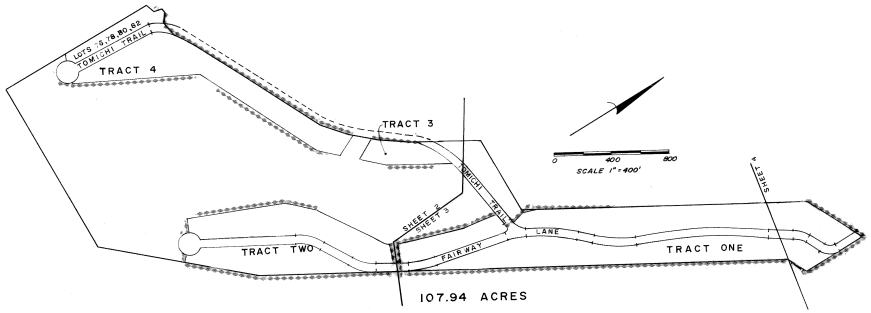
DOS RIOS UNIT 3

SITUATED IN SECTION 10 T.49N. R.1W. N.M.P.M. GUNNISON COUNTY COLORADO



KEY MAP

DEDICATION

LAND ENTERPRISES CO., A KANSAS PARTNERSHIP BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NE1/4 SE1/4 AND THE SW1/4 OF SECTION 10, T. 49N., R.1W., N.M.P.M. TO WIT;

BEGINNING AT THE SW CORNER OF THE SE1/4 SW1/4 OF SAID SECTION 10, THE TRUE POINT OF BEGINNING;

THENCE N 00° 31' 27" W 1101.89 ALONG THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION TO TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 423 AT PAGE 176 OF THE GUNNISON COUNTY RECORDS OFFICE;

THENCE N 69°19' E 118.96' ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 423 AT PAGE 176 TO A POINT ON A CURVE;

THENCE 59.10' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.0' AND THE CHORD WHICH BEARS N 12° 10' 30" E 57.78' TO A POINT ON THE SOUTH LINE OF LOT 11 DOS RIOS GUNNISON HOME SITES UNIT NO. 4, DATED MARCH 17, 1969 RECEPTION NO. 276096 RECORDED IN THE OFFICE OF THE GUNNISON COUNTY RECORDS;

THENCE N 80° 09' E 22.64' ALONG THE SOUTH LINE OF SAID LOT 11;

THENCE S 56° 40' 12" E 80.0 TO THE CENTER OF THE CUL-DE-SAC ON TOMICHI TRAIL OF SAID UNIT 4;

THENCE N 81° 00' 26" E 80.0' TO THE SOUTHEASTERLY R.O.W. ON TOMICHI TRAIL SAID UNIT 4;

THENCE N 58° 59' E 201.04' ALONG THE SOUTHEASTERLY R.O.W. OF SAID TOMICHI TRAIL;

THENCE N 61° 46; E 200.95' ALONG SAID R.O.W.;

THENCE N 63° 17' E 810.36' ALONG SAID R.O.W.;

THENCE N 48°45' E 206.11' ALONG SAID R.O.W.;

THENCE N 38° 32'E 205.55' ALONG SAID R.O.W.;

THENCE N 34° 21' E 205.43' ALONG SAID R.O.W.;

THENCE N 30° 05' E 453.61' ALONG SAID R.O.W.;

THENCE N 18° 52' E 25.91' ALONG SAID EAST R.O.W. TO THE SOUTH LINE OF DOS RIOS GUNNISON HOME SITES UNIT NO.1, DATED JULY 31, 1961 RECEPTION NO. 249844 RECORDED IN THE OFFICE OF THE GUNNISON COUNTY RECORDS, AND BEING A POINT ON THE NORTH LINE OF THE NW 1/4 SE 1/4 OF SAID SECTION 10;

