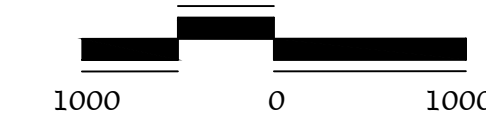
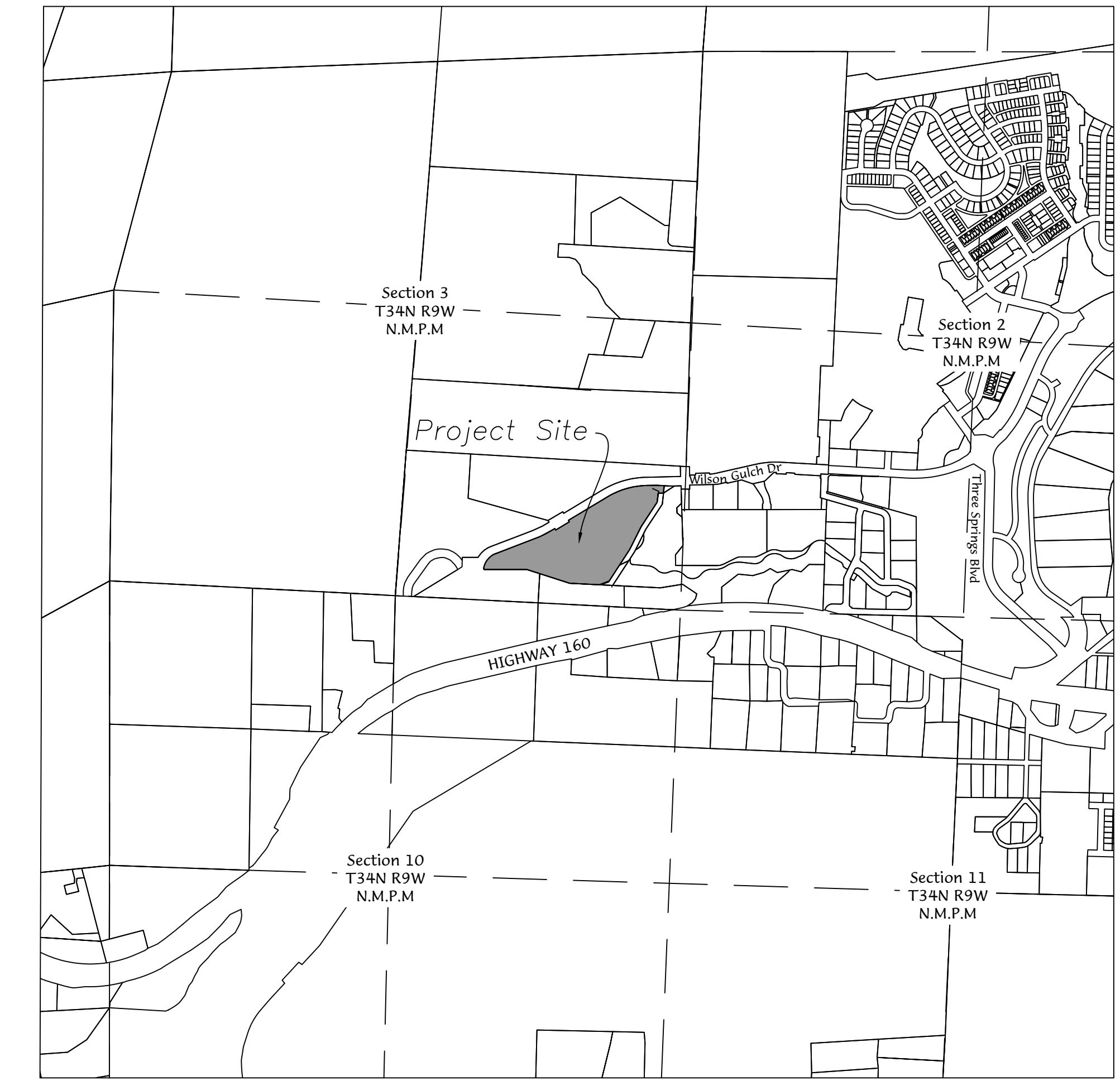


