

**FERRINGWAY CONDOMINIUMS
AMENDMENT PLAT #2
SECTION 21, T35N, R9W, N.M.P.M.,
CITY OF DURANGO, LA PLATA COUNTY, COLORADO**



Vicinity Map
Scale : 1 inch = 500 feet

Land Use Table	
LCE#1	= 427 Sq. Ft.
LCE#2	= 715 Sq. Ft.
LCE#3	= 1462 Sq. Ft.
LCE#4	= 220 Sq. Ft.
Manager Unit A 1st Floor	= 1250 Sq. Ft.
Manager Unit A 2nd Floor	= 1250 Sq.Ft.

SURVEYOR'S STATEMENT

I hereby state that this survey and plat was 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 applicable standards of practice of Professional Land Surveyors in the State of Colorado. I also state that this survey and plat is not a guaranty or warranty, either expressed or implied.

This plat contains all the information required by C.R.S. 38-33.3-209.

PRELIMINARY

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

Notice: Title Research - Title, easement and Right-of-Way research was conducted by _____ LLC per Order No. _____ effective _____ at 5:00 P.M. and not from research conducted by Moreno Surveying & Geographics, Inc. Any and all parties having interest in subject tracts of land are hereby referred to said title commitments and any title policies issued at a later date.

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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CERTIFICATE OF OWNERS KNOW BY ALL THESE PRESENTS

That Ferringway Unit Owners Association, whose address is 6 Ferringway Circle Durango, Colorado 81301, being the legal and record owner of a Tract of land located within Section 21, T35N, R09W, N.M.P.M., in La Plata County, Colorado further described as follows:

Manager's Unit GCE and adjacent GCE as shown on the Condominium Map of Ferringway Condominiums Planned Unit Development per the plat thereof recorded March 21, 1984 at Reception No. 496994, City of Durango, County of La Plata, State of Colorado

Has caused the same to be amended and platted under the name and style of Ferringway Condominiums Amendment Plat #2, consisting of one unit, named the Manager Unit, and four LCE's named LCE#1, LCE#2, LCE#3, and LCE#4

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

By _____, Authorized Representative, Ferringway Unit Owners Association

STATE OF COLORADO)
SS)
COUNTY OF LA PLATA]

The foregoing instrument was acknowledged before me by _____
Authorized Representative Ferringway Unit Owners Association on this _____ day, of _____, 2021 for the aforementioned purposes.

My commission Expires _____ Notary Public

STATE OF COLORADO)
SS)
COUNTY OF LA PLATA]

I hereby state that this instrument was filed for record at _____ O'clock __M this day of _____ 2021 and duly filed.
Reception Number _____ Fee \$ _____
By _____
Tiffany Lee Parker, Recorder
By _____
Deputy

GENERAL DECLARATIONS

The Limited Common Elements (LCE), as shown hereon, are hereby allocated to the owners and future owners(s) of units as private yards, porches, storage areas, and certain parking areas and as outlined in the Amended Declaration of Condominium Ownership and Covenants, Conditions and Restrictions for The Ferringway Condominiums as recorded under Reception No. _____ in the office of the Clerk and Recorder, County of La Plata, State of Colorado.

REVIEWED AND APPROVED BY:

City Engineer _____ Date _____ Century Link _____ Date _____

Durango Fire Protection District, Fire Marshal _____ Date _____ Community Development Director _____ Date _____


La Plata Electric Association _____ Date _____ Atmos Energy Corporation _____ Date _____

Charter Communications _____ Date _____

CITY OF DURANGO APPROVAL:

