US Eagle Credit Union  
Project Narrative

Applicant: NewGround  
Owner: Tazajag, LLC  
Agent: SEH, Inc.

<table>
<thead>
<tr>
<th>Address</th>
<th>TBD/None Assigned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessor Parcel Number</td>
<td>566902300310</td>
</tr>
<tr>
<td>Location</td>
<td>Sec. 2; T34; R9W; NMPM</td>
</tr>
<tr>
<td>Total Acreage</td>
<td>2.17-acres</td>
</tr>
<tr>
<td>Development Type</td>
<td>Commercial</td>
</tr>
<tr>
<td>Zoning</td>
<td>Planned Development (PD)</td>
</tr>
<tr>
<td>Future Land Use</td>
<td>Commercial</td>
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</tbody>
</table>
Background
The subject parcel is located in the vicinity of Three Springs within the Southfork Character District. This area has been identified by the City of Durango to serve as a regional commercial area, promoting the concentrated development of compatible land uses in line with character of the planned area. As further described below, the site is located within the commercial area north of Wilson Gulch Road identified in Figure 3, Future Land Use Map, of the Southfork Character District Master Plan.

Proposal/Development Concept
The applicant is requesting consideration of a preliminary plan for the development of US Eagle Credit Union bank. As proposed, the facility will be approximately 3,400sq.ft. constructed solely for the use of the banking institution. The proposal includes a preliminary plat for subdivision of Lot 1R-R5 of the Crader Subdivision, creating two new lots: Lot 1R-R5-A and Lot 1R-R5-B. This application proposes the development on the newly proposed Lot 1R-R5-A.

<table>
<thead>
<tr>
<th>Proposed Lot Name</th>
<th>Acreage</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1R-R5-A</td>
<td>1.15</td>
<td>Commercial</td>
</tr>
<tr>
<td>Lot 1R-R5-B</td>
<td>1.02</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

Comprehensive Plan Review
The subject parcel is currently zoned Planned Development (PD) in accordance with the City of Durango’s Comprehensive Plan. PD zones shall further the objectives of the comprehensive plan through the development of compatible patterns of land uses for specified areas.

Identified on the City of Durango’s Comprehensive Plan Future Land Use Map, the subject parcel is identified for a future zoning of Commercial – General, which provides for the following description:

Permits a wide range of commercial development (e.g., office, retail, service), with all
The proposal conforms with the described land uses above and implements the long-range strategy to encourage commercial uses within identified areas. Additionally, the development of this site will offer a new commercial use for residents to have access to services in an expanding area of Durango.

**Southfork Character District**
The subject parcel is located within the Southfork Character District, a location identified by the City of Durango to serve as a regional commercial area. The vision for development in this area included compatible uses that maintain the character of Durango, encouragement of a mixed-use development palate, and pedestrian and multimodal friendly concepts, amongst others. The Southfork Character Distrist Master Plan (SCDMP), along with the city’s land use code and comprehensive plan should be referred to in concert during development review cycles.

The SCDMP was adopted as an element of the comprehensive plan, similar to an area plan, supporting the goals, objectives and policies for long-range development in the area; this development furthers those supporting concepts. Figure 4 of the SCDMP identifies the subject parcel at the intersection of Wilson Gulch Road and Crader Ranch Road as a “commercial regional” area, which contemplates the development of general office space. Developing this site also supports Section 3 of the SCDMP, by constructing Crader Ranch Road initiating the grid-based system of public streets that connects to other planned areas of the district. Moreover, the general concept of the facility included in the application was designed in way to implement the plan’s vision of achieving high quality design, encouraging a consistent pattern of development in conformance with applicable plans, and providing necessary commercial uses in convenient locations relative to residential development.

**Water and Sewer**
The applicant will obtain water services from the City of Durango and sewer services from South Durango Sanitation District. Installation of this infrastructure will meet City and SDSD standards, and locations of the proposed lines can be seen on sheet C-201, Utility Plan, included with this submittal.

