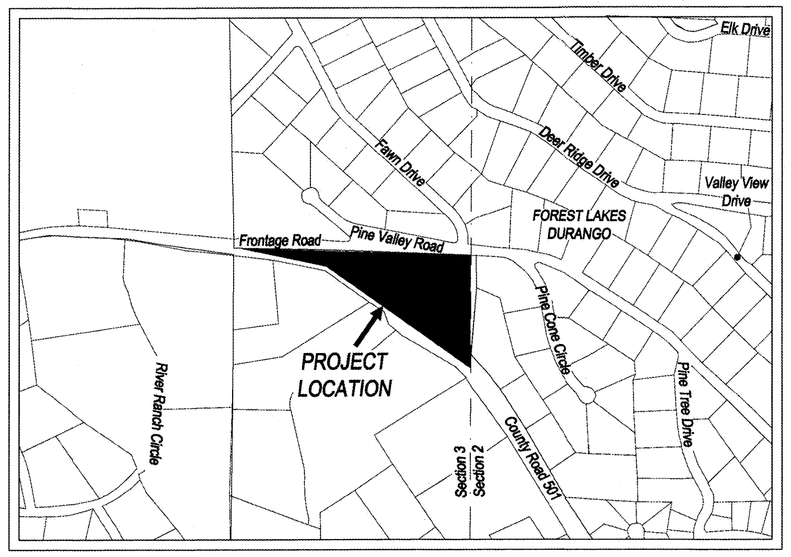
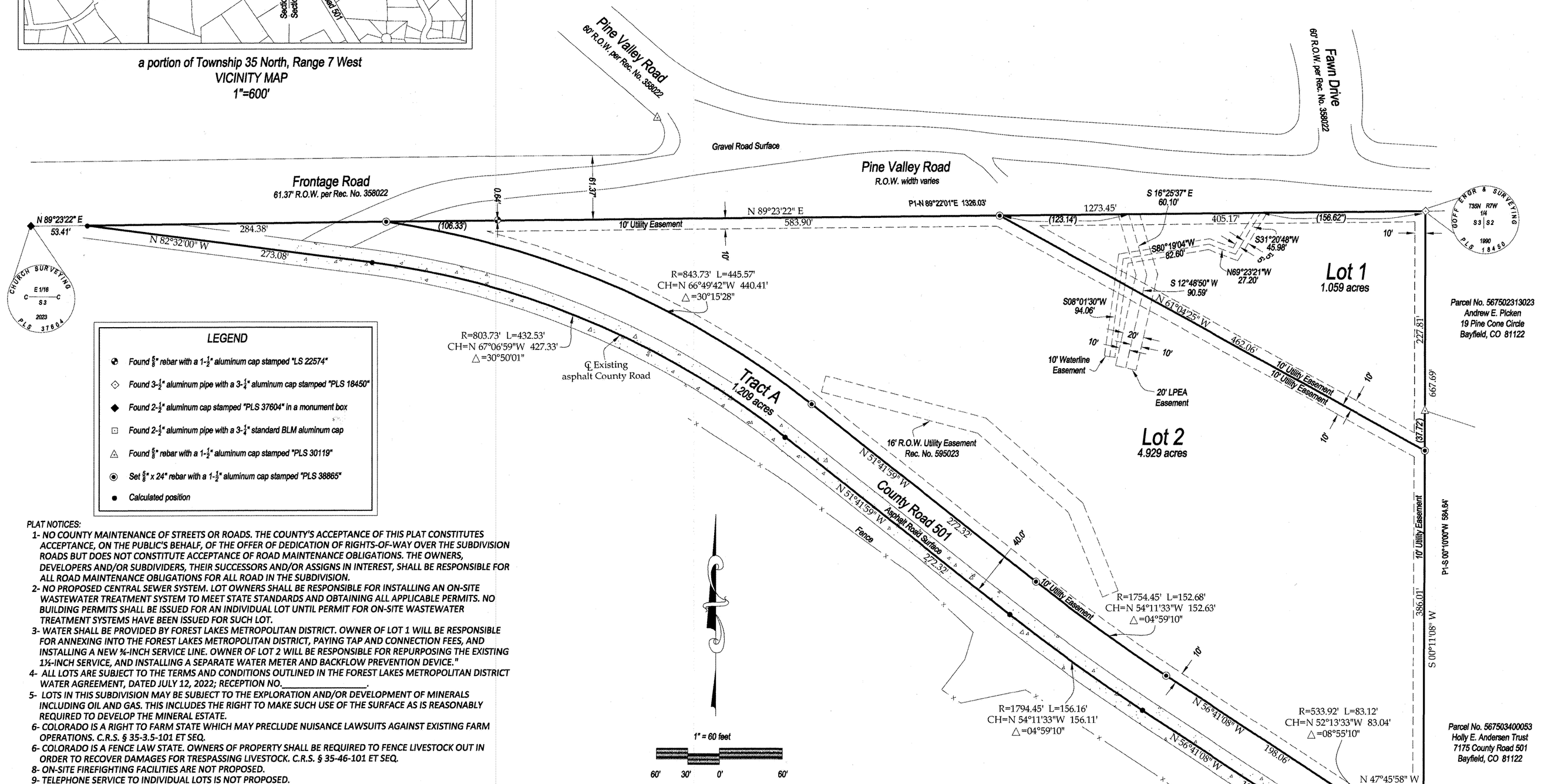
TODD BROTHERS SUBDIVISION
PROJECT NO. 2024-0108