# GATEWAY SUBDIVISION, A RESUBDIVISION OF LOT 5R-PD-1 OF THE CRADER SUBDIVISION

LOCATED IN SE 1/4 SECTION 3, T34N, R9W, N.M.P.M.  
CITY OF DURANGO, LA PLATA COUNTY, COLORADO



Scale : 1 inch = 1000 feet  
Lineal Units are U.S. Survey Feet

**CERTIFICATE OF SURVEYOR**

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 I am not certifying the Plat Notices and that this survey and plat is not a guaranty or warranty, either expressed or implied.

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

**SURVEYOR'S NOTES:**

Title Research - Title, Easement and Right-of-Way research was conducted by Colorado Title & Closing Services, LLC, a Colorado Title Insurance Company per order No. LP22002715, effective July 27th, 2020 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.

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

PRELIMINARY

**CERTIFICATE OF OWNERS KNOW BY ALL THESE PRESENTS**

That TAZAJAG, LLC, whose address is 357 N. Loy Lane, Sedona, AZ 86336 being the legal and record owner of land located within The City of Durango, La Plata County, Colorado more particularly described as follows:

LOT 5R-PD-1 OF THE BOUNDARY ADJUSTMENT BETWEEN LOT 3R & 5R OF THE RESUBDIVISION OF THE CRADER SUBDIVISION AND LOT 1R & TRACT 1A-1R RESUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD JUNE 23, 2017 UNDER RECEPTION NO. 1142945.

Has caused the same to be subdivided and platted under the name and style of GATEWAY SUBDIVISION, A RESUBDIVISION OF LOT 5R-PD-1 OF THE CRADER SUBDIVISION, consisting of five (5) lots, three (3) Tracts, and a Right-of-way known as:

Lot 5R-PD-1-A, Lot 5R-PD-1-B, Lot 5R-PD-1-C, Lot 5R-PD-1-D, Lot 5R-PD-1-E, TRACT A, and two (2) Right-of-Ways known as ROW 1 & ROW 2.

**THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:**

By: \_\_\_\_\_ Jack Sheehan, Member of TAZAJAG, LLC.  
STATE OF \_\_\_\_\_ )  
                                  SS) )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by Jack Sheehan, Member of TAZAJAG, LLC on this \_\_\_\_\_ day, of \_\_\_\_\_, 2021 for the aforementioned purposes.

My commission Expires \_\_\_\_\_ Notary Public

By: \_\_\_\_\_ Tom Foulds, Member of TAZAJAG, LLC.  
STATE OF \_\_\_\_\_ )  
                                  SS) )  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by Tom Foulds, Member of TAZAJAG, LLC on this \_\_\_\_\_ day, of \_\_\_\_\_, 2021 for the aforementioned purposes.

My commission Expires \_\_\_\_\_ Notary Public

**Easement Vacation Certificate:**

1. The 40' Wide Access & Piping ROW Agreement as described in the Access and Pipeline Right of Way Agreements recorded at the La Plata County Clerk and Recorders Office under Reception numbers 567339 & 581497 respectively, is hereby vacated.
2. The 15' Wide Access Easement as described in the Perpetual Nonexclusive Access Easement recorded at the La Plata County Clerk and Recorders Office under Reception Number 979406, is hereby vacated.
3. The 10' Wide Gas Line Easement as described in the Right-of-Way and Easement recorded at the La Plata County Clerk and Recorders Office under Reception Number 737394, is hereby vacated.