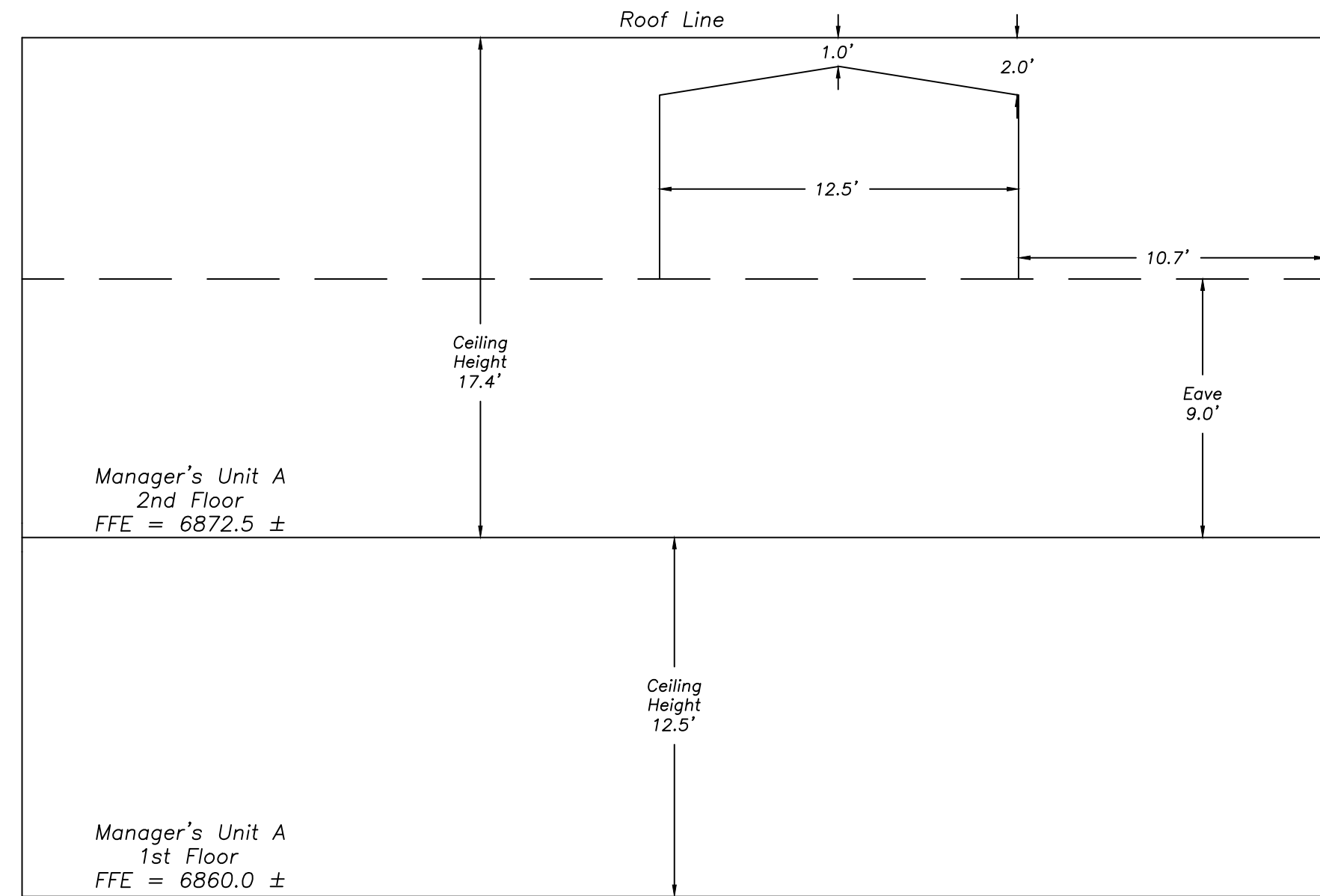
The Plat shown hereon is approved by the City Council of the City of Durango and all easements dedications offered to the City of Durango are hereby accepted on this _____ day of _____ 2020. Public improvements, associated with the above dedications, will be accepted by the City of Durango following completion of construction, inspection and final acceptance by the City Community Development Department.

