

21-274

LA LOMITA AT SOUTH FORK RANCHES  
FR. SECS. 27 and 34 T40N R3E

RIO GRANDE COUNTY

DRAWN BY	L.G.C.	DATE	02/28/01
CHECKED BY		DATE	
REVISED			
Date	By	Remarks	
01-08-13	ES		
1-12-21	CF		
2-24-22	MS		

R. 3 E.				R. 8 E.	
9	19	17	15	13	11
21	27	29	31	33	35
23	25	27	29	31	33
49	47	45	43	41	39
51	53	55	57	59	61
63					

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.

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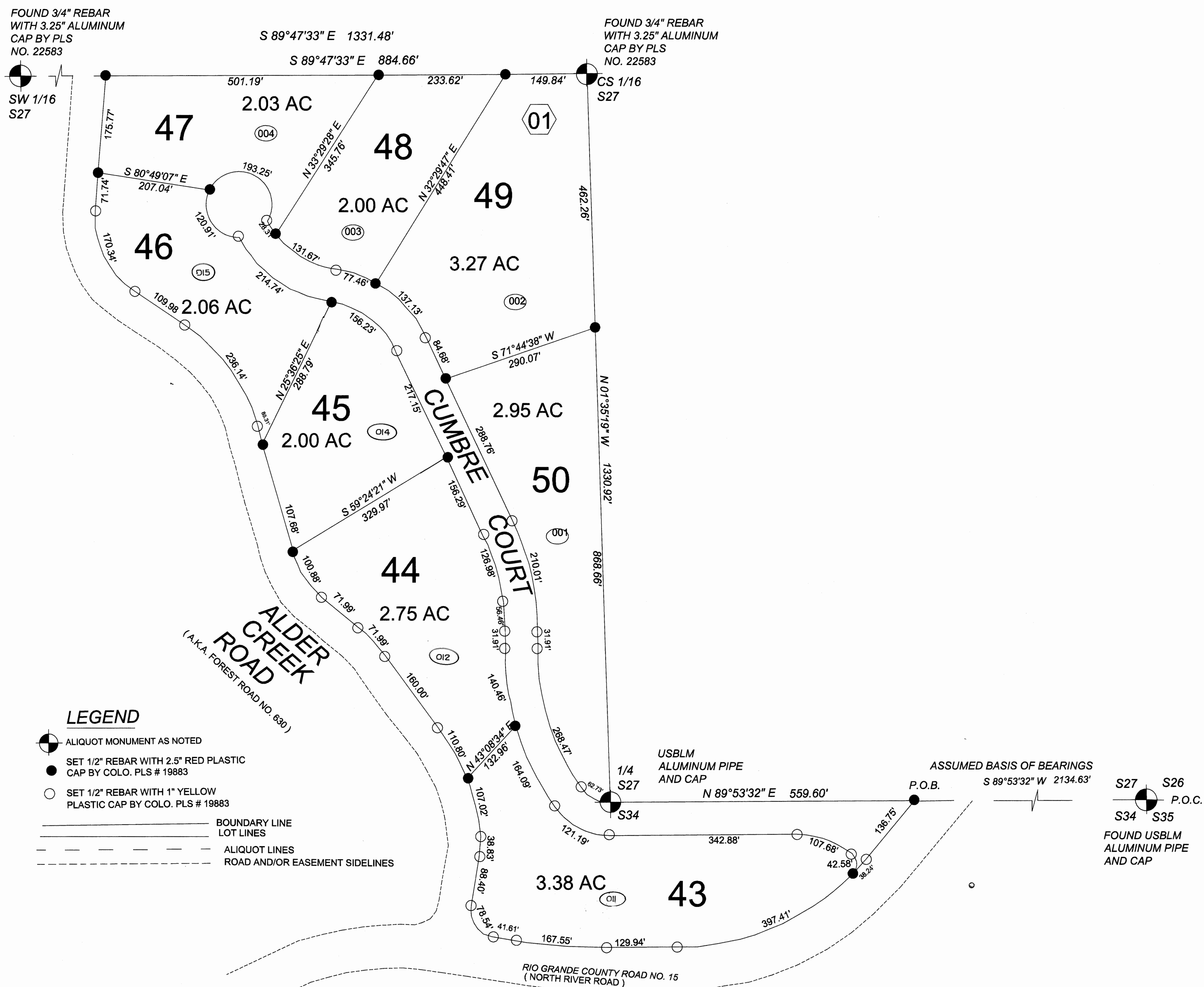


0 50 100 150 200 250 300

SCALE 1" = 100'

Original Drawing by:

San Luis Valley GIS/GPS Authority  
P.O. Box 300  
Alamosa, Colorado 81101



LEGEND

- ALIIQUOT 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
- BOUNDARY LINE
- LOT LINES
- ALIIQUOT LINES
- ROAD AND/OR EASEMENT SIDELINES

EASEMENT DEFINITIONS

-- CUMBRE COURT IS 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

-- 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.

21-274

LA LOMITA AT SOUTH FORK RANCHES  
FILING NO. 2  
FR. SECS. 27 and 34 T40N R3E  
DR 11 Map 133