

EDGEMONT RANCH UNIT 1

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO } SS
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 26th day of October, 1983, by Thomas R. Villotti, as Vice President of Villotti Interprises, Inc., a California corporation.

Witness my hand and official seal.
My Commission expires 2-28-84.

Laura Riggins
Notary Public
98 Oak Grove, Durango CO 81301
ADDRESS

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO } SS
COUNTY OF LA PLATA

The foregoing instrument was acknowledged before me this 26th day of October, 1983, by D.L. Lemban, Jr., a General Partner of Edgemont Ranch, a Kentucky Limited Partnership.

Witness my hand and official seal.
My Commission expires 2-28-84.

Laura Riggins
Notary Public
98 Oak Grove, Durango CO 81301
ADDRESS

NOTES

1. Roads, designated as lot A, and easements as shown on this plat are hereby dedicated to the Edgemont Ranch Metropolitan District and the various serving public and private utilities for the construction, installation and maintenance of roads, drainage facilities, and utilities, including but not limited to sewer, water, electric, telephone, television, and gas facilities, together with the perpetual right of ingress and egress.
2. With the exception of the existing rights of ways for County Roads 234 and 240 and the rights of ways dedicated to the County of La Plata hereon for County Roads 234 and 240, all roads shown on this plat are for the use and benefit of the persons owning property within the boundaries of the Edgemont Ranch Metropolitan District, the serving utility companies, emergency vehicles, governmental agencies, and holders of existing easements or rights within the boundaries of this plat.
3. The Edgemont Ranch Metropolitan District is hereby granted the privilege and right to extend and maintain drainage structures, roadway excavation slopes, and roadway embankment slopes upon all of those certain lot areas where said drainage structures or slopes extend beyond the limits of the dedicated road rights of ways as shown on this plat wherever required for the construction and maintenance of said roads occupying the full width of said rights of ways, together with the privilege and right to plant and maintain soil erosion protection on said slopes.
4. An easement ten (10) feet in width off of each lot shown hereon along all side and rear lot lines is hereby dedicated to the Edgemont Ranch Metropolitan District for riding and moving trails and for public utility purposes for the installation and maintenance of public and private utilities serving said lots. Said District shall have the right to convey said easement rights to other serving utilities.
5. Lots 9, 4C, 4, 4A, and 4B as shown hereon are designated for perpetual open space. Said lots are also hereby dedicated to the Edgemont Ranch Metropolitan District as easements for drainage and public utility purposes. Said dedication shall be for the right to install and maintain said drainage facilities and utilities.
6. Building setback requirements from all lot lines shown on this plat shall be as follows:

Fifty (50) feet from the front lot line. The front lot line is defined as the lot line abutting the dedicated road. On a corner lot abutting two dedicated roads, the front lot line is the narrower of the two frontages.

Twenty-five (25) feet from all side lot lines unless otherwise defined.

Twenty-five (25) feet from all rear lot lines unless otherwise defined.

The end lot line setback on lots 4, 5, 7, 8 and 4B thru 4C inclusive shall be fifty (50) feet.