Mayor, City of Durango _____ City Clerk, City of Durango _____

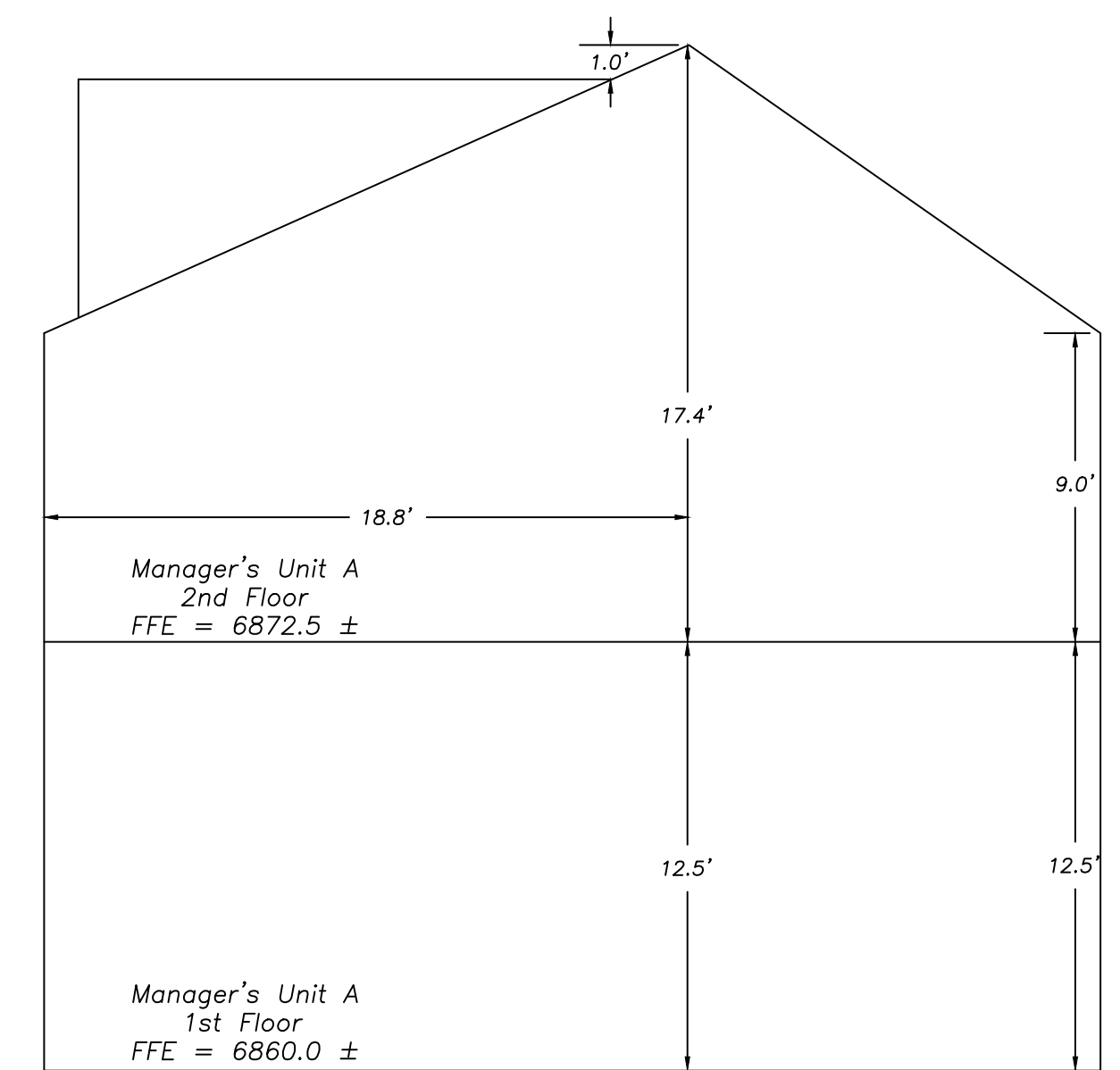
<p>FERRINGWAY CONDOMINIUMS AMENDMENT PLAT #2</p> <p>SECTION 21, T35N, R9W, N.M.P.M., CITY OF DURANGO, LA PLATA COUNTY, COLORADO</p>	 <p>635 EAST 2ND AVE., DURANGO, CO (970) 385-8535</p> <p>DATE: <u>3/4/2021</u> SCALE: 1 INCH = 500 FEET DRAWN BY: <u>IM</u> CHECKED BY: <u>JC</u> JOB NO.: 2020-060</p>
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FERRINGWAY CONDOMINIUMS AMENDMENT PLAT #2

