

PINE RIVER COMMONS PHASE 1 SUBDIVISION PLAT
 LOCATED IN THE SW 1/4 NW 1/4 AND E 1/2 NW 1/4 OF
 S12, T34N, R7W, N.M.P.M.
 TOWN OF BAYFIELD
 LA PLATA COUNTY, COLORADO

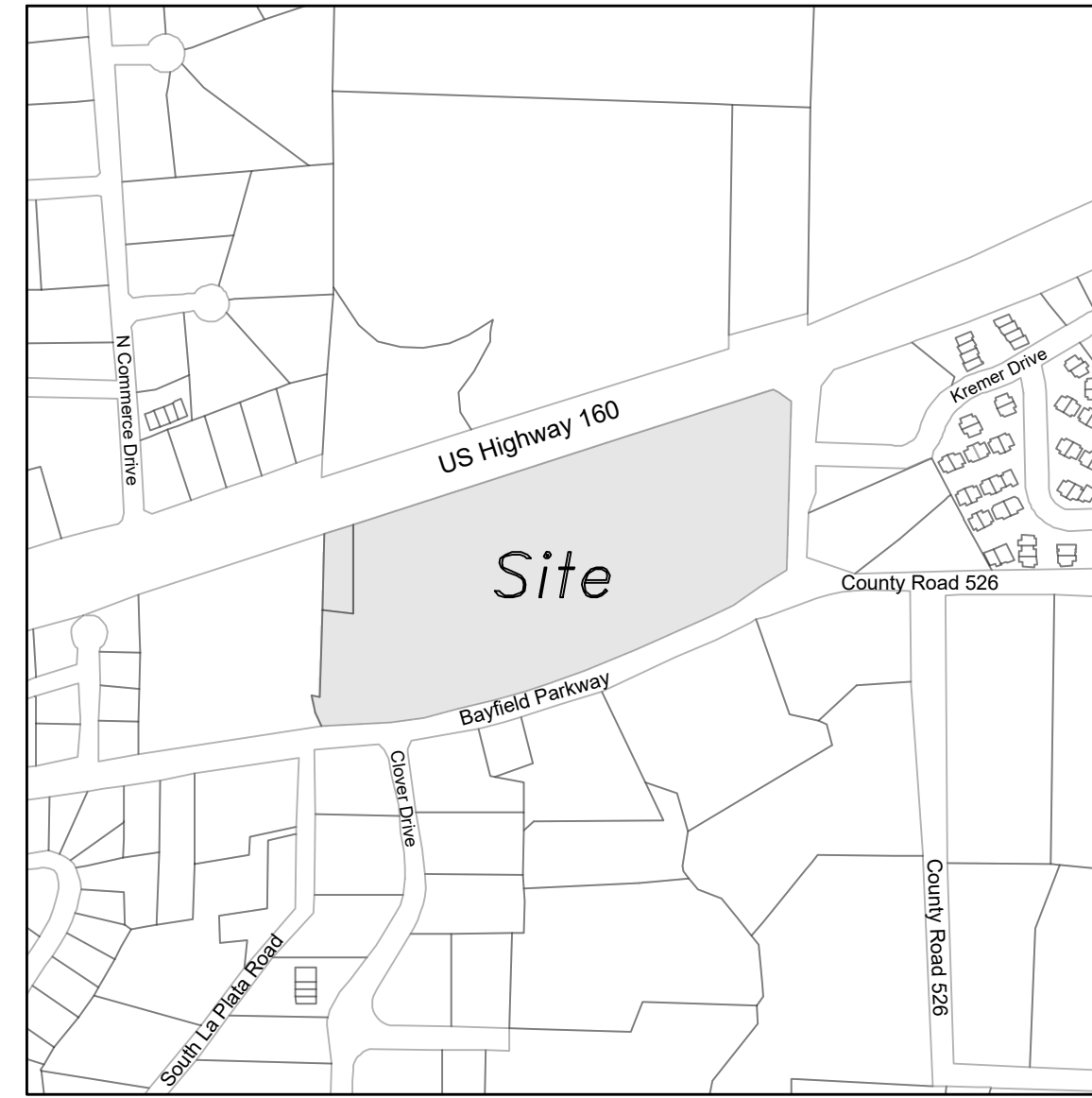
SURVEYOR'S STATEMENT

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.

