# **ELEMENTS AT** EDGEMONT HIGHLANDS PHASE I

PHASE 5A. EDGEMONT HIGHLANDS ELEMENTS DURANGO, LLC

FINAL PLAT

PROIECT 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

#### PLAT NOTICES

1) NO COUNTY MAINTENANCE OF STREETS OR ROADS, PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS,

2) LOTS IN THIS SUBDIVISION MAY BE SUBJECT TO THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS INCLUDING DIL AND GAS, THIS INCLUDES THE RIGHT TO MAKE SUCH USE OF THE SURFACE AS IS REASONABLY REQUIRED TO DEVELOF THE MURRAL ESTATE.

3) COLDRADO IS A RIGHT TO FARM STATE WHICH MAY PRECLUDE NUISANCE LAWSUITS AGAINST EXISTING FARM OPERATIONS. C.R.S. § 35-3,5-101 ET SEO.

4) COLORADO IS A FENCE LAW STATE! OWNERS OF PROPERTY SHALL BE REQUIRED TO FENCE LIVESTOCK OUT IN ORDER TO RECOVER DAMAGES FOR TRESPASSING LIVESTOCK. CR.S. § 35-46-101 ET SEQ.

5) LOT OWNERS SHALL FOLLOW THE RECOMMENDATIONS OF THE DIVISION OF WILDLIFE STANDARDS INCLUDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDGEMONT HIGHLANDS RESARDING FENCE MATERIALS AND HEIGHT AND THE CONTROL OF DOMESTIC PETS. LOT OWNERS SHOULD TAKE PREVENTATIVE MEASURES AS RECOMMENDED BY THE DIVISION TO REDUCE

6) THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDGENONT HIGHLANDS RECORDED LUNDER RECEPTION NUMBER 884350, THE FIRST SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED LUNDER RECEPTION NO. 895941 AID SUPPLEMENTS TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

7) THIS PROPERTY IS SURJECT TO THE SHARED ROAD, SIDEWALK, DRAINAGE AND DETENTION MAINTENANCE AGREEMENT AS OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDEMONT HIGHLANDS RECORDED UNDER RECEPTION NO. 884950

8) THIS PROPERTY IS SUBJECT TO THE WILDFIRE MITIGATION PLAN AS OUTLINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EDGEMONT HIGHLANDS RECORDED UNDER RECEPTION NO. 884930.

9) WATER AND SEWER SERVICE IS PROVIDED BY EDGEMONT RANCH METROPOLITAN DISTRICT

10) EDGEMONT HIGHLANDS COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TRAILS AND WALKWAYS WITHIN ROAD RIGHTS OF WAY.

11) A GEOTECHNICAL REPORT SHALL BE PREPARED FOR EACH LOT PRIOR TO ISSUANCE OF A BUILDING

12) THIS PROPERTY IS SUBJECT TO AND BENEFITED BY THE ACCESS AND UTILITY EASEMENTS RECORDED UNDER RECEPTION NOS 896179, 896180 and 896181

13) LOTS IN THIS SUBDIVISION MAY BE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL BUILDING TECHNIQUES.

14) ALL LOTS WITHIN EDGEMONT HIGHLANDS, PHASE 5A ARE WITHIN THE EDGEMONT RANCH METROPOLITAN DISTRICT.

15) NO BUILDING SETBACKS EXIST WITHIN LOTS 3 THROUGH 14

16) THE HOMES ON LOTS 1 THROUGH 6 HAVE BEEN CONSTRUCTED AT THE TIME OF THIS SURVEY.

## SURVEYOR'S STATEMENT

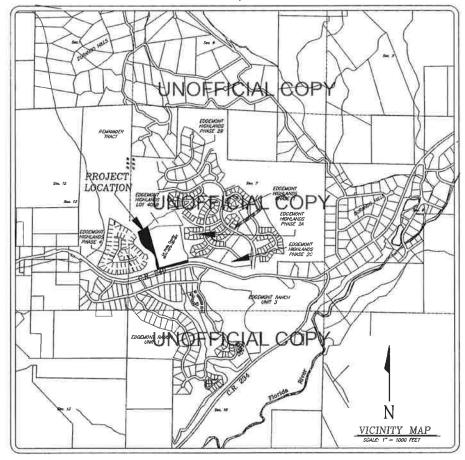
I hereby state that this survey and plat were prepared by me or under my direct responsibility, supervision and checking, and that, in my prefessional opinion, they are true and correct to the best of my knowledge, belief and information based on the standards of care of Fredericalized Land Surpoyers practicing in the State

### SURVEY NOTES

1) THIS PROPERTY MAY BE SUBJECT TO THE EASEMENTS AND RIGHT-OF-WAYS AS LISTED IN THE TITLE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY PER ORDER NO. DU18054642 DATED OCTOBER 31, 2013 AT 5:00 PM. LAND TITLE GUARANTEE COMPANY IS RESPONSIBLE FOR EASEMENTS, RIGHTS AND RESTRICTIONS RESEARCH AS LISTED IN THEIR TITLE POLICY

2) 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3) INTERIOR LOT CORNERS FOR EXISTING STRUCTURES ON LOTS 1 THROUGH 6 ARE THE CENTER OF THE