THENCE S 89°34'49" E, 552.12' ALONG THE COMMON LINE OF SAID UNIT 1 AND THE NORTH LINE OF THE NW1/4SE1/4 OF SAID SECTION 10 TO THE SE CORNER OF SAID UNIT 1;

THENCE N 29°02' E,1971.95' ALONG THE EAST LINE OF SAID UNIT 1;

THENCE N 62° 10' E 475.54' ALONG THE EAST LINE OF SAID UNIT 1, TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 10 COMMON TO THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 492 AT PAGE 61 OF THE GUNNISON COUNTY RECORDS OFFICE, AND FROM WHENCE THE NE CORNER OF SAID SECTION 10, A USGLOS BRASS CAP IN PLACE BEARS N 00° 50' W 701.9';

THENCE S 00° 50' E 443.37' ALONG THE COMMON EAST LINE OF SAID SECTION 10 AND THE TRACT DESCRIBED IN SAID BOOK 492 AT PAGE 61;

THENCE S 62° 10' W 156.74' ALONG THE EAST LINE OF THE TRACT DESCRIBED IN SAID BOOK 492 AT PAGE 61;

THENCE S 29° 02' W 3663.87' ALONG THE EAST LINE OF THE TRACT DESCRIBED IN SAID BOOK 492 AT PAGE 61;

THENCE S 41° 17' W 1133.62' ALONG THE EAST LINE OF THE TRACT DESCRIBED IN SAID BOOK 492 AT PAGE 61, TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SE1/4 SW1/4 OF SAID SECTION 10;

THENCE N 89° 31'W 1260.89' ALONG THE SOUTH LINE OF THE SE1/4SW1/4 OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING, CONTAINING 107.944 ACRES MORE OR LESS.

IN GUNNISON COUNTY, COLORADO, UNDER THE NAME OF DOS RIOS UNIT 3, HAS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT AND DOES HEREBY CONVEY TO THE COUNTY OF GUNNISON, THE ROADS AS SHOWN HEREON AND HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

IN WITNESS WHEREOF LAND ENTERPRISES CO., A KANSAS PARTNERSHIP HAS SUBSCRIBED THEIR NAMES HERETO THIS 3rd DAY OF July, A.D. 1978.

BY: _____
GENERAL PARTNER

GUNNISON COUNTY PLANNING COMMISSION APPROVAL.

THE PLANNING COMMISSION OF GUNNISON COUNTY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION AT A MEETING OF SAID COMMISSION HELD ON THIS 16th DAY OF June, A.D. 1978

_____
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL.

THE WITHIN PLAT OF DOS RIOS UNIT 3 IS APPROVED THIS 1st DAY OF July, A.D. 1978; PROVIDED, HOWEVER, THAT SUCH APPROVAL SHALL NOT BE CONSTRUED IN ANY WAY AS AN ACCEPTANCE BY THE BOARD OF THE DEDICATION OF STREETS, ALLEYS, ROADS, AND OTHER PUBLIC AREAS. SUCH ACCEPTANCE MUST BE BY SEPARATE RESOLUTION DULY PASSED BY THE BOARD AND ENTERED IN THE OFFICIAL MINUTES.

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO

ATTEST: _____ BY: _____
COUNTY CLERK CHAIRMAN

GUNNISON COUNTY SEAL COLORADO

ATTORNEY'S OPINION.

I, ROBERT E. WRIGHT JR. AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Patent reservations, easements in place and real property taxes for 1978.

DATED THIS 31st DAY OF September, A.D. 1978.

_____
ROBERT E. WRIGHT JR.
REGISTRATION NO. 4451

NOTARIAL

STATE OF COLORADO
COUNTY OF GUNNISON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF July, A.D. 1978, BY CORB BEDELL AS GENERAL PARTNER OF LAND ENTERPRISES COMPANY, A KANSAS PARTNERSHIP.

MY COMMISSION EXPIRES October 15, 1979

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE

I, LEWIS E. GRIDLEY, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT THIS PLAT AND SURVEY OF DOS RIOS UNIT 3 WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. STEEL PINS TO BE SET AT ALL BOUNDARY CORNERS.

