

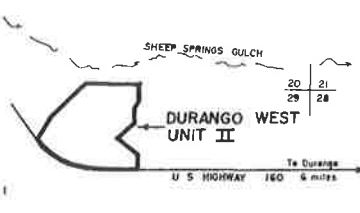
DURANGO WEST UNIT II PHASE I
CORRECTION PLAT 2

698M

CURVE DATA AT CENTERLINE

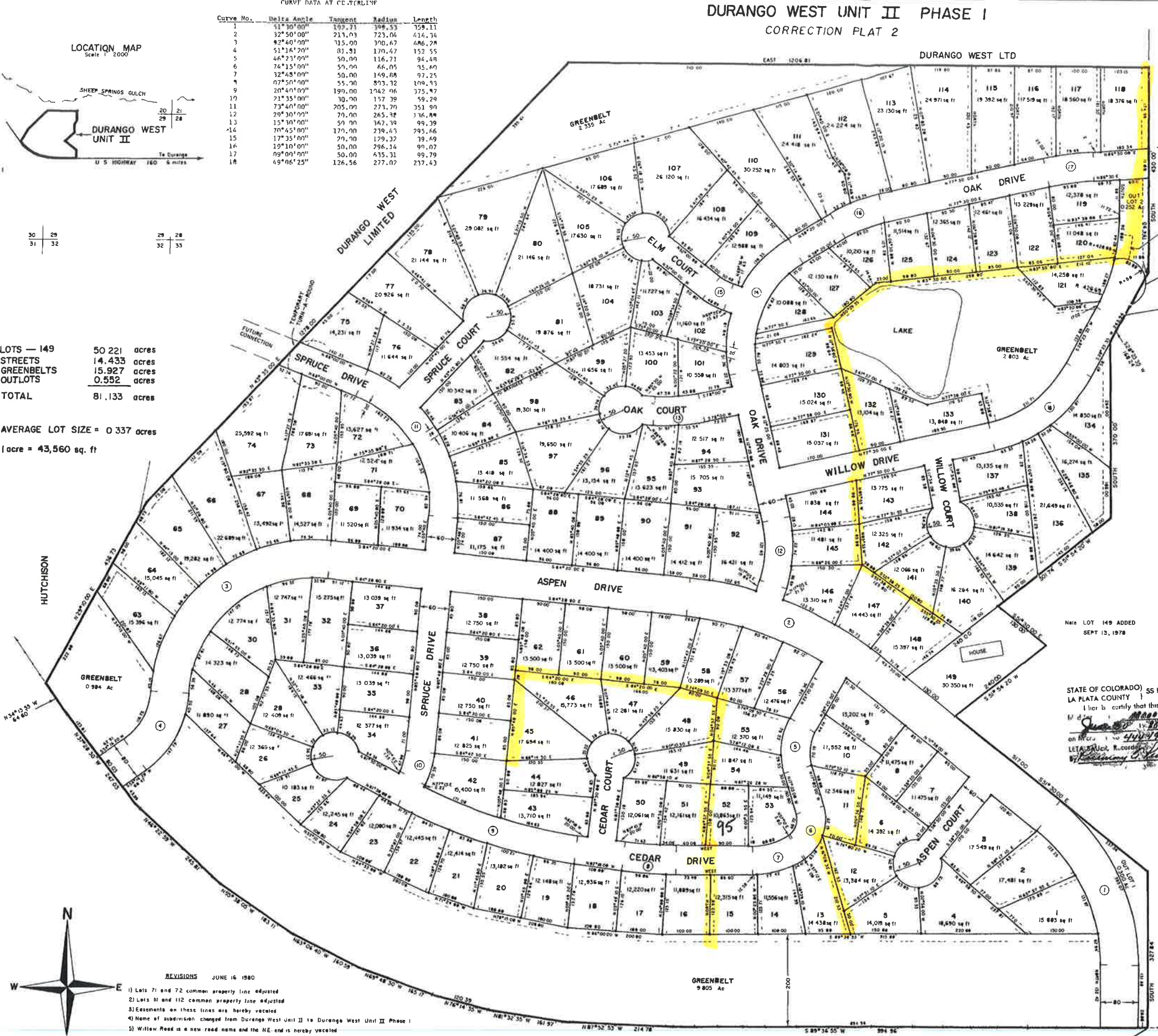
Curve No.	Delta Angle	Tangent	Radius	Length
1	51° 30' 00"	197.71	308.53	159.11
2	32° 50' 00"	213.03	723.04	414.74
3	82° 40' 00"	735.00	300.67	486.28
4	51° 14' 20"	91.31	170.47	152.55
5	46° 23' 00"	50.00	116.71	94.48
6	74° 15' 00"	50.00	66.05	75.40
7	32° 48' 00"	50.00	149.88	97.25
8	07° 50' 00"	55.00	893.32	109.43
9	20° 41' 00"	190.00	1742.06	375.47
10	21° 35' 00"	30.00	157.39	59.29
11	73° 40' 20"	205.00	273.70	351.91
12	20° 30' 00"	29.00	265.72	174.88
13	15° 30' 00"	50.00	367.39	99.39
14	70° 45' 00"	170.00	239.43	295.66
15	17° 35' 00"	20.00	129.32	79.49
16	19° 10' 00"	50.00	296.34	90.07
17	09° 01' 00"	50.00	635.31	99.79
18	49° 06' 25"	126.56	277.07	237.43

LOCATION MAP
Scale 1" = 2000'



LOTS — 149 50.221 acres
STREETS 14.433 acres
GREENBELTS 15.927 acres
OUTLOTS 0.552 acres
TOTAL 81.133 acres

AVERAGE LOT SIZE = 0.337 acres
1 acre = 43,560 sq. ft.