Crader Properties and Investments \_\_\_\_\_ Date \_\_\_\_\_ Bowen/Edwards Associate, Inc. \_\_\_\_\_ Date \_\_\_\_\_

Tri-State Generation & Transmission Association, Inc. \_\_\_\_\_ Date \_\_\_\_\_

Greeley Gas Company \_\_\_\_\_ Date \_\_\_\_\_

**GENERAL DEDICATIONS**

1. The 15' by 19.7' Drainage Easement as shown hereon is hereby dedicated to the City of Durango for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future drainage improvements.
2. The 10' Utility & Drainage easement on lots 5R-PD-1-A, 5R-PD-1-B and 5R-PD-1-D adjacent to ROW 2, as shown hereon, is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
3. The 20' Utility & Drainage easement on the property line common with lots 5R-PD-1-B and 5R-PD-1-C as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
4. The 40' Utility & Drainage easement on lots 5R-PD-1-A and 5R-PD-1-D as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
5. The 20' Utility & Drainage Easement along the southern property line of lot 5R-PD-1-D as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
6. The 50' Utility & Drainage Easement parallel with the property line common with lots 5R-PD-1-D, 5R-PD-1-B & 5R-PD-1-C as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
7. The 10' Utility & Drainage easement on lots 5R-PD-1-C, 5R-PD-1-D and 5R-PD-1-E adjacent to ROW 1, as shown hereon, is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility improvements.
8. The 10' Utility & Drainage Easement on the Southwest side of Lot 5R-PD-1-C as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility and drainage improvements.
9. The 10' Utility Easement on the North side of Lot 5R-PD-1-D as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility improvements.
10. The Variable Width Access, Utility & Drainage Easement on Lot 5R-PD-1-D as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future access, utility and drainage improvements.
11. The 60' Access, Utility & Drainage Easement on Lot 5R-PD-1-E as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future access, utility and drainage improvements.
12. The 30' Utility Easement on Lot 5R-PD-1-E as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility improvements.
13. The 20' Utility Easement on Lot 5R-PD-1-E as shown hereon is hereby dedicated to the City of Durango, Utility Providers, and Adjacent Land Owners for the purpose of ingress, egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of all existing, proposed, and future utility improvements.
14. The 80' Right-of-Way and Cul-de-sac with a radius of 65' and described as ROW 1, as shown hereon, is hereby dedicated as Right of Way to the City of Durango, & Utility Providers for the purpose of ingress and egress, installation, improvement, replacement and removal of public equipment. Said right-of-way is hereby offered for dedication to the City of Durango for improvements. However, until such time the City of Durango accepts the dedication, said right-of-way shall be owned and maintained by the current land owner.
15. The 80' Right-of-Way and Cul-de-sac with a radius of 65' and described as ROW 2, as shown hereon, is hereby dedicated as Right of Way to the City of Durango, & Utility Providers for the purpose of ingress and egress, installation, improvement, replacement and removal of public equipment. Said right-of-way is hereby offered for dedication to the City of Durango for improvements. However, until such time the City of Durango accepts the dedication, said right-of-way shall be owned and maintained by the current land owner.
16. Tract A, as shown hereon, is hereby dedicated as Right of Way to the City of Durango, & Utility Providers for the purpose of ingress and egress, installation, improvement, replacement and removal of public equipment. Said right-of-way is hereby offered for dedication to the City of Durango for improvements. However, until such time the City of Durango accepts the dedication, said Tract shall be owned and maintained by the current land owner.

**REVIEWED AND APPROVED BY:**

City Engineer	Date	Durango Fire Protection District, Fire Marshal	Date
Atmos Energy Services	Date	Century Link Communications	Date
Charter Communications	Date	La Plata Electric Association	Date
City of Durango	Date	South Durango Sanitation District	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 \_\_\_\_\_, 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 Community Development Department.