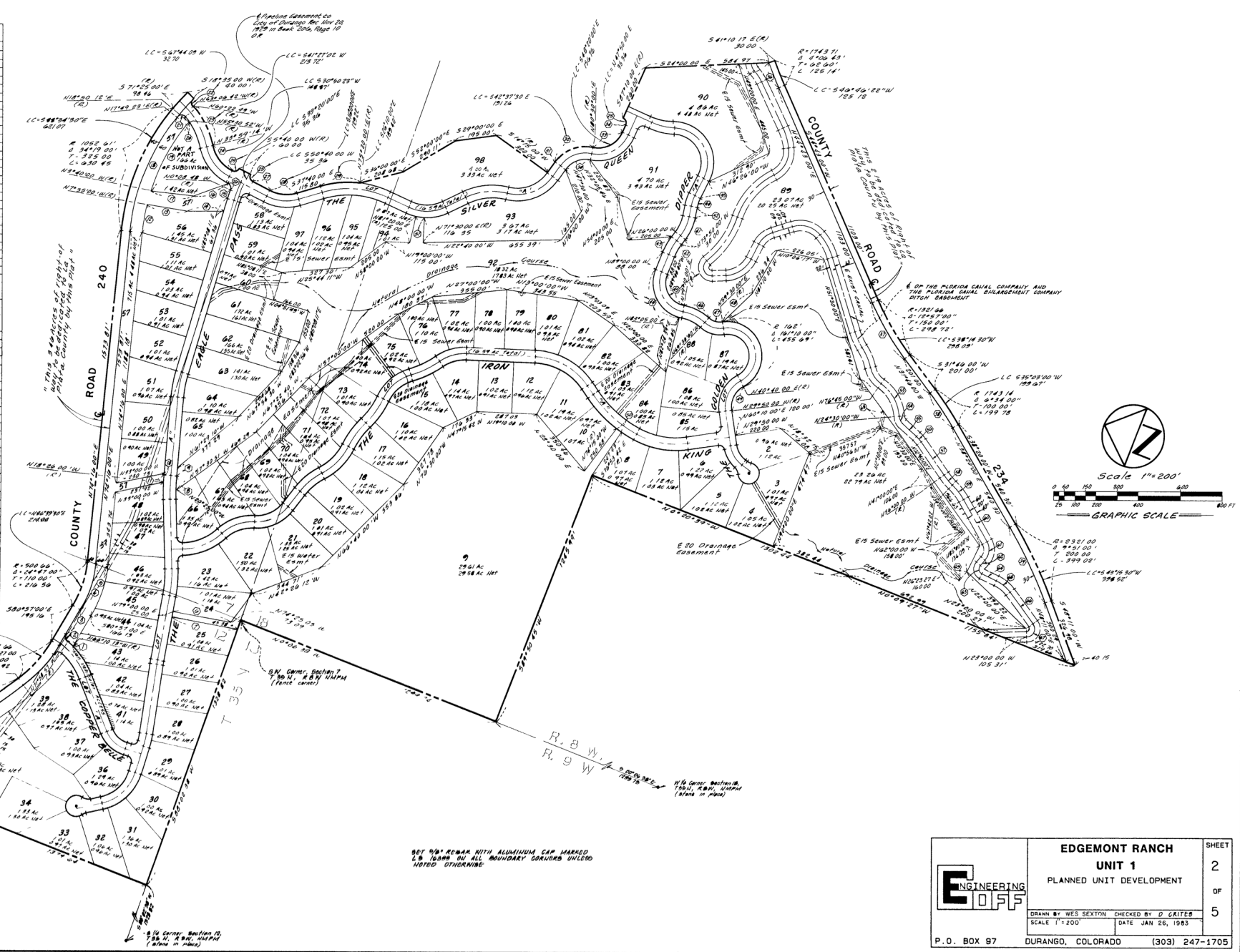
The setback from the waste line of lot 1 and lot 1 on the motherly line of lots 9A and 9B shall be fifty (50) feet.

Building setbacks from slopes steeper than two horizontal to one vertical, natural or constructed, shall be a minimum of two (2) feet or twice the height of such slope, whichever is greater.

7. An easement thirty (30) feet in width lying fifteen (15) feet on either side of the centerline of that certain easement granted to the City of Durango, a document recorded November 20, 1979 in Book 406, Page 10, of the Official Records of the County of La Plata, State of Colorado, is hereby granted to the City of Durango the location of said easement is delineated on this plat.