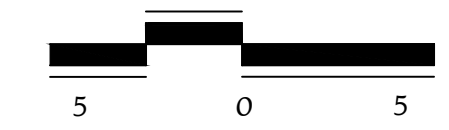
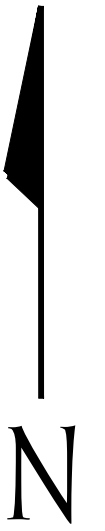
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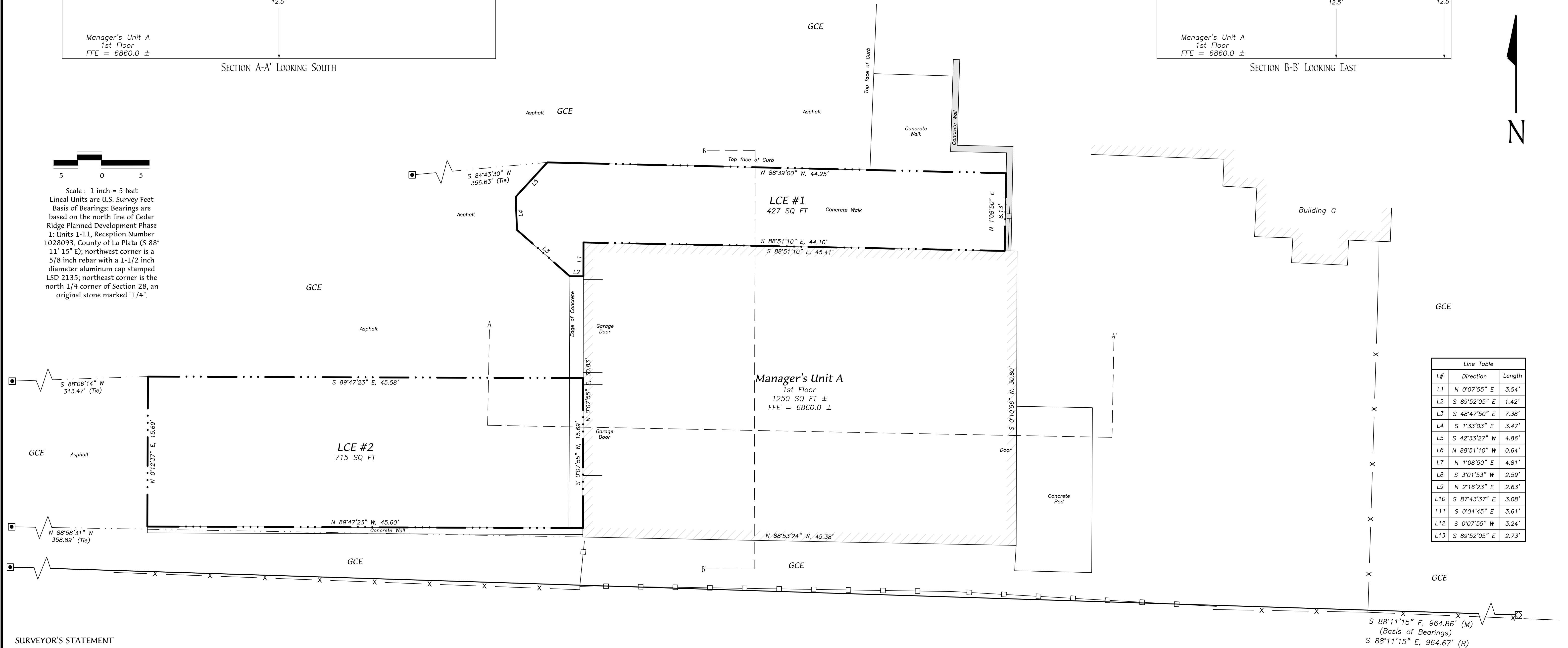
SECTION A-A' LOOKING SOUTH



SECTION B-B' LOOKING EAST



Scale: 1 inch = 5 feet
 Lineal Units are U.S. Survey Feet
 Basis of Bearings: Bearings are based on the north line of Cedar Ridge Planned Development Phase 1: Units 1-11, Reception Number 1028093, County of La Plata (S 88° 11' 15" E); northwest corner is a 5/8 inch rebar with a 1-1/2 inch diameter aluminum cap stamped LSD 2135; northeast corner is the north 1/4 corner of Section 28, an original stone marked "1/4".