\_\_\_\_\_ Community Development Director, City of Durango \_\_\_\_\_ City Clerk, City of Durango

**Land Use Table**

Lot 5R-PD-1  
Total Acreage = 16.685Acres ±  
Total SQ. FT. = 726,815 Sq. Ft. ±  
Average Lot Size = 3.066 Acres ±  
Total # of Lots = 5  
Total # of Right-of-ways = 2  
Total # of Tracts = 1  
Land Use = PD (Planned Development)

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 \$ \_\_\_\_\_  
Tiffany Lee Parker, Recorder  
By \_\_\_\_\_  
Deputy

GATEWAY SUBDIVISION  
A RESUBDIVISION OF LOT 5R-PD-1 OF  
THE CRADER SUBDIVISION

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

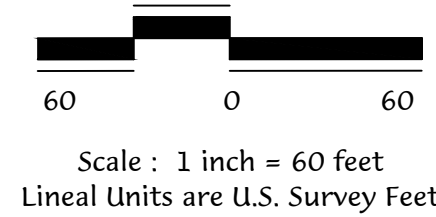
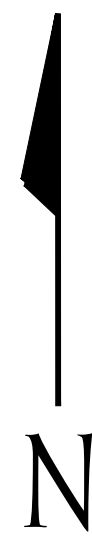
LOCATED IN SE 1/4 SECTION 3, T34N, R9W, N.M.P.M.  
CITY OF DURANGO, LA PLATA COUNTY, COLORADO

DATE: 4/30/2021 SCALE: 1 INCH = 1000 FEET  
DRAWN BY: OP CHECKED BY: JC JOB NO.: 2020-063

SHEET 1 OF 3

# GATEWAY SUBDIVISION, A RESUBDIVISION OF LOT 5R-PD-1 OF THE CRADER SUBDIVISION

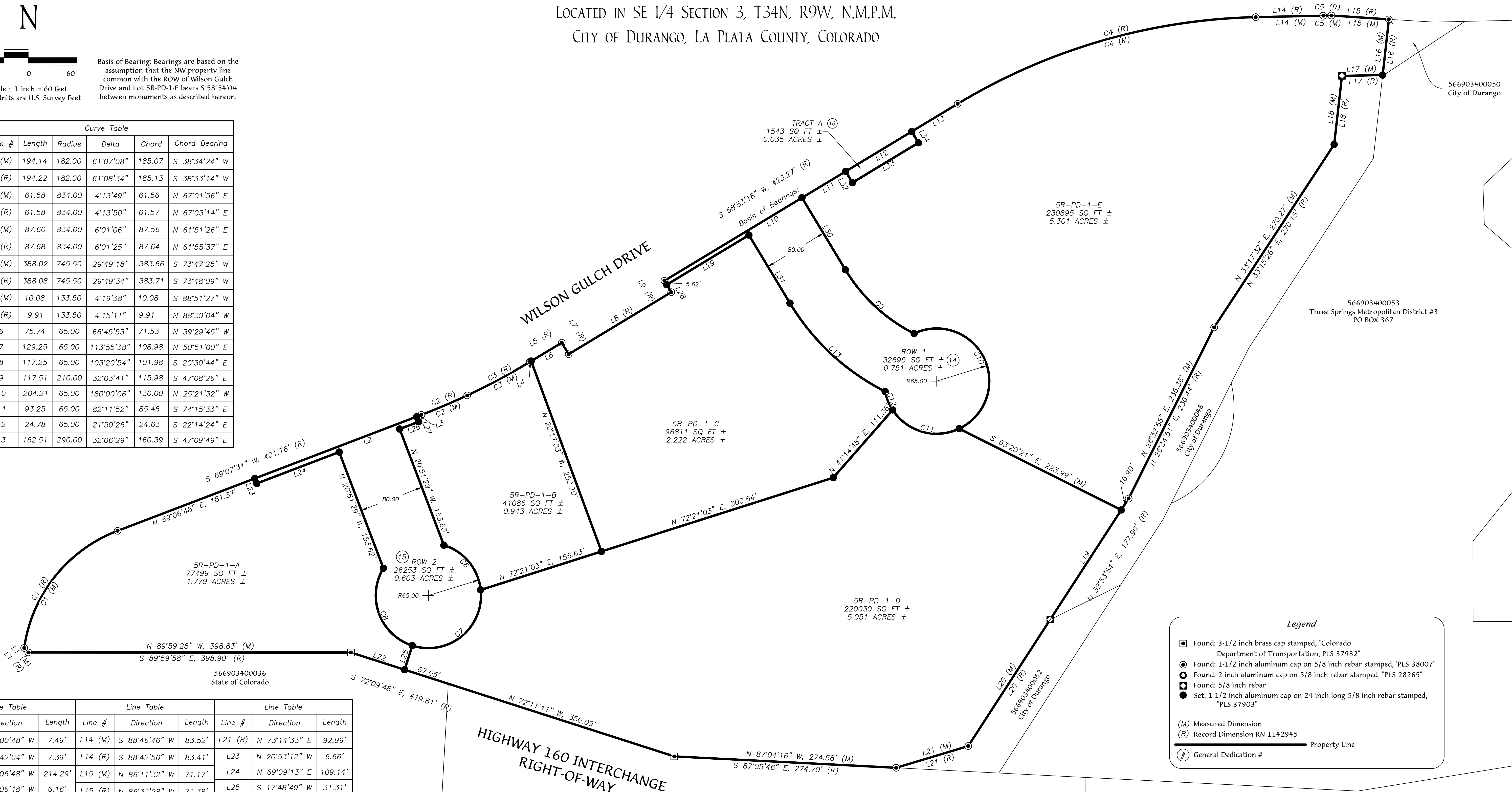
LOCATED IN SE 1/4 SECTION 3, T34N, R9W, N.M.P.M.  
CITY OF DURANGO, LA PLATA COUNTY, COLORADO