8. Lots 2 thru 8, 10 thru 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4I, 4J, 4K, 4L, 4M, 4N, 4O, 4P, 4Q, 4R, 4S, 4T, 4U, 4V, 4W, 4X, 4Y, 4Z, 4AA, 4AB, 4AC, 4AD, 4AE, 4AF, 4AG, 4AH, 4AI, 4AJ, 4AK, 4AL, 4AM, 4AN, 4AO, 4AP, 4AQ, 4AR, 4AS, 4AT, 4AU, 4AV, 4AW, 4AX, 4AY, 4AZ, 4BA, 4BB, 4BC, 4BD, 4BE, 4BF, 4BG, 4BH, 4BI, 4BJ, 4BK, 4BL, 4BM, 4BN, 4BO, 4BP, 4BQ, 4BR, 4BS, 4BT, 4BU, 4BV, 4BW, 4BX, 4BY, 4BZ, 4CA, 4CB, 4CC, 4CD, 4CE, 4CF, 4CG, 4CH, 4CI, 4CJ, 4CK, 4CL, 4CM, 4CN, 4CO, 4CP, 4CQ, 4CR, 4CS, 4CT, 4CU, 4CV, 4CW, 4CX, 4CY, 4CZ, 4DA, 4DB, 4DC, 4DD, 4DE, 4DF, 4DG, 4DH, 4DI, 4DJ, 4DK, 4DL, 4DM, 4DN, 4DO, 4DP, 4DQ, 4DR, 4DS, 4DT, 4DU, 4DV, 4DW, 4DX, 4DY, 4DZ, 4EA, 4EB, 4EC, 4ED, 4EE, 4EF, 4EG, 4EH, 4EI, 4EJ, 4EK, 4EL, 4EM, 4EN, 4EO, 4EP, 4EQ, 4ER, 4ES, 4ET, 4EU, 4EV, 4EW, 4EX, 4EY, 4EZ, 4FA, 4FB, 4FC, 4FD, 4FE, 4FF, 4FG, 4FH, 4FI, 4FJ, 4FK, 4FL, 4FM, 4FN, 4FO, 4FP, 4FQ, 4FR, 4FS, 4FT, 4FU, 4FV, 4FW, 4FX, 4FY, 4FZ, 4GA, 4GB, 4GC, 4GD, 4GE, 4GF, 4GG, 4GH, 4GI, 4GJ, 4GK, 4GL, 4GM, 4GN, 4GO, 4GP, 4GQ, 4GR, 4GS, 4GT, 4GU, 4GV, 