# COOL SPRINGS RANCH - PHASE FOUR

595

A REPLAT OF TRACT 9, ARCHULETA MESA RANCH
LOCATED IN SECTIONS 4 AND 5, T32N, R1W, N.M.P.M.
ARCHULETA COUNTY, COLORADO

**DEDICATION**

THE FOLLOWING OWNER HAS CAUSED THE TRACT DESCRIBED HEREON AND SHOWN HEREON OF THIS FILING TO BE SURVEYED AND REPLATED INTO TRACTS AND EASEMENTS AS SHOWN, DEFINED AND DESCRIBED HEREON. ALL TO BE KNOWN AS "COOL SPRINGS RANCH – PHASE FOUR". ALL EASEMENTS ARE HEREBY SET ASIDE ACCORDING TO THE DEFINITIONS HEREON.

**IN WITNESS WHEREOF**

THE NAMED BELOW AS OWNER, HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 16th DAY OF March, 2001 A.D.

SIGNED: Louis D. Kaczynski
LOUIS D. KACZYNSKI

STATE OF ~~MICHIGAN~~ Colorado
COUNTY OF ~~Bay~~ Archuleta )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF March, 2001 A.D. BY LOUIS D. KACZYNSKI

WITNESS MY HAND AND SEAL Doris K. Stiffin

MY COMMISSION EXPIRES 07/28/03

**LIEN HOLDERS CERTIFICATE**

THE FOLLOWING PARTY, HAVING SECURITY INTEREST IN THE SUBJECT PROPERTY, DOES HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

THIS 4 DAY OF April, 2001 A.D.

SIGNED: ~~Norman A. Carpenter~~ ~~V.P. LEHR AS SECRETARY-TREASURER~~
NORMAN A. CARPENTER, MEMBER/MANAGER Archuleta Mesa Ranch, LLC

STATE OF COLORADO )
COUNTY OF ARCHULETA)

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2000 A.D. BY: ~~V.P. LEHR AS SECRETARY-TREASURER~~ Norman A. Carpenter, Member/Manager

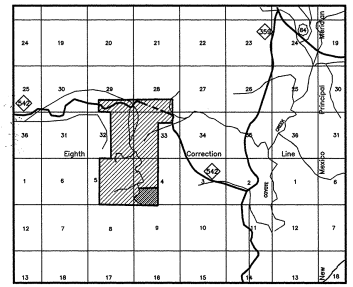
WITNESS MY HAND AND SEAL J. M. Read-Lindberg

MY COMMISSION EXPIRES 09/16/03

**LEGAL DESCRIPTION – PERIMETER BOUNDARY**

A TRACT OF LAND LOCATED IN SECTIONS 4 AND 5 OF T32N, R1W, N.M.P.M., ARCHULETA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

