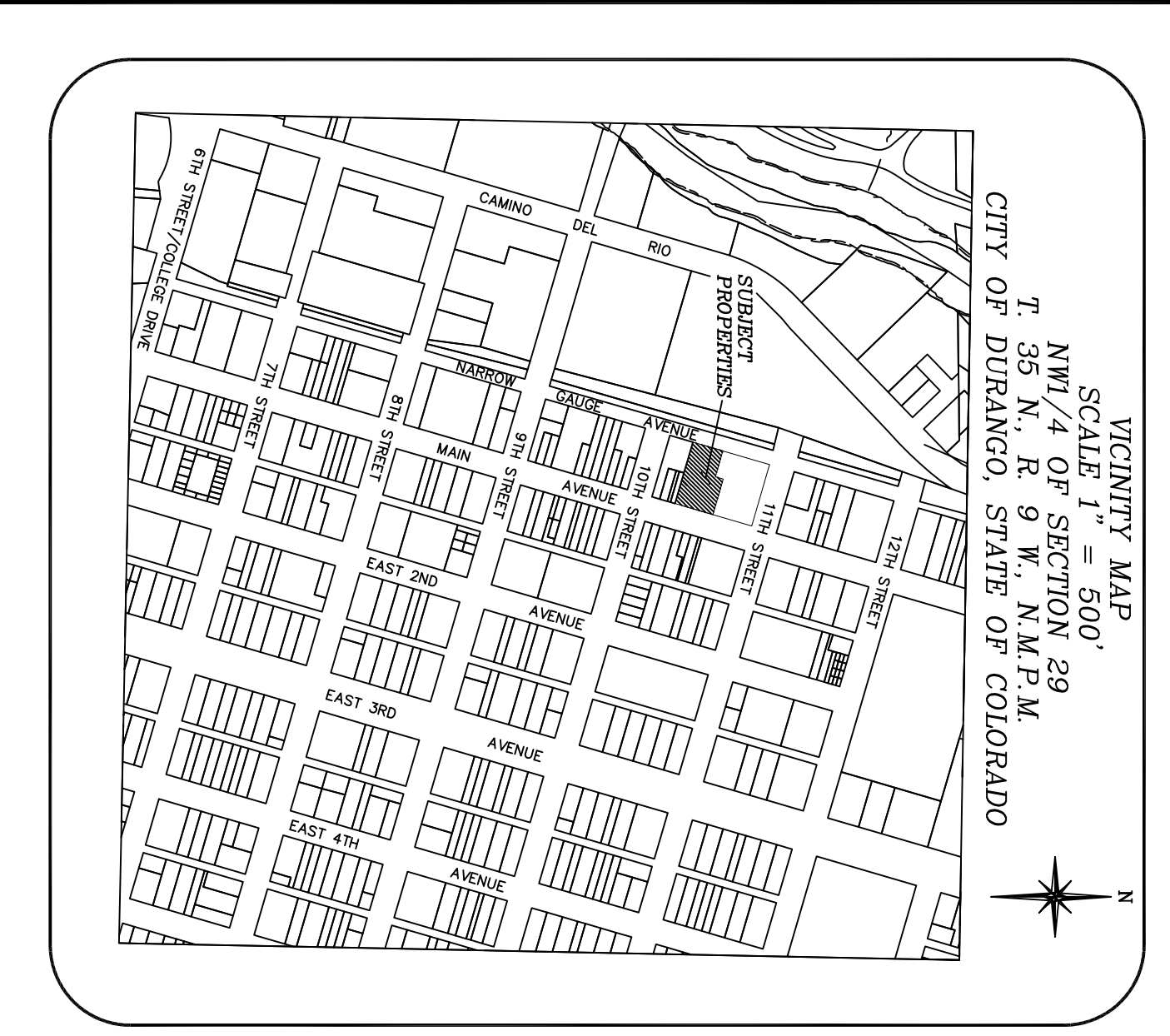
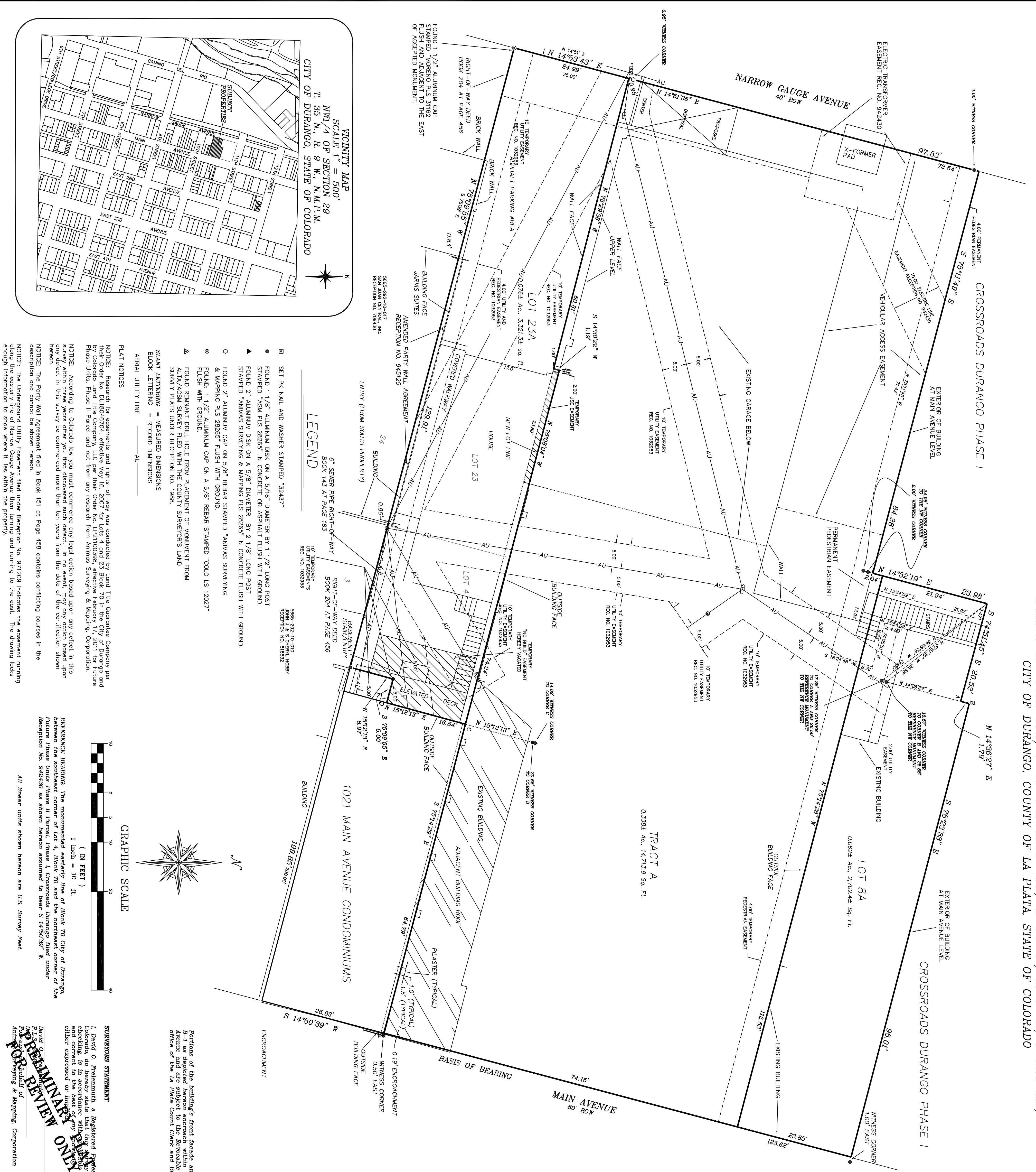
