

P62

RIVER RIDGE RANCH PHASE NO. 1

SECTIONS 26, 27, 33, 34 & 35 OF T.28S., R.67W. AND SECTION 2 & 3 T.29S., R.67W., 6TH P.M. HUERFANO CO. COLO.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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432 Book 10
Elder 1

The buyer hereby acknowledges that the Board of County Commissioners of Huerfano County, Colorado is not responsible in any fashion for the construction, acceptance or maintenance of access drives or roads or streets indicated on this plan. Public service vehicles, emergency vehicles and other vehicles and persons within them having legitimate business in transit shall have the right of ingress, egress and regress along all such drives, roads and streets. The buyer also hereby acknowledges that the right of such access on roads and streets not constructed for or by, nor dedicated to or accepted by and not maintained by Huerfano County does not constitute an assurance of prompt, timely arrival of public safety vehicles or the prompt, timely delivery of public safety services.

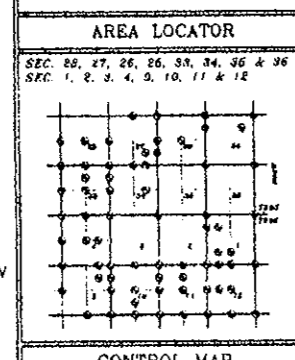
Signed: _____ Date: _____
Buyer

- TYPICAL LEGEND**
- 1/2" red/yellow cap (1/2" dia)
 - 3/4" red/yellow cap (3/4" dia)
 - 1" red/yellow cap (1" dia)
 - 1 1/2" red/yellow cap (1 1/2" dia)
 - 2" red/yellow cap (2" dia)
 - 3" red/yellow cap (3" dia)
 - 4" red/yellow cap (4" dia)
 - 6" Original Stake
 - 8" 1/2" dia (1/2" dia cap, 1" dia number or as noted)

- AREA LOCATOR**
- SEC. 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 & 36
SEC. 1, 2, 3, 4, 5, 10, 11 & 12
-

BASIS OF BEARINGS:
S01-20-11W ALONG EAST LINE SECTION 25, MONUMENTED AS SHOWN

SCALE 1"=500'



EASEMENT DEFINITIONS

ALL ROADS SHOWN HEREON ARE HEREBY SET ASIDE AS A SIXTY (60) FOOT WIDE HIGHWAY/ROADWAY PRIVATE ROAD EASEMENT AND PUBLIC UTILITY EASEMENT FOR THE USE AND BENEFIT OF RIVER RIDGE RANCH PARCEL OWNERS ONLY EXCEPT EXISTING COUNTY ROADS AS SHOWN HEREON.

A TWENTY (20) FOOT WIDE UTILITY EASEMENT IS HEREBY SET ASIDE ON EACH SIDE OF ALL SIDE AND COMMON REAR LOT LINES AND A FORTY (40) FOOT WIDE UTILITY EASEMENT IS HEREBY SET ASIDE ON THE INTERIOR SIDE OF ALL EXTERIOR LOT LINES.

DISTANCES ARE SHOWN FROM CENTER LINE OF ROADS.

NOTE: A search for recorded rights-of-way and easements was not done.

