130

PAGOSA MEADOWS UNIT 2

74883 09/13/1971 03:35P PLAT
1 of 1 R 18.00 D 0.00 N 0.00 ARCHULETA COUNTY

A SUBDIVISION OF SECTION 32, T.35N. R.2W.-N.M.P.M., ARCHULETA COUNTY, COLORADO

PREPARED FOR:
EATON INTERNATIONAL CORPORATION

PREPARED BY:
COE & VAN LOO CONSULTING ENGINEERS, INC.
PHOENIX, ARIZONA

JUNE 24, 1971

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 EATON INTERNATIONAL CORPORATION, ITS BENEFICIARY, OF ALL THE REAL PROPERTY INCLUDED IN THIS PLAT AND DESIGNATED AS PAGOSA MEADOWS UNIT TWO SUBDIVISION OF SECTION 32, T.35N., R.2W., N.M.P.M., ARCHULETA COUNTY, COLO., INCLUDING ALL ROADS AND EASEMENTS REFERRED TO HEREIN, DOES HEREBY SUBDIVIDE SAID REAL PROPERTY AND DESIGNATES SAME AS PAGOSA MEADOWS UNIT TWO, A SUBDIVISION OF SEC. 32, T.35N., R.2W., N.M.P.M., ARCHULETA COUNTY, COLO., AND FURTHER DECLARES:

1. THAT EATON INTERNATIONAL 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 HEREON 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 9TH DAY OF Sept. 1971.

TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE.

BY _____ Vice Pres.

ATTEST _____ Asst. Secretary

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF Sept 1971, BY T.M. PATTERSON AND Robert St. John AS Vice Pres. AND Asst. Secretary RESPECTIVELY OF TRANSAMERICA TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, ACTING AS TRUSTEE.

Kathryn Carnahan
NOTARY PUBLIC

8-5-75
MY COMMISSION EXPIRES

COUNTY PLANNING AND ZONING COMMISSION CERTIFICATE

APPROVED THIS 7 DAY OF September 1971, BY THE BOARD OF COUNTY COMMISSIONERS 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 Harold E. Schultz
CHAIRMAN

CERTIFICATE OF SURVEYOR

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

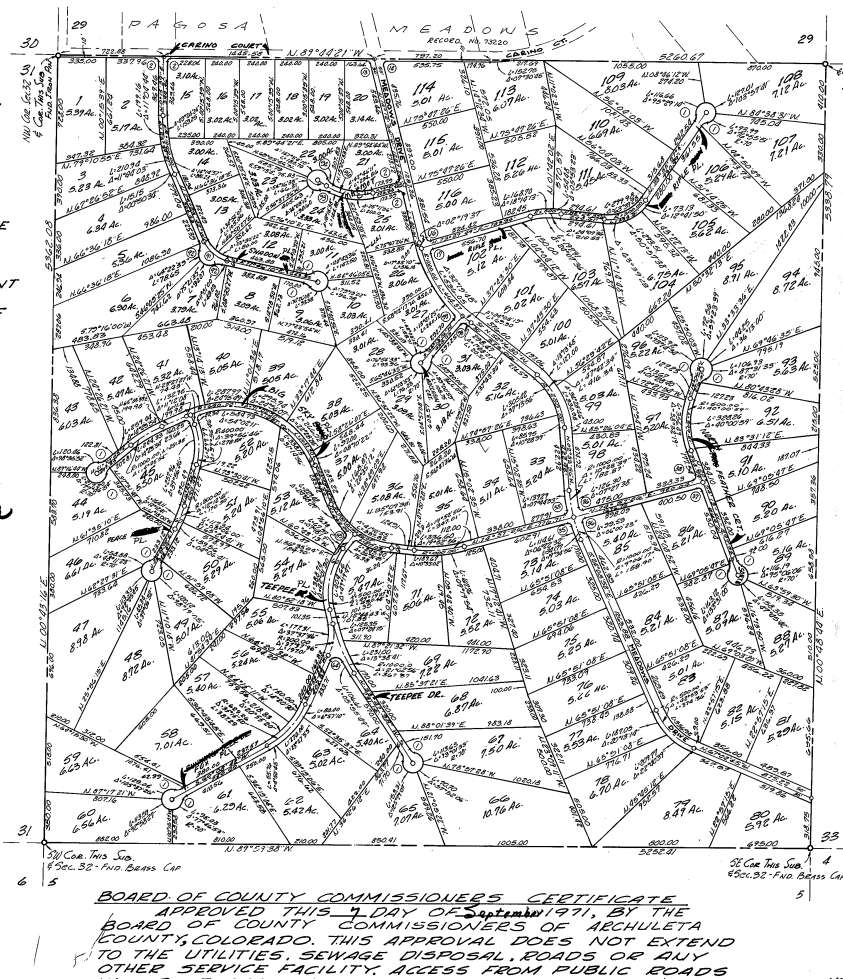
Ralph B. Nunnelley
RALPH B. NUNNELLEY, P.E., L.S. 9509

