

ELEMENTS AT
EDGEMONT HIGHLANDS PHASE I

PHASE 5A, EDGEMONT HIGHLANDS

FINAL PLAT

ELEMENTS DURANGO, LLC

PROJECT NO. 2013-0293

LOCATED WITHIN THE SW 1/4 OF SECTION 7,

T. 35 N., R. 8 W., N.M.P.M.

LA PLATA COUNTY, COLORADO



Scale: 1 inch = 40 feet

LEGEND

- Found: 1-1/2 inch aluminum cap stamped "PLS 29026" on 5/8 inch rebar
- Found: 1-1/2 inch aluminum cap stamped "PLS 37903" on 5/8 inch rebar
- Set: 1-1/2 inch aluminum cap stamped "Moreno Survey PLS 37903" on 5/8 inch rebar
- Property Boundary
- - - Lot Line

Lineal Units are in U.S. Survey Feet
Basis of Bearing: Bearings based on the eastern boundary
of Lot 405 (S 15°37'25" E) per the Edgemont Highlands
Phase 5A Plat recorded at Reception No. 1059148 and
monumented as shown hereon.

566512100806
Gordon Family
Partnership, LLP
1201 Main Ave., Ste. 202
Durango, CO 81301

20' Utility Easement
recorded January 14, 2013
at Reception No. 1059150

566512100806
Gordon Family
Partnership, LLP
1201 Main Ave., Ste. 202
Durango, CO 81301

Future Pond Area
Drainage Easement recorded
January 14, 2013 at
Reception No. 1059151

R=296.71
L=17.31
Delta=3°20'30"
CB=N17°25'59"W
CH=17.30

Highlands
Boulevard

Mountain
Stream
Court

La Plata County
1060 2nd Ave.
Durango, CO 81301
567107300001
Per Reception
No. 491172

Phase I

3.453 Acres

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LINE	LENGTH	BEARING
L13	20.92	S63°24'59"W
L14	8.62	N26°35'01"W
L15	19.01	S63°24'43"W
L16	16.00	N26°35'01"W
L17	27.16	N63°24'59"E
L18	3.40	N26°35'01"W
L19	19.11	N55°12'00"E
L20	62.95	S26°35'01"E
L21	2.21	S15°26'33"W
L22	9.93	S63°24'59"W
L23	6.00	S26°35'01"E
L24	13.57	S63°24'59"W
L25	6.00	N26°35'01"W
L26	16.94	S63°24'59"W
L27	2.83	N71°35'01"W
L28	38.39	N26°41'33"W
L29	2.93	N71°35'09"W
L30	14.54	N26°35'01"W
L31	18.59	N63°24'59"E
L32	19.22	S26°35'01"E
L33	16.33	N63°24'59"E
L34	44.62	S26°35'01"E
L35	4.77	N62°08'20"E
L36	60.60	S59°09'10"E
L37	11.42	S30°50'50"W
L38	6.00	S58°08'10"E
L39	13.57	S30°50'50"W
L40	6.00	N59°09'10"W

LINE	LENGTH	BEARING
L41	16.94	S30°50'50"W
L42	14.54	N59°09'10"W
L43	27.74	N30°50'50"E
L44	21.00	S59°09'10"E
L45	16.33	N30°50'50"E
L46	44.62	S59°09'10"E
L47	20.92	S30°50'50"W
L48	8.62	N59°09'10"W
L49	19.01	S30°50'34"W
L50	16.00	N59°09'10"W
L51	27.16	N30°50'50"E
L52	4.63	N59°09'10"W
L53	14.84	N30°50'50"E
L54	2.93	S75°50'50"W
L55	38.32	N59°09'26"W
L56	2.93	S75°50'50"W
L57	57.73	N88°52'14"E
L58	11.00	S01°02'46"E
L59	23.84	S01°02'46"E
L60	8.00	S88°52'14"W
L61	34.89	N01°02'46"W
L62	12.17	N88°52'14"E
L63	6.00	N01°02'46"W
L64	50.83	N88°52'52"E
L65	36.72	S01°02'46"E
L66	19.67	S88°52'14"W
L67	18.54	N01°02'46"W
L68	5.33	S88°52'14"W
L69	20.46	N01°02'46"W
L70	2.99	S45°00'00"W

SURVEYOR'S STATEMENT

I hereby state that this survey and plat were 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 standards of care of
Professional Land Surveyors practicing in the State of
Colorado.

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

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 certification shown hereon.

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HIGHLANDS PHASE I
PHASE 5A, EDGEMONT HIGHLANDS
ELEMENTS DURANGO, LLC

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PROJECT NO. 2013-0293
LOCATED WITHIN THE SW 1/4 OF SECTION 7,
T. 35 N., R. 8 W., N.M.P.M.
LA PLATA COUNTY, COLORADO

Moreno
SURVEYING
GEOGRAPHICS

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

DATE: 2/17/2014 SCALE: 1"=40'

DRAWN BY: J.C. CHECKED BY: J.C. JOB NO.: 2012-018

SHEET 2 OF 3

