

DEL AGUA CANYON RANCHES - UNIT 1

SITUATED IN SECTIONS 3 & 4 TOWNSHIP 32 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., AND SECTIONS
33 & 34 TOWNSHIP 31 SOUTH, RANGE 65 WEST OF
THE 6TH P.M., LAS ANIMAS COUNTY, COLORADO

Dedication

KNOW ALL MEN BY THESE PRESENT: That Baldwin Resources Inc. is the owner of all that real property situated in Las Animas County, Colorado and lying within the exterior boundary of Del Agua Canyon Ranches - Unit 1, situated in:

Township 32 South, Range 65 West of the 6th P.M.

Section 3: W1/2NW1/4, W1/2NE1/4NW1/4, W1/2SE1/4NW1/4
Section 4: E1/2NE1/4

Township 31 South, Range 65 West of the 6th P.M.

Section 33: E1/2SE1/4, a part of the E1/2NE1/4
Section 34: W1/2SW1/4, W1/2SE1/4SW1/4, W1/2NE1/4SW1/4, W1/2SE1/4NW1/4, a part of the W1/2NW1/4, and W1/2NE1/4NW1/4

More particularly described as follows:

Beginning at the East 1/4 corner of said Section 4, a Government Land Office Brass Cap set in 1925; thence N69°40'35"E a distance of 1965.85 feet to a pin and cap LS14840; thence N00°37'36"E a distance of 2571.32 feet to a pin and cap LS14840; thence N00°47'18"E a distance of 4635.04 feet to a pin and cap LS14840; thence S69°36'33"W along a radial line a distance of 760.15 feet to a pin and cap LS14840; thence 135.36 feet along the arc of a curve to the left with a central angle of 101°58'42" and a radius of 50.00 feet to a point of reverse curve; thence 176.94 feet along the arc of a curve to the right with a central angle of 20°57'32" and a radius of 483.78 feet to a point of compound curve; thence 276.90 feet along the arc of a curve to the right with a central angle of 19°36'25" and a radius of 809.45 feet to a point of tangency; thence N81°48'22"W a distance of 88.71 feet to a point of curve; thence 204.11 feet along the arc of a curve to the left with a central angle of 64°57'36" and a radius of 180.95 feet to a point of reverse curve; thence 168.81 feet along the arc of a curve to the right with a central angle of 33°52'34" and a radius of 285.52 feet to a point of tangency; thence S67°06'36"W a distance of 86.10 feet to a pin and cap LS14840; thence N85°06'34"W a distance of 1598.81 feet to a pin and cap LS14840; thence S00°43'38"W a distance of 4217.65 feet to a pin and cap LS14840; thence S00°01'57"W a distance of 2571.71 feet to a pin and cap LS14840; thence S89°46'15"E a distance of 1310.36 feet to the POINT OF BEGINNING, containing 517.714 acres, more or less.

FURTHER THAT: The undersigned have caused said real property to be laid out and surveyed as Del Agua Canyon Ranches, and does hereby dedicate and set apart all the street, alleys, and other public ways and places shown on the accompanying plat to the use of the lot owners of this subdivision and associated members, forever, and does hereby dedicate those portions of said real property, which are indicated as easements on the accompanying plat, which are required to provide reasonable access and utilities to each tract created herein, whether or not indicated on the plat as easements.

Signed: _____ Attest: _____
Charles R. Baldwin
President

State of Colorado)
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 1988. Witness my hand and seal. My commission expires _____.

Signed: _____ Address: _____
Notary Public

Centerline Curve Data

Curve #	Delta	Tangent	Radius	Direction
1	61°23'15"	60.52	101.95	Right
2	35°23'29"	60.52	189.67	Right
3	49°00'16"	75.00	164.56	Right
4	93°39'08"	60.00	56.55	Left
5	40°03'01"	27.82	76.33	Right
6	57°01'27"	90.39	166.39	Left
7	90°53'57"	51.89	51.08	Left
8	93°08'35"	51.88	49.11	Right
9	89°11'53"	81.83	82.98	Right
10	132°05'39"	67.53	30.00	Left
11	54°28'33"	121.12	235.29	Right
12	32°55'04"	91.96	311.27	Left
13	23°44'19"	100.00	475.83	Left
14	24°35'03"	68.50	316.21	Left
15	18°23'51"	68.69	425.40	Right
16	25°28'51"	130.08	575.32	Right
17	33°19'06"	100.00	334.18	Left
18	42°23'51"	62.50	142.39	Right
19	67°21'11"	62.51	93.81	Right
20	112°55'52"	60.82	40.31	Left
21	28°07'46"	100.00	399.16	Left
22	10°33'53"	100.00	1081.59	Left
23	15°09'53"	100.00	751.23	Right
24	103°10'21"	50.00	39.65	Left
25	19°30'09"	105.76	615.41	Left
26	51°03'09"	56.33	117.96	Left
27	50°54'49"	56.34	118.35	Right
28	119°46'30"	51.73	30.00	Right
29	10°50'10"	100.00	1054.34	Right
30	37°17'24"	34.37	101.86	Right
31	63°44'37"	34.38	55.29	Left
32	33°07'14"	75.15	252.71	Right
33	25°45'52"	74.35	325.09	Left
34	108°39'32"	50.00	35.89	Left
35	26°53'05"	52.02	217.63	Right
36	51°04'41"	52.02	108.87	Left
37	31°29'50"	65.53	232.37	Right
38	136°17'01"	74.78	30.00	Right
39	58°21'29"	66.65	119.36	Left
40	34°04'08"	66.65	217.53	Right
41	70°16'46"	65.18	92.60	Left
42	108°56'09"	60.00	42.85	Right
43	85°03'18"	75.00	81.77	Left
44	55°18'06"	122.76	234.32	Right
45	143°22'38"	126.80	41.96	Left
46	60°02'10"	78.78	136.35	Right
47	72°56'42"	78.79	106.58	Left
48	40°00'39"	93.24	256.10	Right
49	66°31'40"	93.25	142.15	Left
50	75°23'11"	61.02	78.97	Right
51	59°24'08"	61.02	106.97	Left
52	20°20'10"	106.20	592.13	Right
53	120°26'41"	75.00	42.91	Right
54	67°34'49"	122.94	183.71	Left
55	142°49'23"	104.69	35.21	Right
56	57°19'55"	50.00	91.46	Left
57	42°20'48"	74.27	169.43	Left
58	82°10'39"	42.19	48.38	Right
59	48°57'33"	74.85	164.40	Left
60	46°00'11"	74.85	176.32	Left
61	77°44'23"	56.54	70.15	Right
62	75°43'06"	56.53	72.72	Right
63	96°18'32"	76.05	68.11	Left
64	57°31'17"	103.02	187.70	Left
65	50°17'49"	75.00	159.76	Right
66	36°11'57"	42.17	129.02	Right
67	81°12'15"	42.17	49.20	Left
68	55°25'56"	79.69	151.68	Right
69	34°05'16"	52.94	162.14	Left
70	51°45'35"	111.17	229.15	Right
71	33°52'34"	96.09	315.52	Left
72	64°57'36"	96.09	150.95	Right
73	19°36'25"	145.05	839.45	Left
74	20°57'22"	95.02	513.78	Left