KNOW ALL MEN BY THESE PRESENTS
That we, DURANGO WEST, LTD., a limited partnership, whose address is P.O. Box 673, Durango, Colorado 81301, being the legal and record owners of the following described land situated in La Plata County, Colorado, to wit:

A tract of land located in Sections 19, 20, 29 and 30, T35N, R10W, N 1/4, in La Plata County, Colorado, and more particularly described as follows:
Beginning at a point on the northerly R.O.W. of U.S. Highway 160 from whence the W^{1/2} corner of said Section 29 bears S 57° 11' 45" W, 1609.68 feet;
Thence S 89° 36' 55" W, 894.96 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 87° 52' 53" W, 214.78 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 81° 32' 35" W, 161.97 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 76° 14' 35" W, 120.39 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 69° 48' 30" W, 165.17 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 63° 06' 40" W, 160.59 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 55° 38' 05" W, 183.11 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 46° 22' 59" W, 245.81 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 37° 28' 30" W, 247.03 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 34° 13' 55" W, 64.60 feet along the northerly R.O.W. of U.S. Highway 160;
Thence N 29° 10' 00" E, 436.73 feet;
Thence N 43° 35' 00" E, 1278.00 feet;
Thence East 1206.31 feet;
Thence South 430.00 feet;
Thence S 28° 23' 35" W, 168.24 feet;
Thence South 370.00 feet;
Thence S 51° 54' 20" W, 301.74 feet;
Thence S 51° 30' 00" E, 130.00 feet;
Thence S 51° 54' 20" W, 240.00 feet;
Thence S 51° 30' 00" E, 517.00 feet;
Thence South 327.84 feet to the point of beginning.
Containing 81.133 acres, more or less.

NOTE: This description overlaps that plat prepared by Smith Engineer & Surveying dated April 4, 1977, containing 35.006 acres.
Have caused the same to be subdivided and platted under the name and style of Durango West, Unit II, Phase I, as shown on this plat.

NOTE: This is a correction plat of Durango West, Unit II Plat as filed in the La Plata County Clerk and Recorder's Office under Reception Number 412902 and the revised Durango West, Unit II Plat filed under Reception Number 477097.

Road right of ways shown on this plat are private and shall be used for installation of utilities wherever possible. Easements 7.5 feet on all side lot lines and 15 feet on all rear lot lines are hereby dedicated for installing and maintaining utilities and we hereby dedicate to the PUBLIC UTILITIES perpetual easements as shown on this plat for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, telephone lines over and through the private roads and streets within this subdivision; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines, said easements and rights shall be utilized in a reasonable and prudent manner.

E.L. Hutchison
E. L. HUTCHISON, General Partner
Edward B. Stares
EDWARD B. STARES, Owner
Wick Ann Edwards
VICKI ANN EDWARDS, Owner
Ways Crafo
WAYS CRAFO, Owner

Stanley D. Crafo
STANLEY D. CRAFO, Owner
Margaret L. Stares
MARGARET L. STARES, Owner
James J. Crafo
JAMES J. CRAFO, Owner

STATE OF COLORADO)
COUNTY OF LA PLATA) ss.
The foregoing instrument was acknowledged before me this 19th day of June, 1980, by the above for the purposes hereinabove set forth.

My Commission expires June 16, 1982
Rubena D. Montez
Rubena D. Montez, Notary Public

Nett LOT 149 ADDED
SEPT 13, 1978

STATE OF COLORADO ss Filing No. 444492
LA PLATA COUNTY)
I her by certify that this instrument was
recorded on June 19, 1980 at 9:00 AM
on Record No. 444492 Fee \$10.00
LETA S. RUCK, Recorder
William J. Schenck Deputy

This plat and the statements thereon reviewed and approved by the County of La Plata, Colorado, on this 30th day of June, 1980.

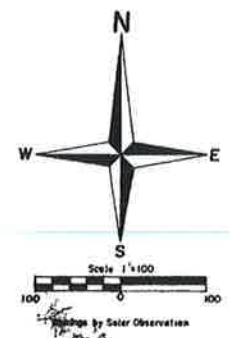
THE BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO
John J. Lauer
John J. Lauer, Clerk of Board
James E. Meane
James E. Meane, Chairman

SURVEYOR'S CERTIFICATION
This is to certify that this correction plat was prepared from a survey made by me or under my direct supervision and from that plat of the revised Durango West, Unit II as filed in the Clerk and Recorder's Office of La Plata County, Colorado, under Reception Number 427097, and is true and correct to the best of my knowledge and belief.

Gareth W. Crites
Gareth W. Crites
Colo. Reg. No. 16399



NOTE
DURANGO WEST UNIT II WAS SURVEYED, PLATTED AND MONUMENTED BY SMITH SURVEYING PE AND LS #974



- REVISIONS JUNE 16 1980
- 1) Lots 71 and 72 common property line adjusted
 - 2) Lots 11 and 112 common property line adjusted
 - 3) Easements on these lines are hereby vacated
 - 4) Name of subdivision changed from Durango West Unit II to Durango West Unit II Phase I
 - 5) Willow Road is a new road name and the NE end is hereby vacated

E OFF

DURANGO WEST
UNIT II — PHASE I
CORRECTION PLAT 2

SCALE: 1" = 100' DATE: JUNE 16, 1980

P.O. BOX 97 DURANGO, COLORADO (303) 247-1705

SHEET 1 OF 1