4GW, 4GX, 4GY, 4GZ, 4HA, 4HB, 4HC, 4HD, 4HE, 4HF, 4HG, 4HH, 4HI, 4HJ, 4HK, 4HL, 4HM, 4HN, 4HO, 4HP, 4HQ, 4HR, 4HS, 4HT, 4HU, 4HV, 4HW, 4HX, 4HY, 4HZ, 4IA, 4IB, 4IC, 4ID, 4IE, 4IF, 4IG, 4IH, 4II, 4IJ, 4IK, 4IL, 4IM, 4IN, 4IO, 4IP, 4IQ, 4IR, 4IS, 4IT, 4IU, 4IV, 4IW, 4IX, 4IY, 4IZ, 4JA, 4JB, 4JC, 4JD, 4JE, 4JF, 4JG, 4JH, 4JI, 4JJ, 4JK, 4JL, 4JM, 4JN, 4JO, 4JP, 4JQ, 4JR, 4JS, 4JT, 4JU, 4JV, 4JW, 4JX, 4JY, 4JZ, 4KA, 4KB, 4KC, 4KD, 4KE, 4KF, 4KG, 4KH, 4KI, 4KJ, 4KK, 4KL, 4KM, 4KN, 4KO, 4KP, 4KQ, 4KR, 4KS, 4KT, 4KU, 4KV, 4KW, 4KX, 4KY, 4KZ, 4LA, 4LB, 4LC, 4LD, 4LE, 4LF, 4LG, 4LH, 4LI, 4LJ, 4LK, 4LL, 4LM, 4LN, 4LO, 4LP, 4LQ, 4LR, 4LS, 4LT, 4LU, 4LV, 4LW, 4LX, 4LY, 4LZ, 4MA, 4MB, 4MC, 4MD, 4ME, 4MF, 4MG, 4MH, 4MI, 4MJ, 4MK, 4ML, 4MN, 4MO, 4MP, 4MQ, 4MR, 4MS, 4MT, 4MU, 4MV, 4MW, 4MX, 4MY, 4MZ, 4NA, 4NB, 4NC, 4ND, 4NE, 4NF, 4NG, 4NH, 4NI, 4NJ, 4NK, 4NL, 4NM, 4NO, 4NP, 4NQ, 4NR, 4NS, 4NT, 4NU, 4NV, 4NW, 4NX, 4NY, 4NZ, 4OA, 4OB, 4OC, 4OD, 4OE, 4OF, 4OG, 4OH, 4OI, 4OJ, 4OK, 4OL, 4OM, 4ON, 4OO, 4OP, 4OQ, 4OR, 4OS, 4OT, 4OU, 4OV, 4OW, 4OX, 4OY, 