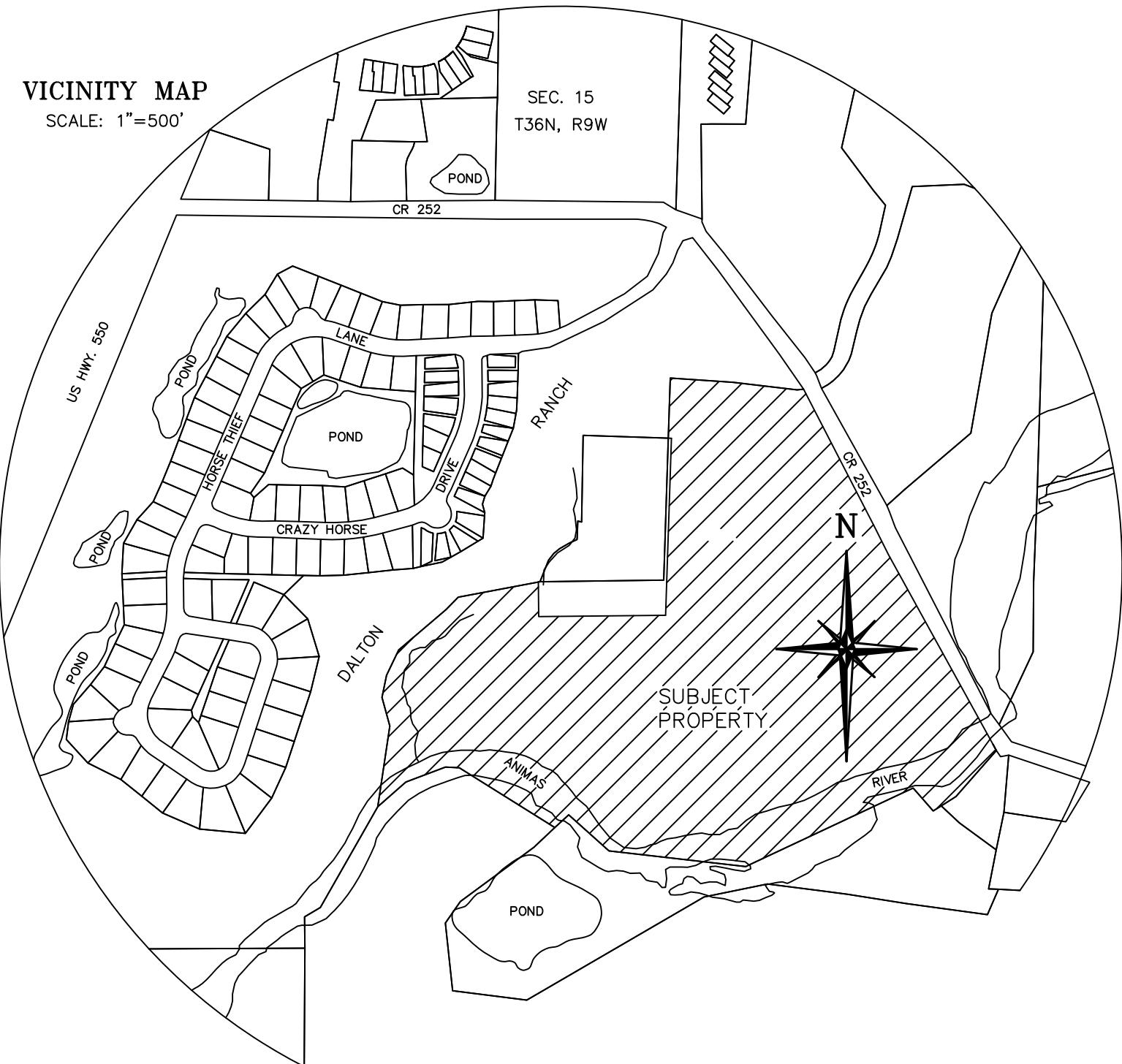


**DURANGO RVRVR, LLC BOUNDARY ADJUSTMENT
PROJECT NO. PL2023-0036
LOCATED IN SECTION 15, T 36 N, R 9 W, N.M.P.M.
LA PLATA COUNTY, COLORADO**



