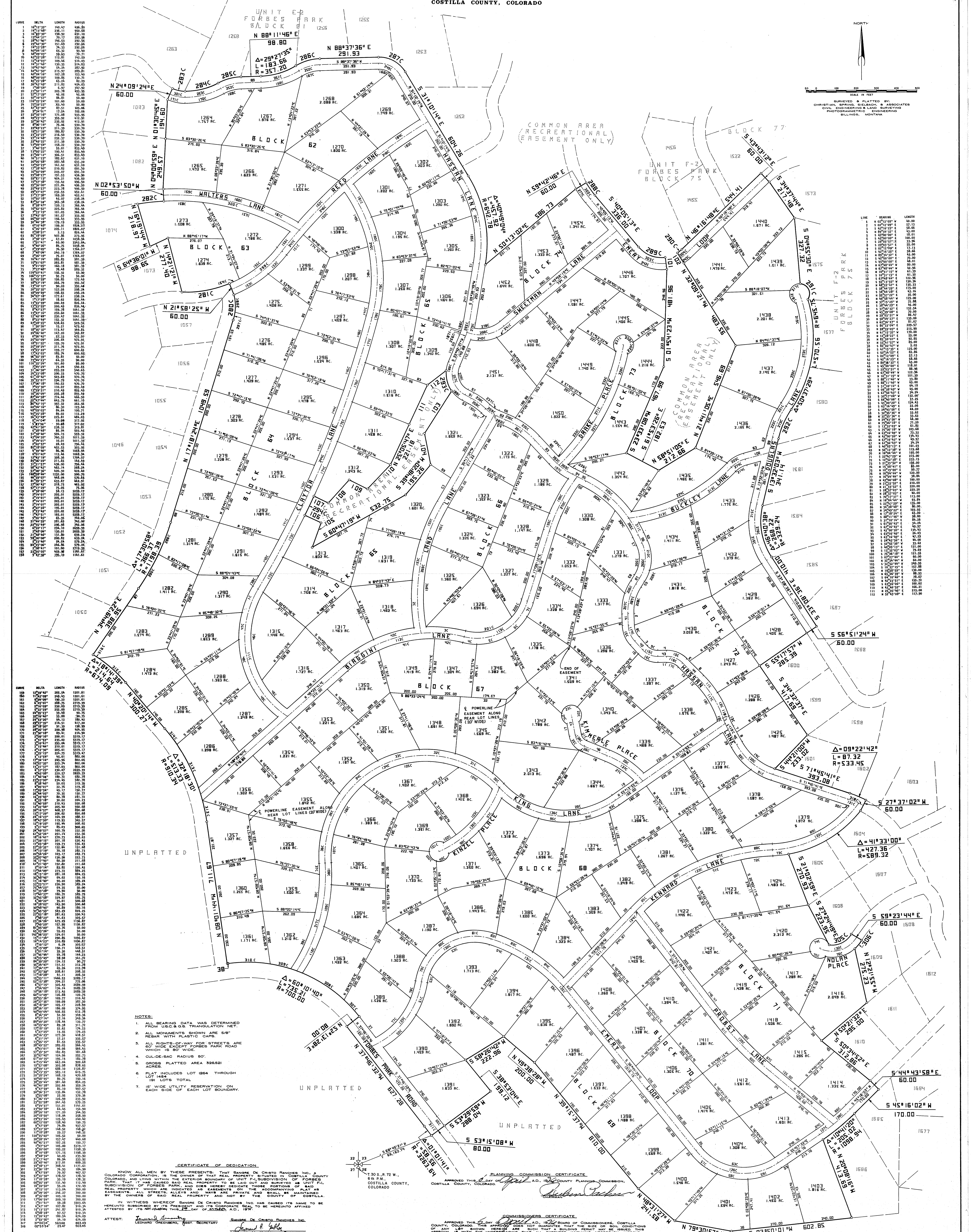
UNIT F-1, SUBDIVISION
OF
FORBES PARK

SITUATED IN A PORTION OF THE
SANGRE DE CRISTO GRANT IN T.29 S., R.70 W., 6th P.M.
COSTILLA COUNTY, COLORADO



NORTH
SCALE IN FEET
50 0 100 200 300 400 500
UNIT F-2 FORBES PARK BLOCK 61
UNIT F-2 FORBES PARK BLOCK 75
BLOCK 77
COMMON AREA (RECREATIONAL EASEMENT ONLY)
COMMON AREA RECREATIONAL EASEMENT ONLY
UNPLATTED
BLOCK 62
BLOCK 63
BLOCK 64
BLOCK 65
BLOCK 66
BLOCK 67
BLOCK 68
BLOCK 69
BLOCK 70
BLOCK 71
BLOCK 72
BLOCK 73
BLOCK 74
WALTERS LANE
REED LANE
CLAYTOR LANE
HASSAN LANE
LAND LANE
BIAGGINI LANE
SWEETMAN LANE
DRAKE PLACE
BUCKLEY LANE
DOUGLAS LANE
EMERY LOOP
KIMMERLE PLACE
KING LANE
KINZEL PLACE
KENNARD LANE
PROBST LANE
NOLAN PLACE
FORBES PARK ROAD
€ POWERLINE EASEMENT ALONG REAR LOT LINES (20' WIDE)
END OF EASEMENT
T.30 S., R.72 W., 6th P.M., COSTILLA COUNTY, COLORADO
S 68°45'21" W 66,162.74