DATED THIS 16th DAY OF June, A.D. 1978.

_____
LEWIS E. GRIDLEY JR.
COLORADO REGISTRATION NUMBER 12001

REGISTERED LAND SURVEYOR 12001 STATE OF COLORADO

GUNNISON COUNTY SEAL COLORADO

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO ON THIS 3rd DAY OF July, A.D. 1978, RECEPTION NUMBER 331760, TIME 2:20 P.M. DATE 12-3-79

331760

_____
COUNTY CLERK

THE PROTECTIVE COVENANTS FOR DOS RIOS UNIT 3 WERE RECORDED ON THE 3rd DAY OF October, 1978, IN BOOK 501 AT PAGE 58 AND BEARING RECEPTION NUMBER 331760 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF GUNNISON COUNTY, COLORADO.

DOS RIOS UNIT 3	
COE VAN LOO JASCHKE ENG. INC. 105 TOMICHI, GUNNISON, CO.	
DATE JUNE, 2 1978	
	SHEET 1 OF 4

DOS RIOS UNIT 3

CURVE DATA			
CURVE NO.	DELTA	RADIUS	ARC
1	215° 00' 40"	80.0'	300.21
2	42° 19' 38"	80.0'	59.10
3	51° 36' 50"	153.36'	138.15'
4	69° 36' 54"	260.42'	316.41'
5	137° 15' 40"	80.0'	191.65'
6	26° 43' 13"	421.06'	196.36'
7	29° 33' 17"	379.09'	195.54'
8	16° 38' 20"	820.89'	238.31'
9	113° 34' 06"	45.83'	90.84'
10	41° 50' 22"	78.48'	57.31'
11	24° 35' 32"	1146.98'	492.30'
12	17° 55' 44"	760.70'	238.04'
13	12° 32' 59"	909.45'	199.2'
14	4° 11' 45"	2729.86'	199.91'
15	11° 32' 02"	990.16'	199.32'
16	48° 10' 14"	111.85'	94.04'
17	20° 52' 20"	407.20'	148.34'
18	05° 09' 02"	339.84'	30.55'
19	19° 46' 02"	573.94'	198.01'

TRACT ONE

TRACT ONE OF DOS RIOS UNIT 3 LOCATED IN THE NE¼ AND THE SE¼ OF SECTION 10, T.49N., R.1W., N.M.P.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE NE CORNER OF SECTION 10 A U.S.G.L.O.S. BRASS CAP THENCE S00° 50' E 701.90' ALONG THE EAST LINE OF SAID SECTION 10, TO THE TRUE POINT OF BEGINNING;

THENCE S00° 50' E 443.37' ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT;

THENCE S62° 10' W 156.74' TO A POINT;

THENCE S29° 02' W 2695.21' ALONG THE EAST LINE OF SAID TRACT ONE TO A POINT ON THE EAST RIGHT OF WAY OF FAIRWAY LANE;

THENCE N73° 41' 39" W 207.51' ALONG THE SOUTH LINE OF LOT 46 OF SAID TRACT ONE TO THE SW CORNER OF SAID LOT 46;

THENCE N20° 45' E 407.85' ALONG THE WEST LINE OF LOTS 46,44,42 AND 40 TO THE NW CORNER OF LOT 40 OF SAID TRACT ONE;

THENCE N12° 48' 45" E 313.41' ALONG THE WEST LINE OF LOTS 38,36 AND 34 OF SAID TRACT ONE TO A POINT ON THE SOUTH R.O.W. OF TOMICHI TRAIL;

