

DURANGO WEST UNIT II - PHASE 2

697M

KNOW ALL MEN BY THESE PRESENTS.

That, 160 LAND CORPORATION, a Colorado corporation, whose address is P.O. Box 678, Durango, Colorado 81301, being the legal and record owner of the following described land, to wit:

A tract of land located in Sections 20 and 29, T35N, R10W, N.M.P.M., in La Plata County, Colorado, being more particularly described as follows:

Beginning at the SE corner of Durango West Unit II, Phase I, as filed and recorded in La Plata County Clerk and Recorder's office under Reception Number _____ whence the W. corner of said Section 29 bears S 57° 11' 45" W, 1609.68 feet;
 Thence North 327.84 feet along the easterly line of Durango West Unit II, Phase I;
 Thence N 51° 30' 00" W, 517.00 feet along the easterly line of Durango West Unit II, Phase I;
 Thence N 51° 54' 20" E, 240.00 feet along the easterly line of Durango West Unit II, Phase I;
 Thence N 51° 30' 00" W, 130.00 feet along the easterly line of Durango West Unit II, Phase I;
 Thence N 51° 54' 20" E, 301.74 feet along the easterly line of Durango West Unit II, Phase I;
 Thence North 370.00 feet along the easterly line of Durango West Unit II, Phase I;
 Thence N 28° 23' 35" E, 168.24 feet along the easterly line of Durango West Unit II, Phase I;
 Thence North 730.00 feet along the easterly line of Durango West Unit II, Phase I,
 Thence East 558.00 feet;
 Thence North 150.00 feet;
 Thence S 88° 48' 52" E, 966.83 feet;
 Thence S 57° 58' 20" E, 287.12 feet;
 Thence South 497.27 feet;
 Thence along the arc of a curve to the right with a delta angle of 27° 47' 02" and a radius of 426.88 feet for a distance of 207.00 feet, (the long chord bears S 55° 23' 22" E, 204.98 feet);
 Thence S 41° 29' 51" E, 421.64 feet;
 Thence along the arc of a curve to the right with a delta angle of 32° 49' 21" and a radius of 216.74 feet for a distance of 124.16 feet;
 Thence S 08° 40' 30" E, 131.83 feet;
 Thence along the arc of a curve to the left with a delta angle of 10° 32' 52" and a radius of 511.67 feet for a distance of 94.20 feet;
 Thence S 19° 13' 22" E, 240.57 feet;
 Thence along the arc of a curve to the right with a delta angle of 39° 58' 37" and a radius of 126.60 feet for a distance of 88.32 feet;
 Thence S 50° 45' 00" E, 282.00 feet;
 Thence S 54° 00' 00" W, 325.60 feet;
 Thence S 10° 00' 00" E, 340.43 feet to the north right-of-way of U.S. Highway 160;
 Thence S 89° 46' 00" W, 2402.76 feet along the north right-of-way of U.S. Highway 160 to the point of beginning.
 Contains 123.259 acres, more or less.

Roadways as shown on this plat are to remain private and shall be used for the installation of utilities wherever possible. Easements, seven and one-half (7½) feet along certain side lot lines and fifteen (15) feet along certain rear lot lines as shown on this plat are hereby dedicated to the public and private utilities with the perpetual right of ingress and egress for installation, maintenance and replacement of utilities including, but not limited to, power, telephone, television, water, sewer and drainage lines; together with the right to trim interfering trees and shrubs, said easements shall be used in a reasonable and prudent manner.

Has caused the same to be subdivided and platted under the name and style of DURANGO WEST, UNIT II, PHASE 2, as shown on this plat.

IN WITNESS WHEREOF, 160 LAND CORPORATION, a Colorado corporation, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereunto affixed by E. L. Hutchison, its Secretary, this _____ day of _____, 1980.

160 LAND CORPORATION,
a Colorado corporation,
By: W. Douglas Morrison
W. Douglas Morrison, President
Attest: E. L. Hutchison
E. L. Hutchison, Secretary

STATE OF COLORADO SS.
COUNTY OF LA PLATA:
Acknowledged before me this 19th day of June, 1980, by the above named for the purposes hereinabove set forth.
My commission expires: June 16, 1982
Robert D. Master
Notary Public

This plat approved by the Animas Regional Planning Commission of the County of La Plata, Colorado, on this 17th day of February, 1980.
Attest: Frank B. [Signature]
Chairman

This plat reviewed and approved by the County of La Plata, Colorado on this 25th day of June, 1980.
THE BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO
Letta Sauer
Clerk of Record
Attest: Erwin C. Means
Chairman

Surveyor's Certification
This is to certify that this plat was prepared from field notes of a survey made by me or under my supervision and is correct to the best of my knowledge and belief.
Garth W. Crites
Garth W. Crites, L.S.
Colorado Reg. No. 16399