**Surrounding Land Uses**
The area surrounding the subject parcel is slated to experience significant development activity including conceptual designs for a hotel, retail stores, and a senior living center. Identified on the City of Durango’s Comprehensive Plan Future Land Use Map, properties adjacent to the north and west of subject parcel are identified for mixed-use development, and to the south and east are identified for commercial uses. The proposal aligns with both existing and future uses identified for this area and is not anticipated to generate significant offsite impacts to the surrounding properties.

**Roads and Access**
The development site will be accessed from Crader Ranch Road via Wilson Gulch Drive. A 26ft wide road will be constructed, traversing the northern boundary of the subject parcel. The site will have two access locations, west and east, with a 24ft. wide drive aisle. Traffic will have the
ability to circulate around the facility to utilize the drive-through banking option located on the north side of the structure. The east entry has also been designed to allow for access to the proposed Lot 1R-R5-B when future development on that site occurs.

Utilities
Underground utilities will be provided for the development of this site. Locations of the proposed utilities can be seen on sheet C-201, Utility Plan, included with this submittal.

Fire Protection
The development site is located within the Durango Fire Protection District (DFPD) service area and is approximately 5.4 miles from the Bodo Fire Station and 2.4 miles from the Elmore's Corner station. Fire hydrant locations are visible on sheet C-201, Utility Plan, included with this submittal and meet all distance and pressure requirements.

Design Renderings
Included with the submittal are design renderings of the proposed bank facility and landscaping plan. The main entrance to the bank will be oriented towards Crader Ranch Road where the main access to the property is taken. The facility incorporates a modern facade scheme using three different stone varieties and a stylish color palate extenuating the bank's brand offering visual interest to pedestrians. See the architectural renderings for further details.

Landscaping will be installed in accordance with LUDC Sec. 4-6, as required. The attached landscaping plan identifies species of vegetation and tree types included as part of the development, which will offer ample buffering and be irrigated to ensure natural shade on the subject parcel. See the attached landscaping plan for further details.

Parking
Table 4-5-2-C2 sets forth parking requirements for specific uses in the City of Durango. Office, General includes banks mortgage companies and financial service institutions, which aligns with this proposal. These uses require one (1) space per 350sq.ft. of gross floor area; the proposed bank facility is approximately 3400sq.ft. thereby requiring the installation of 9.7 parking stalls. The site design identifies twenty-one (21) parking stalls, including two (2) marked ADA
compliant stalls. On-site bicycle parking is also included. LUDC Sec.4-5-2-11-B requires one (1) space per ten (10) required off-street parking space. Bicycle racks have been included in the landscaping plans satisfying this requirement.

**Lighting**
The subject parcel is located within Lighting Zone 2 (LZ2). Lighting fixtures in this zone may be used for safety, security, and convenience purposes. A photometric plan has been included with this submittal and is conformance with the applicable LZ2 standards set forth in LUDC Sec. 4-3-2-2.

**Grading, Drainage and Stormwater**
The proposed project involves the construction of a US Eagle Federal Credit Union on a 1.15-acre undeveloped lot in accordance with the City of Durango's Storm Drainage Design Criteria Manual from October 2018. The site will feature a newly constructed building, asphalt drives, parking lots, and drainage components designed to facilitate runoff via a network of curb and gutter, concrete pans, and storm inlets. The drainage system is meticulously designed to meet the City's standards, providing water quality treatment and detention capabilities for up to a 100-Year storm event. The runoff calculations and drainage facility design adhere to the specified criteria, referencing relevant tables and sections from the City of Durango Criteria Manual throughout the report. The overall goal of the project is to transform the vacant lot into a functional US Eagle Federal Credit Union site, ensuring effective conveyance of water flow and compliance with stormwater management requirements.
1. ALL INFORMATION WAS TAKEN FROM CIVIL ENGINEER'S SITE PLAN.