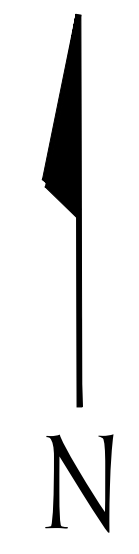
Joshua J. Casselberry, P.L.S.
 Colorado Registration No. 37903

PRELIMINARY

1. SURVEY CONTROL NOTE: Location of improvements is based upon found survey monuments as shown hereon.
2. TITLE RESEARCH: Title, easement and Right-of-Way research was conducted by Colorado Title and Closing Company, LLC per order No. LP22202436 effective June 12, 2022 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.
3. According to Colorado law you must commence any legal action based upon any defect in the 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. Any encroachment of fences across property may indicate possessory rights are accruing.



Vicinity Map
 Scale : 1 inch = 500 feet



Land Use Table	
Haga Subdivision	Acres
Haga Parcel	16.754
Phase 1	
Tract A	1.413
Tract B	1.060
Tract C	10.580
Lot 1	0.769
Lot 2	2.932
Total	16.754

CERTIFICATION OF APPROVAL BY THE TOWN OF BAYFIELD

The Pine River Commons Phase 1 Subdivision Plat has been approved by the Town of Bayfield Planning Commission on the 11th day of April, 2023 and the Bayfield Board of Trustees on the 18th day of April, 2023 consistent with the Pine River Commons Phase 1 Subdivision Improvement Agreement recorded on the ____day of _____, 20____ as Reception No. _____, and the Declaration of Covenants, Conditions and Restrictions for Pine River Commons recorded on the ____day of _____, 20____ as Reception No. _____ in the Office of the La Plata County Clerk and Recorder.

By: _____ Attest: _____
 Bayfield Mayor Bayfield Town Clerk

VACATION STATEMENTS:

1. The 15' Schroeder Ditch Easement on Tract C as shown hereon, is hereby vacated.

 Paul Black, President of Schroeder Ditch Company Date
2. The 20' Wide Sewer Line Easement per Reception No. 834489 is hereby vacated.

 Town of Bayfield Date
3. The Access Easement per Reception No. 415526 is hereby vacated.

 Town of Bayfield Date
4. Any property lines inferred by the Haga Annexation per Reception No. 415526 are hereby vacated.

CERTIFICATE OF OWNERS KNOW BY ALL THESE PRESENTS

That Bayfield Haga LLC, whose legal address is 2252 CR 250, Durango, CO 81301, being the legal and record owner of a tract of land lying and being in the SW1/4NW1/4 and in the E1/2NW1/4 of Section 12, Township 34 North, Range 7 West, N.M.P.M., La Plata County, Colorado, and being more particularly described as follows, to-wit: BEGINNING at the point where the West boundary line of the said E1/2NW1/4 of Section 12 intersects the South right of way line of U. S. Highway No. 160; from said point of beginning the Northeast Corner of Section 12, Township 34 North, Range 7 West, N.M.P.M., bears North 73°20' East, 4078.0 feet; Thence running from said point of beginning along said West boundary line of the E1/2NW1/4, South 0°04' West, 413.32 feet;
 " North 89°56' West, 8.0 feet;
 " South 0°04' West, 104.0 feet, to the North right of way line of the County Road;
 " along said right of way, North 80°20' East, 224.8 feet;
 " along said right of way, North 79°12' East, 200.0 feet;
 " along said right of way, North 74°07' East, 200.0 feet;
 " along said right of way, North 70°25' East, 200.0 feet;
 " along said right of way, North 67°37' East, 200.0 feet;
 " along said right of way, North 62°39' East, 200.0 feet;
 " along said right of way, North 58°25' East, 145.67 feet, to the West right of way line of said County Road;
 " along said right of way, North 0°05' East, 475.94 feet;
 " along said right of way, North 55°12' West, 58.0 feet, to the said South right of way line of U. S. Highway No. 160;
 " along said South right of way line of U. S. Highway No. 160, South 70°41' West, 1303.42 feet (this line being identical with a State Highway bearing given as South 71°59' 26" West), to the point of beginning.