Line Table		
L#	Direction	Length
L1	N 0°07'55" E	3.54'
L2	S 89°52'05" E	1.42'
L3	S 48°47'50" E	7.38'
L4	S 1°33'03" E	3.47'
L5	S 42°33'27" W	4.86'
L6	N 88°51'10" W	0.64'
L7	N 1°08'50" E	4.81'
L8	S 3°01'53" W	2.59'
L9	N 2°16'23" E	2.63'
L10	S 87°43'37" E	3.08'
L11	S 0°04'45" E	3.61'
L12	S 0°07'55" W	3.24'
L13	S 89°52'05" E	2.73'

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Notice: Any encroachment of fences across property may indicate that possessory rights are accruing.

- Legend**
- Found: 1-1/2 inch aluminum cap on 5/8 inch rebar stamped, "LS 2185"
 - Found: Original Stone Marked "1/4"
 - (M) Measured Dimension
 - (R) Record Dimension RN 1028093
 - Property Line
 - Chainlink Fence
 - Privacy Fence

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**Moreno
& SURVEYING
GEOGRAPHICS**

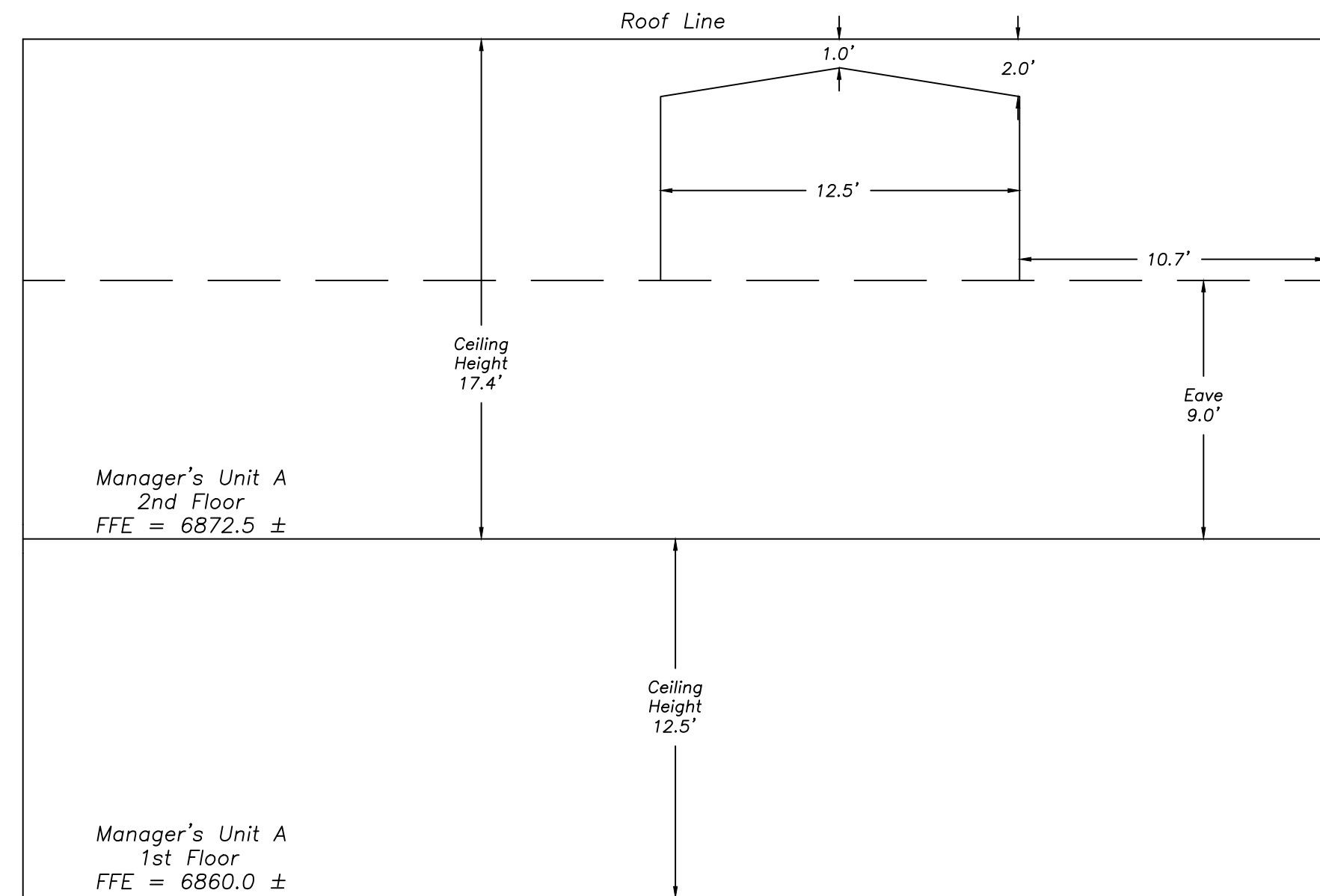
635 EAST 2ND AVE., DURANGO, CO (970) 385-8535