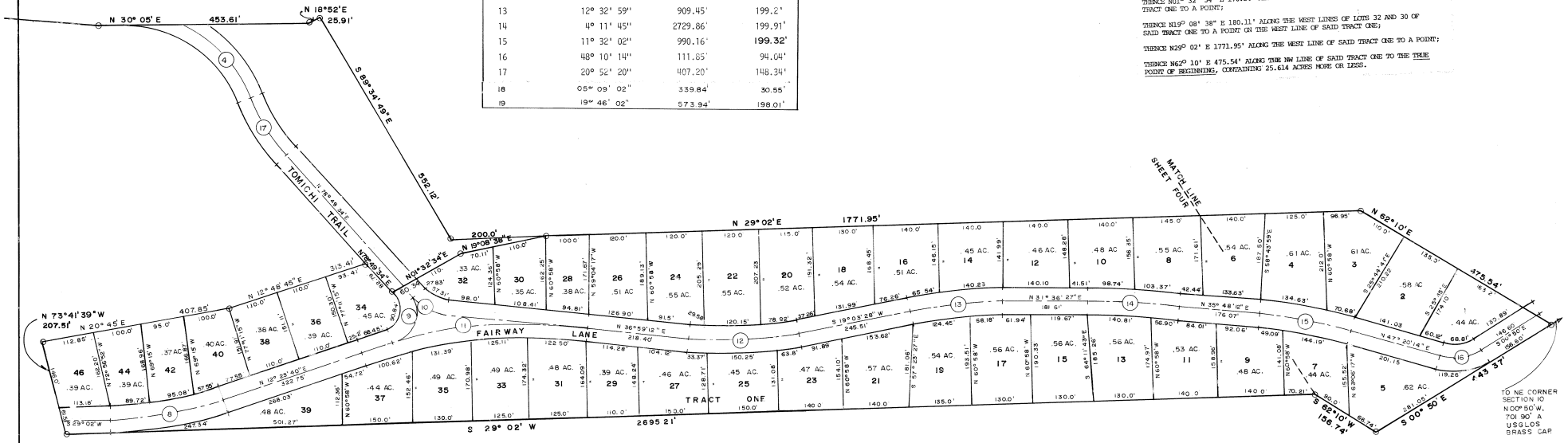
THENCE N78° 49' 34" E 82.79' ALONG THE SOUTH R.O.W. OF SAID TOMICHI TRAIL TO A POINT;

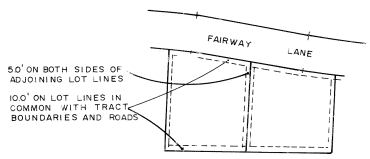
THENCE N01° 32' 34" E 170.34' ALONG THE WESTERLY LINE OF LOT 32 OF SAID TRACT ONE TO A POINT;

THENCE N19° 08' 38" E 180.11' ALONG THE WEST LINES OF LOTS 32 AND 30 OF SAID TRACT ONE TO A POINT ON THE WEST LINE OF SAID TRACT ONE;

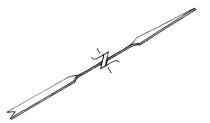
THENCE N29° 02' E 1771.95' ALONG THE WEST LINE OF SAID TRACT ONE TO A POINT;

THENCE N62° 10' E 475.54' ALONG THE NW LINE OF SAID TRACT ONE TO THE TRUE POINT OF BEGINNING, CONTAINING 25.614 ACRES MORE OR LESS.





TYPICAL UTILITY EASEMENT

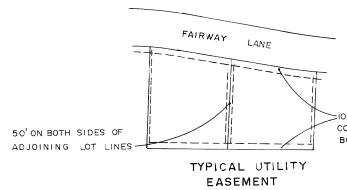


0 50 100 200 400

SCALE 1" = 100'

DOS RIOS UNIT 3		
SHEET TWO		2237

DOS RIOS UNIT 3



TYPICAL UTILITY EASEMENT

TRACT TWO

TRACT TWO OF DOS RIOS UNIT 3 LOCATED IN THE SE¼ OF SECTION 10, T.49N., R.1W., N.M.P.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE S¼ CORNER OF SAID SECTION 10