Containing 732787 square feet, more or less

County of La Plata,
 State of Colorado

Has caused the same to be subdivided and platted under the name and style of Pine River Commons Phase 1 Subdivision Plat, consisting of two lots, named Lot 1 and Lot 2, and three tracts, named Tract A, Tract B, and Tract C.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

By Charles Albert, as managing member of Bayfield Haga, LLC

STATE OF COLORADO)
 SS)
 COUNTY OF LA PLATA)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ____day of _____, 2023, by Charles Albert, as managing member of Bayfield Haga, LLC

My commission Expires _____ Notary Public

GENERAL DEDICATIONS:

1. The 20' Wide Sewer Easement on Tract A, as shown hereon, is hereby dedicated to the Town of Bayfield for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of sewer lines and their related equipment.
2. The variable width Sewer Easement on Tract A, as shown hereon, is hereby dedicated to the owners of Lot 1 for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of sewer lines and their related equipment.
3. The 60' Wide Irrigation Easements on Tract C, as shown hereon, are hereby dedicated to the Schroeder Ditch Company for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of irrigation ditches and their related equipment.
4. The Variable Width Irrigation Easement on Lot 1 & Lot 2, as shown hereon, are hereby dedicated to the Schroeder Ditch Company for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of irrigation ditches and their related equipment.
5. The 10' Wide Drainage Easement on Lot 2, as shown hereon, is hereby dedicated to the Pine River Commons HOA for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of drainage features and their related equipment.
6. The 24' Wide Emergency Access Easement on Lot 2, as shown hereon, is hereby dedicated to the Pine River Commons HOA for ingress and egress.
7. The Variable Width Access, Drainage, & Utility Easement on Lot 2 as shown hereon, is hereby dedicated to the Pine River Commons Master Association, for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of drainage features and their related equipment and the Town of Bayfield and public and private utility companies for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility lines and their related equipment.
8. Tract A, as shown hereon, is hereby dedicated to the Pine River Commons Master Association for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of drainage features and their related equipment.
9. Offer of Dedication: Tract B, as shown hereon, is hereby dedicated to the Town of Bayfield for public right-of-way. The town will not accept the dedication until the town has approved the constructed street and improvements.
10. The 20' Wide LPEA easement, as shown hereon, is hereby dedicated to La Plata Electric Association for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of overhead electric lines and their related equipment.
11. The 10' Wide Black Hills Energy easements on Lot 2, as shown hereon, are hereby dedicated to Black Hills Energy for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of underground gas lines and their related equipment.
12. The Variable Width Black Hills Energy easement on Lot 2, as shown hereon, is hereby dedicated to Black Hills Energy for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of underground gas lines and their related equipment.
13. The Black Hills Energy, LPEA, & Internet easement on Lot 2, as shown hereon, is hereby dedicated to Black Hills Energy, LPEA, and the Internet provider for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility lines and their related equipment.
14. The 10' Wide LPEA & Internet easements on Lot 2 and Tract C, as shown hereon, are hereby dedicated to LPEA and the Internet provider for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility lines and their related equipment.
15. The Variable Width LPEA & Internet easements on Lot 2, as shown hereon, are hereby dedicated to LPEA and the Internet provider for ingress and egress, the installation, operation, maintenance, reconstruction, improvement, replacement and removal of utility lines and their related equipment.