located in the NE¼SE¼ of Section 3
Township 35 North, Range 7 West, N.M.P.M.
La Plata County, Colorado



a portion of Township 35 North, Range 7 West
VICINITY MAP
1"=600'



LEGEND

- Found ⅝" rebar with a 1-½" aluminum cap stamped "LS 22574"
- Found 3-¼" aluminum pipe with a 3-¼" aluminum cap stamped "PLS 18450"
- Found 2-½" aluminum cap stamped "PLS 37604" in a monument box
- Found 2-½" aluminum pipe with a 3-¼" standard BLM aluminum cap
- Found ⅝" rebar with a 1-½" aluminum cap stamped "PLS 30119"
- Set ⅝" x 24" rebar with a 1-½" aluminum cap stamped "PLS 38865"
- Calculated position

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 ROAD IN THE SUBDIVISION.

2- NO PROPOSED CENTRAL SEWER SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING AN ON-SITE WASTEWATER TREATMENT SYSTEM TO MEET STATE STANDARDS AND OBTAINING ALL APPLICABLE PERMITS. NO BUILDING PERMITS SHALL BE ISSUED FOR AN INDIVIDUAL LOT UNTIL PERMIT FOR ON-SITE WASTEWATER TREATMENT SYSTEMS HAVE BEEN ISSUED FOR SUCH LOT.

3- WATER SHALL BE PROVIDED BY FOREST LAKES METROPOLITAN DISTRICT. OWNER OF LOT 1 WILL BE RESPONSIBLE FOR ANNEXING INTO THE FOREST LAKES METROPOLITAN DISTRICT, PAYING TAP AND CONNECTION FEES, AND INSTALLING A NEW ¾-INCH SERVICE LINE. OWNER OF LOT 2 WILL BE RESPONSIBLE FOR REPURPOSING THE EXISTING 1¼-INCH SERVICE, AND INSTALLING A SEPARATE WATER METER AND BACKFLOW PREVENTION DEVICE."

4- ALL LOTS ARE SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE FOREST LAKES METROPOLITAN DISTRICT WATER AGREEMENT, DATED JULY 12, 2022; RECEPTION NO._____.

5- 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.

6- COLORADO IS A RIGHT TO FARM STATE WHICH MAY PRECLUDE NUISANCE LAWSUITS AGAINST EXISTING FARM OPERATIONS. C.R.S. § 35-3.5-101 ET SEQ.

6- COLORADO IS A FENCE LAW STATE. OWNERS OF PROPERTY SHALL BE REQUIRED TO FENCE LIVESTOCK OUT IN ORDER TO RECOVER DAMAGES FOR TRESPASSING LIVESTOCK. C.R.S. § 35-46-101 ET SEQ.

8- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.

9- TELEPHONE SERVICE TO INDIVIDUAL LOTS IS NOT PROPOSED.

10- ELECTRIC POWER SERVICE TO INDIVIDUAL LOTS IS NOT PROPOSED.

11- COUNTY ROAD 502 RIGHT-OF-WAY IS POSITIONED BASED ON EXISTING MONUMENTATION AND FENCELINES ON EITHER SIDE OF COUNTY ROAD 502.

