490

PLAT OF
RITO BLANCO RANCH
FILING NUMBER TWO

NOTES

1. Bearings shown on this plat are based on solar observations taken during a previous survey in Sections 28 and 29 and tied to this survey by traverse.

2. Stone monuments shown hereon represent corners set by Robert A. Howe, County Surveyor, in 1905 during his survey of Sparks Brothers Land.

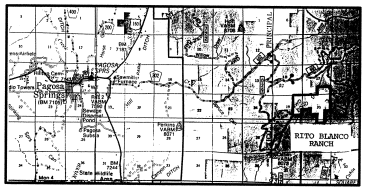
3. The courses and distances shown hereon along the centerline of the Rito Blanco represent the river as surveyed in October 1995. Only that portion of the centerline of the Rito Blanco that forms a boundary between parcels was surveyed. The remaining representation of said river was taken from the U.S.G.S. 7.5 Minute Quadrangle Maps of this area.

4. Most of the perimeter of Rito Blanco Ranch is fenced as shown, however, these fences do meander and do not purport to represent the boundary of this property.

5. Echo Ditch has its headgate in the NE1/4 NW1/4 Section 20 and runs southwesterly through Parcels 8, 7, 4, 2 and 1. These parcels are subject to any and all easements and/or rights associated with the control and maintenance of this irrigation ditch.

6. The sixty (60) foot wide Road Easement shown hereon is for the use and benefit of all owners of property in Rito Blanco Ranch, both in Filing Numbers 1 and 2. A twenty-five (25) foot wide utility easement is hereby set aside along both sides of the road easement as shown hereon. A twenty-five (25) foot wide utility easement is hereby set aside along the entire perimeter of the Rito Blanco Ranch. A ten (10) foot wide utility easement is hereby set aside on each side of all side and/or common rear lot lines of each parcel, except those lines which follow the center of the Rito Blanco.

7. Reservations, easements, rights of way and encumbrancesthis affecting this property were researched by High Country Title Co. and are itemized in Schedule B – Section 2, Title Commitment Order Number 97005454. Client did not wish to have these exceptions shown hereon.



VICINITY MAP
SCALE 1" = 2 MILES

LEGEND
- ◇ = 3 1/4" BLM brass cap (Found)
- △ = Stone Monument (Found)
- ● = 2" cap on 3/4" rebar, replacing stone (LS 23894) (Set)
- ○ = 2" cap on 3/4" rebar, (LS 23894) (Set)
- ⊕ = 3 1/4" Aluminum Monument (LS 23894) (Set)
- -x- = Fence Line
- ——— = Property Boundary
- ● = 1/2" rebar w/ cap (LS 23894) (Set)
- WC = Witness corner
- — — = Easement Limits (as noted)

0' 400' 800' 1200'