Basis of Bearing: Bearings are based on the assumption that the NW property line common with the ROW of Wilson Gulch Drive and Lot 5R-PD-1-E bears S 58°54'04" between monuments as described herein.

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1 (M)	194.14	182.00	61°07'08"	185.07	S 38°34'24" W
C1 (R)	194.22	182.00	61°08'34"	185.13	S 38°33'14" W
C2 (M)	61.58	834.00	4°13'49"	61.56	N 67°01'56" E
C2 (R)	61.58	834.00	4°13'50"	61.57	N 67°03'14" E
C3 (M)	87.60	834.00	6°01'06"	87.56	N 61°51'26" E
C3 (R)	87.68	834.00	6°01'25"	87.64	N 61°55'37" E
C4 (M)	388.02	745.50	29°49'18"	383.66	S 73°47'25" W
C4 (R)	388.08	745.50	29°49'34"	383.71	S 73°48'09" W
C5 (M)	10.08	133.50	4°19'38"	10.08	S 88°51'27" W
C5 (R)	9.91	133.50	4°15'11"	9.91	N 88°39'04" W
C6	75.74	65.00	66°45'53"	71.53	N 39°29'45" W
C7	129.25	65.00	113°55'38"	108.98	N 50°51'00" E
C8	117.25	65.00	103°20'54"	101.98	S 20°30'44" E
C9	117.51	210.00	32°03'41"	115.98	S 47°08'26" E
C10	204.21	65.00	180°00'06"	130.00	N 25°21'32" W
C11	93.25	65.00	82°11'52"	85.46	S 74°15'33" E
C12	24.78	65.00	21°50'26"	24.63	S 22°14'24" E
C13	162.51	290.00	32°06'29"	160.39	S 47°09'49" E