REVIEWED AND APPROVED BY:

Black Hills Energy	Date	Clearnetwork	Date
Schroeder Ditch Company	Date	La Plata Electric Association	Date

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 _____, 2023 and duly filed.
 Reception Number _____ Fee \$ _____
 Tiffany Lee, Recorder
 By _____
 Deputy

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 AND E 1/2 NW 1/4 OF
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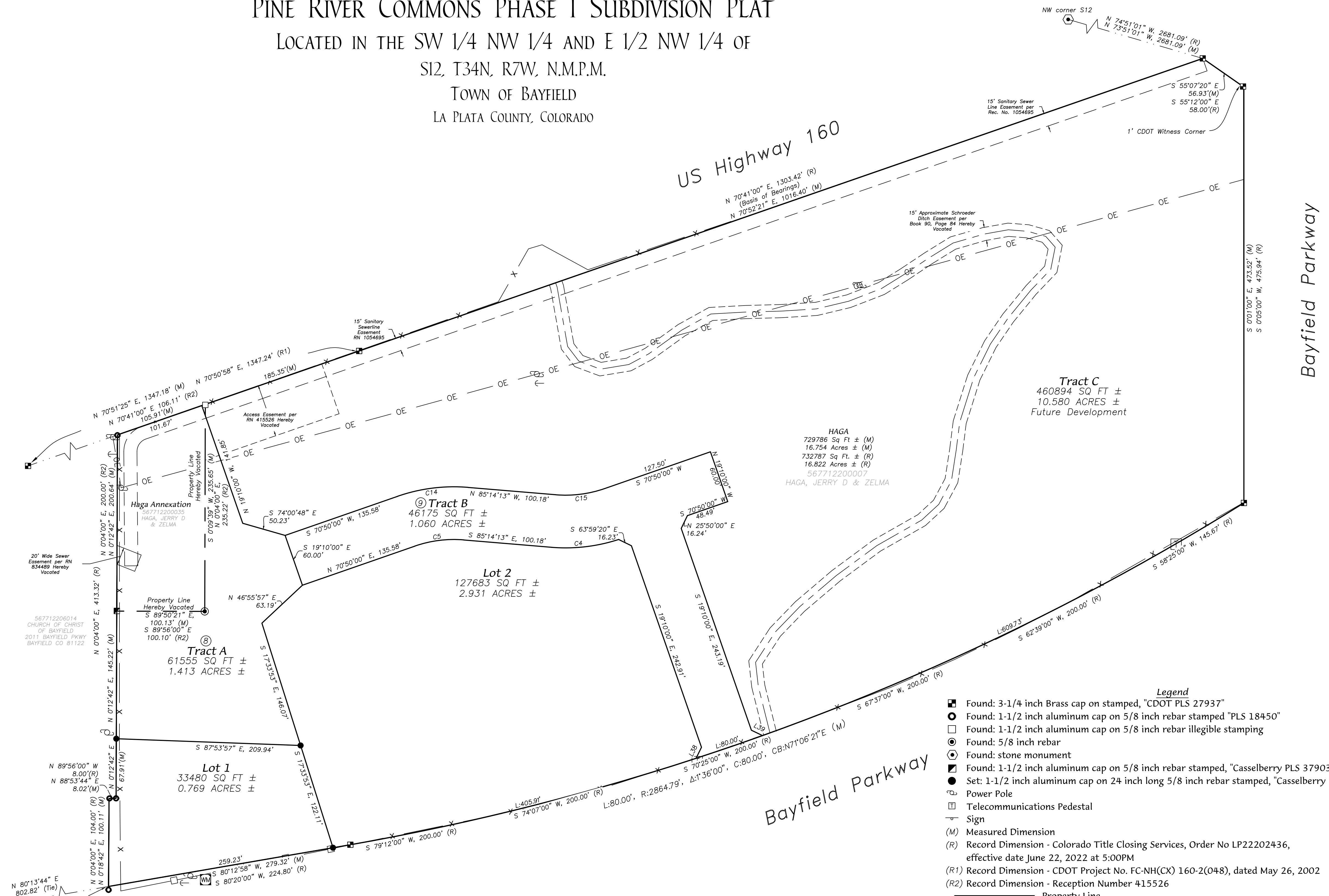
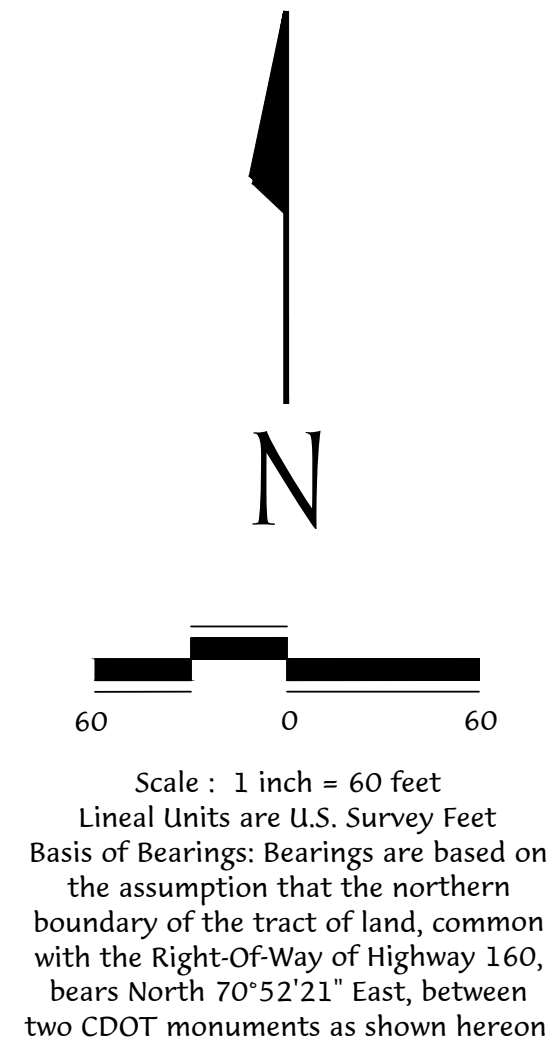


