

Resubdivision of Parcels in Tract 74

Rito Seco Foothills Parcels

That fraction of Tract 74 as
Shown on the 1913 Survey of the San Pedro Lands,
Lying North of the Rito Seco Road,
Portions of Sections 24 and 25,
Township 32 South, Range 72 West,
Sixth Principal Meridian, C.E.S. (sc),
Costilla County,
Colorado.

Bearing Basis

Courses are referred to True Meridian on West Line
SW¼ Section 24 from Marked Stone at the SW Corner
Section to W¼ Corner a recovered marker, LS 697.
Observed bearing N02°22'11"E.

Surveyor's Statement

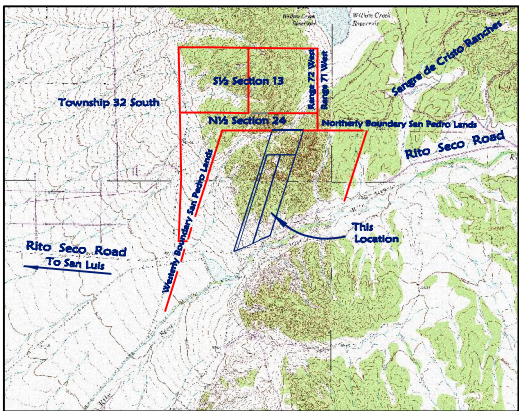
I, Wm. D. Kitterman, a duly registered land surveyor in the State of Colorado do hereby state that this survey was performed by me and under my direct supervision, and that it is true and accurate to the best of my knowledge and belief.

Clerk and Recorder's Certificate

State of Colorado) SS
County of Costilla)
I hereby certify that this instrument was filed in my office at _____ O'Clock the _____ day of _____, 2010, and is recorded under Reception No. _____, and is filed in Plat Cabinet _____, Map No. _____