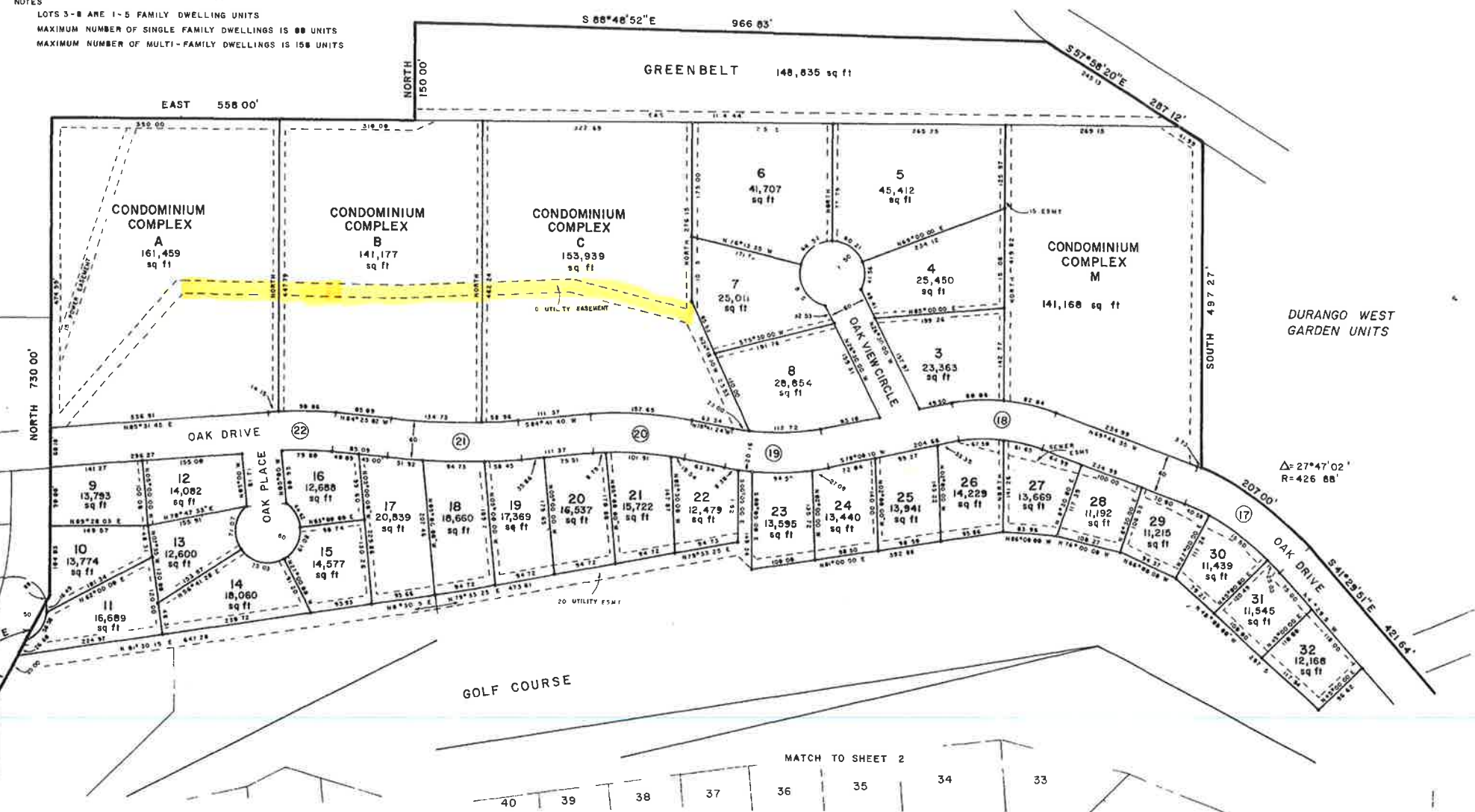
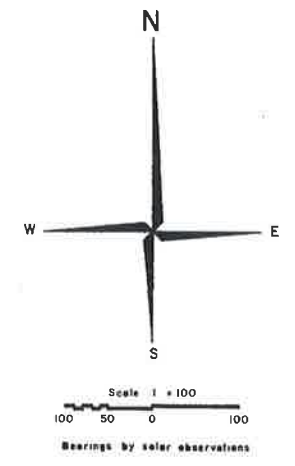
STATE OF COLORADO SS Filing No. 448420
LA PLATA COUNTY)
I hereby certify that this instrument was
filed for recording on this 20th day of June, 1980, at 10:00 AM
at _____, Colorado, and duly recorded
in _____, Book _____, Page 520
L.T.A. & Records
By: Barbara S. [Signature]



LOCATION MAP
Scale 1" = 2000'

LEGEND

88 SINGLE FAMILY DWELLING UNITS	23 3%	28 718 Ac
AVERAGE LOT SIZE	14,717 sq ft	
6 1-5 FAMILY DWELLING UNITS	3 6%	4 357 Ac
AVERAGE LOT SIZE	31,633 sq ft	
13 CONDOMINIUM COMPLEXES	32 3%	39 858 Ac
AVERAGE LOT SIZE	133,554 sq ft	
MAXIMUM DENSITY - UNITS PER ACRE		
59 2% OF SUBDIVISION IN LOTS AND CONDOMINIUM COMPLEXES		
10,969 LF OF ROADWAYS	12 2%	15 110 Ac
25 0% OF SUBDIVISION IN GOLF COURSE		30 815 Ac
2 8% OF SUBDIVISION IN GREENBELT		3 417 Ac
0 8% OF SUBDIVISION IN 2 OUT LOTS		0 985 Ac
TOTAL		123 259 Ac



DURANGO WEST UNIT II PHASE I

GOLF COURSE

DURANGO WEST GARDEN UNITS

MATCH TO SHEET 2

40 39 38 37 36 35 34 33

G OFF ENGINEERING	DURANGO WEST UNIT II - PHASE 2 FINAL PLAT		SHEET 1 OF 2
	DRAWN BY: D. CRITES	CHECKED BY: S. McCORMACK	
	SCALE: 1" = 100'	DATE: FEB 21, 1980	
	P.O. BOX 97 DURANGO, COLORADO		(303) 247-1705