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Page 1 of 2
Las Animas County
Lavern Jaschke
Clerk and Recorder
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Rec: 31.00
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DR Book 1041 Page 1831 - 1831

AMENDED PLAT OF
BIG VIEW ESTATES

A PART OF SECTIONS 8, 9, 10, TOWNSHIP 32 SOUTH, RANGE 64 WEST OF THE 6TH P.M., LAS ANIMAS COUNTY, IN THE STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:
THAT MYBI PARTNERSHIP, P.O. BOX 6797, COLORADO SPRINGS, CO 80934, BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN LAS ANIMAS COUNTY, COLORADO, AND LYING WITHIN THE BOUNDARIES OF SECTIONS 8, 9, 10, TOWNSHIP 32 SOUTH, RANGE 64 WEST, 6TH P.M., LAS ANIMAS COUNTY, COLORADO.

FURTHER THAT:
THE UNDERSIGNED HAVE CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "THE AMENDED PLAT OF BIG VIEW ESTATES".

LEGAL DESCRIPTION
THE DESCRIPTION OF A 560.50 ACRE, MORE OR LESS, TRACT OF LAND BEING PART OF SECTIONS 8, 9, AND 10, TOWNSHIP 32 SOUTH, RANGE 64 WEST, 6TH P.M., ALL IN LAS ANIMAS COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 8;
THENCE N 89°45'16" W 2617.11 FEET;
THENCE N 89°47'05" W 1316.39 FEET ALONG SAID SOUTH LINE TO THE SW CORNER OF THE SE 1/4, SW 1/4 OF SAID SECTION 8;
THENCE N 00°28'23" E 1336.46 FEET ALONG THE WEST LINE OF SAID SE 1/4, SW 1/4, TO THE NW CORNER OF SAID SE 1/4, SW 1/4;
THENCE S 89°55'03" E 1319.32 FEET ALONG THE NORTH LINE OF SAID SE 1/4, SW 1/4, TO THE NE CORNER THEREOF;
THENCE S 89°57'18" E 1314.76 FEET ALONG THE SOUTH LINE OF THE NW 1/4, SE 1/4 OF SAID SECTION 8, TO THE SE CORNER OF SAID NW 1/4, SE 1/4;
THENCE N 00°59'33" E 294.33 FEET TO A POINT FOR CORNER;
THENCE ALONG THE NORTHERLY LINE OF THIS TRACT FOR THE FOLLOWING TWO (2) COURSES, ALSO BEING THE SOUTHERLY LINE OF PONDEROSA HILLS II:
1. N 58°00'16" E 2982.48 FEET;
2. N 85°40'59" E 4584.83 FEET TO AN IRON STAKE FOR THE SE CORNER OF LOT 29 OF SAID PONDEROSA HILLS II SUBDIVISION;
THENCE S 23°06'40" E 88.62 FEET TO A POINT ON THE WESTERLY LINE OF BIG VIEW DRIVE;
THENCE N 86°06'57" E 60.00 FEET ACROSS SAID BIG VIEW DRIVE TO A POINT ON A CURVE;
THENCE 117.24' ALONG A CURVE TO THE RIGHT ALONG THE SOUTHERLY LINE OF BIG VIEW DRIVE AND HAVING A CENTRAL ANGLE OF 53°58'44" AND A RADIUS 124.45 FEET TO A POINT OF TANGENCY;
THENCE ALONG SAID SOUTHERLY LINE FOR THE FOLLOWING THREE (3) COURSES:
1. N 49°04'41" E 440.18 FEET;
2. N 80°56'15" E 270.18 FEET;
3. N 71°16'16" E 96.34 FEET;
THENCE S 18°43'44" E 96.82 FEET TO AN IRON STAKE SET FOR THE NE CORNER OF THE SW 1/4, NW 1/4 OF SAID SECTION 10;
THENCE S 00°19'16" W 1324.06 FEET ALONG THE EAST LINE OF SAID SW 1/4, NW 1/4;
THENCE S 00°14'54" W 1336.16 FEET ALONG THE EAST LINE OF THE NW 1/4, SW 1/4 OF SAID SECTION 10;
THENCE N 89°29'56" W 1328.63 FEET ALONG THE SOUTH LINE OF SAID NW 1/4, SW 1/4;
THENCE N 89°30'45" W 1348.09 FEET ALONG THE SOUTH LINE OF THE NE 1/4, SE 1/4 OF SAID SECTION 9;
THENCE S 00°31'54" W 1340.92 FEET ALONG THE EAST LINE OF THE SW 1/4, SE 1/4 OF SAID SECTION 9;
THENCE N 89°36'03" W 1352.92 FEET ALONG THE SOUTH LINE OF SAID SW 1/4, SE 1/4;
THENCE N 89°36'42" W 2697.19 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING, AND CONTAINING 560.50 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING IS THE VALUE OF N 89°36'42" W FOR THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9.