Clerk and Recorder: _____

By: _____

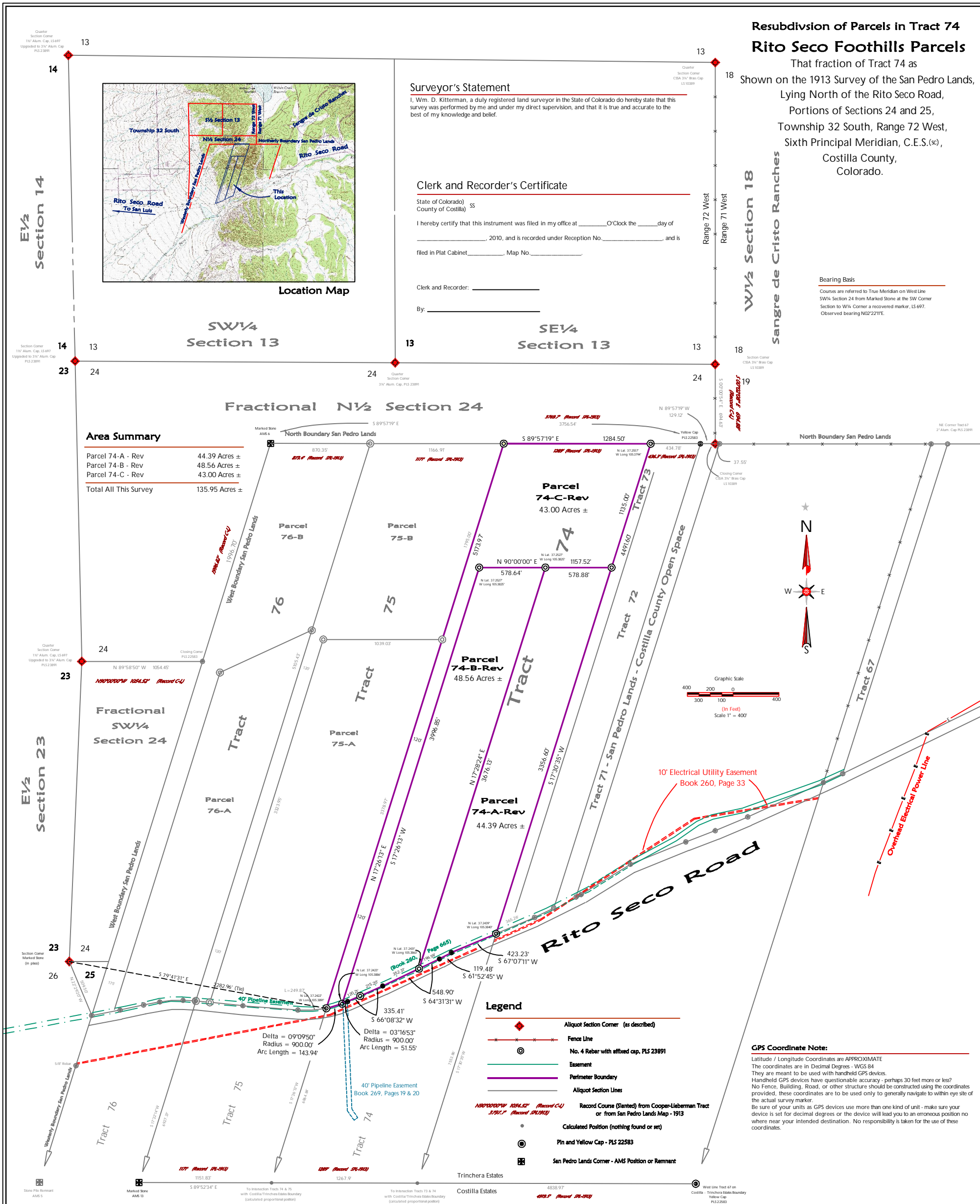


Location Map

Area Summary

Parcel 74-A - Rev	44.39 Acres ±
Parcel 74-B - Rev	48.56 Acres ±
Parcel 74-C - Rev	43.00 Acres ±
Total All This Survey	135.95 Acres ±

Fractional N½ Section 24



Legend

- Aliquot Section Corner (as described)
- Fence Line
- No. 4 Rebar with affixed cap, PLS 23891
- Easement
- Perimeter Boundary
- Aliquot Section Lines
- Record Course (Slanted) from Cooper-Lieberman Tract or from San Pedro Lands Map - 1913
- Calculated Position (nothing found or set)
- Pin and Yellow Cap - PLS 22583
- San Pedro Lands Corner - AMS Position or Remnant

GPS Coordinate Note:

Latitude / Longitude Coordinates are APPROXIMATE
The coordinates are in Decimal Degrees - WGS 84
They are meant to be used with handheld GPS devices.
Handheld GPS devices have questionable accuracy - perhaps 30 feet more or less?
No Fence, Building, Road, or other structure should be constructed using the coordinates provided, these coordinates are to be used only to generally navigate to within eye site of the actual survey marker.
Be sure of your units as GPS devices use more than one kind of unit - make sure your device is set for decimal degrees or the device will lead you to an erroneous position no where near your intended destination. No responsibility is taken for the use of these coordinates.

Survey Descriptions

Parcel 74-A - Revised

A fraction of that certain part of Tract 74, San Pedro Lands, as shown under Reception No. 13803, lying adjacent to and northerly of the Rito Seco Road, located in Sections 24 and 25, T.32S., R.72W., 6th P.M. (Costilla Estates Survey-so called), Costilla County, Colorado, which fraction contains 44.39 acres, more or less, being more particularly described by metes and bounds as follows: Beginning at a point on the northerly limit of the Rito Seco Road, said point being the SW corner of the parcel herein described, whence the SW corner of said Section 24, a marked stone in place, bears N88°50'03"W a distance of 3057.49 feet; thence N17°28'24"E a distance of 3676.13 feet to the NW corner of the parcel herein described; thence N90°00'00"E a distance of 578.88 feet to the NE corner of the parcel herein described; thence S17°30'35"W, along the common line for Tracts 73 and 74, San Pedro Lands, a distance of 3356.60 feet to a point on the northerly limit of Rito Seco Road, identical to the SE corner of the parcel herein described; thence along the said northerly limit for the following three (3) courses: S67°07'11"W a distance of 423.23 feet, S61°52'45"W a distance of 119.48 feet, and S64°31'31"W a distance of 196.59 feet, to the place of beginning, and SUBJECT TO a 40 foot pipeline easement as described in Book 260 at Page 665, and SUBJECT TO any existing easements and/or rights of way of whatsoever nature.

