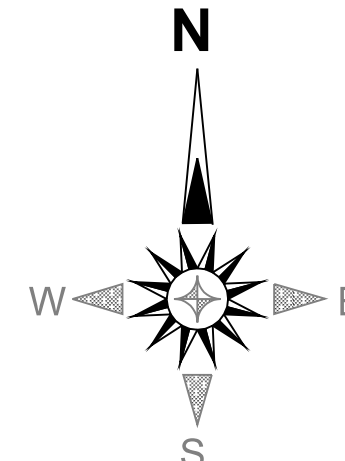
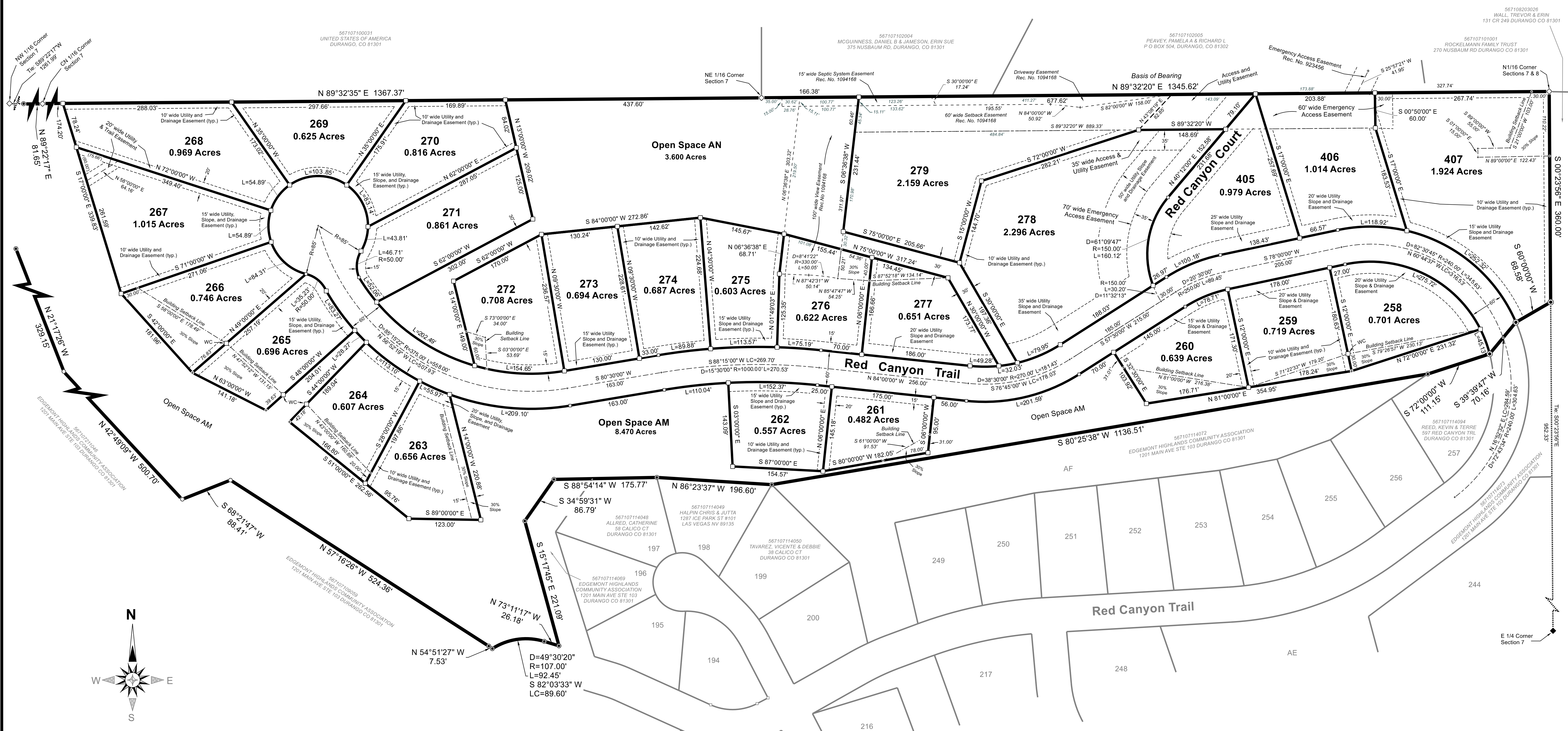


THE TIMBERS AT EDMONT HIGHLANDS PHASE 3D PRELIMINARY PLAT

PROJECT NUMBER PL 2020 - 0181

Located in Section 7, T35N, R8W, NMPM



Scale: 1" = 80' on a 36" x 24" sheet
Lineal Dimensions are in US Survey Feet

- Description of Monuments
- Set 5/8" x 24" rebar with a 2" aluminum cap stamped DZ Crites PLS 18450
 - Set 5/8" x 24" rebar with a 2" aluminum cap stamped DZ Crites PLS 18450
 - Found 5/8" x 24" rebar with a 2" aluminum cap stamped DZ Crites PLS 18450
 - Found 5/8" x 24" rebar with a 1.5" aluminum cap stamped DZ Crites PLS 18450
 - ◆ Found 3.25" aluminum cap on a 2.5" x 30" aluminum pipe stamped DZ Crites PLS 18450
 - ◇ Found 3/4" rebar with a 2" aluminum cap stamped Craig PLS 29026
 - Found 5/8" rebar with a 1.5" aluminum cap stamped Craig PLS 29026
 - + Monument not found or set
- WC = Witness Corner

Surveyor's Notes:

The source of easement and right-of-way research, and title research was conducted by Title of Durango, LLC per Title Commitment File Number 104991, effective date: September 24, 2020, and not from research conducted by DZC Surveys. Any and all parties having interest in the Property are hereby referred to said title commitment and any title policies issued at a later date. This property may be subject to the easements, rights of way and restrictions as listed in the Title Commitment.

SURVEYOR'S CERTIFICATION:

I hereby state that this plat was prepared by me based on field surveys and calculations performed by me, or under my responsible charge, that it is based on my professional land survey knowledge, information, and belief, and is in accordance with applicable standards of practice. This certification is not a guaranty or warranty, either expressed or implied.

Daryl Z Crites
Daryl Z Crites, PLS
Colorado Registration No. 18450

Land Use Table

Phase 3D Total Acreage	= 38.054 Ac	100%
Single Family Lots	= 25	
Total Area in Lots	= 22.426 Ac	59%
Average Lot Size	= 0.897 Ac	
Gross Density	= 0.66 Units/Acre	
Open Space	= 12.070 Ac	32%
Road R-O-W	= 3.558 Ac	9%
Net Density (less roads)	= 0.72 Units/ Acre	

Basis of Bearing:
Bearings are based on the north line of the SE1/4NE1/4 of Section 7 (N89°32'20"E, 1345.62'). Both ends of the said line are found monuments as shown and described hereon. To match GPS bearings rotate the bearings shown hereon -00°03'31".

NOTICE: 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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

STATE OF COLORADO
SS)
COUNTY OF LA PLATA

I hereby state that this instrument was filed for record at _____ on _____ under Reception Number _____

By: _____

DZC SURVEYS
16 Falcon Way
Durango, CO 81301
(970) 749-3811
DZC@CeddisAerial.com

**The Timbers at Edgemont Highlands
Phase 3D
Project No. PL 2020 - 0181**
Edgemont Community Partners, LLC
Section 7, T35N, R8W, NMPM

DATE	12-7-2020	SCALE:	80 Ft/in
FILE NAME:	Timbers.TRV	SHEET 2 of 2	