4OZ, 4PA, 4PB, 4PC, 4PD, 4PE, 4PF, 4PG, 4PH, 4PI, 4PJ, 4PK, 4PL, 4PM, 4PN, 4PO, 4PP, 4PQ, 4PR, 4PS, 4PT, 4PU, 4PV, 4PW, 4PX, 4PY, 4PZ, 4QA, 4QB, 4QC, 4QD, 4QE, 4QF, 4QG, 4QH, 4QI, 4QJ, 4QK, 4QL, 4QM, 4QN, 4QO, 4QP, 4QQ, 4QR, 4QS, 4QT, 4QU, 4QV, 4QW, 4QX, 4QY, 4QZ, 4RA, 4RB, 4RC, 4RD, 4RE, 4RF, 4RG, 4RH, 4RI, 4RJ, 4RK, 4RL, 4RM, 4RN, 4RO, 4RP, 4RQ, 4RR, 4RS, 4RT, 4RU, 4RV, 4RW, 4RX, 4RY, 4RZ, 4SA, 4SB, 4SC, 4SD, 4SE, 4SF, 4SG, 4SH, 4SI, 4SJ, 4SK, 4SL, 4SM, 4SN, 4SO, 4SP, 4SQ, 4SR, 4SS, 4ST, 4SU, 4SV, 4SW, 4SX, 4SY, 4SZ, 4TA, 4TB, 4TC, 4TD, 4TE, 4TF, 4TG, 4TH, 4TI, 4TJ, 4TK, 4TL, 4TM, 4TN, 4TO, 4TP, 4TQ, 4TR, 4TS, 4TT, 4TU, 4TV, 4TW, 4TX, 4TY, 4TZ, 4UA, 4UB, 4UC, 4UD, 4UE, 4UF, 4UG, 4UH, 4UI, 4UJ, 4UK, 4UL, 4UM, 4UN, 4UO, 4UP, 4UQ, 4UR, 4US, 4UT, 4UU, 4UV, 4UW, 4UX, 4UY, 4UZ, 4VA, 4VB, 4VC, 4VD, 4VE, 4VF, 4VG, 4VH, 4VI, 4VJ, 4VK, 4VL, 4VM, 4VN, 4VO, 4VP, 4VQ, 4VR, 4VS, 4VT, 4VU, 4VV, 4VW, 4VX, 4VY, 4VZ, 4WA, 4WB, 4WC, 4WD, 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4BB, 4BC, 4BD, 4BE, 4BF, 4BG, 4BH, 4BI, 4BJ, 4BK, 4BL, 