GENERAL DEDICATION

- The access easement in the southeast portion of Lot 1A-B2, as shown hereon, is hereby dedicated to the utility providers and the owner(s) of Lot 1A-B2, their successors and assigns, for the purpose of ingress and egress.
- The thirty (30.00) feet wide sewer easement shown hereon across the western portion of Lot 1A-B2, is hereby dedicated to Hermosa Sanitation District for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement and removal of sewer facilities.
- The sewer easement shown hereon in the northwestern portion of Lot 1A-B2, is hereby dedicated to Hermosa Sanitation District for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement and removal of sewer facilities.
- The twenty (20.00) feet wide and thirty (30.00) feet wide utility easements shown hereon within Lot A1-B2 and along the northerly lines of Lot 1A-C2, are hereby dedicated to the utility providers and the owner(s) of Lot 1A-B2, their successors and assigns, for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility and drainage facilities.
- The twenty (20.00) feet wide electric line easements shown hereon in the southeasterly portion of Lot A1-B2, is hereby dedicated to La Plata Electric Assoc., for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement and removal of electric and telecommunication facilities.
- The twenty five (25.00) feet wide access, utility and drainage easement in the northwesterly portion of Lot A1-B2, is hereby dedicated to Hermosa Sanitation District, Diaga, LLC, Durango River View RV Resort, LLC, their heirs and assigns and the utility providers for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility and drainage facilities.
- The access easement in the southeast corner of Lot A1-B2 is hereby dedicated to the owner(s) of Lot 1A-C2 for the purpose of ingress and egress.

VACATION CERTIFICATE

- The fifteen (15.00) feet wide access, utility & drainage easement through Lot A1-B2 (Rec. No. 1217658), is hereby vacated.
- The thirty (30.00) feet wide sewer easement (Rec. No. 487563) is hereby vacated.
- The twenty (20.00) feet wide utility easements along the abandoned property lines of Lot 1A-C are hereby vacated.
- That portion of the twenty (20.00) feet wide utility easement (Rec. No. 1211135), as indicated hereon, is to be vacated immediately after the power line has been realigned into the new utility easement dedicated above.

PLAT NOTICES

1. NOTICE: Subject property shall continue to be subject to all "PLAT NOTICES", "PLAT NOTES", restrictions and requirements as set forth on the plat of Burnett-Trimble Lane Resubdivision Project 87-99 and Hermosa Sanitation/Dalton Ranch Exemption Plat Project No. 2003-019.
2. NOTICE: Subject property shall continue to be subject to all "PLAT NOTICES", "PLAT NOTES", restrictions and requirements as set forth on the plat of Diaga, LLC Subdivision Project No. PL20220131.

LAND USE TABLE
TOTAL NUMBER OF LOTS = 3
TOTAL ACREAGE OF SUBDIVISION = 46.91 ACRES
RESIDENTIAL DENSITY = 0.06 UNITS/ACRE
RANGE OF LOT SIZE = 1.4 - 36.4 ACRES
Critical Land (Floodway) = 7.3 ACRES

SURVEYORS STATEMENT

I, David O. Freienmuth, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief, except the "PLAT NOTICES", as shown hereon, and is not a guaranty or warranty, either expressed or implied.

PRELIMINARY SURVEY ONLY
David O. Freienmuth
P.L.S. 32437
Date _____
For and on behalf of
Animas Surveying & Mapping, Corporation

PLAT NOTES
NOTE: 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.

NOTE: Easements and rights of way listed and shown hereon were taken from research conducted by Colorado Title & Closing Services, LLC per Order Number LP22000013-3 (AMENDED), effective January 24, 2022, as to Lots 1A-1, and Colorado Title Number P22002582, effective August 1, 2025 as to Lots 1A-B and 1A-C, and not from any research conducted by Animas Surveying & Mapping, Corporation.

