

VALLECITO VALLEY SUBDIVISION, SECOND ADDITION

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF LaPLATA )

KNOW ALL MEN BY THESE PRESENTS That Vallecito Valley, Inc., a Colorado Corporation, is the owner of certain lands in LaPlata County, Colorado, more particularly described as follows:

A tract of land in Tracts 44 and 50 of T.37N., R.6W., N.M.P.M., being more particularly described as follows:

Beginning at a point on the Centerline of Boletus Creek and on the south right-of-way line of the County road in tract 44, T.37N., R.6W., N.M.P.M., from which angle point number 4 of tract 44, T.37N., R.6W., N.M.P.M.

bears S. 12°56' 06" W. a distance of 363.69 ft.;  
thence, S. 86° 36' 00" E. 1949.90 ft. along said R/W,  
thence, S. 56° 36' 00" E. 105.20 ft. along said R/W,  
thence, S. 27° 16' 00" E. 216.83 " " " "  
thence, S. 4° 16' 00" E. 160.47 " " " "  
thence, S. 15° 44' 00" W. 305.00 " " " "  
thence, S. 9° 16' 00" E. 155.15 " " " "  
thence, S. 30° 46' 00" E. 340.60 " " " "  
thence, S. 4° 56' 00" E. 1065.70 " " " "  
thence, S. 5° 11' 00" W. 70.88 " " " "  
thence, S. 13° 34' 00" W. 134.97 " " " "  
          S. 53° 16' 59" W. 243.50  
thence, N. 89° 55' 00" W. 1013.82 feet to a point in the centerline of Boletus Creek,  
thence N. 06° 39' 00" E. 201.11 ft. along the centerline of Boletus Creek;

thence, S. 79° 40' 56" E. 117.59 " " " " "  
thence, N. 48° 51' 34" E. 78.32 " " " " "  
thence, N. 00° 04' 21" W. 157.40 " " " " "  
thence, N. 25° 19' 46" E. 223.33 " " " " "  
thence, N. 19° 49' 45" W. 149.68 " " " " "  
thence, N. 71° 13' 45" W. 185.25 " " " " "  
thence, S. 87° 34' 29" W. 131.17 " " " " "  
thence, N. 81° 35' 36" W. 152.40 " " " " "  
thence, N. 01° 32' 47" E. 139.96 " " " " "  
thence, S. 84° 01' 20" W. 135.41 " " " " "  
thence, North 68.34 " " " " "  
thence, S. 84° 30' 20" E. 40.00 " " " " "  
thence, N. 00° 05' 49" E. 434.76 " " " " "  
thence, N. 35° 29' 30" W. 97.04 " " " " "  
thence, N. 18° 26' 32" W. 73.81 " " " " "  
thence, N. 10° 02' 22" W. 55.81 " " " " "  
thence, N. 00° 00' 14" E. 137.75 " " " " "  
thence, N. 04° 50' 57" W. 41.05 " " " " "  
thence, N. 33° 38' 58" W. 42.61 " " " " "  
thence, N. 36° 37' 15" W. 343.62 " " " " "  
thence, N. 63° 20' 15" W. 119.69 " " " " "  
thence, N. 35° 09' 49" W. 292.56 " " " " "  
thence, N. 44° 36' 48" W. 115.19 " " " " "  
thence, N. 51° 03' 17" W. 138.90 " " " " "

thence N. 09° 29' 20" W. 86.72 ft. along the centerline of Boletus Creek to the point of beginning, and containing 84.41 acres, more or less.

VALLECITO VALLEY  
SECOND ADDITION

SHEET 1 OF 2



Under the name and style "Vallecito Valley Subdivision, Second Addition has laid out, platted and subdivided same as shown on this plat, does hereby convey in fee simple to the County of LaPlata, Colorado, for the use of the public, the avenues, streets, drives, courts, and places shown and does hereby dedicate unto the respective owners of each and every lot or lots in said subdivision equally and without division the parks as shown on this plat for the exclusive use of the owners, their heirs, successors and assigns. Said lots all being subject to all restrictions and covenants running with the land as set forth in Instrument recorded in the office of the County Clerk and Recorder of LaPlata County, Colorado under Reception Number \_\_\_\_\_.

