

RIO GRANDE COUNTY

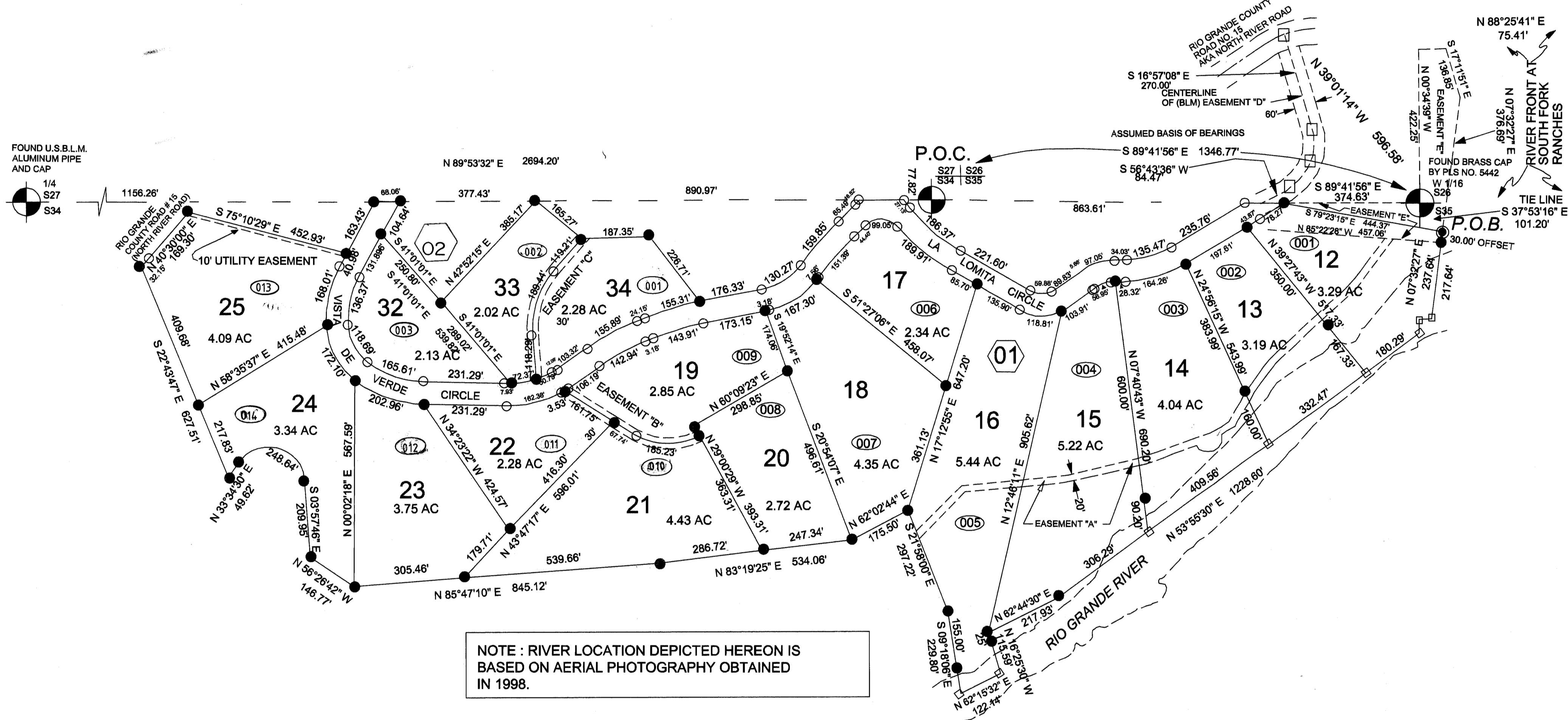
DRAWN BY	L.G.C.	DATE	03/01/01
CHECKED BY		DATE	
REVISED			
Date	By	Remarks	
1-7-03	ES		
12-17-07	ES		
11-28-12	ES		