4BM, 4BN, 4BO, 4BP, 4BQ, 4BR, 4BS, 4BT, 4BU, 4BV, 4BW, 4BX, 4BY, 4BZ, 4CA, 4CB, 4CC, 4CD, 4CE, 4CF, 4CG, 4CH, 4CI, 4CJ, 4CK, 4CL, 4CM, 4CN, 4CO, 4CP, 4CQ, 4CR, 4CS, 4CT, 4CU, 4CV, 4CW, 4CX, 4CY, 4CZ, 4DA, 4DB, 4DC, 4DD, 4DE, 4DF, 4DG, 4DH, 4DI, 4DJ, 4DK, 4DL, 4DM, 4DN, 4DO, 4DP, 4DQ, 4DR, 4DS, 4DT, 4DU, 4DV, 4DW, 4DX, 4DY, 4DZ, 4EA, 4EB, 4EC, 4ED, 4EE, 4EF, 4EG, 4EH, 4EI, 4EJ, 4EK, 4EL, 4EM, 4EN, 4EO, 4EP, 4EQ, 4ER, 4ES, 4ET, 4EU, 4EV, 4EW, 4EX, 4EY, 4EZ, 4FA, 4FB, 4FC, 4FD, 4FE, 4FF, 4FG, 4FH, 4FI, 4FJ, 4FK, 4FL, 4FM, 4FN, 4FO, 4FP, 4FQ, 4FR, 4FS, 4FT, 4FU, 4FV, 4FW, 4FX, 4FY, 4FZ, 4GA, 4GB, 4GC, 4GD, 4GE, 4GF, 4GG, 4GH, 4GI, 4GJ, 4GK, 4GL, 4GM, 4GN, 4GO, 4GP, 4GQ, 4GR, 4GS, 4GT, 4GU, 4GV, 4GW, 4GX, 4GY, 4GZ, 4HA, 4HB, 4HC, 4HD, 4HE, 4HF, 4HG, 4HH, 4HI, 4HJ, 4HK, 4HL, 4HM, 4HN, 4HO, 4HP, 4HQ, 4HR, 4HS, 4HT, 4HU, 4HV, 4HW, 4HX, 4HY, 4HZ, 4IA, 4IB, 4IC, 4ID, 4IE, 4IF, 4IG, 4IH, 4II, 4IJ, 4IK, 4IL, 4IM, 4IN, 4IO, 4IP, 4IQ, 4IR, 4IS, 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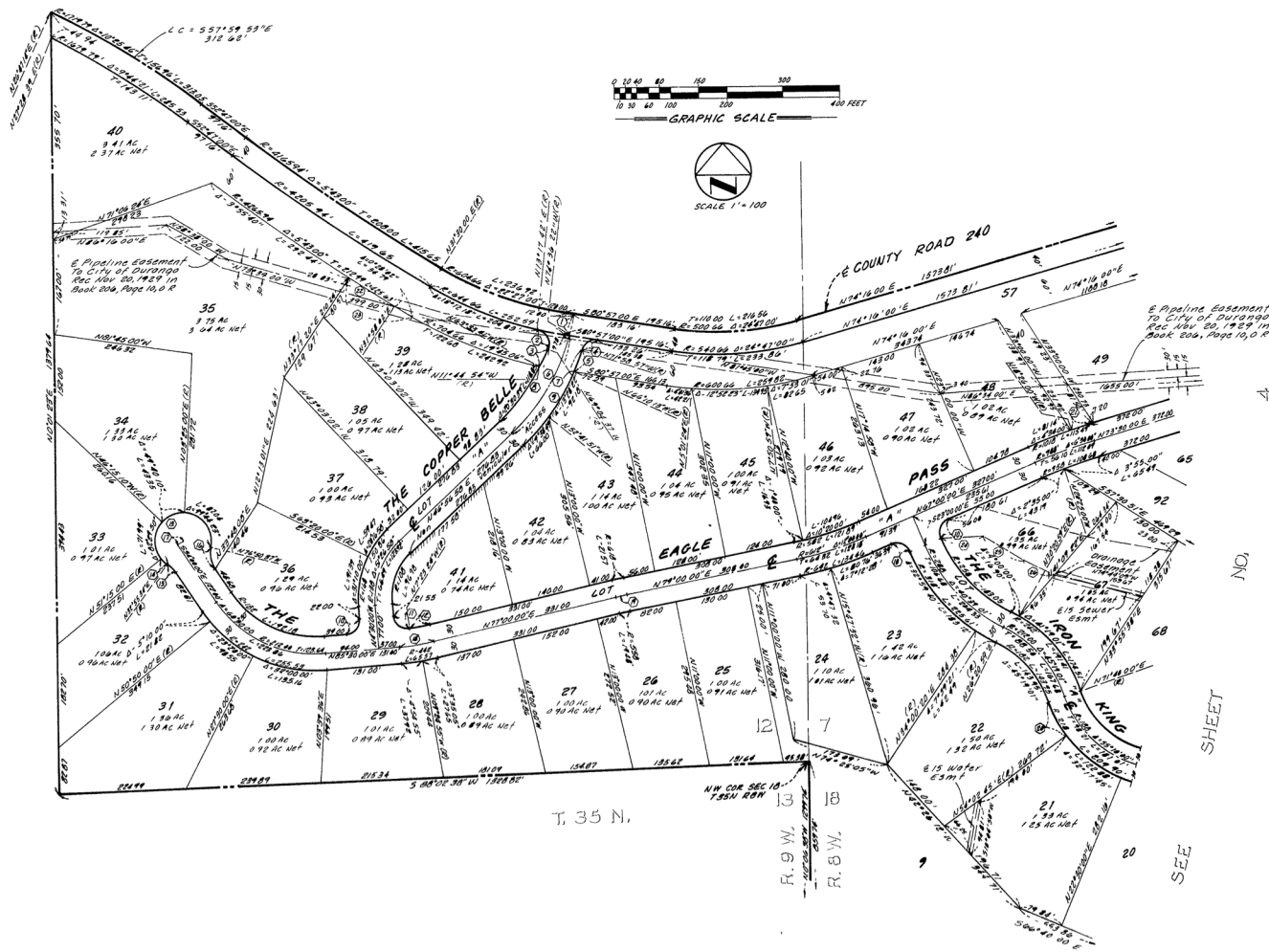


