

Plat of

COYOTE COVE

Located In Sections 25 and 36, T. 36 N., R 2 1/2 W.,
N.M.P.M., Archuleta County, Colorado

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT COYOTE COVE, LLC, REPRESENTED BY KENNETH D. BAJEMA AND G. DIANE ORR OF 63 N. PADOSA BLVD., SUITE 311-4276, PADOSA SPRINGS, COLORADO 81147, BEING THE LEGAL TITLE HOLDERS OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

A PARCEL OF LAND LOCATED IN SECTIONS 25 AND 36, TOWNSHIP 36 NORTH, RANGE 2 1/2 WEST, NEW MEXICO PRINCIPAL MERIDIAN, ARCHULETA COUNTY, COLORADO, AND BEING ENTIRELY WITHIN THOSE CERTAIN TRACTS OF LAND DESCRIBED UNDER RECEPTION NUMBERS 1994008889 AND 20504269 OF THE RECORDS IN THE OFFICE OF THE ARCHULETA COUNTY CLERK AND RECORDER, WHICH PARCEL IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE EAST CORNER OF THE PARCEL HERON DESCRIBED, BEING THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LIMIT OF ARCHULETA COUNTY ROAD 600 (PIEDRA ROAD) WITH THE SOUTHERLY BOUNDARY OF SAID TRACT (REC. NO. 1994008889), AND WHICH POINT IS IDENTICAL WITH THE NORTH CORNER OF THE ZINSER MINOR IMPACT SUBDIVISION; THENCE SOUTHWEST ALONG SAID BOUNDARY TO THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS S.80°00'00"E, 656.89 FEET; THENCE S.16°12'24"W, 441.74 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT (REC. NO. 1994008889) AND ALONG THE NORTHWESTERLY BOUNDARY OF SAID ZINSER MINOR IMPACT SUBDIVISION TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT (REC. NO. 1994008889) THE FOLLOWING COURSES AND DISTANCES: S.67°42'04"W, 280.61 FEET; 170.62 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 132.26 FEET, THE LONG CHORD OF WHICH CURVE BEARS N.75°20'32"W, 159.03 FEET; N.30°23'00"W, 285.21 FEET; S.58°15'06"W, 27.04 FEET; 204.72 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.44 FEET, THE LONG CHORD OF WHICH CURVE BEARS N.8°50'15"W, 177.12 FEET; N.16°29'37"W, 169.55 FEET; N.00°44'57"W, 162.18 FEET; AND N.28°11'05"W, 217.37 FEET ALONG THE BOUNDARY OF SAID TRACT (REC. NO. 1994008889) TO THE NORTHWEST CORNER THEREOF, WHICH CORNER IS IDENTICAL WITH THE SOUTHWEST CORNER OF SAID TRACT (REC. NO. 20504269); THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT (REC. NO. 20504269), N.33°18'31"W, 167.41 FEET AND N.73°42'17"W, 191.51 FEET TO A POINT ON THE BOUNDARY OF TRACT 1 OF LAKE HATCHER PARK; THENCE N.08°31'08"W, 191.13 FEET ALONG THE BOUNDARY OF SAID TRACT 1; THENCE N.85°10'36"E, 107.27 FEET ALONG THE BOUNDARY OF SAID TRACT 1 TO THE EASTERLY CORNER OF LOT 1X, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 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963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000; THENCE CONTINUING ALONG THE BOUNDARY OF SAID PHASE 1 TO AN ANGLE POINT THEREIN; THENCE N.50°57'50"E, 150.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID PHASE 1 TO ITS POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LIMIT OF ARCHULETA COUNTY ROAD 600 (PIEDRA ROAD), WHICH POINT OF INTERSECTION IS THE NORTHEAST CORNER OF THE PARCEL HERON DESCRIBED; THENCE ALONG SAID RIGHT-OF-WAY LIMIT, THE FOLLOWING COURSES AND DISTANCES: S.56°26'21"E, 7.83 FEET; 350.37 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1107.01 FEET, THE LONG CHORD OF WHICH CURVE BEARS S.47°22'20"E, 346.81 FEET; S.38°19'12"E, 263.04 FEET; AND S.50°16'57"E, 309.69 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINING 30.37 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED, Laid OUT, SUBDIVIDED, AND DESIGNATED AS "COYOTE COVE", AND HAS CAUSED THIS PLAT TO BE MADE, AND FILED, AND FURTHER DECLARES:

