

DEL AGUA CANYON RANCHES - UNIT 2

SITUATED IN SECTIONS 15, 21, 22, 27, 28, 33 & 34, TOWNSHIP 31 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., LAS ANIMAS COUNTY, COLORADO

CENTERLINE CURVE DATA

CURVE	DELTA	TANGENT	RADIUS	DIRECTION
1A	30°44'50"	100.00'	363.70'	Right
2A	19°08'22"	100.00'	593.14'	Left
3A	8°25'39"	134.31'	1822.96'	Right
1B	37°03'32"	87.90'	262.26'	Right
2B	23°36'53"	87.90'	420.48'	Left
3B	70°43'15"	100.00'	140.92'	Left
1C	63°07'23"	60.00'	47.68'	Left
2C	22°29'46"	65.35'	328.59'	Right
3C	28°02'45"	65.34'	261.62'	Left
4C	36°51'47"	75.70'	227.15'	Left
1D	25°23'18"	65.00'	288.56'	Left
2D	24°30'30"	111.75'	514.51'	Left
3D	18°44'55"	111.75'	676.91'	Right
4D	66°57'49"	112.37'	169.89'	Left
5D	28°39'57"	121.54'	475.68'	Right
6D	61°54'20"	108.81'	181.43'	Left
7D	43°11'55"	75.00'	189.44'	Right
1	41°17'08"	50.00'	132.72'	Left
2	76°21'37"	75.00'	95.38'	Right
3	36°22'45"	100.00'	304.34'	Right
4	52°17'58"	100.00'	199.26'	Left
5	34°42'32"	99.32'	317.82'	Right
6	38°52'22"	99.31'	281.44'	Left
7	41°09'37"	100.00'	266.33'	Right
8	44°40'14"	50.75'	123.52'	Right
9	66°30'37"	50.75'	77.39'	Left
10	78°08'49"	60.00'	73.90'	Right
11	69°39'56"	60.00'	66.22'	Left
12	37°53'28"	80.00'	233.06'	Right
13	23°15'12"	124.81'	606.59'	Left
14	43°38'18"	40.32'	89.22'	Right
15	60°24'04"	40.32'	69.27'	Left
16	44°14'42"	84.19'	207.10'	Left
17	42°11'46"	84.19'	218.21'	Right
18	29°50'16"	58.18'	218.37'	Right
19	21°29'38"	58.18'	306.53'	Left
20	95°40'29"	62.37'	56.48'	Right
21	84°04'15"	75.63'	83.88'	Right
22	63°32'52"	75.63'	122.10'	Left
23	27°38'56"	70.87'	288.00'	Left
24	60°42'08"	92.28'	157.59'	Right
25	57°08'35"	92.29'	169.47'	Left
26	71°38'37"	75.00'	103.91'	Right
27	101°18'28"	61.63'	50.53'	Left
28	70°41'40"	61.62'	86.82'	Right
29	4°42'15"	80.91'	1969.83'	Right
30	12°45'57"	80.68'	721.22'	Right
31	40°30'10"	80.68'	218.08'	Left
32	36°18'19"	111.37'	339.68'	Right
33	20°27'53"	111.37'	616.97'	Left
34	3°37'33"	113.85'	3596.94'	Right
35	17°20'10"	100.00'	655.95'	Left
36	30°13'46"	139.13'	515.11'	Left
37	51°02'38"	100.00'	209.45'	Right
38	36°17'49"	63.92'	195.00'	Right
39	84°50'12"	38.37'	41.99'	Left
40	37°19'04"	106.97'	316.93'	Left
41	4°36'13"	135.49'	3366.28'	Right
42	63°22'06"	95.55'	154.80'	Right
43	26°31'50"	108.15'	458.75'	Left
44	19°43'16"	54.43'	313.14'	Right
45	22°54'32"	97.81'	482.72'	Left
46	45°13'22"	37.80'	90.76'	Right
47	41°05'21"	90.69'	241.99'	Left
48	19°57'03"	90.68'	515.56'	Right
49	14°17'45"	100.00'	797.41'	Right
50	26°01'43"	88.66'	383.59'	Right
51	52°01'35"	88.66'	177.72'	Left
52	23°09'52"	80.36'	392.10'	Right
53	27°46'13"	141.84'	573.79'	Left
54	13°51'56"	75.00'	616.81'	Right
55	72°56'46"	84.21'	414.90'	Left
56	44°01'46"	77.84'	192.52'	Right
57	45°21'15"	75.00'	179.49'	Left
58	59°19'29"	75.00'	131.69'	Right
59	13°36'45"	210.00'	1759.48'	Left
60	36°37'05"	100.00'	302.21'	Right
61	26°45'42"	100.00'	420.38'	Left
62	46°40'45"	100.00'	231.76'	Left
63	18°34'38"	20.35'	124.42'	Right
64	31°16'51"	100.36'	358.47'	Left
65	35°15'11"	100.00'	314.73'	Left
66	65°21'15"	100.00'	155.90'	Left
67	60°49'57"	75.00'	127.75'	Right
68	65°11'51"	54.05'	84.52'	Left
69	38°58'05"	54.04'	152.74'	Right
70	92°53'52"	91.52'	87.00'	Right
71	67°55'25"	84.37'	125.26'	Right
72	129°32'56"	63.68'	30.00'	Left
73	71°44'57"	71.96'	99.50'	Right
74	82°59'14"	71.96'	81.35'	Right
75	48°32'14"	57.00'	126.42'	Left
76	96°56'11"	100.00'	88.57'	Left
77	80°12'02"	75.00'	89.06'	Right
78	131°32'35"	140.00'	63.00'	Left
79	51°22'35"	31.85'	56.21'	Left
80	42°33'46"	31.84'	81.74'	Right
81	63°27'50"	50.00'	80.86'	Right

