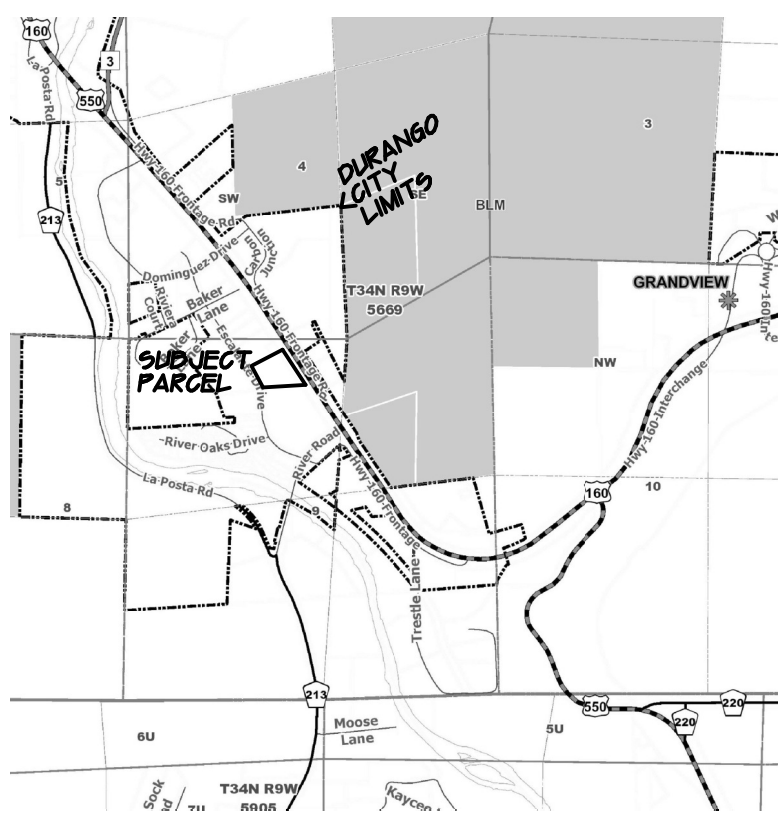


VICINITY MAP

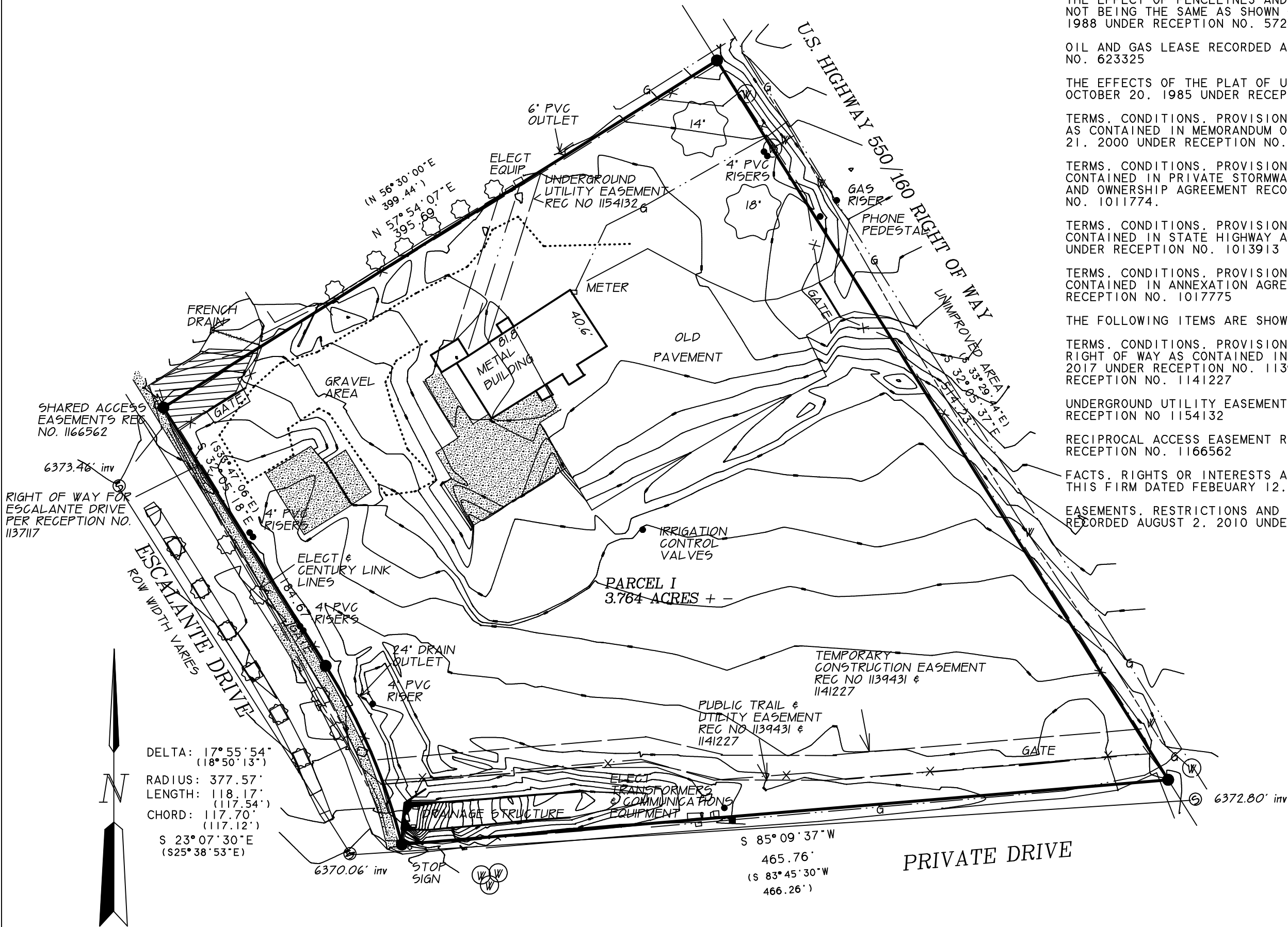


ALTA/NSPS LAND TITLE SURVEY  
 PARCEL 1, GFD ROCKET ANNEXATION  
 TO THE CITY OF DURANGO

LOCATED WITHIN THE NORTHEAST 1/4 OF THE  
 NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH,  
 RANGE 9 WEST, N.M.P.M., CITY OF DURANGO, LA PLATA  
 COUNTY, COLORADO.

NOTES

- ADDRESS OF PARCEL: 1271 SOUTH CAMINO DEL RIO, DURANGO COLORADO, 81303.
- CURRENT ZONING DESIGNATION: CG COMMERCIAL GENERAL.
- THIS PARCEL IS OUTSIDE OF ALL FEMA FLOODPLAIN OR FLOODWAY DESIGNATIONS.
- TOPOGRAPHY SHOWN HEREON WAS OBTAINED BY FIELD GPS OBSERVATIONS.
- DATA SHOWN IN PARENTHESIS ( ) INDICATES RECORD DATA FROM PLAT OF GFD ROCKET LLC ANNEXATION TO THE CITY OF DURANGO RECORDED UNDER RECEPTION NO. 1017773 WHERE FIELD MEASURED DATA DIFFERS FROM RECORD.
- EXCEPT FOR UTILITY CONNECTIONS AND FENCELINES AS SHOWN, THERE ARE NO ENCROACHMENTS ON OR OFF OF THE SUBJECT PARCEL.
- RESEARCH FOR EASEMENTS OF RECORD WAS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. DUC1811608-2. EASEMENTS THAT CONTAIN A PLOTTABLE DESCRIPTION ARE SHOWN GRAPHICALLY HEREON.
- THE FOLLOWING DOCUMENTS LISTED IN THE EXCEPTIONS FROM THE ABOVE NOTED TITLE COMMITMENT AFFECT THE SUBJECT PARCEL BUT DO NOT CONTAIN A PLOTTABLE DESCRIPTION:
- MINERAL AND GEOLOGICAL HAZARD AS DESIGNATED IN INSTRUMENT RECORDED JULY 7, 1976 UNDER RECEPTION NO 401417
- OIL AND GAS LEASE RECORDED JUNE 19, 1959 IN BOOK 407 AT PAGE 578
- RIGHT OF ACCESS AS CONVEYED TO THE DEPARTMENT OF HIGHWAYS IN DEED RECORDED DECEMBER 10, 1955 IN BOOK 356 PAGE 49
- OIL AND GAS LEASE RECORDED MAY 18, 1982 UNDER RECEPTION NO 469585