EDGEMONT RANCH
UNIT 1
PLANNED UNIT DEVELOPMENT

DRAWN BY: WES SEXTON CHECKED BY: D. GRATES
SCALE: 1"=200' DATE: JAN 26, 1983

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

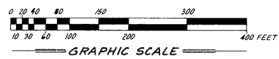
SHEET
2
OF
5



DATA TABLE

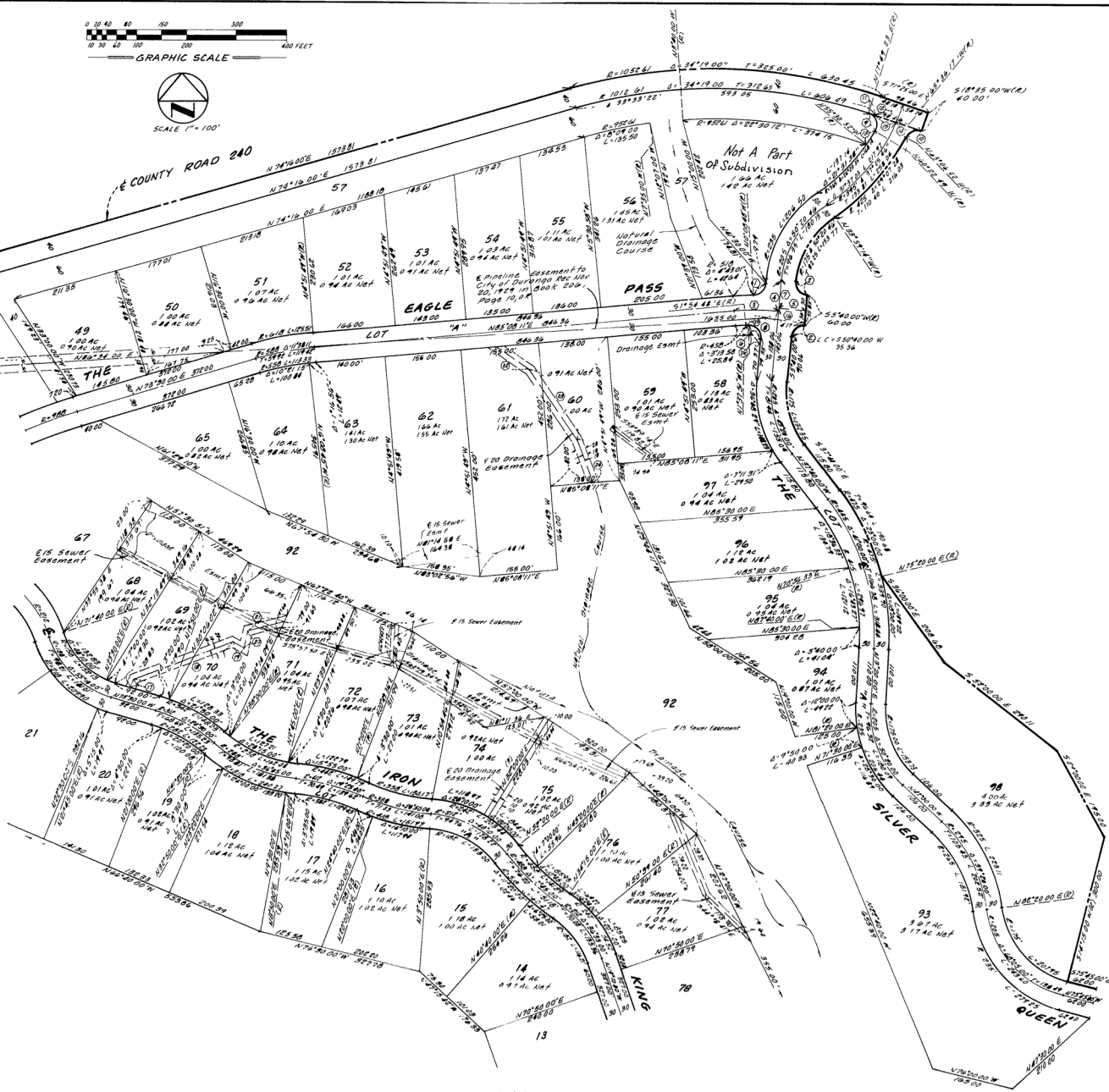
LOT	ACREAGE	AREA	PERCENT
1	1.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
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47	1.00	1.00	1.00
48	1.00	1.00	1.00
49	1.00	1.00	1.00
50	1.00	1.00	1.00

	EDGEMONT RANCH UNIT 1 PLANNED UNIT DEVELOPMENT		SHEET 3 OF 5
	DRAWN BY LARRY MATHIS CHECKED BY D. CRITES SCALE 1" = 100' DATE JAN 26, 1983		
	P.O. BOX 97 DURANGO, COLORADO (303) 247-1705		