3050 MAIN AVE., DURANGO, CO (970) 385-8535

DATE: 9/14/2023 SCALE: 1 INCH = 500 FEET

DRAWN BY: MR. CHECKED BY: JC JOB NO.: 2021-087

PINE RIVER COMMONS PHASE 1 SUBDIVISION PLAT
 LOCATED IN THE SW 1/4 NW 1/4 AND E 1/2 NW 1/4 OF
 S12, T34N, R7W, N.M.P.M.
 TOWN OF BAYFIELD
 LA PLATA COUNTY, COLORADO



- Legend**
- Found: 3-1/4 inch Brass cap on stamped, "CDOT PLS 27937"
 - Found: 1-1/2 inch aluminum cap on 5/8 inch rebar stamped "PLS 18450"
 - Found: 1-1/2 inch aluminum cap on 5/8 inch rebar illegible stamping
 - ⊙ Found: 5/8 inch rebar
 - ⊕ Found: stone monument
 - Found: 1-1/2 inch aluminum cap on 5/8 inch rebar stamped, "Casselberry PLS 37903"
 - Found: 1-1/2 inch aluminum cap on 24 inch long 5/8 inch rebar stamped, "Casselberry PLS 37903"
 - ⊕ Power Pole
 - ⊕ Telecommunications Pedestal
 - ⊕ Sign
 - (M) Measured Dimension
 - (R) Record Dimension - Colorado Title Closing Services, Order No LP22202436, effective date June 22, 2022 at 5:00PM
 - (R1) Record Dimension - CDOT Project No. FC-NH(CX) 160-2(048), dated May 26, 2022
 - (R2) Record Dimension - Reception Number 415526

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.

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4. Any encroachment of fences across property may indicate possessory rights are accruing.