- 20 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT OF ALL LOTS.
- 20 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE GRANTED ALONG THE REAR OF ALL LOTS ADJOINING THE SUBDIVISION BOUNDARY. 15 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE GRANTED ALONG ALL LOT LINES THAT ARE ADJACENT TO OPEN SPACE TRACTS A THROUGH D, (LOTS 1 THRU 7, 34 AND 35).
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS ARE GRANTED ALONG ALL SIDE LINES AND REAR LINES OF LOTS THAT ARE COMMON TO OTHER LOTS OR ADJACENT TO OPEN SPACE TRACT E.
- PUBLIC UTILITY EASEMENTS ARE GRANTED OVER AND ACROSS ALL OPEN SPACE TRACTS A THRU E, AS SHOWN.
- LOT 35 HAS ADDITIONAL PERIMETER AND CROSSING PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.
- A DRAINAGE EASEMENT FOR THE USE OF COYOTE COVE IS GRANTED 25 FEET ON BOTH SIDES OF THE COMMON LOT LINE FOR LOTS 16 AND 17 AS SHOWN HEREON.
- INCLUDE CIRCLE, AS SHOWN HEREON, IS SUBJECT TO THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND IS DEDICATED TO THE OWNERS OF THIS SUBDIVISION FOR THE PURPOSES OF PRIVATE INGRESS AND EGRESS.
- A 10 FOOT WIDE PEDESTRIAN AND EMERGENCY BOAT DOCKING EASEMENT IS GRANTED TO THE PUBLIC FOR ACCESS AND MAINTENANCE OF LAKE HATCHER SHORE LINES. SAID EASEMENT BEING ON LAND AND MEASURED HORIZONTALLY FROM THE WATERLINE OF LAKE HATCHER AS IT SEASONALLY FLUCTUATES.

IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT, THE UNDERSIGNED HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST ARCHULETA COUNTY OCCASIONED BY THE ALTERATION OF LAND SURFACES TO CONFORM TO THIS SUBDIVISION PLAT.

IN WITNESS WHEREOF, THIS INSTRUMENT IS EXECUTED THIS 2nd DAY OF

JUNE 2006.

BY: Kenneth D. Bajema
KENNETH D. BAJEMA, AS REPRESENTATIVE FOR COYOTE COVE, LLC

BY: G. Diane Orr
G. DIANE ORR, AS REPRESENTATIVE FOR COYOTE COVE, LLC

STATE OF COLORADO
COUNTY OF ARCHULETA

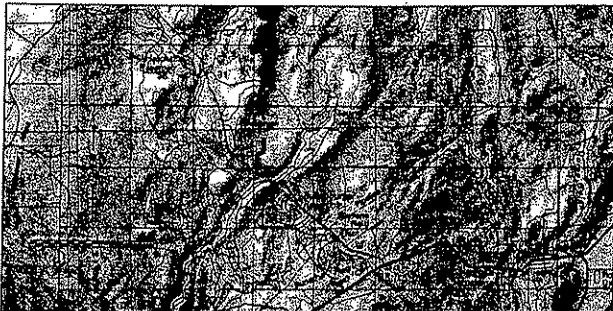
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF

JUNE 2006 BY KENNETH D. BAJEMA AND G. DIANE ORR AS REPRESENTATIVES FOR COYOTE COVE, LLC.

