

**SOUTHFORK GATEWAY SUBDIVISION**  
**A RESUBDIVISION OF LOT 2R-B OF THE INTERCHANGE SUBDIVISION**  
**LOCATED IN SECTION 3, T. 34 N., R. 9 W., N.M.P.M.**  
**CITY OF DURANGO, LA PLATA COUNTY, COLORADO**

**SURVEYOR'S STATEMENT**

I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, they are true and correct to the best of my knowledge, belief and information based on the applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

PRELIMINARY

Joshua J. Casselberry, P.L.S.  
 Colorado Registration No. 37903

**Notes:**  
 Title Research - Title, Easement and Right-of-Way research was conducted by Colorado Title and Closing Services, LLC, per Order No. LP22000908-2 AMENDED effective date March 25, 2020 at 5:00 P.M. and not from research conducted by Moreno Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitments and any title policies issued at a later date.

**Notice:** According to Colorado law you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

**Notice:** Part or all of the mineral estate has been severed from the surface estate and, therefore, third party mineral owners or their lessees have the right under certain circumstances to enter and use the property.

**CERTIFICATE OF OWNERS KNOW BY ALL THESE PRESENTS**

That Southfork Gateway, LLC, a Colorado Limited Liability Company, whose address is 225 Geneva Drive, Sedona, AZ 86336, being the legal and record owner of a Tract of land located within Section 3, T34N, R09W, N.M.P.M., in La Plata County, Colorado further described as follows:

Lot 2R-B of Interchange Subdivision, A Resubdivision of Lot 2R, Resubdivision of the Crader Subdivision and Lot 1R & Tract 1A-1R Resubdivision, according to the plat thereof filed for record March 12, 2020 as Reception No. 1168909, County of La Plata, State of Colorado.

Has caused the same to be consolidated, adjusted and re-platted under the name and style of Southfork Gateway Subdivision, A Resubdivision of Lot 2R-B of Interchange Subdivision, A Resubdivision of the Crader Subdivision and Lot 1R & Tract 1A-1R Resubdivision, as shown hereon, consisting of three (3) Lots, identified as Lot 2R-B1, Lot 2R-B2, and Lot 2R-B3.

**THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:**

By Jack Sheehan, Managing Member of Southfork Gateway, LLC, a Colorado Limited Liability Company

STATE OF \_\_\_\_\_  
 SS]  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by Jack Sheehan, Managing Member of Gateway, LLC, a Colorado Limited Liability Company on this \_\_\_\_\_ day, of \_\_\_\_\_, 2020 for the aforementioned purposes.

My commission Expires \_\_\_\_\_ Notary Public

By Tom Foulds, Managing Member of Gateway, LLC, a Colorado Limited Liability Company

STATE OF \_\_\_\_\_  
 SS]  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by Tom Foulds, Managing Member of Gateway, LLC, a Colorado Limited Liability Company on this \_\_\_\_\_ day, of \_\_\_\_\_, 2020 for the aforementioned purposes.

My commission Expires \_\_\_\_\_ Notary Public



**VICINITY MAP**  
 Scale: 1" = 500'

LAND USE TABLE		
Lot 2R-B1	114,194 SF±	2.622 AC±
Lot 2R-B2	183,264 SF±	4.207 AC±
Lot 2R-B3	555,337 SF±	12.748 AC±
<b>TOTAL</b>	<b>852,795 SF±</b>	<b>19.577 AC±</b>

STATE OF COLORADO]  
 SS]  
 COUNTY OF LA PLATA]  
 I hereby state that this instrument was filed for record at \_\_\_\_\_ O'clock \_\_M this day of \_\_\_\_\_, 2020 and duly filed.  
 Reception Number \_\_\_\_\_ Fee \$ \_\_\_\_\_  
 Tiffany Lee Parker, Recorder  
 By \_\_\_\_\_  
 Deputy

**VACATION STATEMENT:**

The Enduring Resources Easement per the Interchange Subdivision Plat recorded March 12, 2020 at Reception No. 1168909 is hereby vacated.