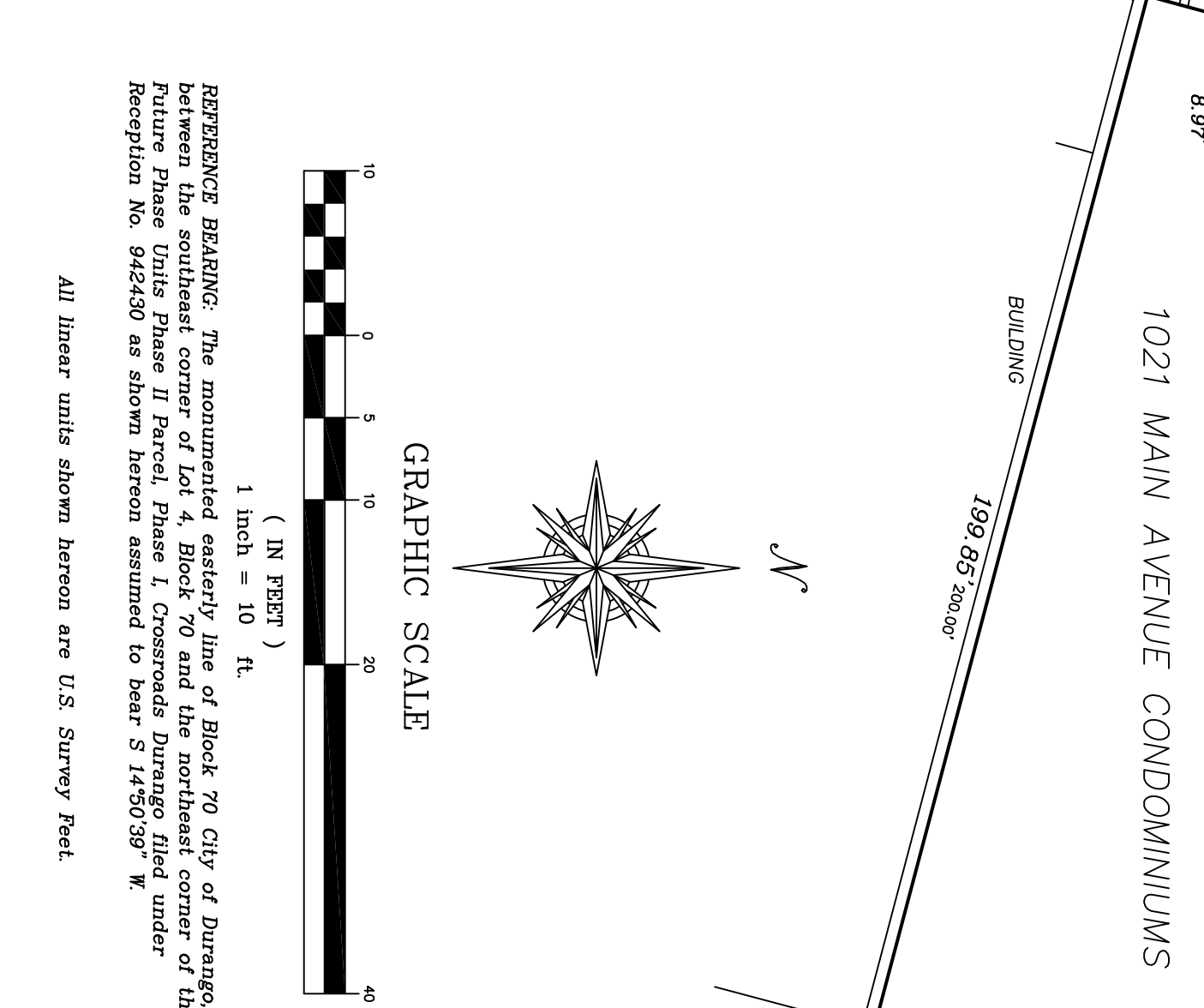


