, and to update the witness corner locations.

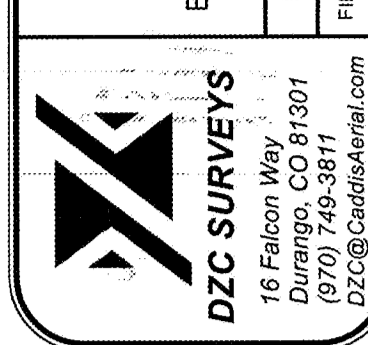
CERTIFICATE OF SURVEYOR:
 I hereby state that this plat was prepared by me based on field surveys and calculations performed by me, or under my responsible charge, that it is based on my professional land survey knowledge, information, and belief, and in accordance with applicable standards of practice.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

By: *Dary Z Chies*
 Dary Z Chies, PLS
 Colorado Registration No. 18450
 Date: October 8, 2024

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 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.



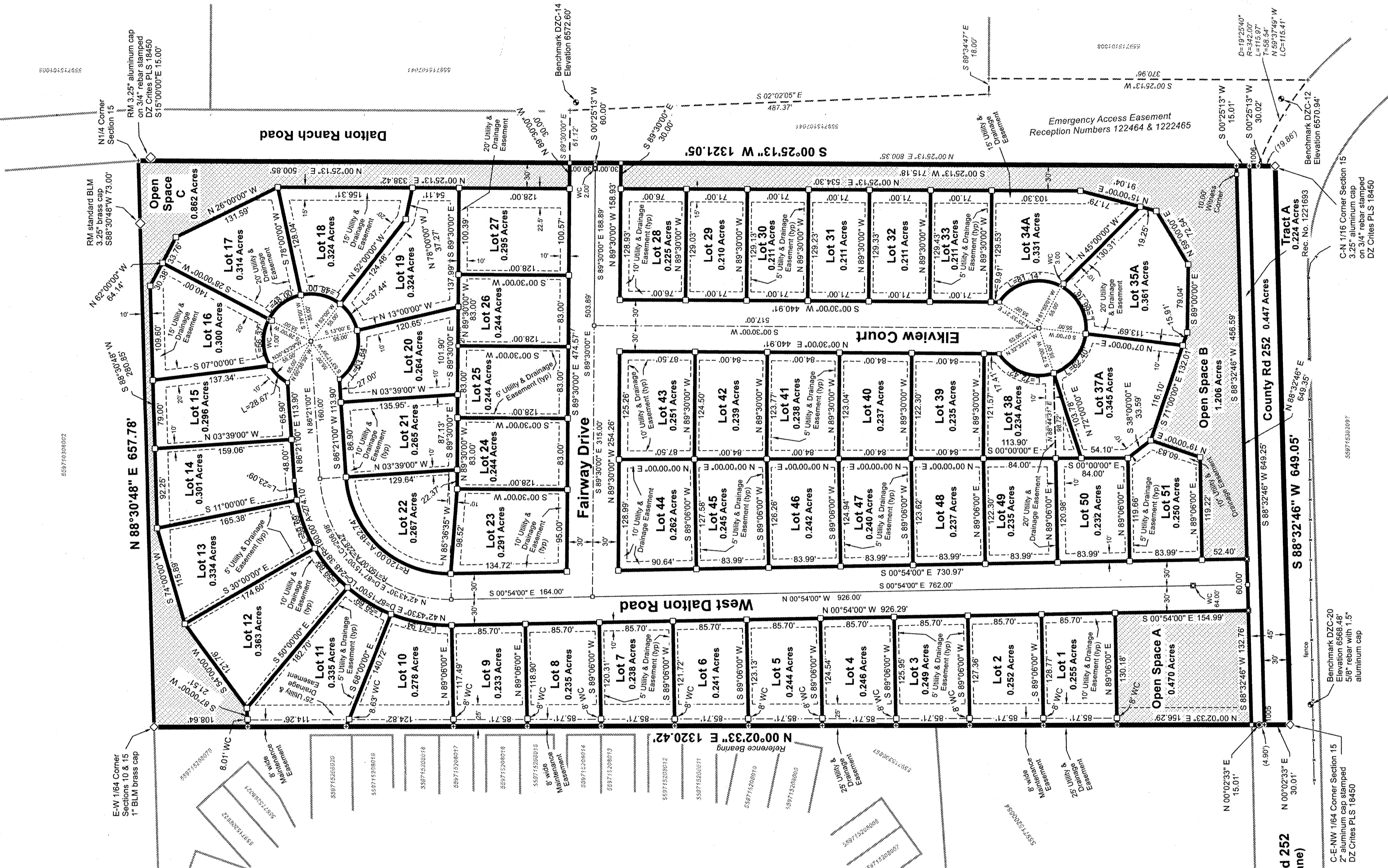
STATE OF COLORADO
 COUNTY OF LA PLATA
 I hereby state that this instrument was filed for record at 11:10 AM on November 7th, 2024
 under Reception Number 1227542
 By: *[Signature]*