Dedication

KNOW ALL MEN BY THESE PRESENTS: 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 2, situated in:

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

Section 15: A part of the SW1/4
 Section 21: E1/2SE1/4
 Section 22: NW1/4, NW1/4SW1/4, SW1/4SW1/4, W1/2NE1/4SW1/4, W1/2SE1/4SW1/4
 Section 27: W1/2NW1/4, W1/2NE1/4NW1/4, W1/2SE1/4NW1/4, W1/2SW1/4,
 W1/2NE1/4SW1/4, W1/2SE1/4SW1/4
 Section 28: E1/2E1/2 except 7 1/2 acres in the NE1/4SE1/4 and the SE1/4NE1/4 as described in Book 630, Page 229.
 Section 33: A part of the NE1/4
 Section 34: A part of the NW1/4

More particularly described as follows:

Beginning at the E1/4 corner of Section 21, a Government Land Office brass cap set in 1925; thence N00°58'02"E a distance of 2675.19 feet to the NE corner of section 21, an aluminum monument LS14840; thence N00°45'31"E a distance of 97.52 feet to a pin and cap LS14840 and a point of curve along a county dirt road; thence 246.48 feet along the arc of a curve to the right having a central angle of 13°20'58" and a radius of 1057.90 feet to a point of tangency; thence N70°50'34"E a distance of 287.32 feet to a point of curve; thence 487.61 feet along the arc of a curve to the right having a central angle of 16°48'34" and a radius of 1662.03 to a point of tangency; thence N87°39'08"E a distance of 551.25 to a point of curve; thence 356.41 feet along the arc of a curve to the right having a central angle of 7°39'28" and a radius of 2666.25 to a point of reverse curve; thence 368.29 feet along the arc of a curve to the left having a central angle of 30°53'30" and a radius of 683.08 to a point of tangency; thence N64°25'06"E a distance of 492.48 feet to a pin and cap LS14840; thence S00°56'53"W a distance of 664.33 feet and departing the county dirt road, to the S1/4 corner of section 15, an aluminum monument LS14840; thence S1°07'57"W a distance of 2677.63 feet to a pin and cap LS14840; thence S89°43'04"W a distance of 665.46 feet to a pin and cap LS14840; thence S1°03'23"W a distance of 1337.84 feet to a pin and cap LS14840; thence S1°03'26"W a distance of 1337.84 feet to a pin and cap LS14840; thence S00°47'40"W a distance of 5363.88 feet to a pin and cap LS14840; thence S00°47'18"W a distance of 717.17 feet to a pin and cap LS14840; thence S69°30'33"W along a radial line a distance of 760.15 feet to a pin and cap LS14840; thence 125.36 feet along the arc of a curve to the left with a central angle of 15°50'64" and a radius of 50 feet to a point of reverse curve; thence 176.93 feet along the arc of a curve to the right having a central angle of 20°57'22" 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 having 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 205.15 feet along the arc of a curve to the left having 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 having a central angle of 33°57'34" 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 N00°43'38"E a distance of 1132.59 feet to a pin and cap LS14840; thence N00°42'26"E a distance of 2027.60 feet to a pin and cap LS14840; thence S80°00'00"E a distance of 180.00 feet to a point; thence N39°00'00"E a distance of 325.00 feet to a point; thence N4°00'00"E a distance of 200.00 feet to a point; thence N41°00'00"W a distance of 120.00 feet to a point; thence N23°00'00"W a distance of 134.00 feet to a point; thence N5°00'00"E a distance of 300.00 feet to a point; thence N56°50'00"W a distance of 200.00 feet to a point; thence N40°00'00"W a distance of 169.48 feet to a pin and cap LS14840; thence N00°42'17"E a distance of 2157.85 feet to a pin and cap LS14840; thence N00°52'30"E a distance of 2666.99 feet to a pin and cap LS14840; thence N89°30'27"E a distance of 1329.23 feet to the POINT OF BEGINNING, containing 874.022 acres, more or less.