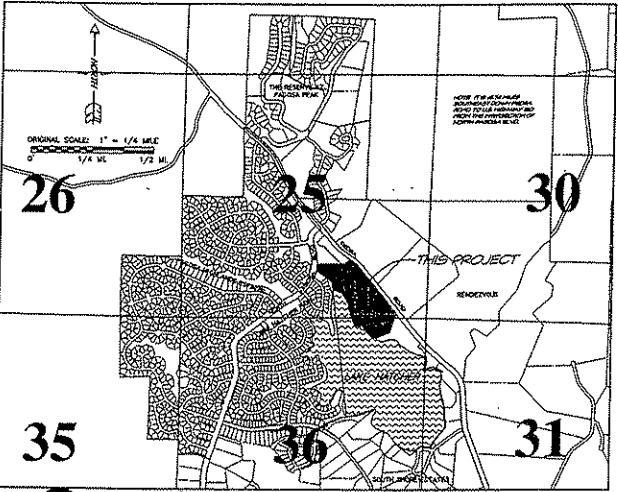
NOTARY PUBLIC: Neil Whitford

MY COMMISSION EXPIRES: 8-11-09

NOTARY PUBLIC ADDRESS: P.O. Box 1406 Padosa Springs, CO 81147



LOCATION MAP
SCALE 1" = 1 MILE



VICINITY MAP
SCALE 1" = 1/4 MILE

797A

CERTIFICATE OF MORTGAGE

BANK OF THE SAN JUAN, THE MORTGAGEE OF THE PROPERTY AS SHOWN HEREON, HEREBY CONFIRMS AND AGREES TO THE SUBDIVISION OF THE PROPERTY AND THE DEDICATION OF EASEMENTS, AS SHOWN HEREON.

BY: H. T. Espinoza VP AS: vice President
OF BANK OF THE SAN JUAN TITLE

STATE OF Colorado
COUNTY OF Archuleta

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF

June 2006.

BY: Robert J. Collier
AS: Vice President OF BANK OF THE SAN JUAN

NOTARY PUBLIC: Janette Masten

MY COMMISSION EXPIRES: 02/02/10

NOTARY PUBLIC ADDRESS: 305 Hot Springs Blvd
Hot Springs, Co 81147

STATE OF COLORADO
COUNTY OF ARCHULETA

SURVEYOR'S CERTIFICATE

I, DEAN P. SCHULTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT OF "COYOTE COVE", WAS PREPARED UNDER MY DIRECTION, TRULY AND CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS CONDUCTED IN ACCORDANCE WITH CRS 26-51-106, 1975, AS AMENDED.

COUNTY COMMISSIONERS CERTIFICATE

I, Neil Whitford, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT OF "COYOTE COVE", MEETS THE STATE OF COLORADO MINIMUM STANDARDS FOR LAND SURVEY PLATS.

PLANNING COMMISSION CERTIFICATE

THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED ON THIS 9 DAY OF JUNE 2006 BY THE PLANNING COMMISSION FOR ARCHULETA COUNTY, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: Neil Whitford

BOARD OF COUNTY COMMISSIONERS APPROVAL TO RECORD

HAVING ASCERTAINED THAT THE CONDITIONS OF APPROVAL HAVE BEEN SATISFACTORILY COMPLETED ON THIS 9 DAY OF JUNE 2006, THE BOARD OF COUNTY COMMISSIONERS APPROVE THIS PLAT FOR RECORDING BY THE COUNTY CLERK AND RECORDER.

THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS OR ANY OTHER SERVICE FACILITY. THE COUNTY'S ACCEPTANCE OF THIS PLAT CONSTITUTES ACCEPTANCE, ON THE PUBLIC'S BEHALF, OF THE OFFER OF DEDICATION OF RIGHTS-OF-WAY OVER THE SUBDIVISION ROADS, BUT DOES NOT CONSTITUTE ACCEPTANCE OF THE ROADS MAINTENANCE OBLIGATIONS.