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1 (M)	N 42°00'48" W	7.49'	L14 (M)	S 88°46'46" W	83.52'	L21 (R)	N 73°14'33" E	92.99'
L1 (R)	N 41°42'04" W	7.39'	L14 (R)	S 88°42'56" W	83.41'	L23	N 20°53'12" W	6.66'
L2	S 69°06'48" W	214.29'	L15 (M)	N 86°11'32" W	71.17'	L24	N 69°09'13" E	109.14'
L3	S 69°06'48" W	6.16'	L15 (R)	N 86°31'28" W	71.38'	L25	S 17°48'49" W	31.31'
L4	N 58°59'02" E	2.10'	L16 (M)	N 6°23'51" E	69.26'	L26	N 69°09'13" E	25.15'
L5 (R)	S 58°54'54" W	46.15'	L16 (R)	N 6°27'53" E	69.27'	L27	N 20°53'12" W	6.81'
L6	N 58°59'02" E	44.11'	L17 (M)	N 88°48'26" E	50.30'	L28	S 31°01'18" E	10.83'
L7 (R)	N 31°11'43" W	16.56'	L17 (R)	N 88°42'43" E	50.46'	L29	N 58°53'25" E	118.60'
L8 (R)	S 58°52'56" W	148.20'	L18 (M)	N 6°30'08" E	85.30'	L30	S 31°06'35" E	103.83'
L9 (R)	N 31°12'06" W	16.48'	L18 (R)	N 6°27'53" E	85.26'	L31	S 31°06'35" E	98.24'
L10	N 58°54'04" E	198.59'	L19	S 32°58'02" W	161.17'	L32	N 31°05'56" W	16.18'
L11	S 58°54'04" W	63.02'	L20 (M)	S 32°56'44" W	186.39'	L33	N 58°54'04" E	95.33'
L12	S 58°54'04" W	95.33'	L20 (R)	N 33°00'16" E	186.48'	L34	N 31°05'56" W	16.18'
L13	S 58°54'04" W	66.30'	L21 (M)	S 73°16'07" W	93.02'			



**Legend**

- Found: 3-1/2 inch brass cap stamped, "Colorado Department of Transportation, PLS 37932"
- Found: 1-1/2 inch aluminum cap on 5/8 inch rebar stamped, "PLS 38007"
- Found: 2 inch aluminum cap on 5/8 inch rebar stamped, "PLS 28265"
- Found: 5/8 inch rebar
- Set: 1-1/2 inch aluminum cap on 24 inch long 5/8 inch rebar stamped, "PLS 37903"
- (M) Measured Dimension
- (R) Record Dimension RN 1142945
- Property Line
- Ⓢ General Dedication #

**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 I am not certifying the Plat Notices and that this survey and plat is not a guaranty or warranty, either expressed or implied.

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Colorado Registration No. 37903