Land Use Table

3.63 Units/Acre

4.11 Units/Acri

1.038 Acres

Elements Phase I Acreage: Elements Phase II Acreage: Phase 5A Total Acreage:

Gross Density:

Tract C Open Space:

# CERTIFICATE OF COUNTY REVIEWING SURVEYOR

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





STATE OF COLORADO] COUNTY OF LA PLATA]

I hereby state that this instrument was filed for record at 1:69 O'clock P.M this day of 21 2014 and duly filed.
Reception Number 1977 Fee \$ 31
Tiffany Lee Parker, Recorder

#### CERTIFICATE OF OWNERS KNOWN BY ALL THESE PRESENTS

That Elements Durango, LLC, whose address is 1099 Main Ave., Suite 315, Durango, Colorado, 81301, being the legal and record owner of a Tract of land located within the SW 1/4 of Section 7, T35N, ROBW, N.M.P.M., in La Plata County, Colorado further described as follows:

Lot 405, Phase 5A, Edgemont Highlands according to the plat filed for record January 14, 2013 at Recaption

Has caused the same to be platted under the name and style of ELEMENTS AT EDGEMONT HIGHLANDS PHASE I, PROJECT NUMBER 2013-0293, as shown hereon, consisting of Phase I, Lots 1 through 14 and Lot 405-B, and

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

EDGEMONT RANCH METROPOLITAN DISTRICT:

CERTIFICATE OF APPROVAL

This plat has been reviewed and approved by the County of La Plata County, Colorado, on this \_\_\_\_\_\_\_ day, of \_\_\_\_\_\_ and PREY\_\_\_\_\_\_\_ 2014 for the aforemention numbers.



#### GENERAL DEDICATIONS:

-The 20 (twenty) foot wide Littlity Easement as shown hereon is hereby dedicated to the Edgemont Highlands - Init 2U (Twenty) foot wise Utility Eastment as shown hereon is hereby dedicated to the Edgemont Highlands Community Association, Highlands Development I, LLC, Highlands Development II, LLC, Edgemont Ranch Hetropolitan District, La Plate Electric Association, Atmos Energy, Charter Communications, Century Link, Elements at Edgemont Highlands Townhome Association, Inc and Elements Durango, LLC, their successors and assigns for the purpose of sewer and water facilities, Installation, operation, maintenance and replacement of utility lines together with their related equipment.

The 20 (twenty) foot wide Sewer Easment as shown hereon is hereby dedicated to the Edgemont Highlands Community Association, Highlands Development I, LLC, Highlands Development II, LLC, Edgemont Ranch Hetropolitan District, Elsment at Edgemont Highlands Townhome Association, inc and Elements Durange, LLC, their successors and assigns for the purpose of installation, operation, maintanance and replacement of sever facilities.

-Mountain Stream Court Access, Utility and Drainage Easement is hereby dedicated to the Edgemont Highlands Community Association, Highlands Development I, LLC, Highlands Development II, LLC, Edgemont Ranch Metropolitan District, La Plata Electric Association, Atmos Energy, Optimum, Century Link, Elements at Edgemont Highlands Townhome Association, Internal Elements Durango, LLC, their successors and assigns for the purpose of Ingeres and eggress, drainage facilities, installation, operation, maintenance and replacement of utility lines together with their valent of comment.

-Subject to the terms, conditions and provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Edgemont Highlands as amended and supplemented, the Open Space/Common Area Cls hereby dedicated to the Edgemont Highlands Community Association for the purpose of drainage facilities and other uses as outlined in the Declaration of Covenants, Conditions and Restrictions for Edgemont Highlands recorded under Reception No.886350 and supplemented under Reception No.889350 and supplemented under Reception No.889350 and supplemented under Reception No.889350 and supplemented under Reception No.8894237, 896541, 906547, 925868, 925870, 950576, 993084 and 1020189.

-Limited Common Elaments (LCE) are hereby dedicated to the owners of the lots as shown hereon for the purpose of access to the unit and to La Plate Electric Association, Atmos Energy, Charter Communications, Century Link, Elements at Edgemont Highlands Townhome Association, Inc and Elements Durango, LLC, for the Installation, operation, maintenance and replacement of drainage facilities and utility lines together with their related equipment.

-General Common Elements (G.C.E.) are hereby dedicated to the Elements at Edgemont Highlands Phase I and to La Plata Electric Association, Atmos Energy, Charter Communications, Century Link, Elements at Edgemont Highlands Townhome Association, Inc and Elements Durango, LLC, for the installation, operation, maintenance and replacement of drainage facilities and utility lines together with their related equipment.

-Umited Common Elements (L.C.E.) are not dimensioned as the final driveway, as constructed, will be the Limited

ELEMENTS AT EDGEMONT HIGHLANDS PHASE I

PHASE 5A, EDGEMONT HIGHLANDS ELEMENTS DURANGO LLC

FINAL PLAT PROJECT No. 2013-0293 LOCATED WITHIN THE SW 1/4 OF SECTION 7 T. 35 N R 8 W NMPM

LA PLATA COUNTY, COLORADO



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

DATE: 2/17/2014 \_ SCALE: 1°=40°

DRAWN BY: K. CHECKED BY: K. JOB NO.: 2012-018

