

PANADERO DEVELOPMENT FILING NO. 2

191

KNOW ALL MEN BY THESE PRESENTS: That Panadero Blk Corp., Dwight A. Harrison, President, P.O. Box 39, Cochere, Colorado, 81053;

being the sole owner of the following described land:

A subdivision of a parcel of land located in the N.1/2 of Section 16, Township 31 South, Range 69 West of the 6th P.M.,
Huerfano County, State of Colorado to-wit:

Beginning at the N.1/4 corner of said Section 16; thence S. 87-37-37 E., along the north line of said Section 16, a distance of 95.11 feet; thence S. 18-20-21 E., a distance of 1285.61 feet; thence S. 04-09-48 W., a distance of 325.00 feet to a point on the northerly right-of-way line of Panadero Avenue, as shown on the recorded plat thereof as filed for record in Huerfano County Records; thence along said Panadero Avenue right-of-way line the following twelve (12) courses:

- 1.) N. 89-30-12 W., a distance of 133.00 feet;
- 2.) on the arc of a curve to the right, whose radius is 120.00 feet, a distance of 38.18 feet;
- 3.) N. 67-37-00 W., a distance of 236.32 feet;
- 4.) on the arc of a curve to the left, whose radius is 180.00 feet, a distance of 40.55 feet;
- 5.) N. 80-31-30 W., a distance of 222.68 feet;
- 6.) on the arc of a curve to the left, whose radius is 180.00 feet, a distance of 38.18 feet;
- 7.) S. 87-19-47 W., a distance of 458.16 feet;
- 8.) on the arc of a curve to the left, whose radius is 180.00 feet, a distance of 80.79 feet;
- 9.) S. 61-36-45 W., a distance of 14.32 feet;
- 10.) on the arc of a curve to the right, whose radius is 75.00 feet, a distance of 103.11 feet;
- 11.) N. 39-37-15 W., a distance of 231.79 feet;
- 12.) on the arc of a curve to the right, whose radius is 30.41 feet; thence S. 89-21-59 W., a distance of 198.29 feet; thence N. 39-09-00 W., a distance of 365.80 feet; thence S. 87-03-00 W., a distance of 255.80 feet; to the southeast corner of Lot No. 28, Panadero Development Filing No. 1, according to the recorded plat thereof; thence along the property lines of Lots 18, 19, said Panadero Development Filing No. 1, the following fifteen (15) courses:
- 1.) N. 08-21-18 W., a distance of 70.40 feet;
- 2.) N. 45-18-30 W., a distance of 70.00 feet;
- 3.) S. 87-33-27 W., a distance of 181.55 feet;
- 4.) N. 76-58-24 W., a distance of 100.00 feet;
- 5.) on the arc of a curve to the left, whose radius is 125.00 feet, a distance of 36.00 feet;
- 6.) N. 86-33-31 E., a distance of 90.00 feet;
- 7.) N. 59-50-10 E., a distance of 159.74 feet;
- 8.) N. 45-18-30 W., a distance of 180.00 feet;
- 9.) N. 06-22-30 W., a distance of 96.72 feet;
- 10.) N. 83-37-30 E., a distance of 155.39 feet;
- 11.) N. 06-22-30 W., a distance of 415.00 feet;
- 12.) S. 83-37-30 W., a distance of 125.00 feet;
- 13.) N. 64-54-12 W., a distance of 158.66 feet;
- 14.) N. 45-17-02 W., a distance of 125.00 feet;
- 15.) N. 47-29-24 W., a distance of 135.10 feet to a point on the north line of said Section 16; thence S. 87-27-30 E., along the said north line of Section 16, a distance of 2287.62 feet to the point of beginning, containing 67.08 acres.

Has caused the foregoing described parcel of land to be surveyed, plotted, and subdivided into lots, and streets, and has shown hereon certain easements for the use of all public utilities, and the same be numbered, named, and dimensioned as shown, on the annexed plat, for the purpose of creating a subdivision to be known as "PANADERO DEVELOPMENT FILING NO. 2".

All streets, and easements for public utilities, are hereby dedicated to the public for perpetual use.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this 26th day of May, 1994, A.D.

Dwight A. Harrison
Dwight A. Harrison

STATE OF COLORADO)
COUNTY OF PUEBLO)

I, Charles A. Harrison, a Notary Public in and for the State of Colorado, do hereby certify that Dwight A. Harrison, is personally known to me to be the person who executed the above dedication, appeared before me this day and acknowledged the execution thereof to be his free and voluntary act for uses and purposes therein set forth on the deed of said individuals.

