



subdivision of that certain parcel of land situate in the South Half of the (S 1/2 N 1/2) and the North Half of the South Half (N 1/2 S 1/2) of Section 4, Township 28 South, Range 70 West of the Sixth Principal Meridian and the Southwest Quarter (SW 1/4, NW 1/4) and the Northwest Quarter (NW 1/4, SW 1/4) of Section 3, Township 28 South, Range 70 West of the Sixth Principal Meridian, Huerfano County, Colorado and comprising all of Blocks One (1), Two (2), Three (3), Four (4), and Five (5) of Paradise Acres, Huerfano County, Colorado with the free consent of and in accordance with the wishes and desires of the several owners and proprietors thereof. Said parcel of land is surveyed, and subdivided as shown hereon and is more particularly described by metes and bounds as follows:

S 13° 43' 47" E, 494.03 feet distance to a Point of Curvature; thence, Southwesterly, 304.45 feet distance along the arc of a curve bearing to the right (said arc having a radius of 230.00 feet and a long chord which bears S 24° 11' 28" W, 282.70 feet distance) to a Point of Tangency; thence, S 62° 06' 43" W, 263.26 feet distance to a Point of Curvature; thence, Southwesterly, 371.45 feet distance along the arc of a curve bearing to the left (said arc having a radius of 320.00 feet and a long chord which bears S 28° 51' 28" W, 350.95 feet distance) to a Point of Tangency; thence, S 04° 23' 47" E, 592.41 feet distance to a Point of Curvature; thence, Southeasterly, 88.83 feet distance along the arc of a curve bearing to the left (said arc having a radius of 320.00 feet and a long chord which bears S 12° 20' 35" E, 88.54 feet distance) to a Point of Tangency; thence,

N 00° 21' 22" W, 1,318.44 feet distance continuing along the Section Line common to Sections 4 and 5, Township 28 South, Range 70 West, Sixth Principal Meridian to the Northwest Corner and place of beginning of the parcel herein described, and containing 357,805 acres, more or less, and containing a total of 140 lots.

The owners of the property do hereby grant easements shown or described on the plat, together with a 10-foot easement along all sides of each parcel for any and all drainage, utilities and service purposes; and easements for the overhead of service wires, guy wires, and appurtenances, together with the rights of ingress and egress, and the right to trim interfering trees.

OWNERS, PARADISE ACRES, HUERFANO COUNTY, COLORADO

I, William F. Pettit, Colorado Register do hereby certify that the plat shown hereon was examined and found to be correct and true to the best of my knowledge and belief.

P. O. Box 67
La Veta, Colorado

All lots to be marked with the County Clerk's name and number.
All anchors to be marked with the County Clerk's name and number.
All purchases notified to the County Clerk and responsible parties within 30 days of recording.
On site responsibility for soil is the responsibility of the purchaser. Easements for utilities and other purposes shall be approved by the County Clerk.
UNLESS OTHERWISE SPECIFIED:
Side lot 10 feet wide.
All public streets 30 feet wide.
Block corners to be marked with the County Clerk's name and number unless otherwise specified.
All corner markers to be identified and painted red.
TELEPHONE EASEMENTS TO BE SHOWN ON ALL LOTS.
APPROVED