12- SPECIFIC GEOTECHNICAL INVESTIGATIONS AND ENGINEERING FOR FOUNDATIONS AND SEPTIC SYSTEMS IS REQUIRED ON ALL SUBDIVISION LOTS.

13- NOTICE: IRRIGATORS HAVE A LEGAL DUTY TO MAINTAIN CANALS OR DITCHES USED FOR IRRIGATION PURPOSES, DITCH EMBANKMENTS AND HEAD-GATES. 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 ASSOCIATED STRUCTURES, EVEN IF IT MEANS DISTURBING LAND WITHIN ANY 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.

14- THE ENTIRETY OF BOTH LOTS ARE IN A SLOPE FAILURE COMPLEX GEOHAZARD AREA. ANY FUTURE BUILDING PERMITS WILL REQUIRE A SITE-SPECIFIC GEOHAZARD REPORT.

15- THE PROPERTY WAS ISSUED A CERTIFICATE OF NONCONFORMING STATUS ON DECEMBER 28, 2023, RECEPTION NO._____ FOR THE EXISTING LEGAL NONCONFORMING COMMERCIAL LODGING USES ON LOT 2. THE PROPERTY IS SUBJECT TO ALL THE TERMS AND RESTRICTIONS OUTLINED IN THE DIRECTOR DETERMINATION. NO ADDITIONAL COMMERCIAL LODGING USES OR ACCESSORY STRUCTURES ARE PERMITTED ON LOT 2 WITHOUT FIRST OBTAINING THE PROPER LAND USE AND/OR BUILDING PERMIT(S).

PLAT REFERENCES:

	Plat Name	Surveyor	LS/PLS No.	Date	Rec. No.
P1	Forest Lakes-Durango	Mather Lloyd Willis	9691	12-22-1969	358022
P2	Foster Lot Consolidation	Riecky Rieck	30119	07-19-2000	789720
P3	J.T. Smith Subdivision	Allison A. Craig	29026	10-21-2004	895708
P4	Grace Lot Consolidation	Riecky Rieck	30119	04-02-2001	802936

BASIS OF BEARINGS:
Bearings of this survey are assumed and based on the Northerly line of NE¼SE¼ of Section 3, T35N, R7W, N.M.P.M.; all bearings shown hereon a relative to an assumed bearing of N 89°23'22"E, between the C-E⅛ Corner and the ¼ Corner Common to said Section 3 and Section 2, monumented as shown hereon.

Reference Bearing: N 89°23'22"E

Linear Units of measurement used in this survey is the U.S. Survey Foot.

SURVEYOR'S NOTES
1) Research for record easements was provided by Stewart Title Guaranty Company per Order No. 24-HCT-1498.
2) Record bearings and/or distances are shown as slanted text per Rec. No. 358022, see Plat References.
3) Diligent research was performed regarding the ownership of the right of way along County Road 501. It was determined that a portion County Road 501 was laid out and surveyed by CDOT per Project No. PWA-122-F-1. However, this project's terminus is south of the property shown hereon. Construction plans were recovered that visually depict a 100' right of way along this property, but there were no conveyances for right of way found in Section 3. The most northerly conveyance for the CDOT project was shown on the plans as the "Mamie Percell" parcel in the SW¼ of Section 2. Deeds were recovered for lots along said CDOT project through Section 11 and Section 2. It does not appear that there were ever any conveyances to La Plata County within Section 3. Therefore, it is determined that ownership of the surveyed property extends to the centerline of the existing county road and the existing road surface is utilized as the best evidence of right of way along this property. A strip of land, 40' in width, measured from the centerline of the existing road is dedicated to La Plata County per LUC 74-3.IB.2 per this project, in the deed referenced hereon as general dedication 4.

