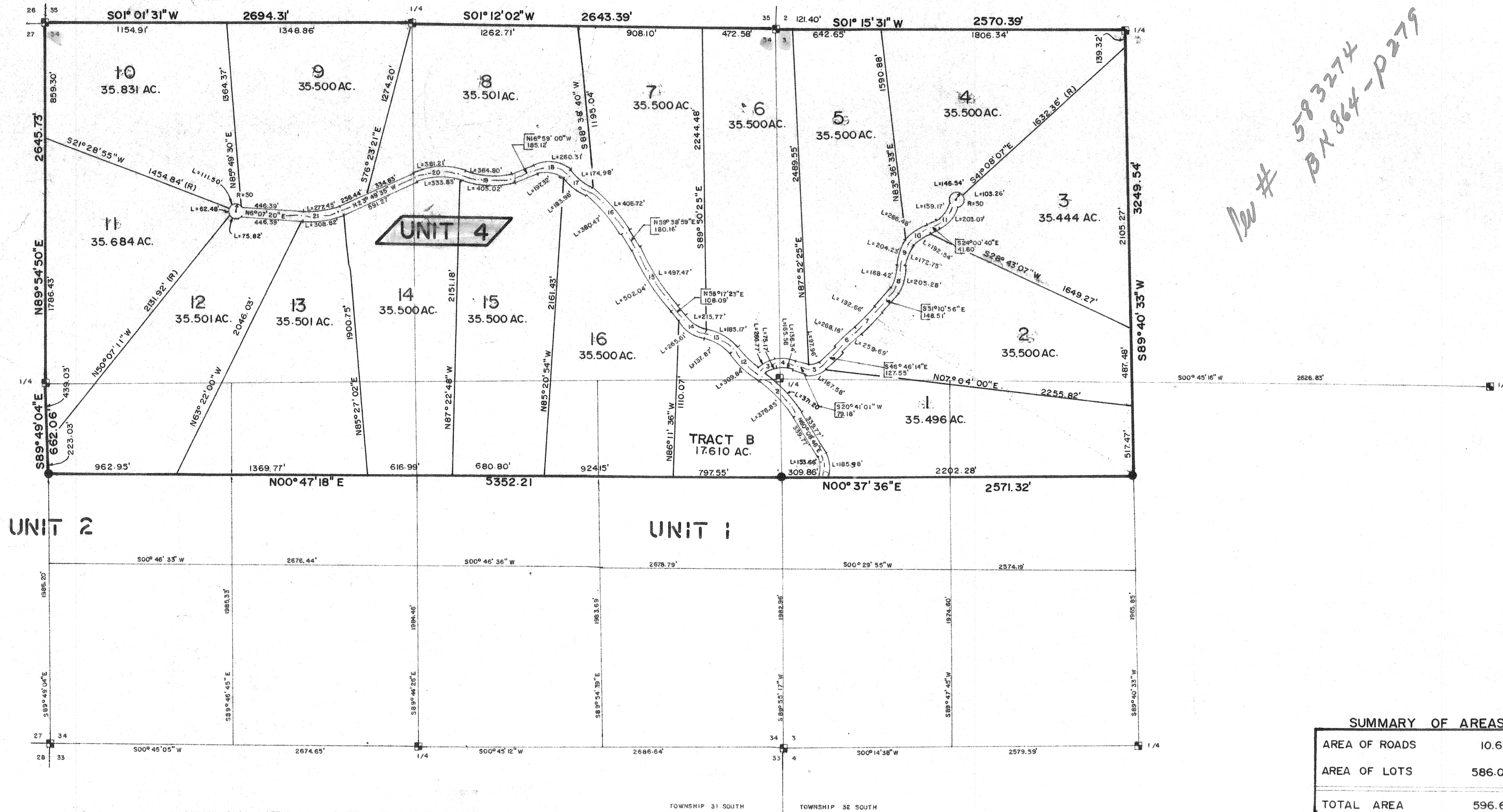


REVISED

# DEL AGUA CANYON RANCHES - UNIT 4

A PART OF SECTION 34, TOWNSHIP 31 SOUTH, AND A PART OF SECTION 3, TOWNSHIP 32 SOUTH, RANGE 65 WEST OF THE 6TH PM., LAS ANIMAS COUNTY, COLORADO.