FURTHER THAT: The undersigned have caused real property to be laid out and surveyed as Del Agua Canyon Ranches - Unit 2, 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.

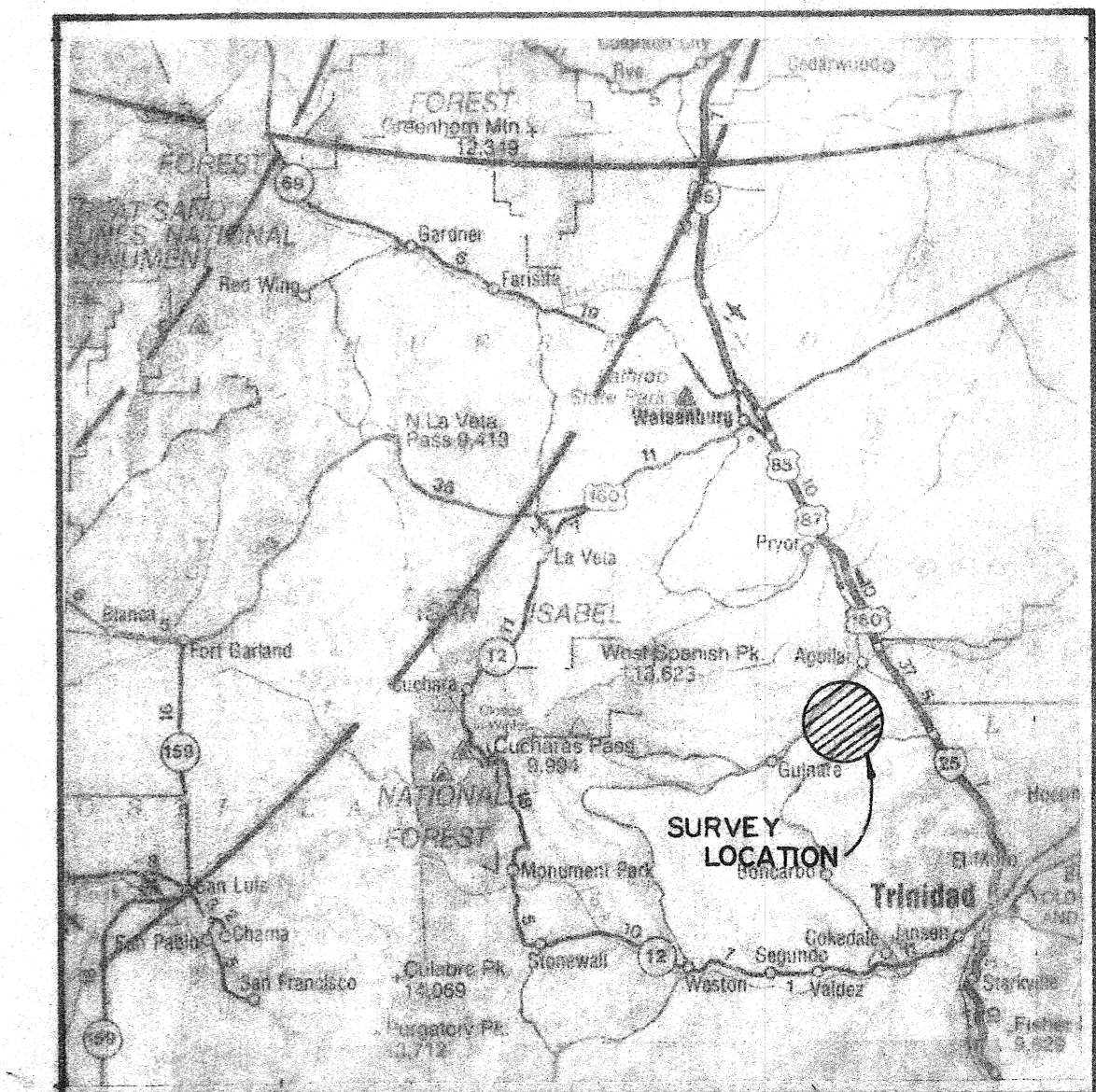
Signed: _____ Attest: _____
 Charles R. Baldwin
 President

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 _____.

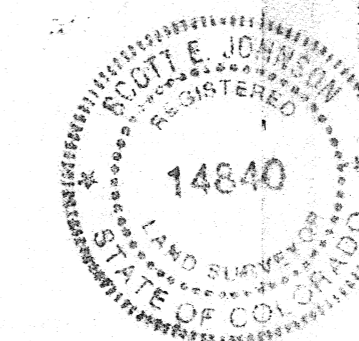
Signed: _____ Address: _____
 Notary Public

VICINITY MAP



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 LS 14840
 Date July 11, 1988

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.

PREPARED BY
SUMMIT ENGINEERING CO.
 1317 STATE AVENUE
 ALAMOSA, COLORADO 81001
 Phone: 589-6147