2. SEE CIVIL DRAWINGS FOR ALL SITE GRADING, SITE UTILITIES, SITE PAVING, & DIMENSIONS.

3. SEE ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING.

4. CAUTION TO ALL CONTRACTORS TO FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE INSTALLATION OF NEW CONSTRUCTION (DO NOT SEVER EXISTING UTILITIES.).

5. This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects or for the extension of this project without the Architect's written approval. DO NOT REPRODUCE.
GENERAL NOTES: EXTERIOR ELEVATIONS

1. CONTRACTOR TO SUBMIT ALL DRAWINGS AND SUBMITTALS TO ARCHITECT FOR PRELIMINARY REVIEW. CONTRACTOR TO FOLLOW ALL REVISIONS AND TESTING REQUIREMENTS PROPOSED IN THE PRELIMINARY REVIEW OR IN WRITING BEFORE THE PROJECT STARTS.

2. CONTRACTORS TO INSTALL THE EXTERIOR ELEVATIONS AS PROPOSED IN THE PRELIMINARY REVIEW OR IN WRITING BEFORE THE PROJECT STARTS.

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AERIAL VIEW FROM THE SOUTHWEST

DRIVE-THRU VIEW FROM THE NORTH WEST

AERIAL VIEW OF THE MAIN ENTRY

US EAGLE FEDERAL CREDIT UNION
DURANGO, COLORADO

AERIAL VIEW FROM THE SOUTHWEST

DRIVE-THRU VIEW FROM THE NORTH WEST

AERIAL VIEW OF THE MAIN ENTRY

US EAGLE FEDERAL CREDIT UNION
DURANGO, COLORADO
CITY OF DURANGO
COLORADO

PLANS FOR
US EAGLE
FEDERAL CREDIT UNION

PROJECT LOCATION

VICINITY MAP
N.T.E.

UTILITY SERVICE PROVIDERS

WATER: CITY OF DURANGO
SEWER: SOUTH DURANGO SANITATION DISTRICT
STORM DRAIN: CITY OF DURANGO
POWER (ELECTRIC): LA PLATA ELECTRIC ASSOCIATION
NATURAL GAS: ATMOS ENERGY
TELECOMMUNICATIONS: CHARTER COMMUNICATIONS

NOTE: THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL C. THE UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF ISA 38.62 ENTITLED "STANDARDS FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THE CONTRACTOR SHALL CALL THE COLORADO ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.
### General Notes:

1. The contractor shall have its possession on all issues except for the general notes where it has been approved by the City of Durango’s Public Works Department and by the City of Durango’s Building Department.
2. The contractor shall be responsible for all required permits prior to the commencement of any work on the project.
3. The contractor shall be responsible for notifying the design representative of any problems in conformance to the approved plans for any element of the proposed improvement prior to its construction.
4. The contractor shall be responsible for ensuring that all elements of the proposed improvement are properly coordinated with existing utilities and that all necessary permits are obtained prior to the commencement of construction. All utilities shall be coordinated with the City of Durango’s Engineering Department prior to the commencement of construction. Any changes to the approved plans shall be made in accordance with the approved plans and the revised plans shall be approved in accordance with the approved plans.
5. The contractor shall coordinate the appropriate agencies for the location of underground utilities at least 48 hours prior to commencement of construction.
6. The contractor shall provide a copy of all utilities in Arco files with all utilities depicted on quality level C and D by surveying and plotting existing utility lines and submitting the same to the City of Durango’s Engineering Department prior to the commencement of construction. All utilities shall be coordinated with the City of Durango’s Engineering Department prior to the commencement of construction. Information pertaining to the utility lines to be performed as part of the project by the utility owner and/or the contractor, the location of which is not shown for full and the underground amount of time to complete the excavation shall have been provided in the plans call note and is shown to be the utility owner’s special provision.
7. The contractor shall be responsible for providing a copy of all utility lines in Arco files to the appropriate agencies prior to final acceptance of work.
8. The contractor shall notify the appropriate agencies of any changes or additions to the plans or specifications.
9. The contractor shall provide a copy of the drawings for final acceptance of work.
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12. The contractor shall provide a copy of the drawings for final acceptance of work.
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### Street Construction Notes:

1. The contractor shall provide all site maps, construction plans, or other documents necessary for public safety in accordance with the Street Standard and Traffic Control Devices.
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7. All concrete Unless otherwise specified, all concrete shall be fly-ash Provided by the City Engineer prior to final acceptance of work.
8. All welded steel shall be fly-ash Provided by the City Engineer prior to final acceptance of work.
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### Utility Notes:

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### General Notes:

1. In all cases, the City of Durango will retain the right to approve or disapprove the entire project or to require any changes that may be necessary to conform to the City of Durango’s Building Department specifications, Section 500.
2. All structural design requirements shall be in accordance with the City of Durango’s Building Department specifications, Section 500.
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### Grading and Drainage Notes:

1. A water main shall be provided on all sides of the property line at a distance of 50 feet from the property line.
2. Any property improvements beyond the property line due to grading or erosion shall be repaired immediately by the contractor.

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Utility Notes (cont.)

Trenching & Backfill:
53. The contractor shall inform the City of Durango and District’s representative 24 hours in advance when trench will be ready for compaction tests. The contractor shall obtain a geotechnical testing laboratory to perform all required tests for utility installations.
54. Trench width at the top of the ball shall not exceed 24 inches plus pipe width.
55. All pipe bedding shall be class "F" bedding with at least 15 inches of bedding above the pipe and at least 4 inches of bedding below the ball in accordance with section 10.2.13 (bedding) of the City of Durango’s 2020. All bedding shall be compacted per section 10.2.13. If in the opinion of the Engineer, Class F bedding is not an acceptable backfill, they may require ABC Class B.
56. For all trenches in existing City ROW, backfill shall consist of compacted Class 6 aggregate base course (ABC). Reasonable fill or Class 5 or 6 replacement backfill meeting CSD Standard Specifications for Road and Bridge Construction, Section 703.68 (d). French connection shall meet the requirements of the City of Durango, Section 705. When Reasonable fill is used it shall be a mixture of Portland Cement, Class F French, coarse aggregate, fine course aggregate, water and air environment admixture. It shall have a 90-day compressive strength of 60 psi and an air content of 5 to 10 percent.
57. If the Contractor implements a method of pipe installation other than traditional trenching (such as excavating to pipe elevation with scrapers), the City and Engineer may allow the use of common fill to return to road subgrade.
58. Trenching must be done in accordance with all applicable OSHA safety standards. The City of Durango and the Design Engineer are not responsible for trench safety, but may stop work if unsafe conditions exist.
59. The Contractor is responsible for obtaining utility locate prior to construction.
60. The Contractor shall provide preconstruction to ensure utilities are not disturbed.
61. EPR certifies that the utilities shown herein are depicted as Quality Level C and represents the best information available. Specific design measure have been taken to mitigate知晓 utility conflicts by protecting the same in place or by requiring relocation work to be coordinated with construction. Information pertaining to the utility work has been performed as part of the project by the utility owner/or/for Engineer.

Services:
62. Trench Shall be installed per South Durango Irrigation Specifications.
63. All service mains shall be 3” IPS-51 PCC pipe with standard single gasket type joints.
64. Ornamental sewer manholes located within landscape shall have a cast iron B111 cover labeled “sanitary.”
65. All sanitary sewer manhole covers shall be installed with a minimum of 6-inches and maximum of 6-inches of concrete adjustment collars (grade rings).
66. The existing sanitary sewer lines shall remain in service during the new sewer line construction.