EXECUTED this 12th day of September, A.D. 1975

VALLECITO VALLEY, INC., a Colorado corporation,  
Route 1, Bayfield, Colorado #1129  
*Don R. Wheat*  
Don R. Wheat / Vice-President, Secretary

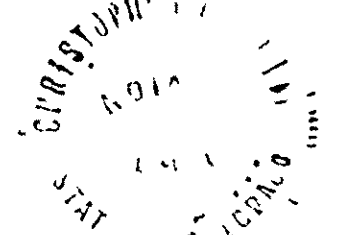
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF LaPLATA )

The foregoing plat was acknowledged before me this 12th day of September, 1975, by Don R. Wheat as Vice-President, Secretary of Vallecito Valley, Inc., a Colorado corporation.

Witness my hand and official seal:

My commission expires March 7, 1978.

*Christopher Smith*  
Notary Public



I, Robert C. Duthie, an attorney at law duly licensed to practice before the Courts of Colorado, do hereby certify that I have examined the title of all land herein above platted and shown upon the plat, and that the title to such land is in the dedicators, free and clear of all liens and encumbrances except as shown and that such land is salable. Dated this 16th day of September, 1975.

*Richard G. Clark*  
Attorney at law

KNOW ALL MEN BY THESE PRESENTS:

That I, Richard G. Clark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same is true and correct to the best of my knowledge and belief.



*Richard G. Clark*  
Richard G. Clark

Registered land surveyor  
Colo. Reg. No. 5836  
d/b/a Clark-Thomas Engineering, Inc. of Durango  
111 E. 30th. St.  
Durango, Colorado #1301

THIS PLAT and statement thereon approved and accepted by the Animas Regional Planning Commission of LaPlata County, Colorado on this 22 day of SEPTEMBER, 1975.

*Samuel A. Day*  
Chairman

APPROVED by the LaPlata County Board of Commissioners this 16th day of November, 1975, subject to the provision that the County shall not undertake the maintenance of said roads until satisfactory construction thereof by the subdivider.

ATTEST

*David E. Peterson*  
Clerk

*Billy E. Rasmussen*  
Chairman

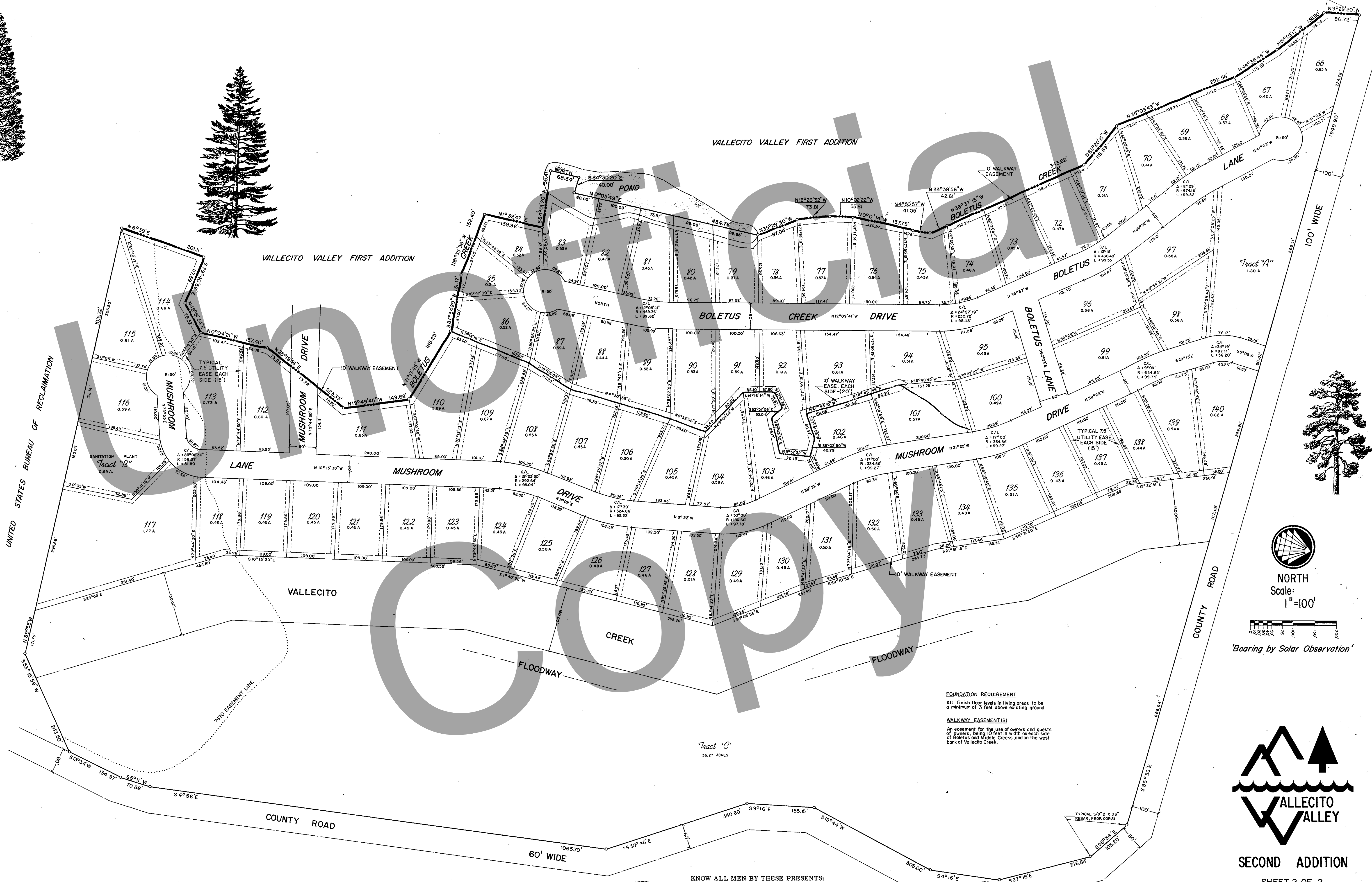
THE UNDERSIGNED mortgagee is the legal holder of a Deed of Trust on the lands platted hereon, and does hereby enjoin in the dedication of plat.