LAND USE TABLE

TOTAL ACREAGE	= 7.198 ACRES
TOTAL # OF LOTS	= 2
AVERAGE LOT SIZE	= 2.994 ACRES
GROSS DENSITY (Lots 1, 2 & Tract A)	= 0.227 UNITS/ACRE
NET DENSITY (Less Tract A)	= 0.334 UNITS/ACRE
TOTAL OPEN SPACE	= 0 ACRES

STATE OF COLORADO } SS
LA PLATA COUNTY }

I hereby state that this instrument was filed for record at 10:50 o'clock A M Apr 23rd 20 26 and duly filed.
Reception Number 1253394 Fee$
TIFFANY LEE, Recorder
By _____ Deputy

CERTIFICATE OF OWNERS:
KNOWN ALL MEN BY THESE PRESENTS:
THAT Castle Key Investments, LLC, a Colorado Limited Liability Company, whose legal address is 261 Aspen Drive, Durango, CO 81301, being the legal and record owners of the following described tract of land to wit:

All that part of the NE¼SE¼ of Section 3, Township 35 North, Range 7, West, N.M.P.M., County of La Plata, State of Colorado, lying North and East of the Northeast line of County Road as now constructed described as follows:

Beginning at the Northeast corner of the NE¼SE¼ of Section 3, Township 35 North, Range 7 West;
Thence South along the East border line of said NE¼SE¼, 500 feet, more or less, to the northeast boundary line of the county road;
Thence Northwest along the northeast boundary line of the County Road to the North Line of said NE¼SE¼;
Thence East along said North Line 785 feet, more or less, to the place of beginning.

Have caused the same to be subdivided and platted as Lot 1, Lot 2 and Tract A of the Todd Brothers Subdivision, Project No. 2024-0108.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

CASTLE KEY INVESTMENTS LLC, a Colorado Limited Liability Company

By: _____
Nicholas Schmitz (Authorized Representative)

KEVINANNE CURMANO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244023961
MY COMMISSION EXPIRES JUNE 25, 2028

State of Colorado:
SS:
County of La Plata:

This plat was acknowledged before me by Nicholas Schmitz, on this 16th day of April, 2026 for the aforementioned purpose.

My commission expires: June 25, 2028 Notary: KCur

GENERAL DEDICATION:
1-The ten (10) foot wide utility easements, as shown hereon, is hereby dedicated to all public & private utility providers for the purpose of ingress & egress, installation, removal and replacement of undergound utilities together with their related equipment.

2-The twenty (20) foot wide LPEA easement, as shown hereon, is hereby dedicated to La Plata Electric Association for the purpose of ingress and egress, installation, removal and replacement of utility lines together with their related equipment.

3- The 10' Waterline easement shown hereon is hereby dedicated to the current/future owners of Lot 2, as shown hereon, for the purpose of installing and mantaining a water line and related equipment.

4-Tract A is dedicated to the County of La Plata for County Road 501 right-of-way per Reception No. 1253393.

COUNTY REVIEWING SURVEYOR APPROVAL:
Approved for content and form only and not for accuracy of surveys, calculations or drafting.
Pursuant to C.R.S. 38-51-106 (revised).

By: _____ Date: 4/23/26
County Reviewing Surveyor
La Plata County, Colorado

CERTIFICATE OF APPROVAL:
This plat is hereby approved by the Board of County Commissioners of La Plata County, Colorado, on this 24 day of April, 2026.

BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO

By: _____ Attest: _____
Chairman Clerk of Record

CERTIFICATE OF SURVEYOR:
I, Maxwell A. Ponce, a registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat and the survey it represents was prepared by me or under my direct responsible charge, supervision, and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, information and belief and is in accordance with the standards of care of Professional Land Surveyors practicing in the State of Colorado and is not a guaranty or warranty, either expressed or implied.

_____ 4/16/2026
Maxwell A. Ponce, P.L.S. DATE:
Colorado Registration No. 38865

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 statement shown hereon.

MOUNTAIN MAN SURVEYING & MAPPING
Durango, Colorado
1480 East 2nd Avenue, Suite 5
Durango, Co. 81301
Phone: 970-375-6358

Prepared for: Nicholas Schmitz

TODD BROTHERS SUBDIVISION
PROJECT NO. 2024-0108
PRELIMINARY PLAT
located in the NE¼SE¼ of Section 3
Township 35 North, Range 7 West, N.M.P.M.
La Plata County, Colorado

Prepared by:	M.A.P.	Scale:	1"=60"
Checked by:	M.A.P.	File No.:	25081
Date:	04-03-2026		

Reception #: 1253394 4/27/2026 10:50:46 AM
Jill Ramos, Clerk and Recorder, La Plata County, CO
Rec Fee: $43.00 Doc Fee: $0.00 1P