Line #	Direction	Length
L38	S 26°17'23" W	14.03'
L39	N 64°21'44" W	14.09'

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	37.19	46.00	46°19'18"	36.18	N 11°54'11" E
C2	17.79	22.00	46°19'18"	17.31	N 11°54'11" E
C4	77.50	195.00	22°46'17"	76.99	N 83°22'39" E
C5	56.38	135.00	23°55'47"	55.97	N 82°47'54" E

SUBDIVISION

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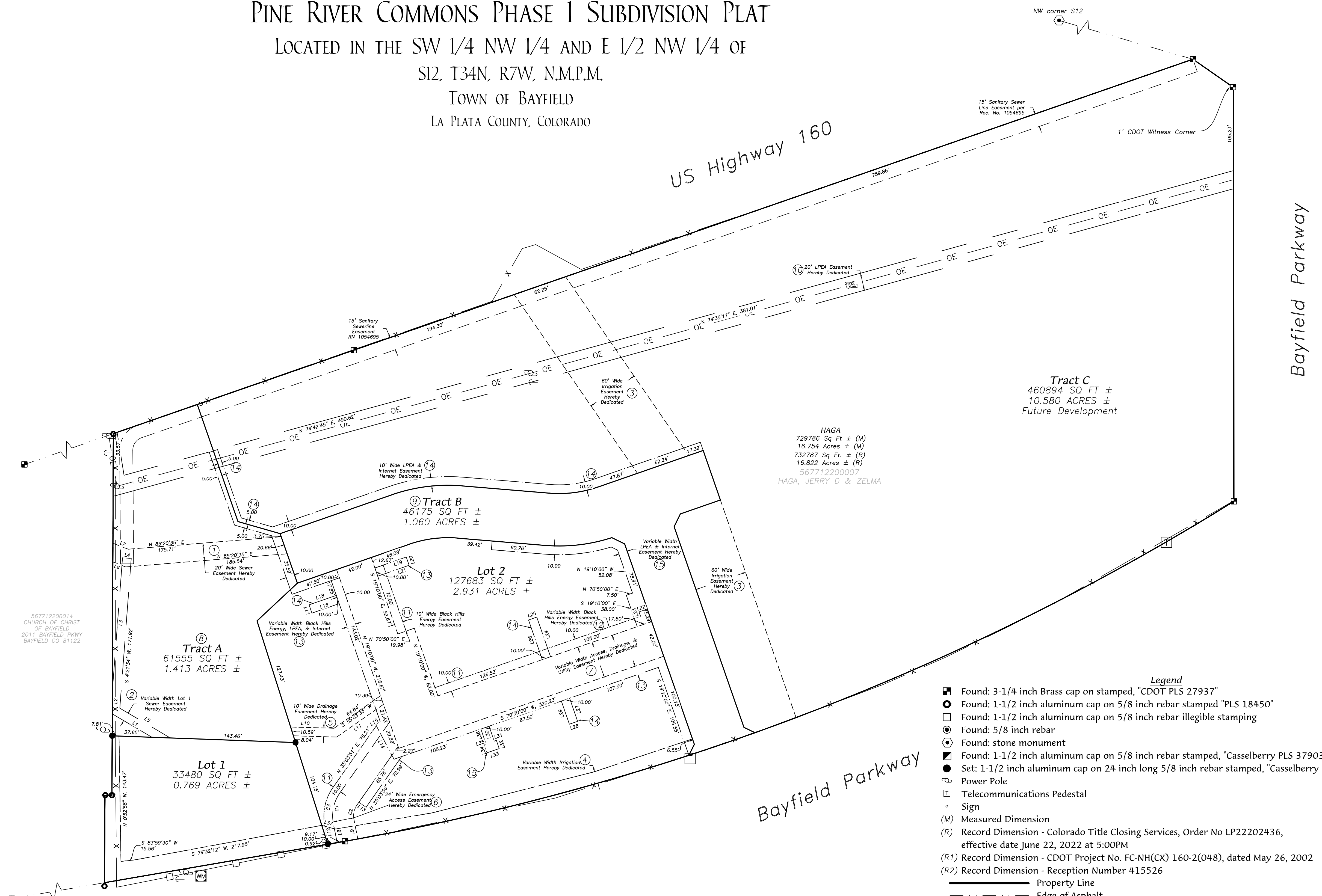
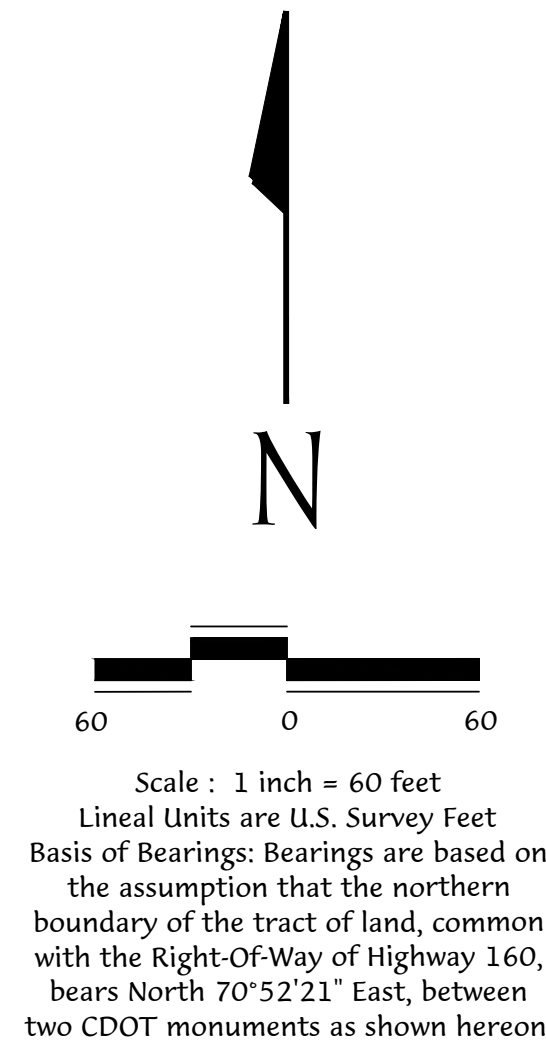
Moreno
 SURVEYING
 & GEOGRAPHICS