- THE EFFECT OF FENCELINES AND SUBJECT PROPERTY BOUNDARY LINES NOT BEING THE SAME AS SHOWN ON PLAT RECORDED DECEMBER 21, 1988 UNDER RECEPTION NO. 572438 (CURRENT FENCELINES ARE SHOWN)
- OIL AND GAS LEASE RECORDED AUGUST 24, 1992 UNDER RECEPTION NO. 623325
- THE EFFECTS OF THE PLAT OF US HIGHWAY 160-550 RECORDED OCTOBER 20, 1985 UNDER RECEPTION NO. 695831
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN MEMORANDUM OF ACREAGE STIPULATION RECORDED JULY 21, 2000 UNDER RECEPTION NO. 789804
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN PRIVATE STORMWATER MANAGEMENT SYSTEM MAINTENANCE AND OWNERSHIP AGREEMENT RECORDED MARCH 22, 2010 UNDER RECEPTION NO. 1011774.
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN STATE HIGHWAY ACCESS PERMIT RECORDED MAY 10, 2010 UNDER RECEPTION NO. 1013913
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND OBLIGATIONS AS CONTAINED IN ANNEXATION AGREEMENT RECORDED AUGUST 2, 2010 UNDER RECEPTION NO. 1017775
- THE FOLLOWING ITEMS ARE SHOWN GRAPHICALLY HEREON:
- TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, OBLIGATIONS AND RIGHT OF WAY AS CONTAINED IN AGREEMENT RECORDED DECEMBER 11, 2017 UNDER RECEPTION NO. 1139431 AND MARCH 29, 2018 UNDER RECEPTION NO. 1141227
- UNDERGROUND UTILITY EASEMENT RECORDED MARCH 6, 2019 UNDER RECEPTION NO 1154132
- RECIPROCAL ACCESS EASEMENT RECORDED JANUARY, 2020 UNDER RECEPTION NO. 1166562
- FACTS, RIGHTS OR INTERESTS AS SHOWN ON ALTA/NSPS SURVEY BY THIS FIRM DATED FEBRUARY 12, 2022
- EASEMENTS, RESTRICTIONS AND ALL OTHER MATTERS SHOWN ON PLAT RECORDED AUGUST 2, 2010 UNDER RECEPTION NO 1017773



