

PAGOSA MEADOWS

A RESUBDIVISION OF PAGOSA BETA SECTION UNIT I, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, ARCHULETA COUNTY, COLORADO, IN PLAT FILE NO. 7597, AND BEING A PORTION OF SECTION 29, T.35 N. R.2 W., N.M.P.M., ARCHULETA COUNTY, COLORADO.

7520 06/01/1970 01:30 PLAT
1 of 1 R. 10. 00 0. 00 N. 0. 00 ARCHULETA COUNTY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, BEING THE OWNER IN FEE, AS TRUSTEE FOR THE BENEFIT OF NAVAJO TRAIL CORPORATION, ITS BENEFICIARY, OF ALL THE REAL PROPERTY INCLUDED IN THIS PLAT AND DESIGNATED AS PAGOSA MEADOWS SUBDIVISION INCLUDING ALL ROADS AND EASEMENTS REFERRED TO HEREIN, DOES HEREBY SUBDIVIDE SAID REAL PROPERTY AND DESIGNATES SAME AS PAGOSA MEADOWS SUBDIVISION AND FURTHER DECLARES:

1. THAT NAVAJO TRAIL CORPORATION HAS INSTRUCTED SAID TRANSAMERICA TITLE INSURANCE COMPANY AS TRUSTEE TO EXECUTE THIS PLAT AND IT HAS CAUSED THIS PLAT TO BE MADE AND FILED.

2. THAT SAID REAL PROPERTY HAS BEEN LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, ROADS AND EASEMENTS ALL AS SHOWN HEREON.

3. THAT THIS PLAT HAS BEEN PREPARED BY A COLORADO REGISTERED ENGINEER AND LAND SURVEYOR AND SHOWS SAID REAL PROPERTY HEREIN SUBDIVIDED. THE ROADS AND EASEMENTS THEREON WITH THE DIMENSIONS AS INDICATED.

4. THAT THE UNDERSIGNED HEREBY DEDICATES TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DESCRIBED AS SUCH.

5. THAT THE UNDERSIGNED HEREBY RESERVES TO THE OWNER FOR UTILITY AND TRANSMISSION PURPOSES, A PERIMETER EASEMENT 25 FEET IN WIDTH MEASURED INWARD FROM (AND THE INTERIOR BOUNDARY OF SAID EASEMENT RUNNING PARALLEL TO) EACH OF THE SIDE BOUNDARIES, AND THE REAR BOUNDARY OF ALL LOTS.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS EXECUTED THIS INSTRUMENT THIS 26th DAY OF May 1970.

TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE

BY J. M. Patterson ATTEST J. M. Hull

STATE OF ARIZONA } ss
COUNTY OF MARICOPA }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF May 1970, BY J. M. Patterson AND J. S. Hull AS Assistant Vice President and Assistant Secretary RESPECTIVELY, OF TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, ACTING AS TRUSTEE.

Virginia M. Thomas March 2 1974
NOTARY PUBLIC MY COMMISSION EXPIRES

COUNTY PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED THIS ___ DAY OF ___ 1970, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARCHULETA COUNTY, COLORADO. THIS APPROVAL DOES NOT EXTEND TO UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY. ACCESS FROM PUBLIC ROADS WILL BE RESTRICTED TO THE PLACES INDICATED HEREON.

BY CHAIRMAN

CERTIFICATE OF SURVEYOR

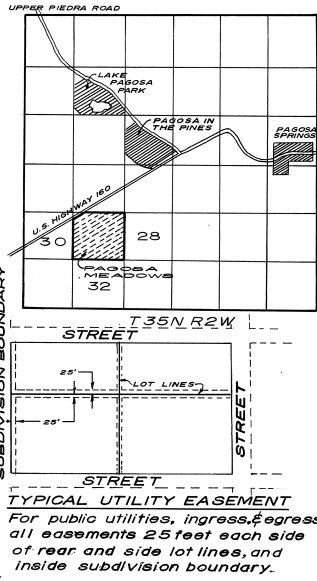
I, RALPH B. NUNNELLEY, DO HEREBY CERTIFY THAT THIS PLAT OF PAGOSA MEADOWS SUBDIVISION, A SUBDIVISION OF A PART OF ARCHULETA COUNTY, WAS PREPARED UNDER MY DIRECT AND ACCURATELY REPRESENTS A FIELD SURVEY OF THE



R. B. Nunnelley
B. NUNNELLEY, RE.L.S. 9509

LEGAL DESCRIPTION

ALL OF SECTION 29, T.35 N. R.2 W., N.M.P.M., ARCHULETA COUNTY, COLORADO, EXCEPT THAT PORTION NW OF THE SE RIGHT OF WAY LINE OF U.S. HIGHWAY 160



CURVE DATA				
N	R	A	L	T
1	2000	90°00'00"	31.42	20.00
2	2000	88°48'16"	31.92	18.80
3	2000	90°16'44"	31.91	20.10
4	2000	90°28'00"	31.68	20.18
5	2000	104°15'16"	36.39	28.78
6	2000	76°44'44"	26.44	15.55
7	15000	85°56'00"	38.17	—
8	2000	90°30'58"	31.89	20.18
9	2500	70°51'43"	30.77	—

NOTES
1. BEARINGS ARE TRUE AND ORIENTED WITH U.S.C&G.S. STATION SUNETHA BEARING TO SUNETHA AZMUTH MARK N0° 11'45"W. CARRIED FORWARD BY PLANE SURVEY METHODS.
2. POINTS MARKED WITH CAPPED IRON PINS, CAPS BEARING THE LEGEND L.S. NO. 5840.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 1st DAY OF June 1970, BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ARCHULETA COUNTY, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY. ACCESS FROM PUBLIC ROADS WILL BE RESTRICTED TO THE PLACES INDICATED HEREON.

BY CHAIRMAN

STATE OF COLORADO, 73220
ARCHULETA COUNTY
I, Ralph B. Nunnelley, Surveyor, filed this plat on May 26 1970 at 11:30 AM. My fee is \$75.
Witness my hand and seal at Pagosa Park Colorado, this 26 day of May 1970.
Ralph B. Nunnelley
Surveyor