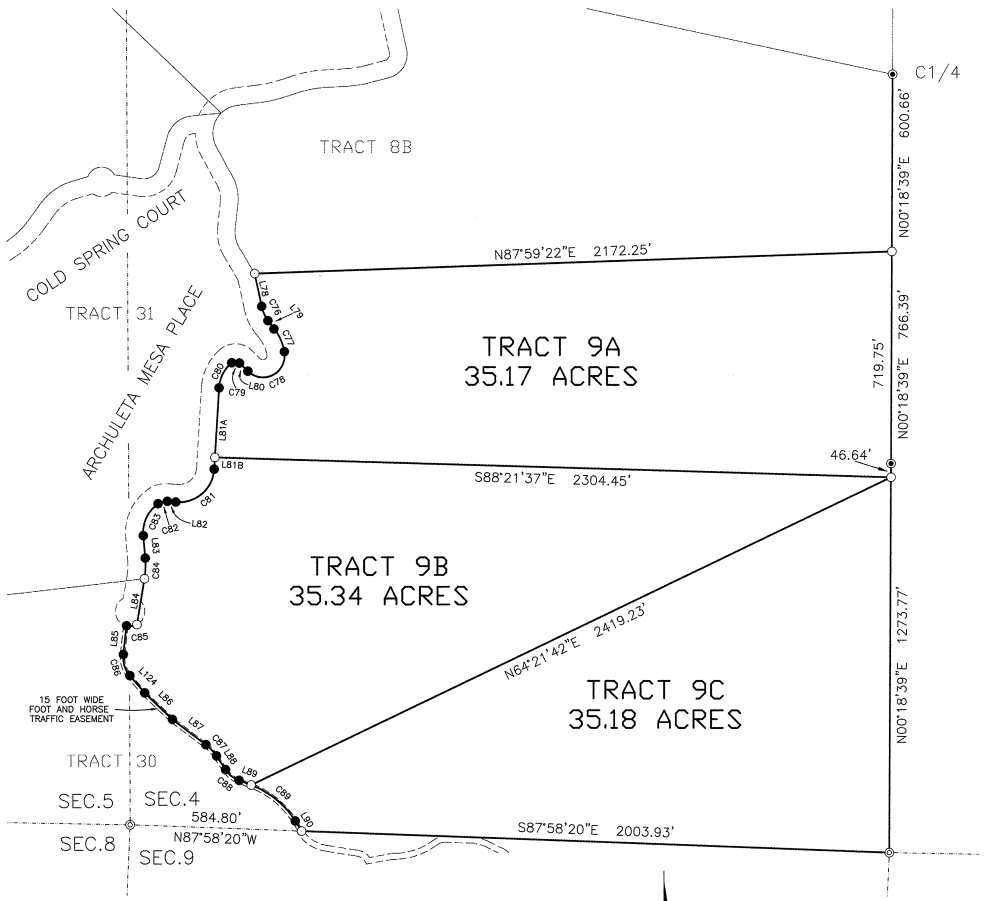
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5;
THENCE N.00°18'39"E., 1320.41 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 4 TO THE NORTHEAST CORNER THEREOF;
THENCE N.00°18'39"E., 719.76 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 4;
THENCE S.87°59'22"W., 2172.25 FEET;
THENCE S.11°59'25"E., 113.90 FEET;
THENCE 60.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.25°21'24"E., 60.11 FEET DISTANT;
THENCE S.38°43'23"E., 21.22 FEET;
THENCE 91.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.24°28'45"E., 91.04 FEET DISTANT;
THENCE 186.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 74.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.61°59'12W., 140.93 FEET DISTANT;
THENCE N.45°47'30"W., 39.31 FEET;
THENCE 29.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS N.87°45'38"W., 26.75 FEET DISTANT;
THENCE 97.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.26°55'13"W., 95.13 FEET DISTANT;
THENCE S.03°34'03"W., 276.99 FEET;
THENCE 192.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.49°25'35"W., 172.23 FEET DISTANT;
THENCE N.84°42'53"W., 29.09 FEET;
THENCE 33.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 47.25 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.75°04'24"W., 32.65 FEET DISTANT;
THENCE 125.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.24°59'01"W., 119.56 FEET DISTANT;
THENCE S.04°53'39"E., 76.62 FEET;
THENCE 70.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.02°18'03"W., 70.14 FEET DISTANT;
THENCE S.09°29'45"W., 157.36 FEET;
THENCE 36.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.83°31'50"W., 35.68 FEET DISTANT;
THENCE S.06°21'22"W., 97.94 FEET;
THENCE 77.78 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.17°05'53"E., 75.62 FEET DISTANT;
THENCE S.40°33'07"E., 77.23 FEET;
THENCE S.46°16'44"E., 130.82 FEET;
THENCE S.52°02'49"E., 142.85 FEET;
THENCE 52.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 155.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.43°19'36"E., 52.34 FEET DISTANT;
THENCE S.33°36'23"E., 55.81 FEET;
THENCE 59.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.51°31'45"E., 58.47 FEET DISTANT;
THENCE S.69°27'08"E., 44.41 FEET;
THENCE 200.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 305.00 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.50°35'42"E., 197.16 FEET DISTANT;
THENCE S.31°44'16"E., 36.35 FEET TO THE SOUTH LINE OF SAID SW1/4 OF SECTION 4;
THENCE S.87°58'20"E., 2003.93 FEET ALONG THE SOUTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING.
CONTAINING 105.69 ACRES MORE OR LESS.