OWNERS OF PROPERTY IN THE SUBDIVISION AND/OR THE HOMEOWNERS' ASSOCIATION SHALL RETAIN ALL ROAD MAINTENANCE OBLIGATIONS FOR ALL ROADS IN THE SUBDIVISION.

BY: Neil Whitford
CHAIRMAN

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO
COUNTY OF ARCHULETA

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED IN MY OFFICE AT 9:45 AM

O'CLOCK, THIS 10th DAY OF June 2006.

RECEPTION NUMBER: 20060473

PLAY FILE NUMBER: 111A.T3A.T1S

BY: Gene Melendy
CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF ARCHULETA

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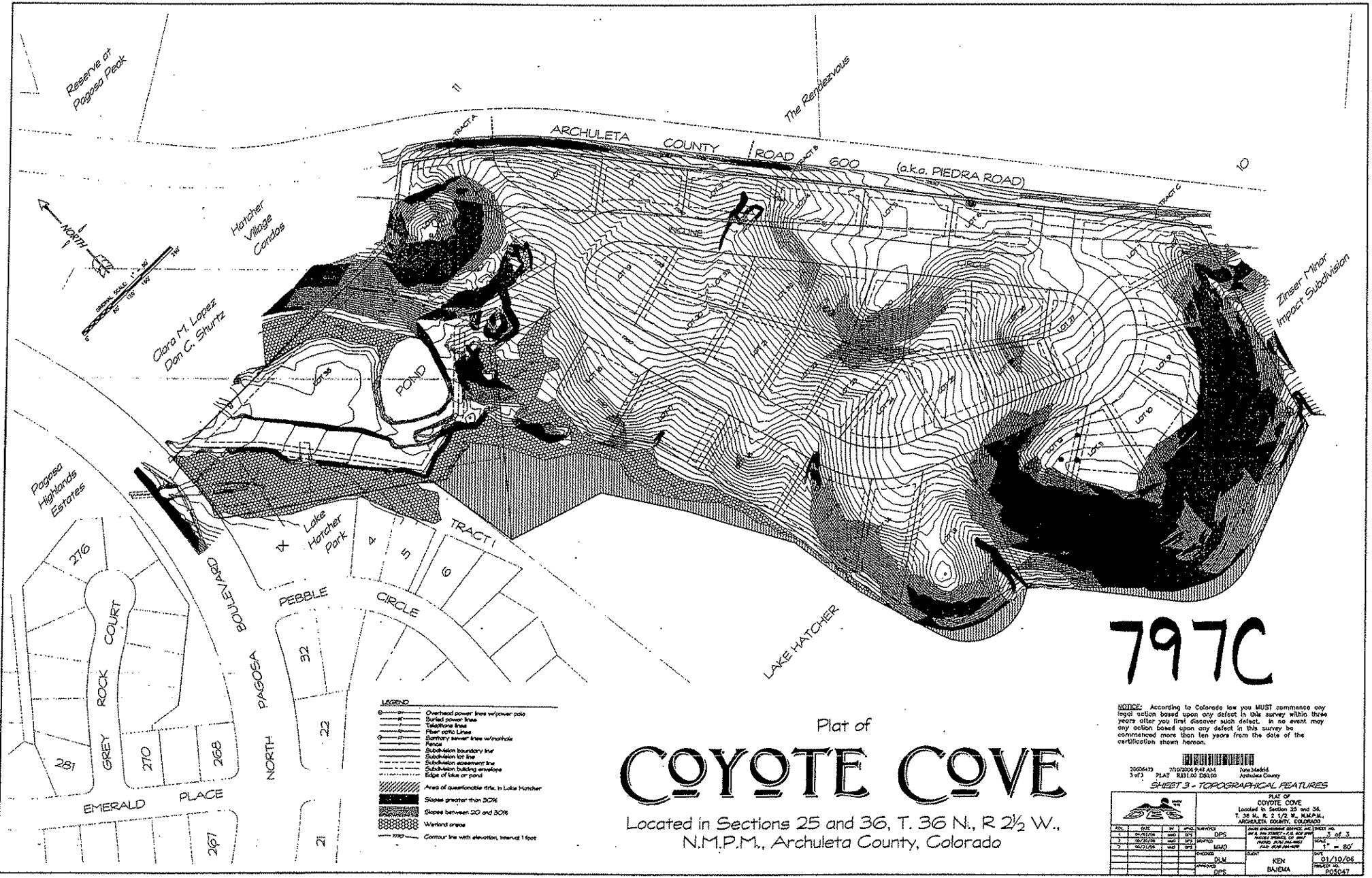
The Street, Dickson, Certificate, Utility Plat