SURVEYED & PLATTED BY:
CHRISTIAN, SPRING, SIELBACH, & ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
PHOTOGRAMMETRIC ENGINEERING
BILLINGS, MONTANA

NOTES:

1. ALL BEARING DATA WAS DETERMINED FROM U.S.C. & G.S. TRIANGULATION NET.
2. ALL MONUMENTS SHOWN ARE 5/8" REBAR WITH PLASTIC CAPS.
3. ALL RIGHTS-OF-WAY FOR STREETS ARE 60' WIDE EXCEPT FORBES PARK ROAD WHICH IS 80' WIDE.
4. CUL-DE-SAC RADIUS 50'.
5. GROSS PLATTED AREA 326.521 ACRES.
6. PLAT INCLUDES LOT 1264 THROUGH LOT 1454
   191 LOTS TOTAL
7. 15' WIDE UTILITY RESERVATION ON EACH SIDE OF EACH LOT BOUNDARY.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SANGRE DE CRISTO RANCHES INC., A COLORADO CORPORATION, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN COSTILLA COUNTY COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF UNIT F-1, SUBDIVISION OF FORBES PARK. THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS UNIT F-1, SUBDIVISION OF FORBES PARK, AND DOES HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS. ALL STREETS, ALLEYS AND WAYS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNERS OF SAID REAL PROPERTY AND NOT BY THE COUNTY OF COSTILLA.

IN WITNESS WHEREOF SANGRE DE CRISTO RANCHES INC. HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ATTESTED BY ITS Asst. Secretary THIS 3rd DAY OF October, A.D., 1975.

ATTEST: Leonard Greenberg
LEONARD GREENBERG, ASST. SECRETARY

SANGRE DE CRISTO RANCHES INC.
Leonard H. Yablon
LEONARD H. YABLON, PRESIDENT

STATE OF New York)
COUNTY OF New York) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October A.D., 1975 BY LEONARD H. YABLON AS PRESIDENT AND Leonard Greenberg AS Asst. Secretary OF SANGRE DE CRISTO RANCHES INC., A COLORADO CORPORATION.

MY COMMISSION EXPIRES March 30, 1977

Vera A. Hayden
NOTARY PUBLIC
State of New York
No. 31-1718066

CERTIFICATE OF SURVEY

I, JAMES B. SPRING, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF UNIT F-1 SUBDIVISION OF FORBES PARK TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

James B. Spring
JAMES B. SPRING, LICENSED LAND SURVEYOR
COLORADO REGISTRATION NO. 10389-LS

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 5 DAY OF April A.D., 1976 COUNTY PLANNING COMMISSION, COSTILLA COUNTY, COLORADO.

Ruben Parker
CHAIRMAN

COMMISSIONERS CERTIFICATE

APPROVED THIS 5 DAY OF April A.D., 1976 BOARD OF COMMISSIONERS, COSTILLA COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE COUNTY OF COSTILLA.

ATTEST: Amos Nance
CLERK OF THE BOARD

Ruben Parker
CHAIRMAN

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF COSTILLA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:50 P.M. O'CLOCK, THIS 5th DAY OF Apr A.D., 1976 AND IS DULY RECORDED IN BOOK NO. ____, PAGE NO. ____

FEES 10.00 PAID

Rec 124677

Amos Nance
RECORDER

DEPUTY

DEED RESTRICTIONS RECORDED IN BOOK ____, PAGES ____________, COSTILLA COUNTY

NOTICE

PUBLIC NOTICE IS HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE COUNTY OF COSTILLA DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID COUNTY.

UNTIL SUCH ROADS AND RIGHTS-OF-WAY MEET COUNTY STREET STANDARDS AND ARE SPECIFICALLY ACCEPTED BY THIS COUNTY BY RECORDING WITH THE CLERK AND RECORDER OF THIS COUNTY AN OFFICIAL "ACCEPTANCE", THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS OR RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

NOTICE IS FURTHER GIVEN THAT NO BUILDING PERMIT WILL BE ISSUED BY OFFICIALS OF THIS COUNTY FOR IMPROVEMENTS OF ANY NATURE ON ANY PROPERTY REFLECTED ON THIS PLATTED SUBDIVISION UNTIL SUCH TIME AS THE "ACCEPTANCE" AS HEREINABOVE DESCRIBED HAS BEEN FILED FOR RECORD WITH THE CLERK AND RECORDER OF THIS COUNTY.