

Property Legal Descriptions

Date: 7/31/2020

Property Address: 0 Shoreline Drive, San Luis, CO 81152 The following properties are included:

1. 40 Acres, Lake. Well is located on: SE¼NE¼ Section 15, T1N, R72W, 6th PM.
2. Parcels near lake well: Lots, 5, 6, and 7, Melby Ranchos. Parcel Nos. 74400005 (35.446 ac), 74400006, and 74400007.
3. Community Center/Fire House: Lot 49, Block 79A, of Wild Horse Mesa, Lake Highlands, Section G Amended 1.110 acres. Parcel #71228190. (18208 Wild Horse Mesa Drive)
4. Residence (known at 9-mile House): Lot 35, Block 102, of Wild Horse Mesa, Lake Highlands, Section G Amended 1.740 acres. Parcel #71231570. (6492 Wild Horse Drive)
5. Runway: "Runway" as shown on the amended replat of lots 18-23, 29-32, 34-39, 45 and 46 of the amended plat of Melby Ranch Filing No. One a/k/a R Ranch, Filing No. One, Recorded under Reception No. 208494 in Book 348 at Page 258 of the records of the Costilla County Clerk and Recorder.
6. Lots adjacent to runway: a. Tract J as shown on the amended replat of lots 18-23, 29-32, 34-39, 45 and 46 of the amended plat of Melby Ranch Filing No. One a/k/a R Ranch, Filing No. One, Recorded under Reception No. 208494 in Book 348 at Page 258 of the records of the Costilla County Clerk and Recorder. Parcel No. 72000207. 37.494 acres. b. Tract P as shown on the amended replat of lots 18-23, 29-32, 34-39, 45 and 46 of the amended plat of Melby Ranch Filing No. One a/k/a R Ranch, Filing No. One, Recorded under Reception No. 208494 in Book 348 at Page 258 of the records of the Costilla County Clerk and Recorder. Parcel No. 72000226 35.036 acres. c. Lot 28 as shown on the amended plat of Melby Ranch Filing No. One a/k/a R Ranch, Filing No. One. Parcel No. 72000270 (35.070 ac)
7. Gravel Pit near Fire House: blank space as shown in Block 79A of the Lake Highlands, Section G, Amended Recorded under Reception No. 123042 in the records of the Costilla County Clerk and Recorder.
8. Garcia: E.L.M. Estates Lot 10, Parcel No. 72400090 (37.884 Acres) and E.L.M. Estates Lot 11, Parcel No. 72400100 (39.973 Acres).
9. 55 Acres on Highway 159: North 3960.15 feet of Section 26, T 1 N, R. 73 W, 6th P.M. lying East of Highway 159. Parcel No. 10014451
10. Lake Sanchez Estates: Appx. 60 Acres, as illustrated on the PLAT OF LAKE SANCHEZ ESTATE LOCATED IN A PORTION OF SECTION 35, T.2N., R.72W., 6TH P.M. COSTILLA COUNTY, COLORADO, prelim, 12-13-2016.
11. Water right (Lake Well): 67 gallons per minute of the 92 gallons per minute (a 72.83% interest) decreed to Well No. 1, Case No. W-712, Permit No. 32235; WDID 240545. Buyer would be entitled to the entire 67 gallon per minute flow rate remaining to the well as the original point of diversion from which the 25 gallons per minute decreed to the Lodge Well as a partial replacement in Case No. 2015 CW 3026 was taken. Production from the well is not guaranteed.

12. Other lots held in inventory other than the Lodge. A list of lots considered appropriate for residential development includes about 140 parcels. Additional land in inventory also included with the sale tbd.

Final legal descriptions to be determined by title company prior to closing.