DZC SURVEYS
 16 Falcon Way
 Durango, CO 81301
 DZC@DZCSurveys.com

**WEST DALTON RANCH
 PLAT AMENDMENT**
 PROJECT NO. 2024-0086
 E1/2NE1/4NW1/4 Section 15, T36N, R9W, N.M.P.M.
 Dalton Ranch West Inc

DATE: October 8, 2024
 FILE NAME: Dalton.TRY
 SCALE: 80 Feet
 SHEET 1 of 1



BENCHMARKS

NGS Benchmark K438	Elevation 6571.61'
DZC-12 a Mag Nail with shiner	Elevation 6570.94'
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:

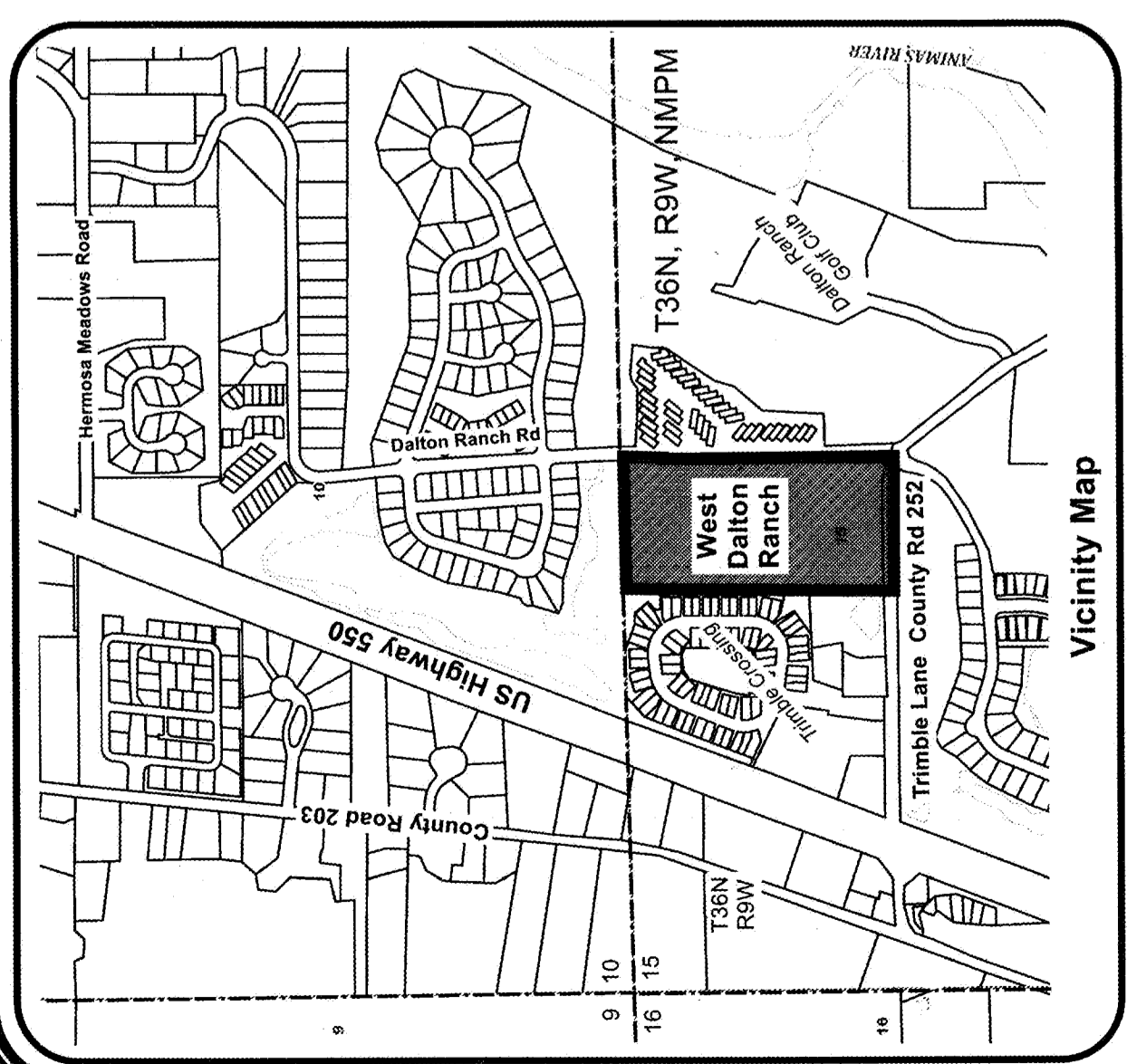
- A) Open Space Areas A, B and C are conveyed to the West Dalton Ranch Home Owners' Association, Inc. for the purposes and uses as outlined in the Declaration of Covenants, Conditions, and Restrictions for West Dalton Ranch. Easements across the Open Space Areas are hereby granted to the Hermosa Sanitation District, the Animas Water Company, the Declarant, La Plata Electric Association, Inc., Amos 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 West Dalton Ranch Home Owners' Association, Inc. 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.
- C) West Dalton Ranch, 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., Amos 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.
- D) Tract A shown hereon was conveyed to La Plata County by the General Warranty Deed recorded as Reception Number 1221693, 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 1222464.
- F) The 8 foot wide Maintenance Easement being the westerly 8.00 feet of Lots 1 - 11 as shown hereon are granted as a nonexclusive easement to the West Dalton Ranch Home Owners' Association, Inc., for the purpose of ingress and egress, and the installation, maintenance, replacement, and removal, of the fence, landscape plants, irrigation facilities, and other related features.