SHEET 2 OF 3

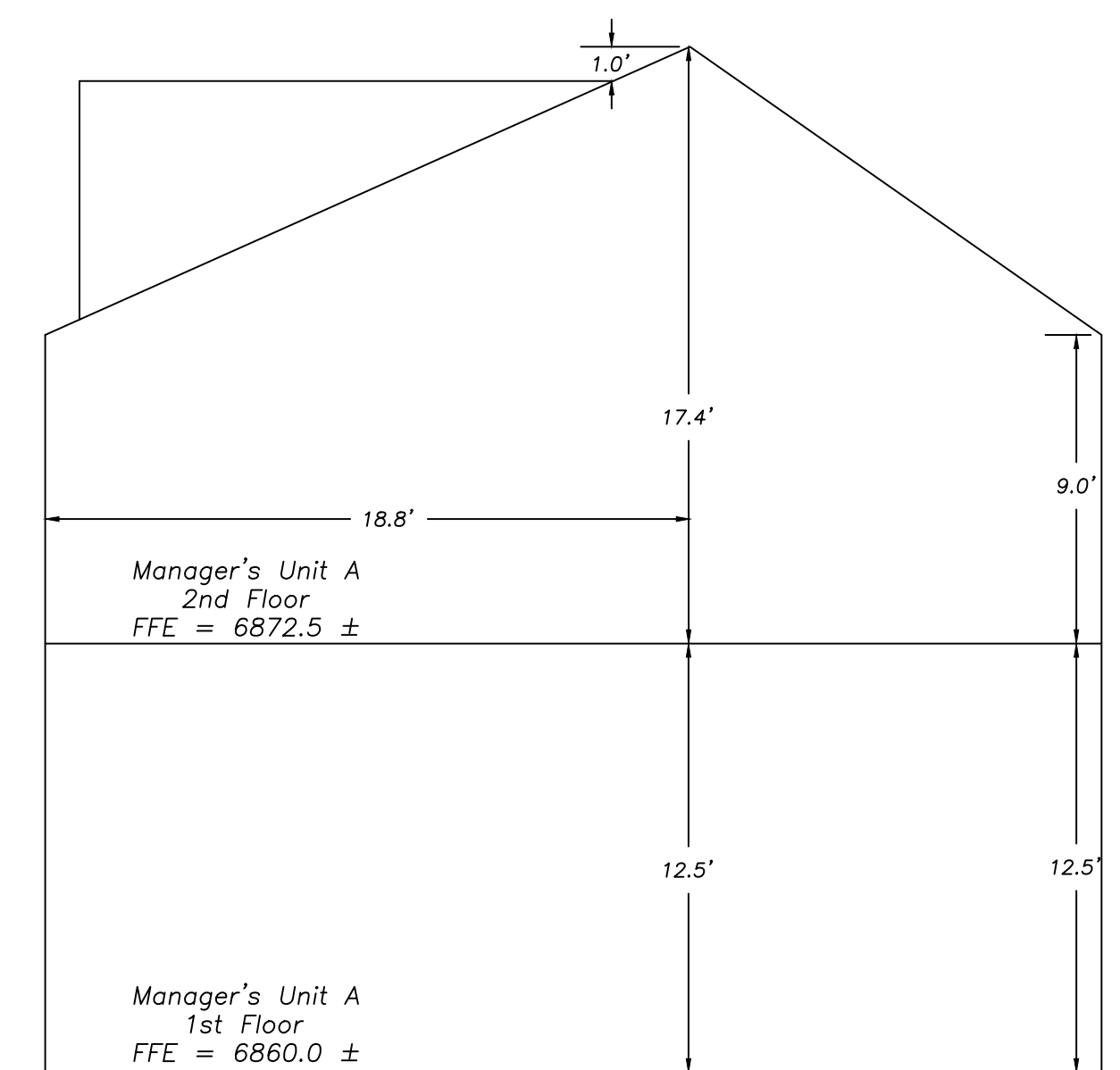
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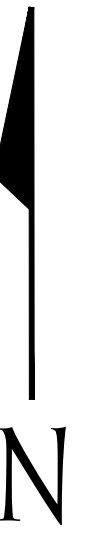
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