**SECOND RESUBDIVISION OF A RESUBDIVISION OF LOTS 4 AND 23 BLOCK 70 CITY OF DURANGO
AND FUTURE PHASE UNITS - PHASE II PARCEL, CROSSROADS DURANGO PHASE I
LYING IN THE NW/4 OF SECTION 29, T 35 N, R 9 W, N.M.P.M.,
CITY OF DURANGO, COUNTY OF LA PLATA, STATE OF COLORADO**



- LEGEND**
- SET PK WALL AND WASHER STAMPED "32437"
 - FOUND 1 1/2" ALUMINUM DISK ON A 5/8" DIAMETER BY 1 1/2" LONG POST STAMPED "ASM PLS 28265" IN CONCRETE OR ASPHALT FLUSH WITH GROUND.
 - ▲ FOUND 2" ALUMINUM DISK ON A 5/8" DIAMETER BY 2 1/8" LONG POST STAMPED "ANIMAS SURVEYING & MAPPING PLS 28265" IN CONCRETE FLUSH WITH GROUND.
 - FOUND 2" ALUMINUM CAP ON 5/8" REBAR STAMPED "ANIMAS SURVEYING & MAPPING PLS 28265" FLUSH WITH GROUND.
 - ⊙ FOUND 1 1/2" ALUMINUM CAP ON A 5/8" REBAR STAMPED "COLO LS 12027" FLUSH WITH GROUND.
 - ▲ FOUND REMNANT DRILL HOLE FROM PLACEMENT OF MONUMENT FROM ALTA/ACSM SURVEY FILLED WITH THE COUNT SURVEYOR'S LAND SURVEY PLAYS UNDER RECEPTION NO. 1985.
 - SLANT LETTERING = MEASURED DIMENSIONS
 - BLOCK LETTERING = RECORD DIMENSIONS
 - AERIAL UTILITY LINE ——— AU ———
- PLAT NOTICES**
- NOTICE: Research for easements and rights-of-way was conducted by Land Title Guarantee Company per their Order No. DU8046704, effective May 16, 2007 for Lots 4 and 23 Block 70 in the City of Durango and by Colorado Land Title Company, LLC per their Order No. LP2100398, effective February 17, 2011 for Future Phase Units, Phase II Parcel and not from any research from Animas Surveying & Mapping, Corporation.
- 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.
- NOTICE: The Party Wall Agreement filed in Book 151 of Page 458 contains conflicting courses in the description and cannot be shown hereon.
- NOTICE: The Underground Utility Easement filed under Reception No. 971209 indicates the easement running along the easterly line of Narrow Gauge Avenue then turning and running to the east. The drawing lacks enough information to show where it lies within the property.