LOCATION MAP
NOT TO SCALE

| CURVE | RADIUS | ARC | CHORD LENGTH | CHORD BEAR. |
|---|---|---|---|---|
| C76 | 130.00' | 60.65' | 60.11' | S25°21'24"E |
| C77 | 185.00' | 91.98' | 91.04' | S24°28'45"E |
| C78 | 74.00' | 186.56' | 140.93' | N61°59'12"E |
| C79 | 20.00' | 29.30' | 26.75' | S87°45'33"E |
| C80 | 120.00' | 97.82' | 95.13' | N26°55'13"E |
| C81 | 120.00' | 192.09' | 172.23' | N49°25'35"E |
| C82 | 47.25' | 33.34' | 32.65' | N75°04'24"E |
| C83 | 120.00' | 125.15' | 119.56' | N24°59'01"E |
| C84 | 280.00' | 70.32' | 70.14' | N02°18'03"E |
| C85 | 50.00' | 36.49' | 35.68' | N83°31'50"E |
| C86 | 95.00' | 77.78' | 75.62' | S17°05'53"E |
| C87 | 155.00' | 52.59' | 52.34' | S43°19'36"E |
| C88 | 95.00' | 59.43' | 58.47' | S51°31'45"E |
| C89 | 305.00' | 200.76' | 197.16' | S50°35'42"E |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L78 | S11°59'25"E | 113.90' |
| L79 | N38°43'23"W | 21.22' |
| L80 | S45°47'30"E | 39.31' |
| L81A | N03°34'03"E | 236.99' |
| L81B | N03°34'03"E | 40.00' |
| L82 | S84°42'53"E | 29.09' |
| L83 | N04°53'39"W | 76.62' |
| L84 | N09°29'45"E | 157.36' |
| L85 | S36°31'22"W | 97.94' |
| L86 | N46°16'44"W | 130.88' |
| L87 | S53°00'49"E | 142.85' |
| L88 | S33°36'23"E | 55.81' |
| L89 | N69°27'08"W | 44.41' |
| L90 | S31°44'16"E | 36.35' |
| L124 | S46°33'07"E | 77.23' |




**EASEMENT DEFINITIONS**

THE SIXTY (60) FOOT WIDE ROAD AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF "ARCHULETA MESA RANCH" FOR THE BENEFIT AND USE OF THE OWNER'S OF ARCHULETA MESA RANCH AND COOL SPRINGS RANCH ARE RETAINED. SAID ROAD IS NAMED ARCHULETA MESA PLACE.

A TEN (10) FOOT WIDE UTILITY EASEMENT IS SET ASIDE ON EACH SIDE OF ALL SIDE AND COMMON REAR TRACT LINES AND RETAINED ALONG THE EXTERIOR SIDES OF THE ABOVE DESCRIBED SIXTY (60) FOOT WIDE ROAD AND UTILITY EASEMENTS.

THE TWENTY (20) FOOT WIDE UTILITY EASEMENT SET ASIDE ALONG THE INTERIOR SIDE OF THE PERIMETER BOUNDARY OF "ARCHULETA MESA RANCH" IS RETAINED.

**SURVEYOR'S STATEMENT**

I, DEAN P. SCHULTZ, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COLORADO PLS# 26973
DEAN P. SCHULTZ

COLORADO REGISTERED 26973 LAND SURVEYOR 5/22/01 DEAN P. SCHULTZ

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )
COUNTY OF ARCHULETA)

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:45 PM O'CLOCK,

THIS 6th DAY OF APRIL, 2001 A.D., AND IS DULY RECORDED

UNDER RECEPTION NUMBER 20103043

ARCHULETA COUNTY ORGANIZED MAY 20 1885 COLORADO

20103043 04/06/2001 03:45P MAP
1 of 1 R 10.00 D 0.00 N 0.00 ARCHULETA COUNTY

LEGEND:
- ◉ = 5/8" OR 3/4" REBAR WITH CAP PLS 23520
- ◎ = FOUND 2 1/2" ALUM./IRON POST WITH BLM ALUM./BRASS CAP
- ○ = SET/FOUND 1/2" REBAR WITH ALUM. CAP PLS 26973
- ● = SET/FOUND 1/2" REBAR WITH PLASTIC CAP PLS 26973
- ------ = ACCESS AND PUBLIC UTILITIES EASEMENT

NOTES:
1) BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE E1/2 OF SECTION 32, MONUMENTED AS SHOWN HEREON, BEARS N.00°45'25"W. – S.00°45'25"E.
2) THE EXTERIOR BOUNDARIES OF ARCHULETA MESA RANCH WERE SURVEYED AND MONUMENTED BY LEON W. SIEVERS PLS 23520. AS SHOWN ON HIS PLAT DATED MARCH 18, 1996.
3) THE CLIENT DID NOT WISH TO HAVE EASEMENTS AND/OR RIGHTS OF WAY RESEARCHED. SHOWN EASEMENT INFORMATION WAS OBTAINED FROM RECORDED PLATS.

0' 200' 400' 600'

| REVISIONS | COOL SPRINGS RANCH – PHASE FOUR<br>A REPLAT OF TRACT 9, ARCHULETA MESA RANCH<br>ARCHULETA COUNTY, COLORADO | | |
|---|---|---|---|
| | SCALE 1" = 200' | DAVIS ENGINEERING SERVICE, INC.<br>P.O. BOX 1208<br>PAGOSA SPRINGS, COLORADO 81147<br>PHONE/FAX: (303) 264-5055 | SURVEYED BY DPS |
| | DATE 09/05/00 | | DRAFTED BY DPS |
| | CLIENT KACZYNSKI | | FILED P03600 |

Thu Feb 22 12:26:04 2001