MYBI PARTNERSHIP BY
JB BRYANT, PROJECT MANAGER

GRAPHIC SCALE
(IN FEET)
1 inch = 600 ft.

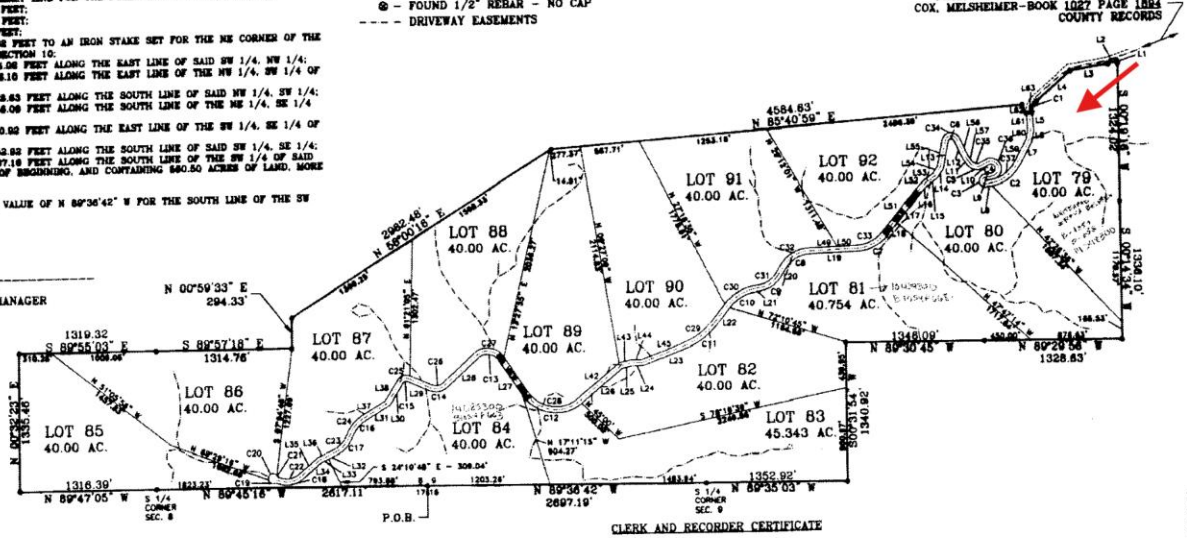
NOTES:
1. ALL LOTS WITH DRIVEWAY EASEMENTS RESERVED FOR LOT OWNERS EITHER JOINTLY OR PRIVATELY.
2. RESERVE 10 FT. PUBLIC UTILITY EASEMENT ON SIDE AND REAR LOT LINES WITHIN SUBDIVISION BOUNDARY.
3. ELECTRIC UTILITY HAS MEANDERING EASEMENT.

LEGEND
- FOUND USGLO BRASS CAP (1925)
- SET 5/8" X 30" REBAR AND PLASTIC CAP MARKED L.S. 2816
- SET 1/2" X 24" REBAR AND PLASTIC CAP MARKED L.S. 2816
- FOUND ALUMINUM CAP MARKED P.L.S. 14840
- FOUND ALUMINUM CAP MARKED P.L.S. 12160
- FOUND 1/2" REBAR - NO CAP
- - - - DRIVEWAY EASEMENTS