This Is Not An Approved Archuleta County Subdivision

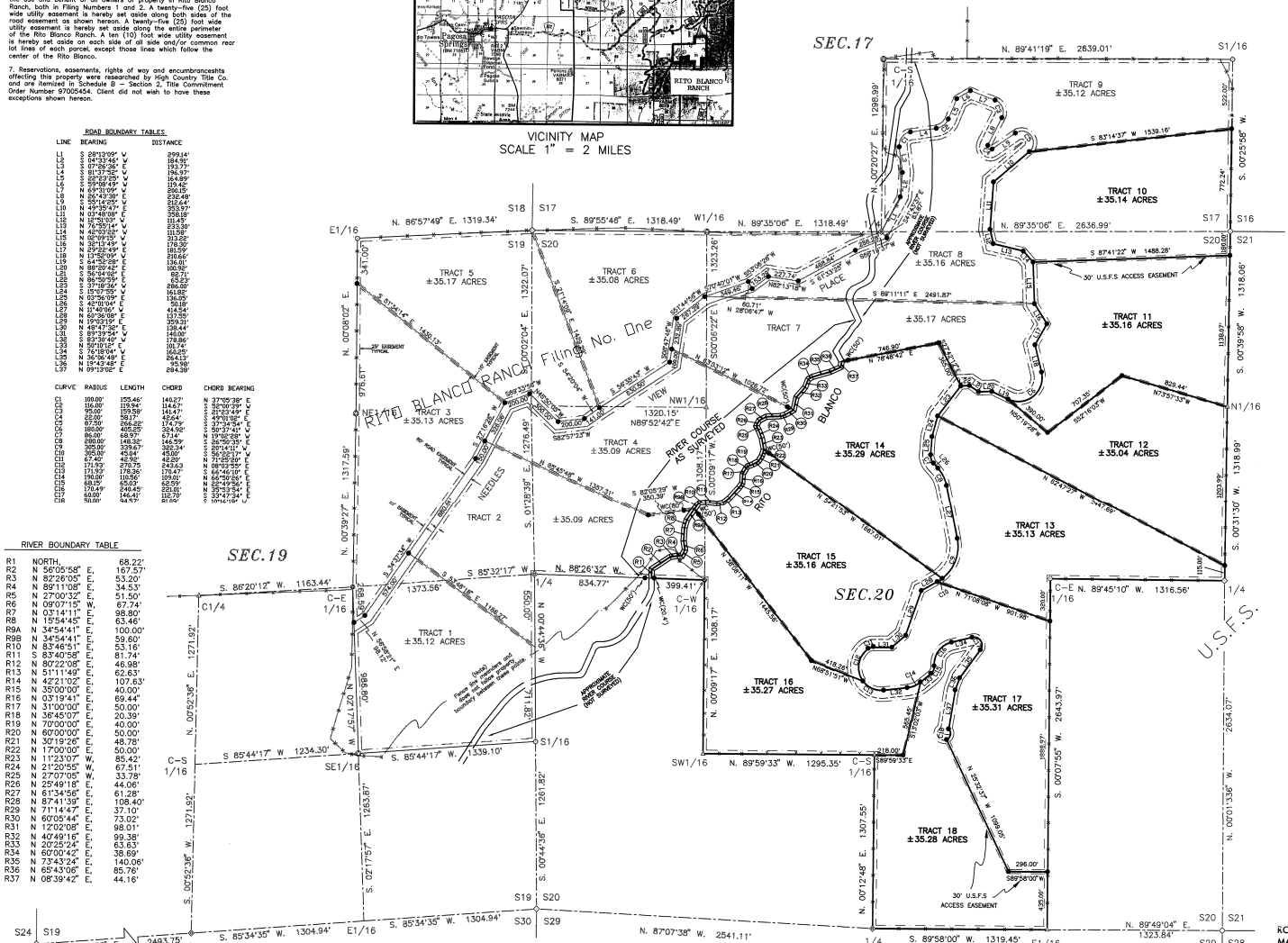
ROAD BOUNDARY TABLES

LINE	BEARING	DISTANCE
L1	S 28°13'09" W	299.14'
L2	S 04°33'46" W	184.91'
L3	S 07°06'26" E	193.77'
L4	S 81°37'58" E	196.97'
L5	S 68°49'59" W	164.89'
L6	S 78°16'49" W	119.48'
L7	N 69°38'44" W	280.15'
L8	N 25°43'39" E	272.44'
L9	S 55°14'25" W	218.46'
L10	N 49°35'47" E	283.97'
L11	N 03°48'08" E	358.18'
L12	N 62°41'03" W	111.45'
L13	N 76°55'14" W	233.39'
L14	N 42°57'58" W	111.58'
L15	N 00°09'19" W	313.28'
L16	N 38°13'49" W	178.36'
L17	N 29°22'49" E	181.59'
L18	N 13°52'09" W	210.66'
L19	S 64°58'28" E	136.01'
L20	N 88°29'42" E	160.92'
L21	S 86°04'08" E	82.71'
L22	N 86°59'37" E	65.83'
L23	S 77°18'36" W	296.00'
L24	S 15°07'55" W	161.88'
L25	S 82°56'54" E	136.05'
L26	N 48°47'26" E	74.18'
L27	N 17°40'04" E	147.05'
L28	N 69°36'08" E	137.95'
L29	N 19°03'19" E	359.31'
L30	N 48°47'26" E	139.44'
L31	S 89°39'54" E	148.00'
L32	S 83°30'40" E	178.86'
L33	S 59°18'18" E	118.74'
L34	S 76°18'04" W	160.25'
L35	N 36°56'49" E	254.13'
L36	N 15°43'49" E	95.98'
L37	N 09°13'02" E	284.38'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	100.00'	155.46'	140.27'	N 37°05'38" E
C2	116.00'	119.94'	114.67'	S 58°00'39" W
C3	65.00'	193.59'	141.47'	N 21°23'49" E
C4	25.00'	39.27'	35.36'	S 49°10'02" E
C5	87.50'	466.25'	174.06'	N 37°37'41" W
C6	189.00'	206.65'	197.00'	S 29°52'40" W
C7	86.00'	68.97'	67.14'	N 79°02'40" W
C8	280.00'	148.32'	146.59'	S 26°56'39" W
C9	305.00'	329.63'	312.34'	S 89°14'11" W
C10	305.00'	45.04'	45.00'	S 56°20'17" W
C11	67.40'	42.96'	42.29'	N 71°29'09" E
C12	171.93'	279.75'	243.43	N 08°03'35" E
C13	171.93'	178.36'	170.47'	N 66°46'19" E
C14	190.00'	110.56'	109.01'	N 66°59'26" E
C15	68.15'	65.03'	62.59'	S 85°49'56" E
C16	170.49'	248.45'	221.01'	N 35°33'54" E
C17	60.00'	146.41'	112.70'	S 33°47'34" E
C18	50.00'	94.57'	81.89'	S 89°14'19" W