Witness my hand and seal this 26th day of May, 1994, A.D.

My commission expires June 15, 1995 Charles A. Harrison
Notary Public

This is to certify that we have made the annexed plat and accompanying surveys thereto according to chapter 136, art. 2, Colorado Revised Statutes 1979, and that the monuments required by said statutes and Huerfano County subdivision regulations have been placed on the ground.

WACHOB and WACHOB, INC.

By: David A. Baines
Registered Land Surveyor No. 16163

P.O. BOX 378

COLORADO CITY, COLORADO 81019

Date September 21, 1994

COMMISSIONER'S CERTIFICATE: Approved, and all public dedications accepted this 26th day of May, 1994, A.D. by the board of commissioners of Huerfano County, Colorado. Acceptance of this plat by the County of Huerfano does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said county. Until such roads and rights-of-way meet county road specifications and are specifically accepted for maintenance by resolution of the board of County Commissioners, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land within this development.

PLANNING COMMISSION CERTIFICATE: Reviewed and recommended to be approved by the Huerfano County Planning Commission this 26th day of May, 1994, A.D.

By: Robert L. Simpson
Chairman, Board of Commissioners

By: Earl J. Johnson
Chairman, Planning Commission

FILED FOR RECORD on the 27th day of May, 1994, A.D. at 2:30 P.M. and was recorded in
Map No. 191 Pocket No. 4 Folder No. 1 Reception No. 206572

Albert P. Pyle
County Clerk and Recorder
By John H. H. H.

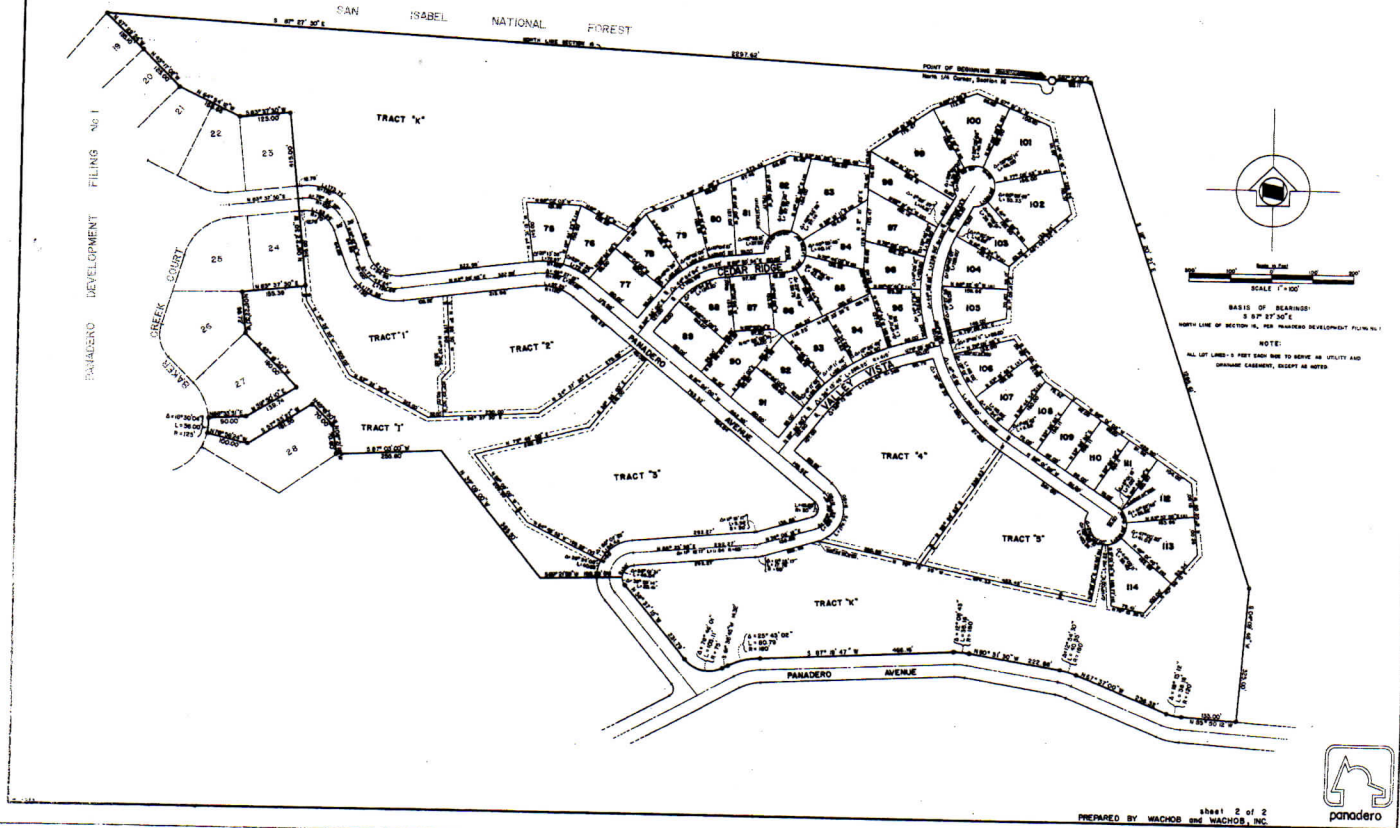
INKED BY: H.D.D. sheet 1 of 2
PREPARED BY: WACHOB and WACHOB, INC.