LAND USE TABLE

50 Residential Lots	13,169 AC.	67%
Average Lot Size	0.263 AC.	
Gross Density	2.5 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.	

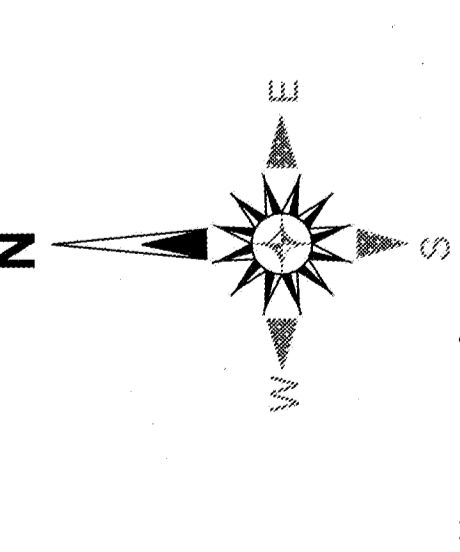
DESCRIPTION OF MONUMENTS:

- Found Aliquot Corner as shown and described hereon
- Set 5/8" x 24" rebar with a 2" aluminum cap stamped DZ Chies PLS 18450
- Set 5/8" x 24" rebar with a 1.5" aluminum cap stamped DZ Chies PLS 18450
- Set 2"x2" stem monument, grouted in concrete stamped DZ Chies PLS 18450
- Found 5/8" rebar with a 1.5" aluminum cap stamped McCormack PLS 22574
- Benchmark: a Mag Nail with 1.5" shiner
- Monument not found or set
- WC - Witness Corner



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 2010 FEMA FLOOD STUDY, THE 100-YEAR FLOODPLAIN EXISTED ON ALL LOTS IN THIS SUBDIVISION. HOWEVER, FEMA ADOPTED A REVISED STUDY DATED APRIL 25, 2024. 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. AN ELEVATION CERTIFICATE IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION IF FEMA DETERMINES THE LOT TO BE WITHIN THE 100-YEAR FLOODPLAIN.
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 USED FOR IRRIGATION PURPOSES. DITCH EMBANKMENTS AND HEADGATES 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 ANY ASSOCIATED STRUCTURES, EVEN IF IT MEANS DISTURBING LAND WITHIN AN 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 1227394, AND ALL SUBSEQUENT AMENDMENTS AND SUPPLEMENTS THERETO, AND THE ARCHITECTURAL AND LANDSCAPING GUIDELINES FOR WEST DALTON RANCH AS RECORDED UNDER RECEPTION NUMBER 1227395.
8. LOT OWNERS ARE RESPONSIBLE TO MAINTAIN THE DRAINAGE SWALES CROSSING THEIR LOTS TO ALLOW FOR THE OFFSITE DRAINAGE NUISANCE FLOWS ENTERING AND EXITING THROUGH THEIR LOT. LOT OWNERS SHALL ALSO BE RESPONSIBLE FOR CONVEYING THEIR PROPERTY'S DRAINAGE FLOWS TO THE DRAINAGE DITCHES ADJACENT TO THEIR PROPERTY, WITHOUT ENCROACHMENT ONTO ADJACENT PROPERTIES. ANY FENCING SHALL BE COMPLIANT WITH FEMA REGULATIONS AND MAY NOT BLOCK THE DRAINAGE DITCHES OR LIMIT THEIR FLOW CAPACITIES IN ANY WAY.



Scale: 1" = 80' on a 36" x 24" sheet
 Linear Dimensions are in US Survey Feet

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.