Water:
67. All water mains shall be AWWA C-100 PCC, 15 lb with gasketed joints.
68. All fittings to be SS Mechanical Joint type, conforming to AWWA C100 or C608 with Rubber-Seat gaskets per AWWA C106 and Cement-Mortar Liner per AWWA C104. All fittings to be constructed with AWWA F1200 joint materials and thread bolts where applicable.
69. All water lines shall be installed as indicated on plans but never with less than 4 ft of cover.
70. Trench size (From Side by Side) and material to be determined will be required across all fittings and along pipe.
71. All pipe bends and tees shall have concrete thrust blocks in accordance with the AASHTO Standard Drawing W-5. All concrete thrust blocks shall be 0.018 per minimum compressive strength delivered in the CM by truck. Site made concrete blocks (such as Subgroove) shall be allowed with approval of the City Engineer. All fittings shall be completely wrapped, including the M1 bolts, in polyethylene plastic with the ends taped closed.
72. All beds shall have concrete thrust blocks installed in accordance with the AASHTO Standard Drawing W-5.
73. The City of Durango shall allow all in service water valves as part of this project. Coordination between the city and the contractor is required for all the water main tie-ins. Contractor is responsible for inspection of water service permits.
74. No sale shall a water mains be located closer than 10 ft horizontally from a sewer line unless the pipes are contained or encased in accordance with current CSD standards.
75. From Connection Backflow Prevention Devices must be installed on all City of Durango water systems in accordance with the International Plumbing Code, Chapter 5, Section 608. All Backflow Prevention Devices must be inspected by the City of Durango Cross Connection Prevention Program before design(s) are placed bids service. These Backflow Prevention Inspection Requirements have been established by City of Durango City Ordinances 0-0008-15, 0-0008-17, and 0-0008-18.
76. A professional Hydrant Flow Test will be required prior to the acceptance of any fire hydrants. Results must be submitted to SEP for City of Durango.
77. Disinfection of the water mains and appurtenances shall be done by the continuous feed method of chlorination performed in accordance with AWWA C601-95 Swirl, C.605.4.5, do tablets or ointments shall be used inside the pipe.

Work in Pavement:
78. Where construction occurs on or across existing asphalt or concrete pavement, the contractor shall use the pavement for a clean straight edge 6" outside the trench limits to allow chalk removal and a good surface for proper patching.
79. All pavement saw cuts shall be 90° to one another.
80. All trench backfill under existing CSD or City Streets shall be Reasonable Fill per Section 705 of the latest CSD Standard Specifications for Road and Bridge Construction.
81. Immediately prior to asphalt patching, the contractor shall remove the top 5 inches of base-fill on the trench and reincorporate the backfill for necessary to meet city paving standards. Compaction tests shall be taken by the contractor’s geotechnical testing laboratory and submitted to the engineer. All damaged edges of pavement or pavement shoulders shall be saw cut and removed and the base compacted.
82. All asphalt patching shall be 6 inches thick placed to the required site meeting or exceeding section 202 of the City of Durango Standards and Specifications.
83. The contractor shall be responsible for protection of all existing asphalt from construction equipment. Damaged asphalt shall be replaced by the contractor at their expense.
STORM DRAIN NOTES:

1. ALL INLETS AND MANHOLE LIDS SHALL BE STAMPED "NO DUMPING, DRAINS TO STREAM" OR APPROVED EQUAL.

2. CONTRACTOR MAY INSTALL RCP, PVC, AND OR SOLID WALL HDPE STORM PIPE PER CITY OF DURANGO SPECIFICATIONS.

3. CURB INLET STRUCTURE NORTHING AND EASTING IS CENTER OF BOX, ELEVATION IS TOP OF CURB.

4. ALL PROPOSED DRAINAGE INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED.
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4. ALL PROPOSED DRAINAGE INFRASTRUCTURE TO BE PRIVATELY OWNED AND MAINTAINED.
EXTENDED DETENTION BASIN (EDB)
REQUIRED WQCV: 697 CU.FT.
PROVIDED WQCV: 700 CU.FT. @ 6721.6
REQUIRED 100-YR VOLUME: 5,097 CU.FT.
PROVIDED 100-YR VOLUME: 5,489 CU.FT. @ 6724.47
BOTTOM ELEV: 6,720.00'
GRATE ELEV: 6,724.1
TOP OF POND ELEV: 6,726.0
OVERTOP ELEV: 6,724.54' (OVERFLOW OCCURS AT CURB INLET)