Survey Plat

Topography, Wetlands, 20 and 30% Slopes

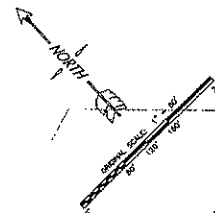
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Reserve of
Pagosa Peak

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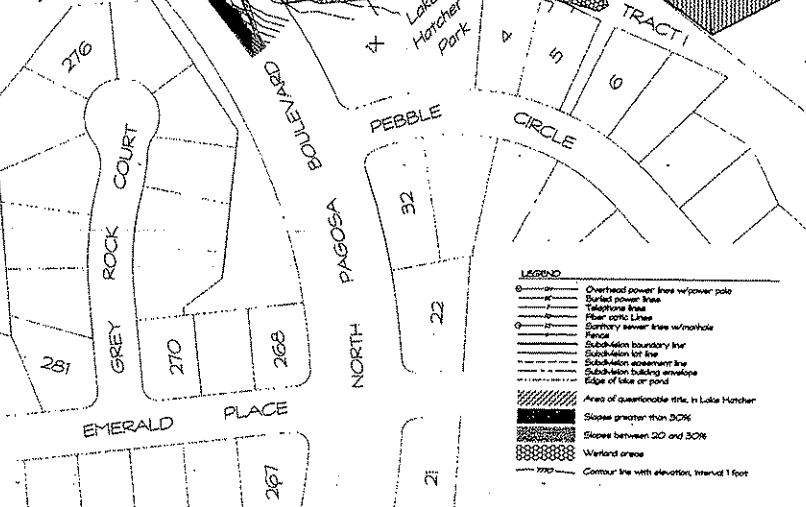


Hatcher
Village
Cordas

Clara M. Lopez
Don C. Sturtz

Pagosa
Highlands
Estates

Zimmer M'lar
Impact Subdivision



- LEGEND**
- Overhead power lines w/power pole
 - Buried power lines
 - Telephone lines
 - Fiber optic lines
 - Surveyor's corner lines w/marshals
 - Fence
 - Subdivision boundary line
 - Subdivision lot line
 - Subdivision sewer line
 - Subdivision building envelope
 - Edge of lake or pond
 - Area of questionable title, in Lake Hatcher
 - Slopes greater than 50%
 - Slopes between 30 and 50%
 - Wetland areas
 - Contour line with elevation, interval 1 foot

Plat of

COYOTE COVE

Located in Sections 25 and 36, T. 36 N., R. 2 1/2 W.,
N.M.P.M., Archuleta County, Colorado

797C

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

2000473 3/02		7/10/2008 9:43 AM PLAT 797C 280,000		Ann Madala Archuleta County	
SHEET 3 - TOPOGRAPHICAL FEATURES					
PLAT OF COYOTE COVE					
Located in Sections 25 and 36, T. 36 N., R. 2 1/2 W., N.M.P.M., Archuleta County, Colorado					
DATE	BY	REVISION	BY	DATE	DESCRIPTION
11/19/08	KEN	1	DPS	01/19/08	Initial preparation of plat
11/19/08	KEN	2	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	3	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	4	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	5	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	6	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	7	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	8	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	9	DPS	01/19/08	Final preparation of plat
11/19/08	KEN	10	DPS	01/19/08	Final preparation of plat