Parcel 74-B - Revised

A fraction of that certain part of Tract 74, San Pedro Lands, as shown under Reception No. 13803, lying adjacent to and northerly of the Rito Seco Road, located in Sections 24 and 25, T.32S., R.72W., 6th P.M. (Costilla Estates Survey-so called), Costilla County, Colorado, which fraction contains 48.56 acres, more or less, being more particularly described by metes and bounds as follows: Beginning at a point on the northerly limit of the Rito Seco Road, said point being the SW corner of the parcel herein described, whence the SW corner of said Section 24, a marked stone in place, bears N81°12'19"W a distance of 2412.71 feet; thence N17°26'13"E, along a line parallel with the common line for Tracts 74 and 75, San Pedro Lands, a distance of 3996.85 feet to the NW corner of the parcel herein described; thence N90°00'00"E a distance of 578.64 feet to the NE corner of the parcel herein described; thence S17°28'24"W a distance of 3676.13 feet to a point on the northerly limit of the Rito Seco Road; thence along the said northerly limit for the following three (3) courses: S64°31'31"W a distance of 352.31 feet, S66°08'32"W a distance of 335.41 feet, and S1°55'55 feet along the arc of a curve to the right having a radius of 900.00 feet the long chord of which bears S67°46'59"W a distance of 51.53 feet to the place of beginning, and SUBJECT TO a 40 foot pipeline easement as described in Book 260 at Page 665, and SUBJECT TO a 40 foot pipeline easement as described in Book 269 at Pages 19 & 20, AND SUBJECT TO any existing easements and/or rights of way of whatsoever nature.

Parcel 74-C - Revised

A fraction of that certain part of Tract 74, San Pedro Lands, as shown under Reception No. 13803, lying adjacent to and northerly of the Rito Seco Road, located in Sections 24 and 25, T.32S., R.72W., 6th P.M. (Costilla Estates Survey-so called), Costilla County, Colorado, which fraction contains 43.00 acres, more or less, being more particularly described by metes and bounds as follows: Beginning at the intersection of the common line for Tracts 74 and 75 with the northerly limit of the Rito Seco Road, said point being the SW corner of the parcel herein described, whence the SW corner of said Section 24, a marked stone in place, bears N17°41'31"W a distance of 2282.96 feet; thence N17°26'13"E, along said the common line for Tracts 74 and 75, San Pedro Lands, a distance of 5137.97 feet to the common corner for said Tracts 74 and 75, identical to the NW corner of the parcel herein described; thence S89°57'19"E, along the North line of San Pedro Lands, distance of 1284.50 feet to the common corner for Tracts 73 and 74, San Pedro Lands, identical to the NE corner of the parcel herein described; thence S17°30'35"W, along the common line for said Tracts 73 and 74, a distance of 1135.00 feet; thence N90°00'00"W a distance of 1157.52 feet; thence S17°26'13"W, along a line parallel with the said common line for Tracts 74 and 75, a distance of 3996.85 feet to a point on the northerly limit of the Rito Seco Road; thence 143.94 feet along the said northerly limit of the Rito Seco Road on an arc of a curve to the right, having a radius of 900.00 feet the chord of which bears S74°00'20"W a distance of 143.79 feet to the place of beginning, and SUBJECT TO a 40 foot pipeline easement as described in Book 260 at Page 665, and SUBJECT TO a 40 foot pipeline easement as described in Book 269 at Pages 19 & 20, AND SUBJECT TO any existing easements and/or rights of way of whatsoever nature.

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within (3) three years after you discover such defect. In no event may any action based upon any defect in the survey be commenced more than ten years from the date of certification shown hereon.



Rincon Associates, Inc.
P.O. Box 1025 Alamosa, CO 81101 (719) 589-1644

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Drawn by: W/DK October 2010
Job No. 28348 Sheet 1 of 1