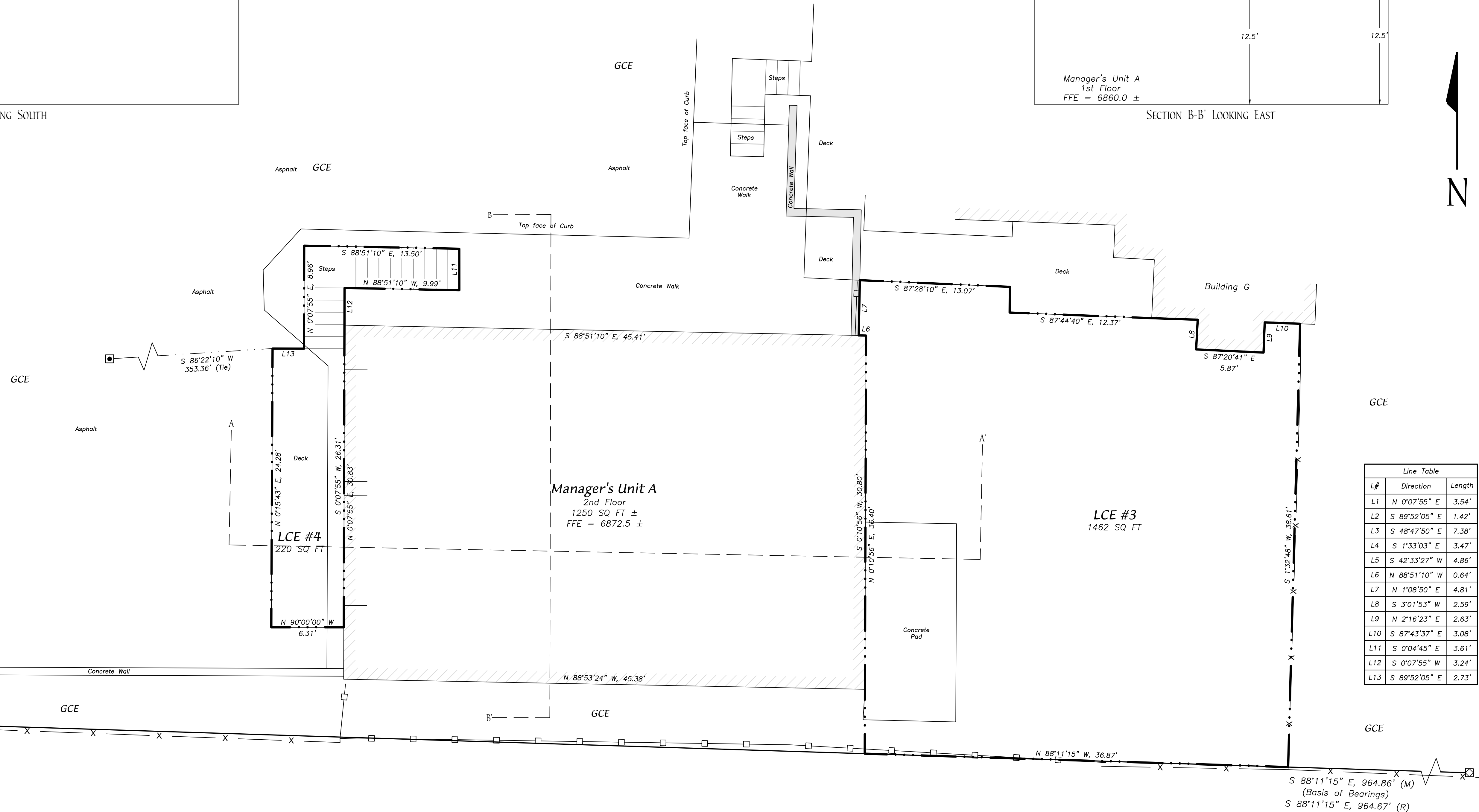
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SHEET 3 OF 3

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