21 342 - 03

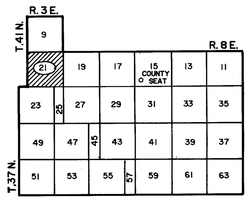
VILLAGE AT ALDER CREEK WEST
Frac. NW¼ Frac. W½NE¼ Sec. 34.
T. 40 N., R. 3 E., N.M.P.M.

RIO GRANDE COUNTY

DRAWN BY	J.A.M.	DATE Jan. 05
CHECKED BY	D.A.	DATE Feb. 05

REVISED

Date	By	Remarks
01-2006	JM	
12-2011	ES	



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NOTICE

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

N

ZERO 25' 50' 100' 150'

Scale: 1" = 50'

Davis Engineering Service, Inc.
1314 11th Street
Alamosa, Colorado 81101

SETBACK AND SEPARATION REQUIREMENTS AS PER THE MASTER DECLARATION OF COVENANTS AND RESTRICTIONS FOR SOUTH FORK RANCHES,

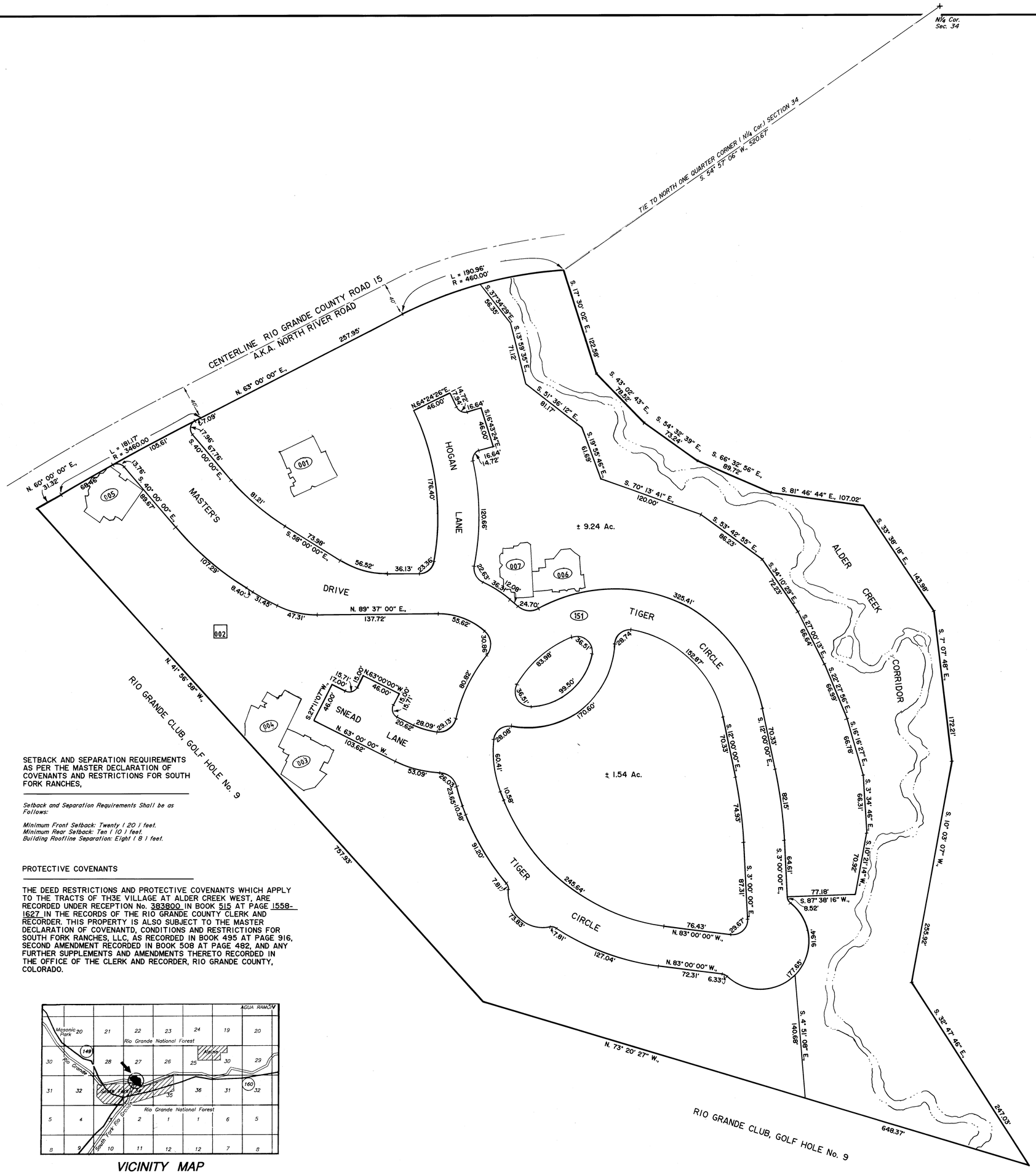
Setback and Separation Requirements Shall be as Follows:

Minimum Front Setback: Twenty (20) feet.
Minimum Rear Setback: Ten (10) feet.
Building Roofline Separation: Eight (8) feet.

PROTECTIVE COVENANTS

THE DEED RESTRICTIONS AND PROTECTIVE COVENANTS WHICH APPLY TO THE TRACTS OF TH3E VILLAGE AT ALDER CREEK WEST, ARE RECORDED UNDER RECEPTION No. 383800 IN BOOK 515 AT PAGE 1558-1627 IN THE RECORDS OF THE RIO GRANDE COUNTY CLERK AND RECORDER. THIS PROPERTY IS ALSO SUBJECT TO THE MASTER DECLARATION OF COVENANTD, CONDITIONS AND RESTRICTIONS FOR SOUTH FORK RANCHES, LLC, AS RECORDED IN BOOK 495 AT PAGE 916, SECOND AMENDMENT RECORDED IN BOOK 508 AT PAGE 482, AND ANY FURTHER SUPPLEMENTS AND AMENDMENTS THERETO RECORDED IN THE OFFICE OF THE CLERK AND RECORDER, RIO GRANDE COUNTY, COLORADO.

VICINITY MAP



21 342 - 03

VILLAGE AT ALDER CREEK WEST

Frac. NW¼ Frac. W½ NE¼ Section 34,
T. 40 N., R. 3 E., N.M.P.M.,

Drawer 11, Map 218