SURVEYOR'S CERTIFICATE

I Scott E. Johnson, a Registered Land Surveyor, licensed to practice in the State of Colorado, do hereby certify that the survey shown and described hereon was prepared by me or under my direct supervision and is true and accurate to the best of my knowledge.

Scott E. Johnson Date Mar 23, 1988
Scott E. Johnson LS 14840

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF LAS ANIMAS)

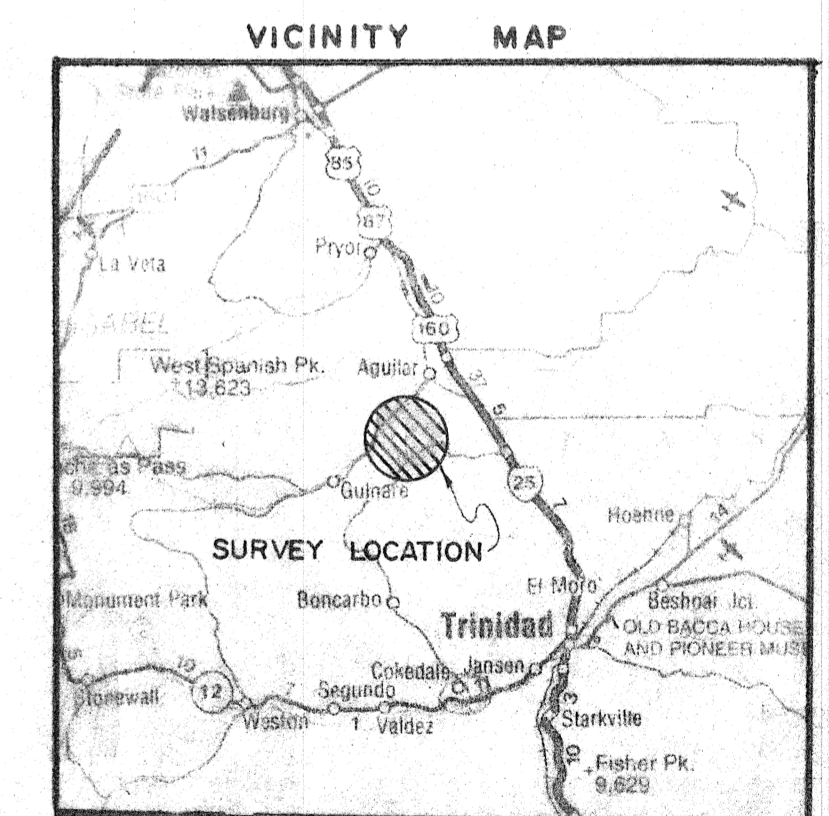
I hereby certify that this instrument was filed in my office at _____ o'clock, the _____ day of _____ A.D., 19____, and is duly recorded in Book No. _____, Page No. _____.

Signed _____
Recorder or Deputy



Notes

- Each lot is subject to a 30 foot easement to provide access and utilities to any other lot where most practical.
- Individual lot owners shall be responsible for obtaining a building permit from the county.
- Individual lot owners shall be responsible for obtaining their own septic tank site approval from the county.
- Individual lot owners shall be responsible for obtaining their own well permit from the state engineers office.



SUMMARY OF AREAS	
AREA OF ROADS	20.468 ACRES
AREA OF LOTS	497.246 ACRES
TOTAL AREA	517.714 ACRES

SHEET 1 OF 2
PREPARED BY
SUMMIT ENGINEERING CO.
1317 STATE AVENUE
ALAMOSA, COLORADO 81101
Phone: 589-6147
DATE: FEB - JUNE, 1988 JOB NO.: 1764