UNIT 2

UNIT 1

### CENTERLINE CURVE DATA

Curve #	Delta	Radius	Tangent
1	31° 03' 12"	312.96	86.95
2	28° 27' 03"	788.92	200.00
3	63° 54' 25"	123.45	77.00
4	27° 54' 45"	309.88	77.01
5	67° 27' 15"	112.34	75.00
6	8° 06' 06"	1866.46	132.18
7	12° 30' 18"	912.72	100.00
8	35° 11' 55"	304.16	96.48
9	30° 03' 45"	359.25	96.47
10	32° 17' 55"	371.55	107.59
11	41° 55' 20"	247.54	94.83
12	21° 09' 55"	818.76	152.97
13	45° 09' 57"	204.90	85.22
14	47° 35' 42"	289.75	127.78
15	4° 21' 36"	6567.44	250.00
16	25° 04' 20"	899.46	200.00
17	8° 35' 27"	1197.04	89.91
18	60° 09' 06"	217.95	126.22
19	38° 24' 13"	574.26	200.00
20	45° 14' 48"	452.73	188.67
21	29° 56' 55"	560.81	150.00

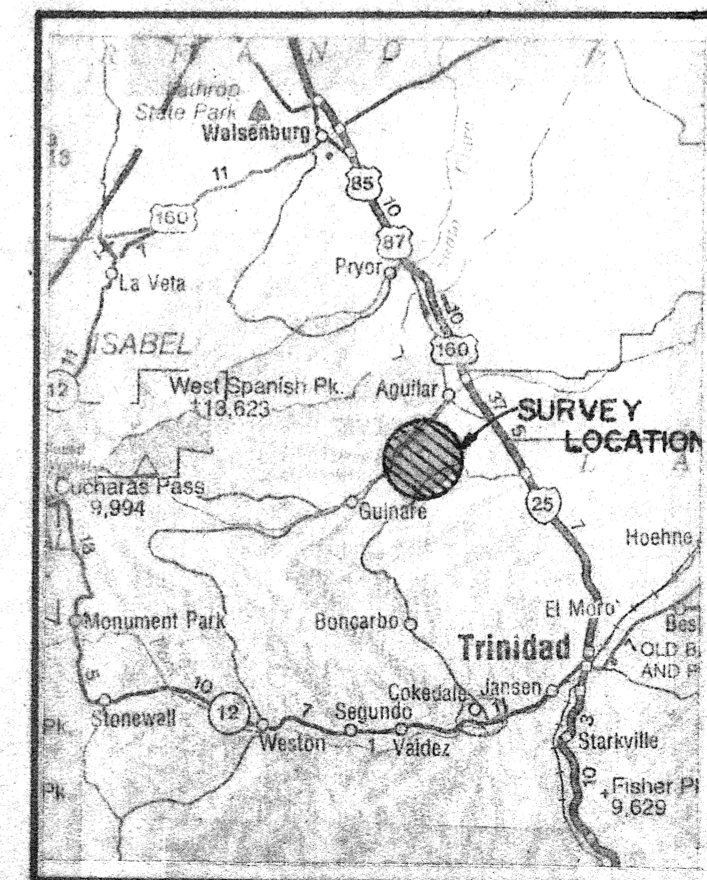
### SUMMARY OF AREAS

AREA OF ROADS	10.617 AC.
AREA OF LOTS	586.067 AC.
TOTAL AREA	596.684 AC.

### 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.

### VICINITY MAP



### LEGEND

- INDICATES A 1925 GOVERNMENT LAND OFFICE BRASS CAP
- INDICATES A 18" #4 REBAR WITH ALUMINUM CAP LS 14840

BEARINGS ARE BASED ON A BEARING OF N01°06'00"E BETWEEN THE SE CORNER AND THE E 1/4 CORNER OF SEC. 15, T.31S, R.65W OF THE 6TH P.M. - AS MONUMENTED IN 1925



SCALE 1" = 500'

**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 4, Situated in:

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

Section 34: E1/2, E1/2NE1/4 NW1/4, E1/2SE1/4NW1/4, E1/2NE1/4SW1/4, E1/2SE1/4SW1/4

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

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

More particularly described as follows:

Beginning at the NE corner of Section 34, a 1925 Government Land Office brass cap; thence S01°01'31"W a distance of 2694.31 feet to a 1925 G.L.O. cap; thence S01°12'02"W a distance of 2643.39 feet to a 1925 G.L.O. cap and the border between Township 31 South and Township 32 South; thence S01°15'31"W a distance of 2570.39 feet; thence S89°40'33"W along the East-West center line of Section 3 a distance of 3249.54 feet to a pin and cap LS 14840; thence N00°37'36"E a distance of 2571.32 feet to a pin and cap LS 14840; thence N00°47'18"E a distance of 5352.21 feet to a pin and cap LS 14840; thence S89°49'04"E a distance of 662.06 feet to a 1925 G.L.O. cap; thence N89°54'50"E a distance of 2645.73 feet to a 1925 G.L.O. cap and the POINT OF BEGINNING, containing 596.684 acres, more or less.

FURTHER THAT: The undersigned have caused said real property to be laid out and surveyed as Del Agua Canyon Ranches - Unit 4, 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) SS  
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

**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: *September 23, 1988*  
Scott E. Johnson LS 14840

State of Colorado) SS  
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