THENCE N36° 27' 04" E 611.34' TO THE SE CORNER OF SAID TRACT TWO, THE TRUE POINT OF BEGINNING;

THENCE N42° 59' 36" W 54.46' TO A POINT ON A CUL DE SAC;

THENCE 191.65' ALONG THE ARC OF SAID CUL DE SAC, A CURVE TO THE RIGHT HAVING A RADIUS OF 80.0', A DELTA OF 137° 15' 40" AND A CHORD BEARING N61° 32' 34" W 149.0' TO A POINT ON THE CURVE;

THENCE N66° 02' 15" W 98.48' TO THE SW CORNER OF SAID TRACT TWO;

THENCE N25° 23' 31" E 655.30' ALONG THE WEST LINE OF SAID TRACT TWO TO AN ANGLE POINT;

THENCE N34° 35' 12" E 301.24' ALONG THE WEST LINE OF SAID TRACT TWO TO AN ANGLE POINT;

THENCE N58° 23' 32" E 381.61' ALONG THE WEST LINE OF SAID TRACT TWO TO AN ANGLE POINT;

THENCE N45° E 74.95' ALONG THE WEST LINE OF SAID TRACT TWO TO AN ANGLE POINT;

THENCE N70° 06' 53" E 147.36' ALONG THE NORTH LINE OF SAID TRACT TWO TO A POINT ON THE WEST RIGHT OF WAY OF FAIRWAY LANE;

THENCE S 29°02'W 35.69' ' ALONG THE WEST R.O.W. OF SAID ROAD TO A POINT ON THE SOUTH LINE OF TRACT ONE OF DOS RIOS UNIT 3;

THENCE N 73°41'39" W 61.51' ALONG THE SOUTH LINE OF SAID TRACT ONE TO THE NE CORNER OF SAID TRACT TWO BEING IN COMMON WITH THE SE CORNER OF SAID TRACT ONE;

THENCE S29° 02' 00" W 968.66' ALONG THE EAST LINE OF SAID TRACT TWO TO AN ANGLE POINT;

THENCE S41° 17' W 480.0' ALONG THE EAST LINE OF SAID TRACT TO THE TRUE POINT OF BEGINNING, CONTAINING 11.750 ACRES MORE OR LESS.

TRACT THREE

TRACT THREE OF DOS RIOS UNIT THREE LOCATED IN THE NW¼ SE¼ OF SECTION 10, T.49N., R.1W. N.M.P.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE E¼ CORNER OF SAID SECTION 10, THENCE S73° 15' 40" W 2545.703' TO A POINT ON THE EAST RIGHT OF WAY OF TOMICHI TRAIL BEING IN COMMON WITH THE SW CORNER OF SAID TRACT THREE, THE TRUE POINT OF BEGINNING;

THENCE N38° 32' 0" E 205.55 ' ALONG THE EAST R.O.W. OF SAID ROAD TO AN ANGLE POINT;

THENCE N34° 21' E 205.43' ALONG THE EAST R.O.W. OF SAID ROAD TO AN ANGLE POINT;

THENCE N30° 05' E 50.0' ALONG THE EAST R.O.W. OF SAID ROAD TO A POINT OF CURVATURE;

THENCE 316.41' ALONG THE ARC OF A CURVE TO THE RIGHT ON THE EAST R.O.W. OF SAID ROAD HAVING A DELTA OF 69° 36' 54" AND A RADIUS OF 260.42' TO A POINT OF TANGENCY;

THENCE S33° 12' 23" W 262.94 ' ALONG THE SOUTHEASTERLY LINE OF LOT 61 OF SAID TRACT TO AN ANGLE POINT;

THENCE S38° 22' 03" W 306.10' ALONG THE SOUTHEASTERLY LINE OF LOTS 63,65 AND 67 OF SAID TRACT TO AN ANGLE POINT;

THENCE S47° 39' 46" W 182.63' ALONG THE SOUTHEASTERLY LINE OF LOTS 67 AND 69 TO AN ANGLE POINT;

THENCE N39° 46' 27" W 108.23' ALONG THE SOUTH LINE OF LOT 69 OF SAID TRACT TO THE TRUE POINT OF BEGINNING, CONTAINING 2.155 ACRES MORE OR LESS.