DELTA: 17° 55' 54" (18° 50' 13")  
 RADIUS: 377.57'  
 LENGTH: 118.17' (117.54')  
 CHORD: 117.70' (117.12')  
 S 23° 07' 30" E (S25° 38' 53" E)

LINEAR DIMENSIONS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER 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 HEREON.

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY IT REPRESENTS WAS PREPARED BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF BASED ON THE STANDARDS OF CARE OF THE COLORADO PROFESSIONAL LAND SURVEYORS. THIS CERTIFICATE IS NOT A GUARANTY OR WARRANTY, EXPRESS OR IMPLIED.

JEFF K. HELMER, COLORADO PROFESSIONAL LAND SURVEYOR NO. 30827

MONUMENT TABLE

- FOUND 5/8" REBAR WITH 1/2" ALUMINUM CAP "JEFF HELMER PLS 30827" FLUSH WITH GROUND, UNLESS NOTED.

BASIS OF BEARINGS

BEARINGS BASED ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 160 BEING SOUTH 32° 05' 37" EAST AS DETERMINED BY GPS OBSERVATIONS ON THE NORTHEAST CORNER OF LOT 5A, ROCKET PLAZA MEDICAL CONDOS AND THE SOUTHEAST CORNER OF LOT 1, ESCALANTE CROSSING PLANNED DEVELOPMENT. GPS DATUM: USA/NAD83.CO.US.

UTILITY LEGEND

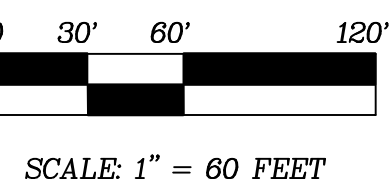
- X— 6' CHAIN LINK FENCE
- v— DRAIN INLET
- ELECT METER
- E— ELECT LINE
- ⊙— SEWER MANHOLE
- G— NATURAL GAS LINE
- |— CENTURY LINK LINE
- W— WATER METER & GATE VALVE
- (W)— TREE, 3" TRUNK, 4' DRIP LINE.

LEGAL DESCRIPTION

PARCEL 1, GFD ROCKET ANNEXATION TO THE CITY OF DURANGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD AUGUST 2, 2010 UNDER RECEPTION NO. 1017773, LA PLATA COUNTY, COLORADO.

To: DTV Durango, LLC, Land Title Guarantee Company, Les Schwab Tire Centers

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a)(1), 8, 9, 10, 11(b), 16, 17, 18, 19, 20, 21 and 22 of Table A thereof. Field work was completed on 8/8/2023.



SCALE: 1" = 60 FEET

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023, AT \_\_\_\_\_ AM/PM

AS PLAT NUMBER \_\_\_\_\_ OF THE COUNTY SURVEYOR'S DEPOSIT PLATS.

LA PLATA COUNTY, COLORADO

LAND SURVEYING PROVIDED BY: WESTERN LAND SURVEYS, DICK CLARK AND ASSOCIATES, INC. POST OFFICE BOX 204, DURANGO, CO 81302-0204, PH (970) 259-0989. SERVING SOUTHWEST COLORADO SINCE 1967.

ALTA/NSPS LAND TITLE SURVEY  
 PARCEL 1, GFD ROCKET ANNEXATION  
 TO THE CITY OF DURANGO

LOCATED WITHIN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 9 WEST, N.M.P.M., CITY OF DURANGO, LA PLATA COUNTY, COLORADO.

MONUMENTED LAND SURVEY  
 AUGUST, 2023 22003C