#191

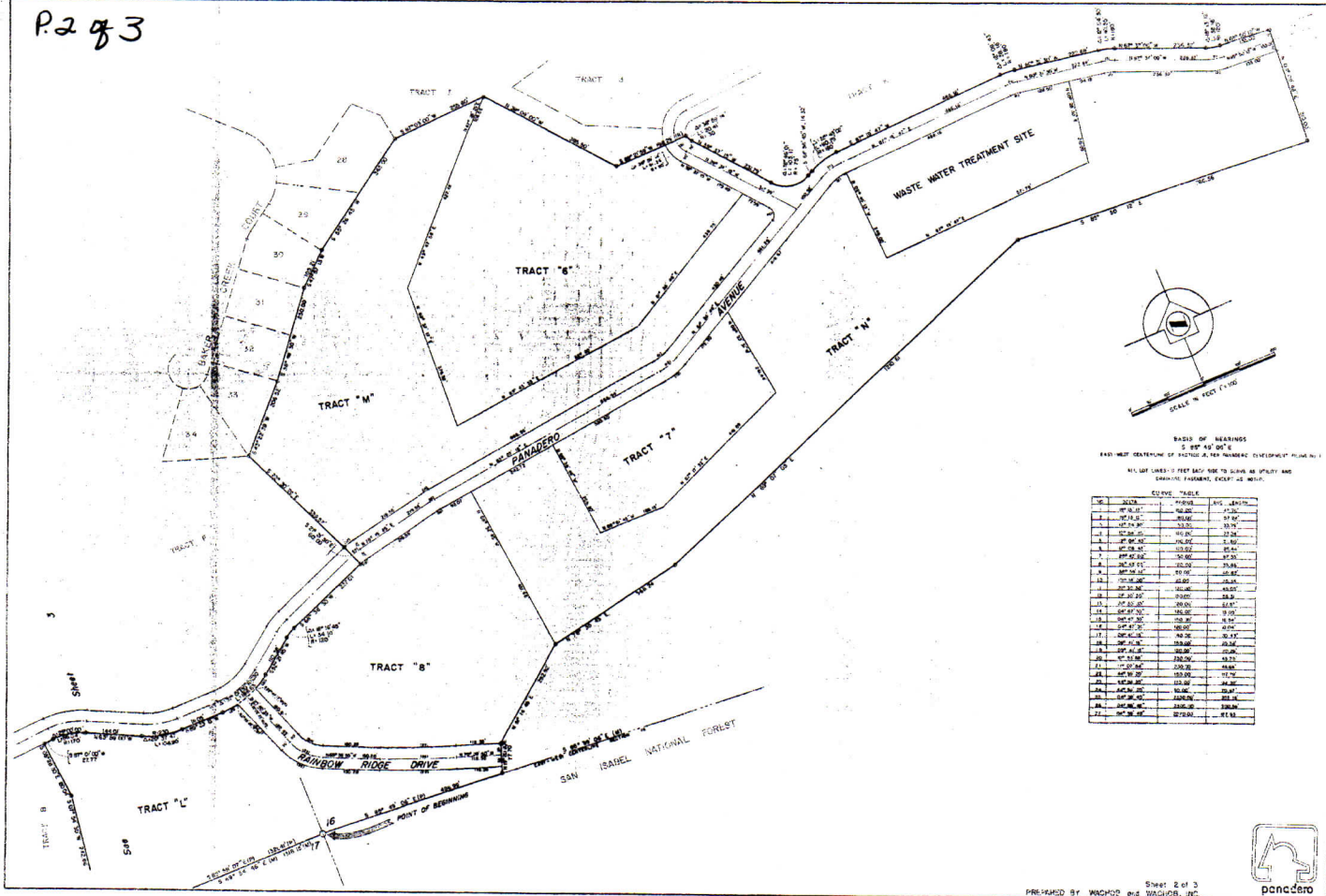
PANADERO DEVELOPMENT FILING NO. 2

191



#191