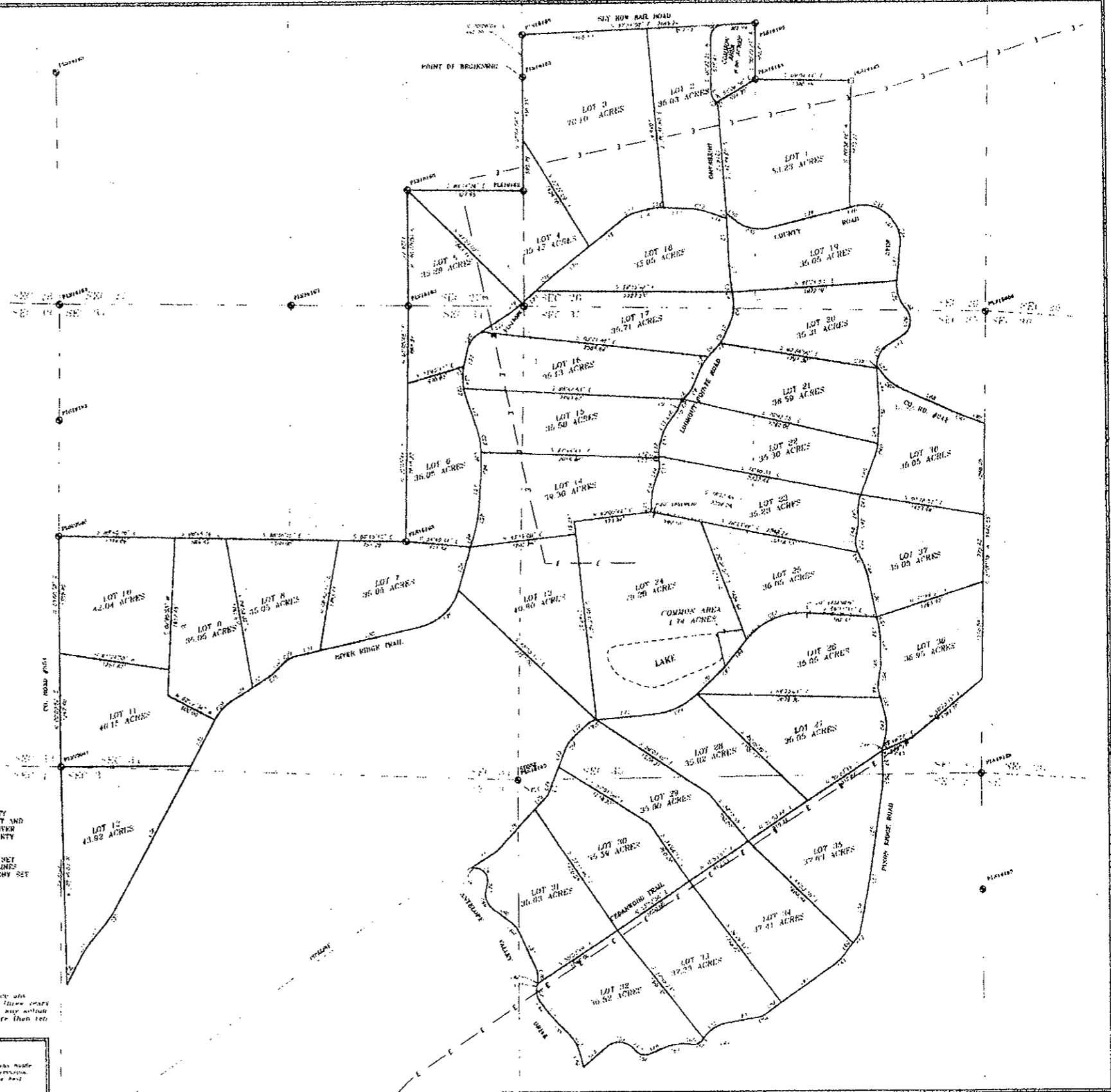
NOTE: According to Colorado law, you must complete all legal action based on any defect in this survey within three years after you first discover such a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SURVEYOR'S CERTIFICATION

I hereby certify to COLORADO SURVEYORS, INC. that this plan was made from a survey by me or under my direct responsibility, supervision and direction, and the parties as mentioned herein to the best of my knowledge and belief.

By: _____ Date: 9/21/2000

Professional Land Surveyors, Colorado City, Colorado



PREPARED BY
WACHOB and WACHOB, Inc.
Professional Land Surveyors, Colorado City, Colorado #1019

Desc. B.W.	RIVER RIDGE RANCH PHASE NO. 1	
Dwg. S.C.B.	HUERFANO COUNTY COLORADO	
Field B.W. B.C.	JUN 2000-116	18 SEP 2000