TRACT FOUR

TRACT FOUR OF DOS RIOS UNIT 3 LOCATED IN THE E1/2SW1/4 AND THE NW1/4SE1/4 OF SECTION 10, T. 49 N., R.1 W., N.M.P.M. DESCRIBED AS FOLLOWS;

BEGINNING AT THE SW CORNER OF SE¼ SW¼ OF SECTION 10 THENCE N00° 31' 27" W 554.88 ' ALONG THE WEST LINE OF THE SE¼ SW¼ OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING;

THENCE N00° 31' 27" W 547.0' ALONG THE WEST LINE OF THE SE¼ SW¼ OF SAID SECTION 10 TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 423 AT PAGE 176 OF THE GUNNISON COUNTY RECORDS OFFICE;

THENCE N69° 19' E 118.96' ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 423 AT PAGE 176 TO A POINT ON A CURVE;

THENCE 59.10' ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.0' AND THE CORD WHICH BEARS N12° 10' 30" E 57.78' TO A POINT ON THE SOUTH LINE OF LOT 11 OF DOS RIOS GUNNISON HOME SITES UNIT 4, DATED MARCH 17, 1969 RECEPTION NO. 276096 RECORDED IN THE OFFICE OF THE GUNNISON COUNTY RECORDS;

THENCE N80° 09' E 22.64' ALONG THE SOUTH LINE OF SAID LOT 11;

THENCE S56° 40' 12" E 80.0' TO THE CENTER OF THE CUL-DE-SAC ON TOMICHI TRAIL OF SAID UNIT 4;

THENCE N81° 00' 26" E 80.0' TO THE SOUTHEASTERLY R.O.W. ON TOMICHI TRAIL OF SAID UNIT 4;

THENCE N58° 59' E 201.04' ALONG THE SOUTHEASTERLY R.O.W. OF SAID TOMICHI TRAIL;

THENCE N61° 46' E 200.95' ALONG SAID R.O.W.;

THENCE N63° 17' E 810.36' ALONG SAID R.O.W.;

THENCE N48° 45' E 60.0' ALONG THE SOUTH R.O.W OF SAID TOMICHI TRAIL TO THE NE CORNER OF LOT 71 OF SAID TRACT THREE;

THENCE S25° 35' 17" E 148.40' ALONG THE EAST LINE OF LOT 71 OF SAID TRACT FOUR;

THENCE S62° 27' 40" W 947.33 ' ALONG THE SOUTHEASTERLY LINE OF SAID TRACT FOUR TO THE SW CORNER OF LOT 87;

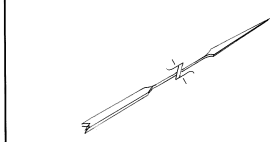
THENCE S32° 09' 29" W 477.21 ' ALONG THE SOUTHEASTERLY LINE OF SAID TRACT FOUR TO THE SE CORNER OF LOT 97;

THENCE S26° 16' 27" W 352.41' ALONG THE SOUTHEASTERLY LINE OF SAID TRACT FOUR TO THE SE CORNER OF LOT 101 OF SAID TRACT FOUR;

THENCE N73° 18' 02" W 20.88' ALONG THE SOUTH LINE OF SAID TRACT FOUR TO A POINT ON A CUL DE SAC;