P.2 of 3



#207

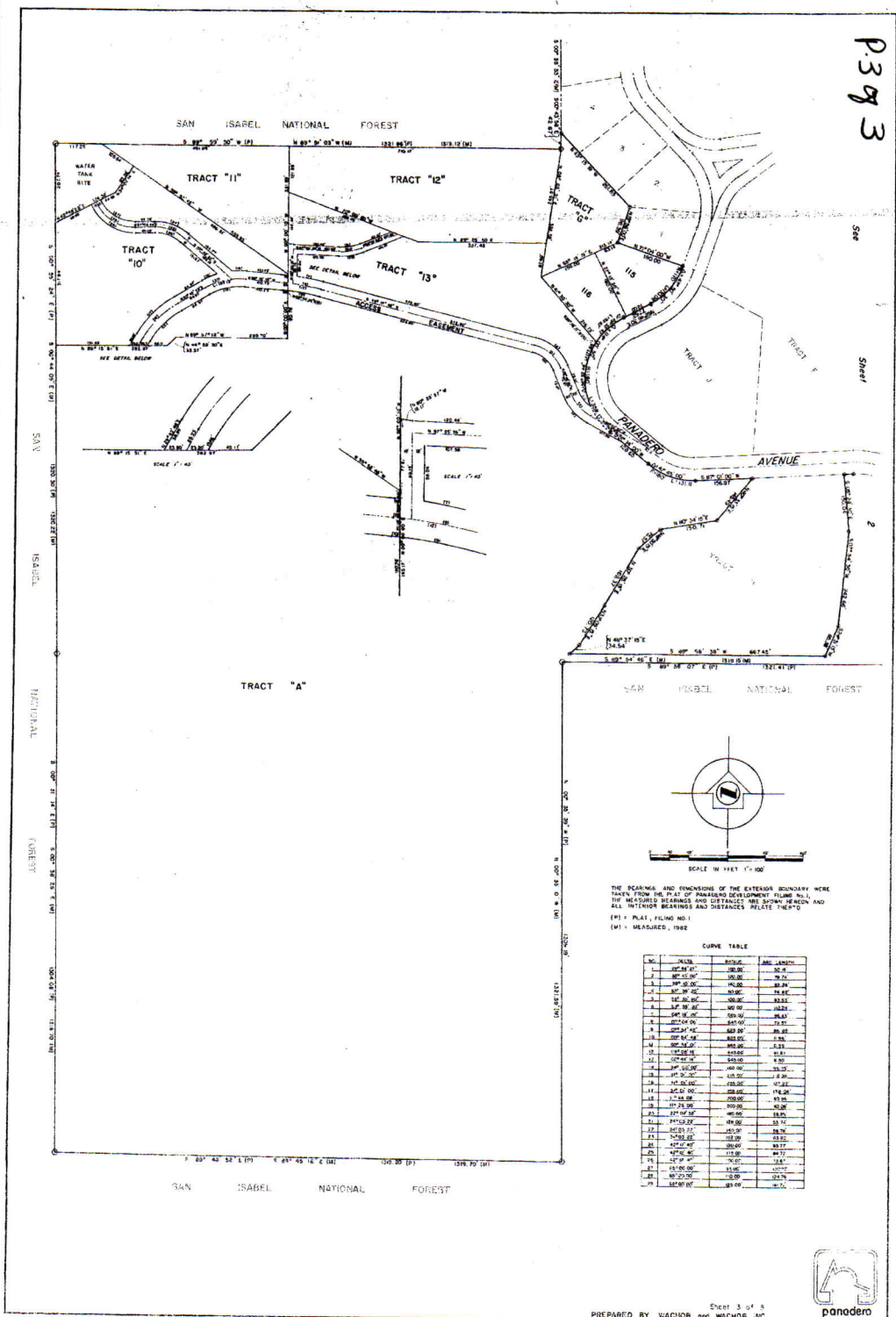
007

007

007

007

P.393



#207