SEE SHEET NO. 2

SEE SHEET NO. 1



DATA TABLE			
Lot	Acres	Area	Area
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
16	1.00	1.00	1.00
17	1.00	1.00	1.00
18	1.00	1.00	1.00
19	1.00	1.00	1.00
20	1.00	1.00	1.00
21	1.00	1.00	1.00
22	1.00	1.00	1.00
23	1.00	1.00	1.00
24	1.00	1.00	1.00
25	1.00	1.00	1.00
26	1.00	1.00	1.00
27	1.00	1.00	1.00
28	1.00	1.00	1.00
29	1.00	1.00	1.00
30	1.00	1.00	1.00
31	1.00	1.00	1.00
32	1.00	1.00	1.00
33	1.00	1.00	1.00
34	1.00	1.00	1.00
35	1.00	1.00	1.00
36	1.00	1.00	1.00
37	1.00	1.00	1.00
38	1.00	1.00	1.00
39	1.00	1.00	1.00
40	1.00	1.00	1.00
41	1.00	1.00	1.00
42	1.00	1.00	1.00
43	1.00	1.00	1.00
44	1.00	1.00	1.00
45	1.00	1.00	1.00
46	1.00	1.00	1.00
47	1.00	1.00	1.00
48	1.00	1.00	1.00
49	1.00	1.00	1.00
50	1.00	1.00	1.00
51	1.00	1.00	1.00
52	1.00	1.00	1.00
53	1.00	1.00	1.00
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55	1.00	1.00	1.00
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57	1.00	1.00	1.00
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61	1.00	1.00	1.00
62	1.00	1.00	1.00
63	1.00	1.00	1.00
64	1.00	1.00	1.00
65	1.00	1.00	1.00
66	1.00	1.00	1.00
67	1.00	1.00	1.00
68	1.00	1.00	1.00
69	1.00	1.00	1.00
70	1.00	1.00	1.00
71	1.00	1.00	1.00
72	1.00	1.00	1.00
73	1.00	1.00	1.00
74	1.00	1.00	1.00
75	1.00	1.00	1.00
76	1.00	1.00	1.00
77	1.00	1.00	1.00
78	1.00	1.00	1.00

SEE SHEET NO. 5

EDGEMONT RANCH
UNIT 1
PLANNED UNIT DEVELOPMENT

DRAWN BY LARRY MATHIS
SCALE 1"=100'

CHECKED BY D. CRITTS
DATE JAN 26, 1983

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

SHEET
4
OF
5



STATION	BEARING	LENGTH	COORDINATES
1	N 70° 00' 00" E	250.00	250.00
2	N 70° 00' 00" E	12.00	262.00
3	N 70° 00' 00" E	12.00	274.00
4	N 70° 00' 00" E	12.00	286.00
5	N 70° 00' 00" E	12.00	298.00
6	N 70° 00' 00" E	12.00	310.00
7	N 70° 00' 00" E	12.00	322.00
8	N 70° 00' 00" E	12.00	334.00
9	N 70° 00' 00" E	12.00	346.00
10	N 70° 00' 00" E	12.00	358.00
11	N 70° 00' 00" E	12.00	370.00
12	N 70° 00' 00" E	12.00	382.00
13	N 70° 00' 00" E	12.00	394.00
14	N 70° 00' 00" E	12.00	406.00
15	N 70° 00' 00" E	12.00	418.00
16	N 70° 00' 00" E	12.00	430.00
17	N 70° 00' 00" E	12.00	442.00
18	N 70° 00' 00" E	12.00	454.00
19	N 70° 00' 00" E	12.00	466.00
20	N 70° 00' 00" E	12.00	478.00
21	N 70° 00' 00" E	12.00	490.00
22	N 70° 00' 00" E	12.00	502.00
23	N 70° 00' 00" E	12.00	514.00
24	N 70° 00' 00" E	12.00	526.00
25	N 70° 00' 00" E	12.00	538.00
26	N 70° 00' 00" E	12.00	550.00
27	N 70° 00' 00" E	12.00	562.00
28	N 70° 00' 00" E	12.00	574.00
29	N 70° 00' 00" E	12.00	586.00
30	N 70° 00' 00" E	12.00	598.00
31	N 70° 00' 00" E	12.00	610.00

	EDGEMONT RANCH UNIT 1 PLANNED UNIT DEVELOPMENT		SHEET 5 OF 5
	DRAWN BY LARRY MATHIS CHECKED BY D. CRITEN SCALE 1" = 100' DATE JAN 26, 1983		
	P.O. BOX 97 DURANGO, COLORADO (303) 247-1705		