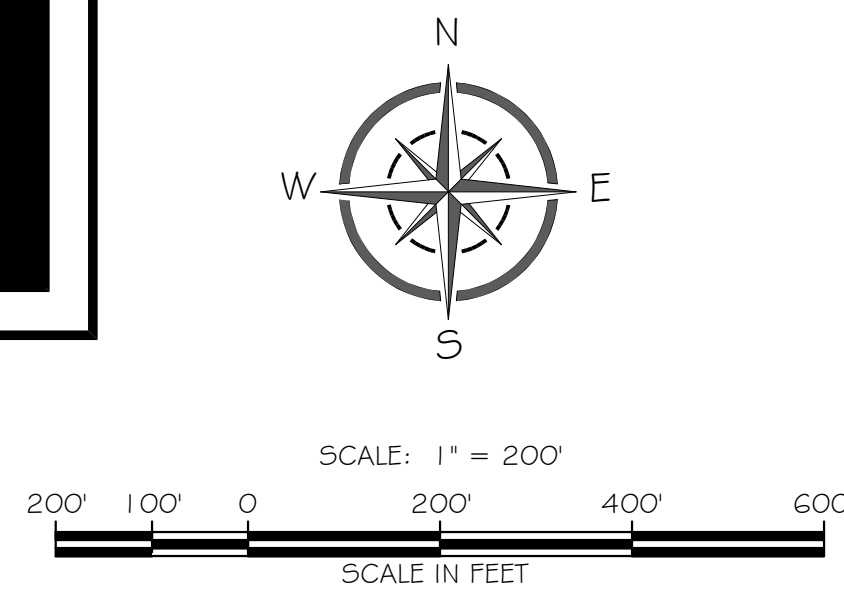


# PLAT AMENDMENT FOR SAN ISABEL ELECTRIC ASSOCIATION

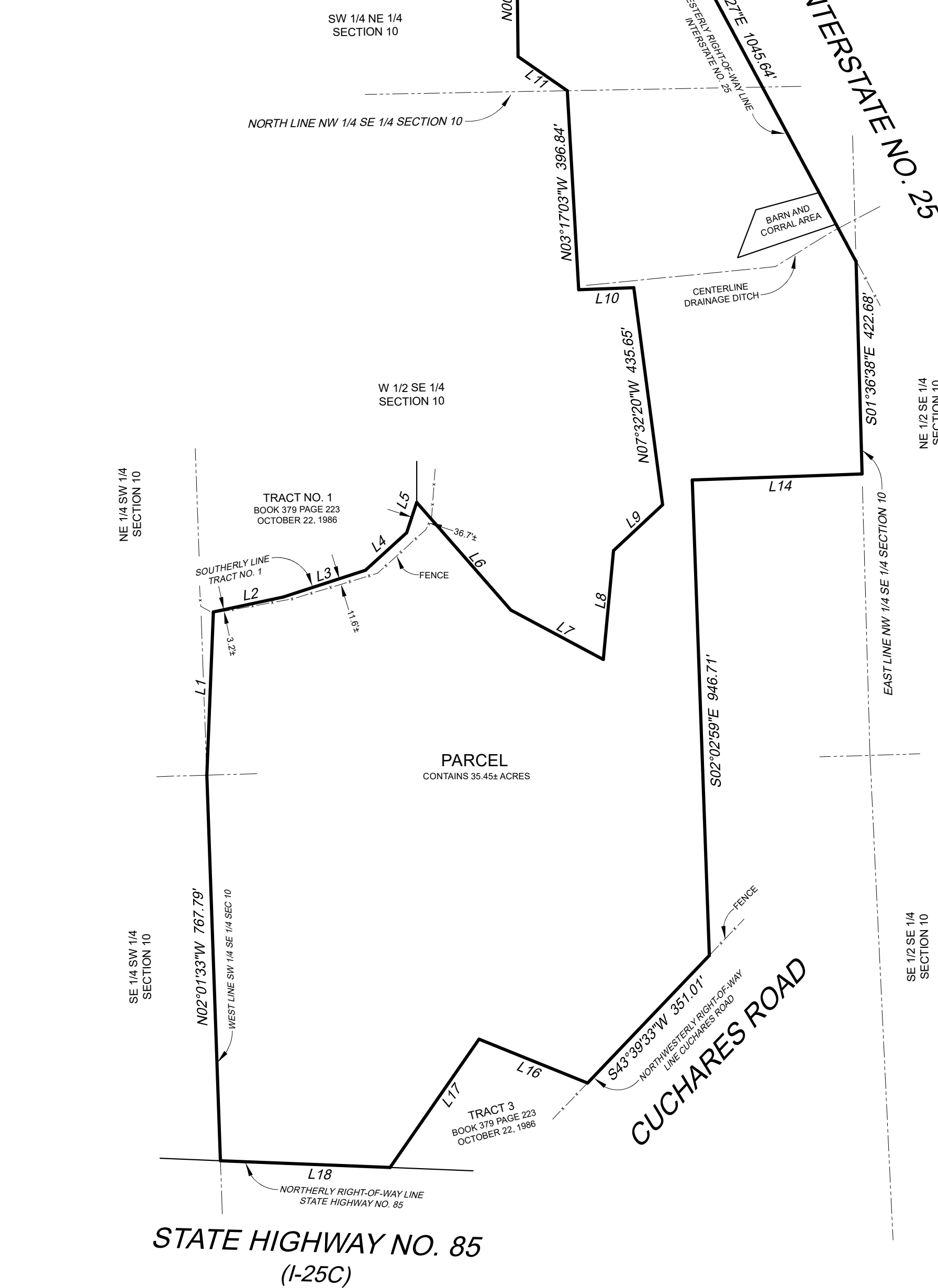
A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. HUERFANO COUNTY, COLORADO.

Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.00
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
L5	N 18°13'27" E	63.50
L6	S 41°11'42" E	284.50
L7	S 61°50'13" E	208.65
L8	N 05°22'48" E	217.49
L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06
L13	N 54°49'33" E	179.16
L14	S 87°57'14" W	338.06
L15	Not Used	Not Used
L16	N 67°59'17" W	232.95
L17	S 34°42'09" W	310.71
L18	N 87°42'36" W	337.84

PRELIMINARY  
FOR REVIEW ONLY !!



Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.00
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
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L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06



**LEGAL DESCRIPTION:**

That parcel of land described in that Warranty Deed filed for record May 30, 2001 as Reception No. 349231 in the records of the Huerfano County Clerk and Recorder which reads as follows:

A parcel of land being a portion of the SW 1/4 of the NE 1/4 and within a portion of the W 1/2 of the SE 1/4 of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

**BEGINNING** at the NW corner of the SW 1/4 of the SE 1/4 of said Section 10; thence N 02°16'51"E (Bearing based on the south line of the SE 1/4 of the SW 1/4 of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. 6532 assumed to bear N 89°37'40"E), a distance of 325.22 feet to a point on the southerly line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Recorders Office; thence along said southerly line the following four (4) courses:

- 1) N 77°58'27"E a distance of 142.00 feet;
- 2) N 71°58'27"E a distance of 172.00 feet;
- 3) N 47°48'27"E a distance of 111.00 feet;
- 4) N 18°13'27"E a distance of 63.50 feet

thence S 41°11'42"E a distance of 284.50 feet; thence S 61°50'13"E a distance of 208.65 feet; thence N 05°22'48"E a distance of 217.49 feet; thence N 46°48'43"E a distance of 133.74 feet; thence N 07°32'20"W a distance of 435.65 feet; thence S 87°49'47"W a distance of 109.76 feet; thence N 03°17'03"W, a distance of 396.84 feet to a point on the north line of the W 1/2 of the SE 1/4 of said Section 10; thence N 55°16'12"W a distance of 119.30 feet; thence N 00°37'21"W a distance of 401.04 feet; thence N 75°37'17"E a distance of 38.06 feet; thence N 54°49'33"E a distance of 179.16 feet to a point on the westerly right of way line of Colorado Interstate No. 25; thence S 28°12'27"E, along said right of way line, a distance of 1045.64 to a point on the east line of the NW 1/4 of the SE 1/4 of said Section 10; thence S 01°36'38"E, along said east line, a distance of 422.68; thence S 87°57'14"W a distance of 338.06 feet; thence S 02°02'59"E, a distance of 946.71 feet to the northwesterly right of way line of existing Cuchares Road; thence S 43°39'33"W, along said right of way line, a distance of 351.01 feet to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at page 223 in the records of the Huerfano County Clerk and Recorders Office; thence N 67°59'17"W, along the north line of said parcel, a distance of 232.95 feet to the NW corner of said parcel; thence S 34°42'09"W along the west line of said parcel, a distance of 310.71 to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; thence N 87°42'36"W along said right of way line a distance of 337.84 feet to a point on the west line of the SW 1/4 of the Se 1/4 of said Section 10; thence N 02°01'33"W, along said west line, a distance of 767.79 feet to the **POINT OF BEGINNING**.

Huerfano County, Colorado.

Said Parcel contains 35.45 Acres, more or less.

This is to certify that this Plat Amendment is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the Board of County Commissioners, County of Huerfano, State of Colorado.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON OF THE BOARD