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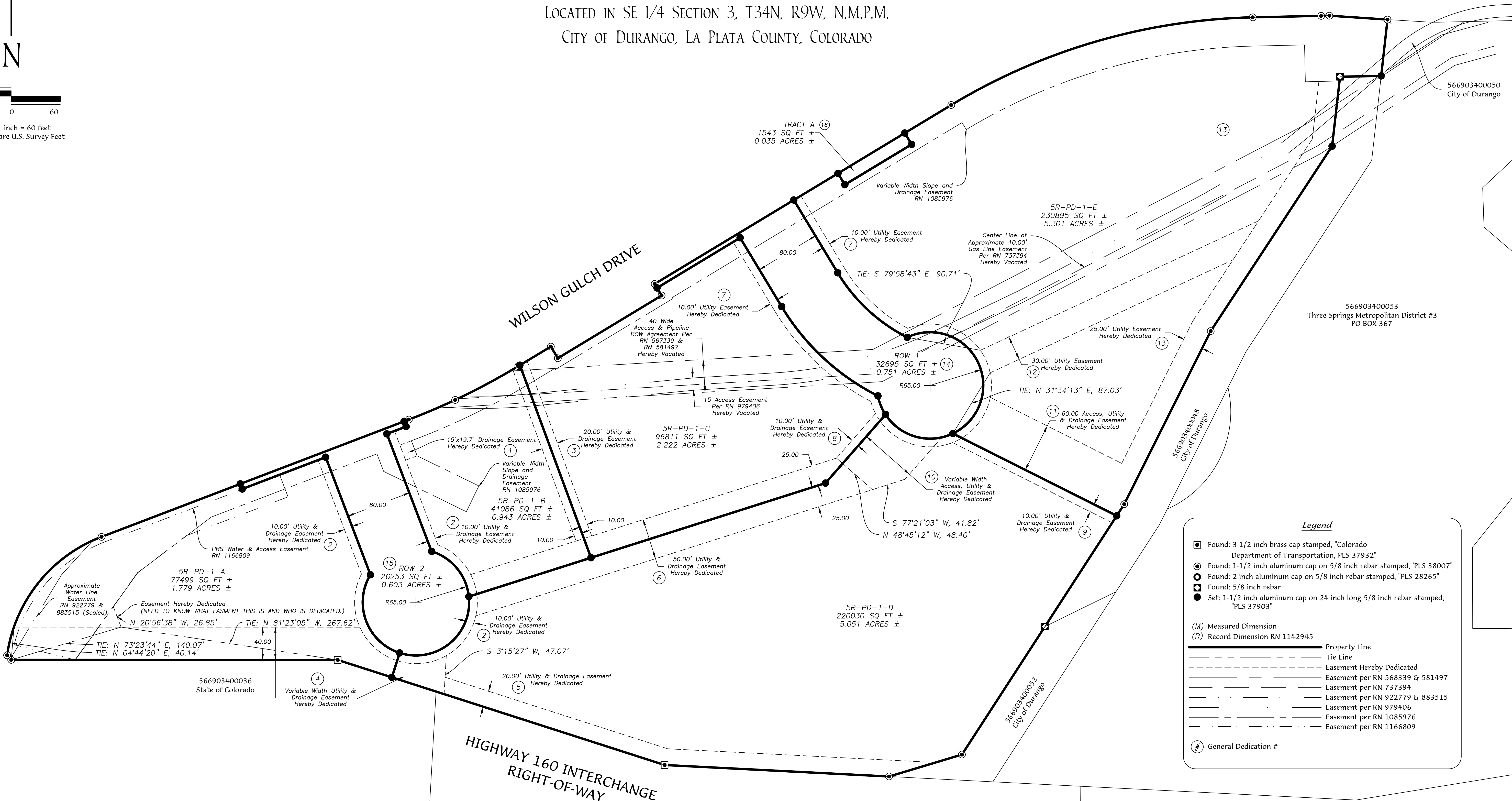
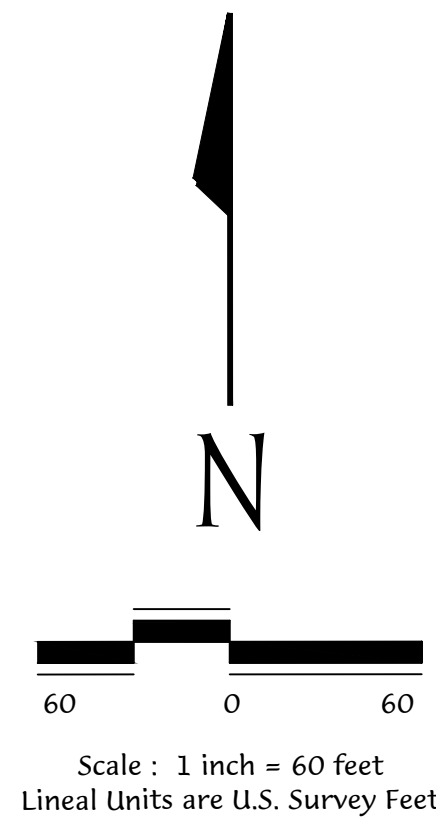
635 EAST 2ND AVE., DURANGO, CO (970) 385-8535

DATE: 4/30/2021 SCALE: 1 INCH = 60 FEET

DRAWN BY: OP CHECKED BY: JC JOB NO.: 2020-063

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CITY OF DURANGO, LA PLATA COUNTY, COLORADO



**Legend**

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- Found: 1-1/2 inch aluminum cap on 5/8 inch rebar stamped, "PLS 38007"
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- ⊠ Found: 5/8 inch rebar
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(M) Measured Dimension  
(R) Record Dimension RN 1142945

- Property Line
- - - Tie Line
- - - Easement Hereby Dedicated
- - - Easement per RN 568339 & 581497
- - - Easement per RN 737394
- - - Easement per RN 922779 & 883515
- - - Easement per RN 979406
- - - Easement per RN 1085976
- - - Easement per RN 1166809

# General Dedication #

**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 I am not certifying the Plat Notices and that this survey and plat is not a guaranty or warranty, either expressed or implied.

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