NOTE: The Floodway shown hereon was taken from FEMA FIRM Number 0867C0339G effective April 25, 2024.

NOTE: All linear dimensions shown hereon are U. S. Survey feet.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

That Trimble Storage, LLC, whose address is 678 County Road 252, Durango, CO 81301, being the legal and record owners of all the following described real property in the County of La Plata, State of Colorado, to wit:

A parcel of land in Section 15, Township 36 North, Range 9 West of the New Mexico Principal Meridian, being more particularly described as follows:

Lot 1A-A, DIAGA, LLC SUBDIVISION PROJECT NO. PL20220131 according to the plat thereof filed December 1, 2022 in the Office of the La Plata County Clerk and Recorder under Reception Number 1217658.

And that Durango River View RV Resort, LLC, whose address is 16427 N. Scottsdale Road #400 Scottsdale, AZ 85260, being the legal and record owners of all the following described real property in the County of La Plata, State of Colorado, to wit:

A parcel of land in Section 15, Township 36 North, Range 9 West of the New Mexico Principal Meridian, being more particularly described as follows:

Lot 1A-B, DIAGA, LLC SUBDIVISION PROJECT NO. PL20220131 according to the plat thereof filed December 1, 2022 in the Office of the La Plata County Clerk and Recorder under Reception Number 1217658.

Has caused the boundaries of the same to be subdivided and platted as DURANGO RVRVR, LLC BOUNDARY ADJUSTMENT, PROJECT NUMBER 2023-0036, as shown hereon.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTY:

Trimble Storage, LLC

By _____
John Patrick Palmer, Managing Member

State of Colorado _____
County of La Plata _____
Subscribed and sworn before me this _____ day of _____, 2026 by John Patrick Palmer and Ryan Jameson.

My commission expires _____

By _____
Ryan Jameson, Managing Member

Notary Public _____

Durango River View RV Resort, LLC

By _____
Scott Roberts, Managing Director

State of Colorado _____
County of La Plata _____
Subscribed and sworn before me this _____ day of _____, 2026 by Scott Roberts.

My commission expires _____

Notary Public _____

CERTIFICATE OF MORTGAGEE

The undersigned having security interest in the subject property, hereby consent to the recording of this plat.

By _____ Date _____

COUNTY REVIEWING SURVEYOR APPROVAL

Approved for content and form only and not for accuracy of surveys, calculations, or drafting. Pursuant to C.R.S. 1973, 38-51-106, Revised.

La Plata County Reviewing Surveyor Date _____

CERTIFICATE OF APPROVAL

This plat and the statements hereon have been approved by the La Plata County Board of Commissioners, State of Colorado this _____ day of _____, 2026.

Chairman of the Board _____

Clerk of the Board _____

COUNTY CLERK CERTIFICATE

STATE OF COLORADO
LA PLATA COUNTY

I hereby certify that this instrument was filed for record at _____ O'clock _____ M., 20____, and duly filed.

Reception No. _____ Fee \$ _____

TIFFANY LEE, Recorder

By _____ Deputy _____

Rev. 3 SEP 25
Rev. 10 OCT 25
Rev. 27 OCT 25
Rev. 7 NOV 25

DURANGO RVRVR, LLC BOUNDARY	
ADJUSTMENT PROJECT NO. PL2023-0036	
LOCATED IN SEC. 15, T 36 N, R 9 W, N.M.P.M.	
LA PLATA COUNTY, COLORADO	
 ANIMAS Surveying & Mapping	
DRAWN BY: D.O.F.	CHECKED BY: d.f.
SCALE: 1" = 200'	DATE: 7 JUL 23
JOB NUMBER: 1451-2	SHEET 1 OF 3
PROPERTY OWNER(S): Diaga, LLC &	Durango River View RV Resort

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PROJECT NO. PL2023-0036
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LA PLATA COUNTY, COLORADO**

EASEMENT PLAN