ACCESS ROAD EASEMENT:
PATE, ROBERT-BOOK 1027 PAGE 1896
COX, MELSHEIMER-BOOK 1027 PAGE 1894
COUNTY RECORDS

LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	28.62'	S 18°43'45" E	L29	226.86'	N 88°43'40" W
L2	92.34'	N 71°16'16" E	L30	287.24'	S 31°38'06" W
L3	370.18'	N 80°56'15" E	L31	383.82'	S 58°23'08" W
L4	440.18'	N 49°04'41" E	L32	52.82'	S 88°16'06" W
L5	173.78'	N 84°54'03" W	L33	186.73'	S 88°16'06" W
L6	117.38'	N 12°17'38" E	L34	234.34'	S 48°26'03" W
L7	261.52'	N 27°41'38" E	L35	242.82'	N 48°26'03" E
L8	58.05'	N 88°56'38" E	L36	167.03'	N 88°16'06" E
L9	73.31'	S 88°56'38" W	L37	288.54'	N 58°23'08" E
L10	66.48'	N 61°36'36" E	L38	242.86'	N 31°36'06" E
L11	73.88'	S 38°36'03" E	L42	520.87'	N 48°56'57" E
L12	201.41'	S 28°46'38" E	L43	112.18'	N 78°56'32" E
L13	366.18'	N 18°36'34" E	L44	106.33'	N 88°37'00" E
L14	111.00'	N 13°32'00" E	L45	440.21'	N 88°36'18" E
L15	111.00'	N 88°36'28" E	L46	246.38'	N 87°56'56" E
L16	161.37'	N 46°36'41" E	L50	302.83'	N 87°56'56" E
L17	300.40'	N 36°18'28" E	L51	330.86'	N 36°18'28" E
L18	168.70'	N 36°18'28" E	L52	168.88'	N 46°36'46" E
L19	450.86'	N 87°56'56" E	L53	106.42'	N 36°30'37" E
L20	133.81'	N 33°56'46" E	L54	94.57'	N 33°32'01" E
L21	74.81'	N 79°36'15" E	L55	246.52'	N 18°18'36" E
L22	218.76'	N 56°56'33" E	L56	196.52'	S 24°46'36" E
L23	466.33'	N 68°36'18" E	L57	67.86'	S 38°56'00" E
L24	112.81'	N 88°37'00" E	L58	243.41'	S 27°41'36" E
L25	88.87'	N 78°56'34" E	L60	100.40'	N 12°17'38" E
L26	518.71'	N 48°56'57" E	L61	163.71'	N 64°54'03" W
L27	413.41'	N 33°02'31" W	L62	88.62'	N 23°06'40" W
L28	416.46'	S 47°57'36" W	L63	88.86'	N 86°06'57" E

CURVE	LENGTH	CENTRAL ANGLE	RADIUS
C1	117.24'	53°58'44"	124.45'
C2	343.06'	53°00'23"	366.81'
C3	188.56'	108°00'00"	96.80'
C4	146.81'	195°30'37"	43.56'
C5	188.87'	92°41'36"	116.41'
C6	75.67'	144°30'56"	30.00'
C7	354.16'	48°40'31"	418.00'
C8	267.79'	52°57'12"	284.33'
C9	213.21'	48°30'27"	267.56'
C10	384.15'	41°36'23"	528.34'
C11	357.64'	31°36'27"	661.74'
C12	646.88'	97°00'31"	383.84'
C13	229.04'	99°46'53"	131.45'
C14	182.40'	57°06'44"	184.17'
C15	41.31'	52°46'22"	26.91'
C16	200.53'	38°23'32"	298.38'
C17	340.80'	46°16'18"	404.56'
C18	287.12'	64°36'30"	253.12'
C19	83.45'	107°06'36"	80.00'
C20	123.63'	141°46'11"	50.00'
C21	32.73'	37°36'00"	50.00'
C22	219.06'	64°56'30"	193.12'
C23	193.44'	48°16'18"	244.56'
C24	240.71'	38°23'32"	360.38'
C25	136.29'	52°46'22"	98.81'
C26	122.08'	57°06'44"	184.17'
C27	333.56'	99°46'53"	191.45'
C28	548.29'	97°00'31"	323.84'
C29	324.71'	31°36'27"	661.74'
C30	327.83'	41°30'23"	453.24'
C31	165.40'	46°36'27"	207.56'
C32	324.26'	53°57'12"	344.33'
C33	303.31'	48°40'31"	356.90'
C34	227.01'	144°31'06"	90.00'
C35	79.87'	52°41'36"	86.41'
C36	357.43'	199°30'28"	102.48'
C37	267.42'	52°06'33"	300.81'



THE BUYER HEREBY ACKNOWLEDGES THAT THE BOARD OF COUNTY COMMISSIONERS OF LAS ANIMAS COUNTY, COLORADO, IS NOT RESPONSIBLE IN ANY FASHION FOR THE CONSTRUCTION OR MAINTENANCE OF ACCESS DRIVES OR PUBLIC ROADS OR STREETS INDICATED ON THIS PLAN.
PUBLIC SERVICE VEHICLES, EMERGENCY VEHICLES, AND OTHER VEHICLES, WITH PERSONS WITHIN THEM HAVING LEGITIMATE BUSINESS TO TRANSACT, SHALL HAVE THE RIGHT OF INGRESS, EGRESS, AND REGRESS BY MEANS OF THE DESIGNATED ACCESS DRIVE EASEMENT.

CLERK AND RECORDER CERTIFICATE

STATE OF COLORADO)
S.S.
LAS ANIMAS COUNTY)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, THE _____ DAY OF _____ 20____, A.D., AND IS DULY RECORDED IN BOOK NO. _____, PAGE NO. _____, MAP NO. _____.

SIGNED
RECORDER OR DEPUTY

I, Lavern A. Jaschke, hereby certify, that this Land Survey was prepared by me, or, under my direct supervision, and that I am a duly registered Professional Land Surveyor in the state of Colorado, and that this Land Survey is correct to the best of my knowledge and belief.

Lavern A. Jaschke, PE, PLS PLS# 2816

2816
STATE OF COLORADO

HIGH PLAINS ENGINEERING