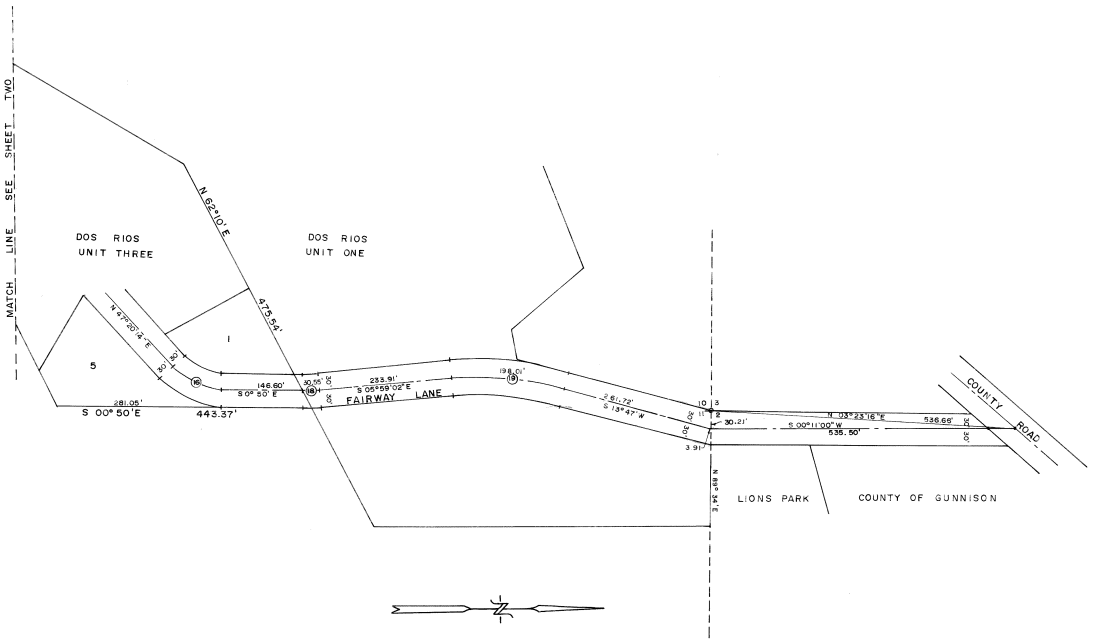
THENCE 202.44' ALONG THE ARC OF SAID CUL DE SAC, ACURVE TO THE RIGHT HAVING A RADIUS OF 80.0', A DELTA OF 144° 59' 20" AND A CORD BEARING N79° 25' 35" W 152.59', TO A POINT ON THE CURVE;

THENCE N52° 39' 33" W 61.691' ALONG THE SOUTH LINE OF LOT 82 TO THE TRUE POINT OF BEGINNING, CONTAINING 10.129 ACRES MORE OR LESS.



SHEET THREE	2237

DOS RIOS UNIT 3



DOS RIOS UNIT 3 ACCESS ROAD

A 60.0' WIDE ACCESS ROAD 30.0' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;
BEGINNING AT A POINT OF THE CENTERLINE OF AN EXISTING PAVED COUNTY ROAD FROM WHICH A BRASS CAP IN PLACE AT THE SW CORNER OF SECTION 2, T.49 N., R.1 W., N.M.P.M. BEARS S 03°23'16" W 536.66';
THENCE S 00°11'00" W 535.50' ON A LINE 30.0' EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF SAID SECTION 2;
THENCE S 00°11'00" W 3.91' TO AN ANGLE POINT ;
THENCE S 13°47' W 261.72' ALONG THE SAID CENTERLINE TO A POINT OF CURVE;
THENCE 198.01' ALONG SAID CENTERLINE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°46'02" AND A RADIUS OF 573.94' TO A POINT OF TANGENCY;
THENCE S 05°59'02" E 233.91' ALONG SAID CENTERLINE TO A POINT OF CURVE;
THENCE 30.55' ALONG SAID CENTERLINE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°09'02" AND A RADIUS OF 339.84' TO A POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTH BOUNDARY OF DOS RIOS UNIT 3, BEING THE END OF SAID CENTERLINE DESCRIPTION.

0 50 100 200 300
SCALE 1" = 100'

DOS RIOS UNIT 3		
SHEET FOUR		2237