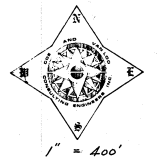
RALPH B. NUNNELLEY REGISTERED 9509 P.E. and L.S. STATE OF COLORADO
9-3-71

STATE OF COLORADO } ss
ARCHULETA COUNTY }
I Hereby certify that this instrument was filed for record in my office at 3:35 o'clock P.M. this 13th day of Sept. A.D. 1971 and is duly recorded in Book 1 at Page 130
74883

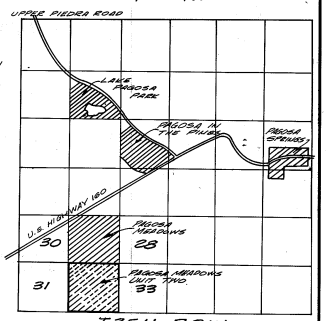
Roads to be maintained by County when Constructed to County Standards.

The Deed restrictions are the same as for Pagosa Meadows, Section 29, T.35N. R.2W., N.M.P.M. Recorded June 24, 1970 in Book 122, Pages 813-828 inclusive. Filed No. 73834

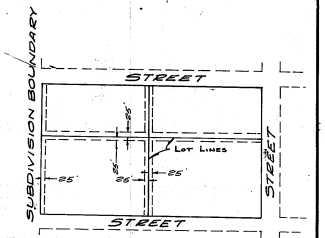




1" = 400'



T.35 N., R.2 W.



TYPICAL UTILITY EASEMENT
for public utilities, including ingress & egress. All easements 25 feet each side of rear and side lot lines, and inside subdivision boundary.

CURVE DATA

No.	R	Δ	L	T
1	50.00	48°17'23"	42.05	22.36
2	20.00	90°00'00"	31.42	20.00
13	20.00	75°21'47"	26.30	15.49
14	25.00	108°28'13"	47.58	32.27
16	25.00	92°10'37"	40.29	26.04
17	25.00	88°26'32"	40.74	26.63
35	20.00	57°16'14"	30.46	17.07
36	25.00	93°55'55"	40.62	26.39
37	20.00	84°28'51"	29.87	18.05
38	20.00	75°21'39"	26.46	15.16
55	20.00	84°47'05"	29.60	18.26
75	20.00	94°46'49"	33.06	21.74
76	20.00	90°58'55"	31.76	20.35
91	225.00	34°28'28"	135.33	115.57
92	50.00	48°11'28"	42.05	22.36
93	50.00	46°44'46"	40.79	21.61
94	50.00	90°44'42"	45.85	29.45
96	425.00	44°59'34"	333.74	176.01
98	25.00	84°38'41"	36.93	22.77
99	25.00	81°22'25"	35.20	21.73
62	50.00	114°38'36"	116.81	100.23

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

APPROVED THIS 7 DAY OF September 1971, BY THE BOARD OF COUNTY COMMISSIONERS 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 Harold E. Schultz
CHAIRMAN

NOTES:
1. POINTS MARKED WITH CAPPED IRON PINS, CAPS BEARING THE LEGEND L.S. NO. 5840.
2. BASIS OF BEARING OF THIS MAP IS THE EAST LINE OF SEC. 32 T.35N.-R.2 W. N.M.P.M., ARCHULETA COUNTY, COLORADO. SHOWN AS HAVING A BEARING OF N 00°-08'-39" E.

F130

400-24-01