Enduring Resources \_\_\_\_\_ date \_\_\_\_\_

**GENERAL DEDICATIONS:**

1. The 10' and 20' Utility & Drainage Easements as shown hereon are hereby dedicated to the City of Durango, Utility Providers and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future Utility and Drainage improvements
2. The 50' Shared Access Easement located on Lot 2R-B2 is hereby dedicated to the owners of Lot 2R-B1 for ingress and egress.
3. The 20' LPEA Easement is hereby dedicated to La Plata Electric Association for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future electric lines.
4. The Variable Width Drainage Easement on Lot 2R-B2 is hereby dedicated to the owners of Lot 2R-B1 for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future drainage improvements.
5. The Enduring Resources Easement as shown hereon is hereby dedicated to Enduring Resources, and the successors for the purpose of access to/from, operation, maintenance, reconstruction, improvement, replacement or removal of their existing infrastructure. This dedication specifically supercedes all previous agreements in their entirety that may have existed, but cannot be produced at this time, pertaining to existing gas lines transversing Lot 2R-A, and 2R-B.

**REVIEWED AND APPROVED BY:**

City Engineer	Date	Century Link	Date
Durango Fire Protection District, Fire Marshal	Date	Community Development Director	Date
La Plata Electric Association	Date	Atmos Energy Corporation	Date
Charter Communications	Date	South Durango Sanitation District	Date

**CITY OF DURANGO APPROVAL:**

The Plat shown hereon is approved by the City Council of the City of Durango and all easements and right-of-way dedications offered to the City of Durango are hereby accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2020. Public improvements, associated with the above dedications, will be accepted by the City of Durango following completion of construction, inspection and final acceptance by the City Community Development Department.

Mayor, City of Durango \_\_\_\_\_ City Clerk, City of Durango \_\_\_\_\_

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 COLORADO

Moreno

SURVEYING & GEOGRAPHICS

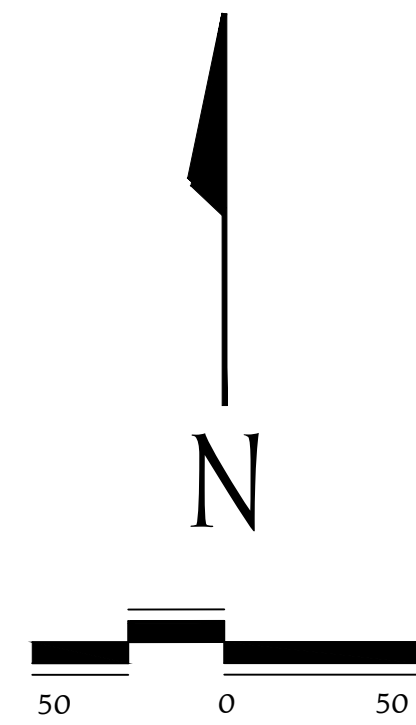
635 EAST 2ND AVE., DURANGO, CO (970) 385-8535

DATE: 4/7/2020 SCALE: 1:500

DRAWN BY: IM CHECKED BY: JC JOB NO.: 2018-005

# SOUTHFORK GATEWAY SUBDIVISION

A RESUBDIVISION OF LOT 2R-B  
OF THE INTERCHANGE SUBDIVISION  
LOCATED IN SECTION 3, T. 34 N., R. 9 W., N.M.P.M.  
CITY OF DURANGO, LA PLATA COUNTY, COLORADO



Scale: 1 inch = 50 feet  
Lineal Units are U.S. Survey Feet  
Basis of Bearing: Bearings are based on the monumented West Line of the SW 1/4 SE 1/4 of Section 3, Township 34 North, Range 9 West, N.M.P.M., as shown on the Resubdivision of the Crader Subdivision and Lot 1R & Tract 1A-1R Resubdivision Plat recorded September 2, 2014 as Reception Number 1085976, assumed hereon to bear N 4°18'14" E.