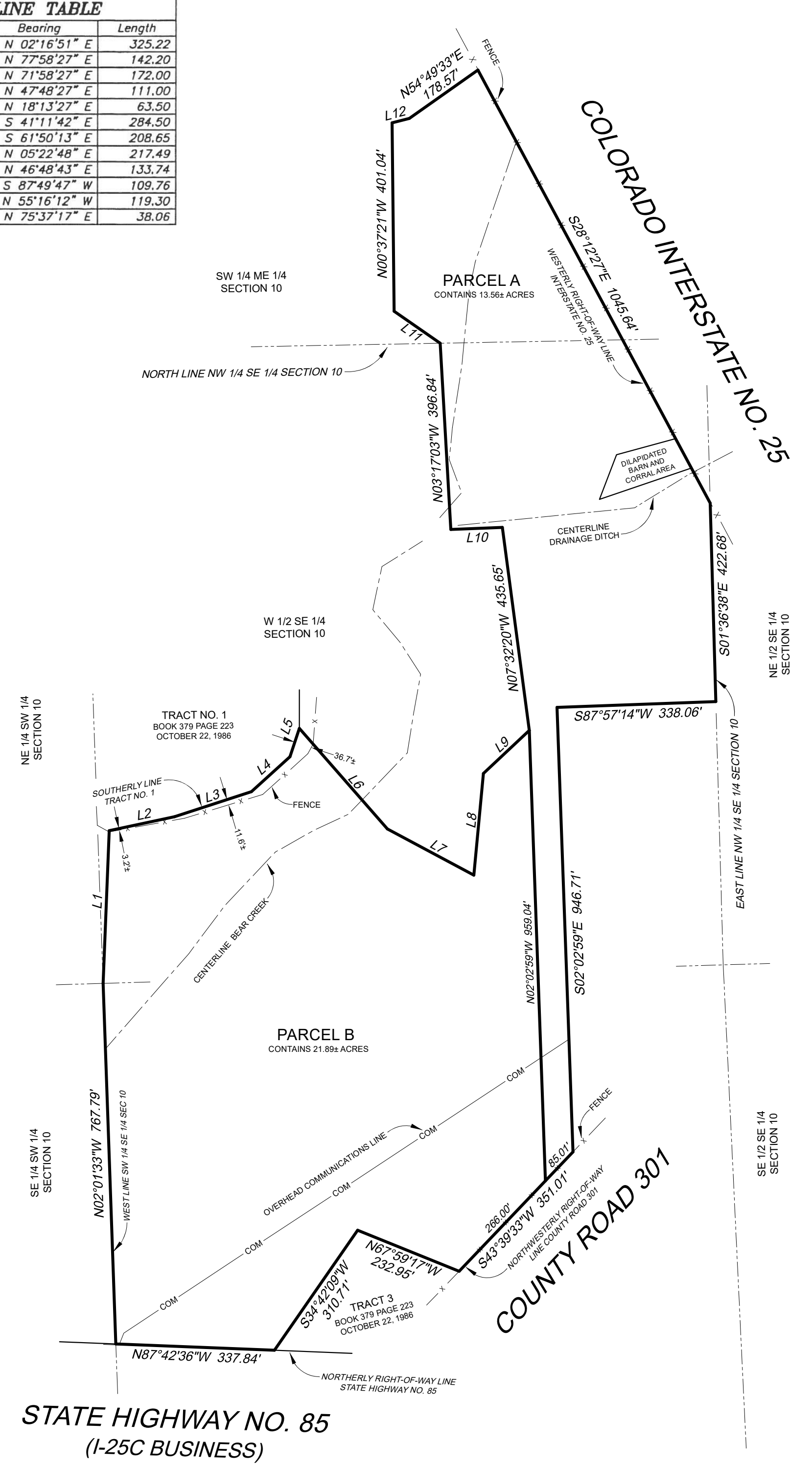
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: CLERK OF THE BOARD

I, **MATTHEW A. CORDOVA**, a Professional Land Surveyor registered in the State of Colorado, hereby certify to San Isabel Electric Association, that this Plat Amendment is not based upon an actual field survey conducted by me or under my responsible charge, but was prepared using information shown on that Land Survey Plat prepared by Rocky L. Mangini P.L.S. No. 16128 with a date of March 21, 2001. The property within this Plat Amendment may or may not be presently monumented, and if it is monumented, I have not confirmed the property pins are accurately located.

**MATTHEW A. CORDOVA**  
PROFESSIONAL LAND SURVEYOR NO. 33194

- NOTES:**
- 1.) This Plat was prepared without the benefit of an abstract or a title policy and may be subject to other rights-of-ways, easements and/or conditions not shown on this plat
  - 2.) Bearings and distances shown hereon are based on that Land Survey Plat prepared by Rocky L. Mangini P.L.S. No. 16128 with a date of March 21, 2001.
  - 3.) All distances shown hereon are in U.S. Survey Feet.

**NOTICE:**  
According to the C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown hereon.



STATE HIGHWAY NO. 85  
(I-25C BUSINESS)

- AS AMENDED -

- AS PLATTED -

PER INFORMATION ESTABLISHED ON THAT LAND SURVEY PLAT PREPARED BY  
ROCKY L. MANGINI P.L.S. NO. 16128 WITH A DATE OF MARCH 21, 2001

NO.	DATE	REVISIONS (COMMENTS)	CHECKED

SHEET: 1 OF 1	PROJECT: HUERFANO COUNTY LAND USE DEPT. DESCRIPTION: PLAT AMENDMENT (SEA TRACT, COUNTY ROAD 301)
DATE: 3-24-2023	FIELD: MAC
SCALE: 1" = 200'	DRAWN: RMS
	CHECKED: MAC
	JOB NUMBER: 2023-104
	FILE NAME: 2023-104 PLAT AMENDMENT
	REF.: JOB NO.

**Cardinal Points**  
Surveying Inc.

4601 Englewood Place, Suite 110  
Pueblo, Colorado 81008

(719) 253-0874 (719) 253-0878 fax