By: *David E. Peterson*  
First National Bank of Denver,  
as Trustee for Claude A. Decker.

I HEREBY certify that this instrument was filed in my office at 3:25 o'clock P.M., on the 16 day of Nov, 1975, and is duly recorded in Maps Book \_\_\_\_\_, Page(s) \_\_\_\_\_, Reception Number 405096.

*Ann Hanson*  
LaPlata County Clerk and Recorder  
*Rosemary G. Rasmussen*  
Deputy

A.P. 4, TRACT 4, T. 37N.  
R. 6W, N.M.P.M., bears:  
S12°56'06"W, 363.69'



UNITED STATES BUREAU OF RECLAMATION

VALLECITO VALLEY FIRST ADDITION

VALLECITO VALLEY FIRST ADDITION

VALLECITO

CREEK

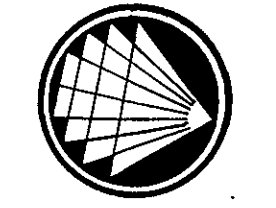
FLOODWAY

FLOODWAY

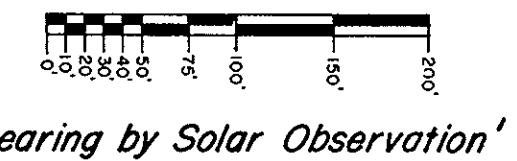
COUNTY ROAD

COUNTY ROAD

60' WIDE



NORTH  
Scale:  
1"=100'



'Bearing by Solar Observation'

**FOUNDATION REQUIREMENT**  
All finish floor levels in living areas to be a minimum of 3 feet above existing ground.

**WALKWAY EASEMENT(S)**  
An easement for the use of owners and guests of owners, being 10 feet in width on each side of Boletus and Middle Creeks, and on the west bank of Vallecito Creek.



SECOND ADDITION

SHEET 2 OF 2



KNOW ALL MEN BY THESE PRESENTS:  
That I, Richard G. Clark, or Fredric P. Thomas do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same is true and correct to the best of our knowledge and belief.

*Richard G. Clark*  
Richard G. Clark Fredric P. Thomas  
Reg. Land Surveyor Reg. L. S. and P. E.  
Colo. Reg. No. 5836 Colo. Reg. No. 6728