TRICKLE CHANNEL
45-FT @ -1.11%
START INV: 6719.50
END INV: 6719.00

OUTLET STRUCTURE
STEEL ORIFICE PLATE
STAINLESS STEEL TRASH SCREEN
OUTLET PIPE
100-YEAR FLOW RESTRICTOR
STAINLESS STEEL ORIFICE PLATE
SAFETY GRATE WITH 5" MAX. CLEAR BETWEEN BARS (BOLTED OR LOCKED TO STRUCTURE)

PROVIDE CONTINUOUS NEOPRENE GASKEY BETWEEN ORIFICE PLATE AND STRUCTURE
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

6-IN CDOT CLASS A FILTER MATERIAL
6-IN CONCRETE TRICKLE CHANNEL
6-IN TOPSOIL

NOT FOR CONSTRUCTION
01/05/2024
C-401

PLANS PREPARED BY:
US EAGLE FEDERAL CREDIT UNION
DURANGO, COLORADO

EXTENDED DETENTION BASIN
10 of 15
SLOPE 1/2":1'  
12"  
1" R  
6"  
6"  
18"  
2% MIN. 12% MAX.  
4" MIN. CLASS 6 ABC  

STREET BASE  
1/4" ASPHALT  
LIP  
HOT BITUMINOUS PAVEMENT (TYP.)  

6"  
1 - 1/2"  
ENTIRE VALLEY GUTTER TO BE REINFORCED W/6"x6" NO. 10 WOVEN WIRE FABRIC  

3-FT  
1.5-FT  
1.5-FT  

6-IN CLASS 6 AGGREGATE BASE COURSE  

NOT FOR CONSTRUCTION
01/05/2024
C-505

ROAD DETAILS
The 25’ Access, Drainage, and Utility Easement, as shown hereon, is hereby dedicated to Utility Providers and the Land Owners of Crader Lot 1R-R5-A and Crader Lot 1R-R5-B for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement or removal of all existing, proposed, and future utility.

The Plat shown herein is approved by the City (and) 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 __________________, 2024. 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

STATE OF COLORADO
COUNTY OF LA PLATA

SCALE: 1 inch = 100 feet

TOTAL FEET:

Sheet 1 of 2

CERTIFICATE OF SURVEYOR

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

General Dedication:

1. The 25’ Access, Drainage, and Utility Easement, as shown hereon, is hereby dedicated to Utility Providers and the Land Owners of Crader Lot 1R-R5-A and Crader Lot 1R-R5-B for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement or removal of all existing, proposed, and future utility.

2. The 10’ Utility Easement, as shown hereon, is hereby dedicated to the City of Durango and Utility Providers, for the purposes of ingress, egress, installation, operation, maintenance, reconstruction, improvement or removal of all existing, proposed, and future utility.

Certificate of Owners Know by All These Presents

That TAZAJAG LLC, a Arizona Limited Liability Company whose address is 357 North Loy Lane, Sedona, Arizona 86336 being the legal and record owner of the real property hereinafter described, for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement or removal of all existing, proposed, and future utility, have the right under certain circumstances to enter and use the property.

Title, easement and right-of-way research was conducted by

Table: Land Use Table

<table>
<thead>
<tr>
<th>Lot 1R-R5-A</th>
<th>Lot 1R-R5-B</th>
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<tbody>
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Note: 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.

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: 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.

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.
CERTIFICATE OF SURVEYOR

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. I certify that all 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.

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

Notes:
1. Title, easement, and right-of-way research was conducted by... effective date...

2. Notice: Any encroachment of fences or structures across property may indicate possessory rights are accruing.

3. 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.

4. 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.