FORMERLY  
LOT 2R-B  
852795 SQ FT ±  
19.577 ACRES ±

Lot 2R-B3  
555338 SQ FT ±  
12.749 ACRES ±

Lot 2R-B2  
183264 SQ FT ±  
4.207 ACRES ±

Lot 2R-B1  
114194 SQ FT ±  
2.622 ACRES ±

Lot 2R-A

LOT 5R - P.D.

US HIGHWAY 160

WILSON GULCH DRIVE  
Variable Width

566903400047  
CRADER PROPERTIES LLC  
29491 US HWY 160  
DURANGO CO 81301

### Legend

- Found: 3 1/4" Bureau of Land Management Aluminum pipe monument.
- Found: 3 1/4" Colorado Dept of Transportation cap on a 3/4" slick rod.
- Found: 1 1/2" aluminum cap on a 5/8" rebar, stamped "Trudeau PLS 38007"
- Found: 1 1/2" aluminum cap on a 5/8" rebar, stamped "Casselberry PLS 37903"
- Set: 1 1/2" aluminum cap on a 5/8" rebar, stamped "Casselberry PLS 37903"

- (M) Measured Dimension
- (R) Record Dimension per Reception No. 1168909

- Property Line
- Utility Easement
- Waterline Easement
- Access Easement
- ROW Agreement
- Dedicated Easement
- Easement Hereby Vacated
- X Fence

Line / Curve	Length	Direction/Delta	Radius	Chord Bearing	Chord
C1(M&R)	70.96	S 2°22'27"	756.54	S 81°39'22" W	70.93
C2(M&R)	101.29	7°40'16"	756.54	S 65°18'21" W	101.22
C3(M&R)	160.55	38°43'51"	237.50	S 49°45'55" W	157.51
C4(M&R)	348.93	84°21'22"	237.00	N 76°09'12" W	318.26
C5(M&R)	135.50	32°45'31"	237.00	S 19°18'19" W	133.67
C6	348.93	84°21'22"	237.00	N 76°09'12" W	318.26
C7	107.48	25°59'02"	237.00	S 48°40'36" W	106.56
C8	126.94	28°56'14"	270.00	S 78°51'02" W	125.77
C9	159.11	30°38'35"	297.51	S 53°48'35" W	157.22
C10	14.76	1°07'05"	756.54	S 68°34'56" W	14.76
L1(M&R)	17.97	S 30°58'43" E			
L2(M&R)	22.57	N 1°32'04" W			
L3	233.87	N 89°55'44" E			
L4	50.00	S 0°03'37" E			
L5	40.19	N 37°29'16" E			
L6	41.76	S 69°08'11" W			
L7	187.10	S 0°00'00" E			
L8	97.98	N 81°58'56" E			
L9	140.34	N 7°59'56" E			
L10	75.24	N 7°59'56" E			

Line / Curve	Length	Direction/Delta	Radius	Chord Bearing	Chord
L11	275.43	S 61°39'22" E			
L12	174.82	S 78°15'49" E			
L13	59.26	S 69°08'11" W			
L14	116.37	S 78°15'49" E			
L15	180.50	S 61°39'22" E			
L16	193.09	S 0°00'00" E			
L17	87.01	N 29°14'20" W			
L18	182.40	N 29°14'20" W			
L19	20.00	N 22°45'40" E			
L20	182.87	S 67°14'20" E			
L21	133.09	N 60°45'40" E			
L22	121.63	S 59°20'01" E			
L23	30.95	S 67°22'03" W			
L24	21.33	N 28°24'51" W			
L25	50.40	N 28°24'50" W			
L26	8.71	S 61°35'09" W			
L27	18.76	N 59°20'01" W			
L28	117.61	S 60°45'40" W			
L29	81.90	S 29°14'20" E			
L30	20.22	S 69°08'11" W			

### SURVEYOR'S STATEMENT

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