RIVER BOUNDARY TABLE

R1	NORTH,	68.22'
R2	N 56°05'58" E,	167.57'
R3	N 82°26'05" E,	53.20'
R4	N 89°11'08" E,	34.53'
R5	N 27°00'32" E,	51.50'
R6	N 09°07'15" W,	67.74'
R7	N 03°14'11" E,	98.80'
R8	N 15°54'45" E,	63.46'
R9A	N 34°54'41" E,	100.00'
R9B	N 34°54'41" E,	59.60'
R10	N 83°46'51" E,	53.16'
R11	S 83°40'58" E,	81.74'
R12	N 80°22'08" E,	46.98'
R13	N 51°11'49" E,	62.63'
R14	N 42°21'02" E,	107.63'
R15	N 35°00'00" E,	40.00'
R16	N 03°19'41" E,	69.44'
R17	N 31°00'00" E,	50.00'
R18	N 36°45'07" E,	20.39'
R19	N 70°00'00" E,	40.00'
R20	N 60°00'00" E,	50.00'
R21	N 30°19'26" E,	48.78'
R22	N 17°00'00" E,	50.00'
R23	N 11°23'07" W,	85.42'
R24	N 21°20'55" W,	67.51'
R25	N 27°07'05" W,	33.78'
R26	N 25°49'18" E,	44.06'
R27	N 61°34'56" E,	61.28'
R28	N 87°41'39" E,	108.40'
R29	N 71°14'47" E,	37.10'
R30	N 60°05'44" E,	73.02'
R31	N 12°02'08" E,	98.01'
R32	N 40°49'16" E,	99.38'
R33	N 20°25'24" E,	63.63'
R34	N 60°00'42" E,	38.69'
R35	N 73°43'24" E,	140.06'
R36	N 65°43'06" E,	85.76'
R37	N 08°39'42" E,	44.16'



RITO BLANCO RANCH
DESCRIPTION

S1/2 SE1/4 Section 17, E1/2 NE1/4 & NE1/4 SE1/4 Section 19
N1/2, NE1/4 SW1/4 & W1/2 SE1/4 Section 20. All in T.35N., R.1E., N.M.P.M., Archuleta County, Colorado

TOTAL RANCH AREA = ±632.91 ACRES

OWNER'S STATEMENT

The herein defined owners have caused the hereon described tract of land to be surveyed and subdivided into parcels and easements as shown, described or defined hereon, hereon forth to be known as Rito Blanco Ranch Filing Number Two.

IN WITNESS WHEREOF

Rito Blanco Ranch LLC, a Colorado Limited Liability Company has caused these presents to be executed this 20th Day of August, 1998 by Marguerite A. Ralston, as manager of Rito Blanco Ranch, LLC.

By Marguerite A. Ralston Date 8/20/98
Marguerite A. Ralston as Manager of Rito Blanco Ranch, LLC.

ACKNOWLEDGEMENT

STATE OF COLORADO
COUNTY OF

The forgoing certificate was acknowledged before me this 20th Day of August, 1998 by Marguerite A. Ralston as Manager of Rito Blanco Ranch, LLC.

By Adria L. Griffin Commission Expires 7-28-99
Notary Public

ADRIA L. GRIFFIN NOTARY PUBLIC STATE OF COLORADO

SURVEYOR'S CERTIFICATE

I hereby certify that forgoing plat was prepared from the field notes of a survey performed by me or under my direct supervision, and is strictly conformable thereto.

STEVEN L. WALKER 8/19/98 23894 LAND SURVEYOR

CLERK AND RECORDERS CERTIFICATE

State of Colorado
County of Archuleta

I hereby certify that this instrument was filed in my office at 3:40 PM O'clock this 20th Day of August, 1998. Reception Number 98007011, Plat File Number 490

By Natalie Woodruff
Deputy Clerk and Recorder

98007011 08/20/1998 03:40P MAP
1 of 1 R 11.00 D 0.00 N 0.00 ARCHULETA COUNTY

ARCHULETA COUNTY COLORADO

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

ROADS ARE PRIVATE
MAY NOT BE BUILT TO APPROVED COUNTY STANDARDS AND MAY NOT BE MAINTAINED BY ARCHULETA COUNTY

REVISIONS	PLAT OF RITO BLANCO RANCH Filing Number Two
REV. 8/19/98	LOC. IN PORTIONS OF SECTIONS 17 & 20, T. 35 N., R. 1 E., N.M.P.M., ARCHULETA COUNTY, COLORADO
SCALE 1" = 400'	DAVIS ENGINEERING SERVICE, INC. P.O. BOX 1208 PAGOSA SPRINGS, COLORADO 81147 PHONE/FAX: (303) 264-5035 — SURVEYED BY DLM
DATE 8/07/98	DRAFTED BY DLM
CLIENT LAND PROPERTIES, INC.	FILE P02168

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