SURVEYOR'S STATEMENT

I, David O. Prentiss, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this plat was made under my direct supervision and control and that I am a duly licensed and qualified surveyor in the State of Colorado and correct to the best of my knowledge and belief and is not a guaranty or warranty either expressed or implied.

PRELIMINARY REVIEW ONLY

Portions of the building's front facade and the basement area associated with Unit B-11 as depicted hereon encroach within the public street right-of-way for Main Avenue and are subject to the Revocable Permit for Main Avenue recorded in the Office of the La Plata County Clerk and Recorder under Reception No. 1026018.

Director of Planning & Community Development	Date	Director of Public Works	Date
_____	_____	_____	_____
Planning Commission Secretary	Date	Durango Fire & Rescue Authority Fire Marshal	Date
_____	_____	_____	_____
La Plata Electric Association, Inc.	Date	City Engineer	Date
_____	_____	_____	_____
Atmos Energy	Date	Century Link	Date
_____	_____	_____	_____
Charter	Date		
_____	_____		

CITY OF DURANGO APPROVAL

Approved by the City Council of the City of Durango and all easements and right-of-way dedications offered to the City of Durango are hereby accepted on this day of _____, 2021. 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 Public Works Department.

By _____ Mayor, City of Durango

City Clerk, City of Durango

Director of Planning & Community Development

Planning Commission Secretary

La Plata Electric Association, Inc.