R. 3 E.		R. 8 E.	
9	19	17	15
21	27	29	31
23	35	33	35
49	47	43	41
39	37	35	33
51	53	55	57
59	61	63	65

COUNTY INDEX

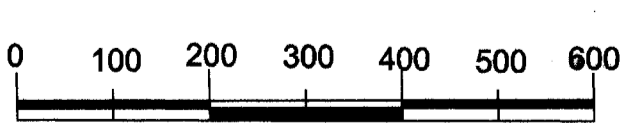
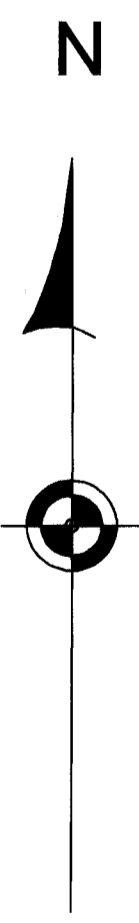
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

TOWNSHIP INDEX



NOTICE

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT NECESSARILY ACCURATE BY SURVEYING STANDARDS. DO NOT USE FOR LEGAL CONVEYANCE.



SCALE 1" = 200 FT  
Original Drawing by:  
San Luis Valley GIS/GPS Authority  
P.O. Box 300  
Alamosa, Colorado 81101

EASEMENT DEFINITIONS

– VISTA DE VERDE CIRCLE AND LA LOMITA ARE HEREBY SET ASIDE AS A PRIVATE ROAD AND UTILITY EASEMENTS FOR THE USE AND BENEFIT OF ALL LA LOMITA AT SOUTH FORK RANCHES PROPERTY OWNERS. THE OWNERSHIP OF SAID ROADS IS TO BE VESTED IN LA LOMITA AT SOUTH FORK RANCHES PROPERTY OWNERS ASSOCIATION UNDER THE TERMS AND CONDITIONS AND ACCORDING TO THE TIMETABLE ALL AS DEFINED IN THE PROTECTIVE COVENANTS FOR LA LOMITA AT SOUTH FORK RANCHES AS RECORDED IN BOOK 493 AT PAGE 792 OF THE RIO GRANDE COUNTY, COLORADO RECORDS.

– THE FOLLOWING UTILITY AND / OR ACCESS EASEMENTS ARE HEREBY SET ASIDE AS HEREIN DEFINED

– A 10' UTILITY EASEMENT ON EACH SIDE OF ALL SIDE AND COMMON REAR LOT LINES

– A 20' UTILITY EASEMENT WITHIN THE ROAD FRONTAGE SETBACK ALONG ALL LOT FRONTAGES

– EASEMENT "A" AS A UTILITY EASEMENT OF A DIMENSION DEFINED HEREON

– EASEMENT "B" AS A UTILITY EASEMENT AND AS AN ACCESS EASEMENT FOR INGRESS AND EGRESS EXCLUSIVE TO LOTS 19, 20, 21 AND 22

– EASEMENT "C" AS A UTILITY EASEMENT AND AS AN ACCESS EASEMENT FOR INGRESS AND EGRESS EXCLUSIVE TO LOTS 33 AND 34 AND THE FUTURE LOT 35 TO BE PLATTED IN LA LOMITA AT SOUTH FORK RANCHES FILING NO. 3

– EASEMENT "D" AS A ROAD EASEMENT OF A DIMENSION DEFINED HEREON

– EASEMENT "E" AS A ROAD AND UTILITY EASEMENT OF A DIMENSION DEFINED HEREON

– FURTHER BE IT KNOWN THAT THE USE OF ANY EASEMENTS HEREON DEFINED AS "UTILITY" EASEMENTS IS HEREBY RETAINED BY SOUTH FORK RANCHES L.L.C. FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES SERVING ANY AND ALL PHASES OF SOUTH FORK RANCHES P.U.D. AS APPROVED BY RIO GRANDE COUNTY, COLORADO.

LEGEND

- ALIQUOT MONUMENT AS NOTED
- SET 1/2" REBAR WITH 2.5" RED PLASTIC CAP BY COLO. PLS # 19883
- SET 1/2" REBAR WITH 1" YELLOW PLASTIC CAP BY COLO. PLS #19883
- ⊙ FOUND 1/2" REBAR WITH 3.25" RED PLASTIC CAP BY COLO. PLS # 19883 ( FROM PREVIOUS SURVEY )
- CALCULATED POSITION - NO MONUMENT SET OR FOUND
- BOUNDARY LINE
- LOT LINES
- ALIQUOT LINES
- TIE LINES AND / OR EASEMENT SIDELINES

21-341  
LA LOMITA SOUTH FORK RANCHES NO. 1  
Fr. SECS 34 & 35 T40N R3E  
DR 11 MAP 132