3050 MAIN AVE., DURANGO, CO (970) 385-8535

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Tract C
 460894 SQ FT ±
 10.580 ACRES ±
 Future Development

HAGA
 729786 Sq Ft ± (M)
 16.754 Acres ± (M)
 732787 Sq Ft. ± (R)
 16.822 Acres ± (R)
 567712200007
 HAGA, JERRY D & ZELMA

567712206014
 CHURCH OF CHRIST
 OF BAYFIELD
 2011 BAYFIELD PKWY
 BAYFIELD CO 81122

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Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N 59°28'35" W	52.64'	L14	S 27°46'28" E	44.86'	L27	S 19°10'00" E	28.00'
L2	N 0°12'42" E	26.57'	L15	S 54°06'47" W	6.21'	L28	N 70°50'00" E	10.00'
L3	N 4°21'34" E	152.60'	L16	N 70°50'00" E	33.00'	L29	S 19°10'00" E	28.00'
L4	S 85°38'26" E	10.00'	L17	N 19°10'00" W	10.00'	L30	N 19°10'00" W	18.00'
L5	S 59°28'35" E	67.03'	L18	N 70°50'00" E	33.00'	L31	N 70°50'00" E	2.50'
L6	N 68°25'16" W	15.63'	L19	S 70°50'00" W	38.00'	L32	S 19°10'00" E	10.00'
L7	N 68°25'16" W	18.79'	L20	N 19°10'00" W	10.00'	L33	N 70°50'00" E	15.00'
L8	N 11°15'27" W	21.99'	L21	S 70°50'00" W	38.00'	L34	S 19°10'00" E	10.00'
L9	N 11°15'27" W	22.52'	L22	N 70°50'00" E	10.00'	L35	N 70°50'00" E	2.50'
L10	N 88°20'23" W	49.68'	L23	S 19°10'00" E	5.29'	L36	N 19°10'00" W	18.00'
L11	S 55°03'33" W	65.32'	L24	S 19°10'00" E	48.00'	L37	N 74°42'47" W	16.03'
L12	N 11°15'27" W	21.74'	L25	N 70°50'00" E	10.00'			
L13	N 54°56'10" W	10.00'	L26	N 19°10'00" W	48.00'			

NEW EASEMENTS

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