Atmos Energy

Charter

COUNTY CLERK CERTIFICATE

STATE OF COLORADO }
LA PLATA COUNTY }
I hereby certify that this instrument was filed for record at _____ o'clock _____ M., _____, 2021, and duly filed Reception No. _____ Fee \$ _____

TIFANY LEB PARKER, Recorder

By _____ Deputy

ANIMAS Surveying & Mapping

DATE: 2/12/21
JOB NUMBER: 201-12
SHEET: 1 OF 2

CHECKED BY: DF

DATE: 2/12/21
JOB NUMBER: 201-12
SHEET: 1 OF 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, That Downtown Durango Investments, LLC, whose legal address is 1030 E. 10th Street, Durango, Colorado 81301, being the legal and record owner of the following described parcel:

A parcel of land lying in Section 29, Township 35 North, Range 9 West of the New Mexico Principal Meridian, City of Durango, County of La Plata, State of Colorado, being more particularly described as follows:

Lot 23 and that portion of Lot 4 lying west of 1021 MAIN AVENUE CONDOMINIUMS, according to the plat thereof filed July 12, 2011 in the Office of the La Plata County Clerk and Recorder under Reception Number 1026053, all in Block 70 in the City of Durango, County of La Plata, State of Colorado.

AND a parcel of land lying in Section 29, Township 35 North, Range 9 West of the New Mexico Principal Meridian, City of Durango, County of La Plata, State of Colorado, being more particularly described as follows:

Future Phase Units - Phase II Parcel as shown on the Crossroads Durango Phase I plat filed for record September 21, 2006 under Reception No. 942430 containing 0.401 acres.

Has caused the same to have the boundaries adjusted and platted as SECOND RESUBDIVISION OF A RESUBDIVISION OF LOTS 4 AND 23 BLOCK 70 CITY OF DURANGO AND FUTURE PHASE UNITS PHASE II PARCEL, CROSSROADS DURANGO PHASE I AND THE 1021 MAIN AVENUE CONDOMINIUMS, as shown hereon and further consisting of Lot 9A, Lot 53A and Tract A GENERAL DEDICATIONS

The two (2) foot wide Utility Easement along the southerly line of the building in Lot 8A, is hereby dedicated to La Plata Electric Association, Inc. and telecommunication providers for the installation and maintenance of electrical service lines and telecommunication lines and their related equipment.

The Pedestrian Easement, as shown hereon, is hereby dedicated to Crossroads Durango Phase I and Lot 8A for use, maintenance and repair of the existing and future stairways and access to the alley.

The four (4) foot wide Temporary Pedestrian Easement, as shown hereon, is hereby dedicated to Crossroads Durango Phase I and Lot 8A for access to Main Street from the bottom of the existing stairway.

The Temporary Use Easement, as shown hereon along a portion of the northerly line of Lot 23A, is hereby dedicated to Downtown Durango Investments, LLC for the purpose to restrict any use, change or construction within the easement. The Temporary Use Easement shall automatically terminate upon the City of Durango's issuance of a final plat for the subdivision of the property shown hereon and the Temporary Use Easement in the public record may need to confirm termination of the Temporary Use Easement in the public record.

The Vehicular Access Easement, as shown hereon, is hereby dedicated to Crossroads Durango Phase I for access to the building shown hereon and further consisting of Lot 9A, Lot 53A and Tract A.

The easements shown hereon are hereby dedicated to Crossroads Durango Phase I for access to the easement based on the garage design of Phase II as more particularly set forth in the Declaration of Easements and Restrictions.

VACATION STATEMENT

The Temporary "No Build" Easement, as shown hereon is hereby vacated. The undersigned hereby consent to this vacation.

By _____
Keturaj Jaysons, Partner
Date _____

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:

Downtown Durango Investments, LLC

By _____
James Hoffmann, Member
State of Colorado }
County of La Plata } SS
Subscribed and sworn before me this _____ day of _____, 2021 by James Hoffmann, Member
My commission expires _____

Notary Public _____