Clover Meadows Subdivision

Single Family Lots For Sale Starting at $75,000

Subdivision Features

Lot Sizes Range From 7,000 SF to 18,000 SF

Builder Friendly CC&Rs

Located Across from Bayfield Primary School

Natural Gas & Underground Utilities Fiber Internet!

Lot Prices

Lot Number	Price	Lot Number	Price	Lot Number	Price
Lot 1	$ 78,000.00	Lot 19	$ 78,000.00	Lot 37	$85,000.00
Lot 2	$ 78,000.00	Lot 20	$ 78,000.00	Lot 38	$85,000.00
Lot 3	$ 75,000.00	Lot 21	$ 78,000.00	Lot 39	$85,000.00
Lot 4	$ 75,000.00	Lot 22	$ 78,000.00	Lot 40	**SOLD**
Lot 5	$ 75,000.00	Lot 23	$ 75,000.00	Lot 41	$85,000.00
Lot 6	$ 75,000.00	Lot 24	$ 75,000.00	Lot 42	$85,000.00
Lot 7	$ 75,000.00	Lot 25	$ 75,000.00	Lot 43	$85,000.00
Lot 8	$ 75,000.00	Lot 26	**SOLD**	Lot 44	$85,000.00
Lot 9	**SOLD**	Lot 27	$ 75,000.00	Lot 45	$85,000.00
Lot 10	$ 78,000.00	Lot 28	$ 75,000.00	Lot 46	$80,000.00
Lot 11	$ 78,000.00	Lot 29	$ 78,000.00	Lot 47	$88,000.00
Lot 12	$ 78,000.00	Lot 30	$ 78,000.00	Lot 48	$85,000.00
Lot 13	$ 75,000.00	Lot 31	$ 88,000.00	Lot 49	$85,000.00
Lot 14	$ 75,000.00	Lot 32	$ 85,000.00	Lot 50	$85,000.00
Lot 15	**SOLD**	Lot 33	$ 85,000.00	Lot 51	$88,000.00
Lot 16	$ 75,000.00	Lot 34	$ 85,000.00	Lot 52	$88,000.00
Lot 17	$ 75,000.00	Lot 35	$ 88,000.00	Lot 53	$88,000.00
Lot 18	$ 75,000.00	Lot 36	$ 88,000.00	Lot 54	$88,000.00

BAYFIELD REALTY

For Information Contact Isaac Fleener

Phone 970.759.9353 Email: Isaac@bayfieldrealty.com
Web: www.bayfieldrealty.com

CLOVER MEADOWS SUBDIVISION PHASE SEVEN
A SUBDIVISION OF VIRGINIA ZOLL ADDITION
TO THE TOWN OF BAYFIELD
FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12, T34N, R7W, N.M.P.M.
TOWN OF BAYFIELD, COUNTY OF LA PLATA, STATE OF COLORADO

GENERAL DEDICATIONS:

A) Currant Street, Plum Street, Cherry Street, Birch Street, and Sunflower Street are hereby dedicated as sixty (60) foot wide right of ways to the Town of Bayfield.

Said streets are also dedicated as a Public Utility Easement, said Public Utility Easements as hereon shown are dedicated for the benefit of all lots within the Clover Meadow Subdivision Phase Seven. As well to The Town of Bayfield, La Plata Electric Association, Inc., CenturyLink Communications, and Black Hills Energy and for applicable irrigation needs (public and private), their heirs and assigns, for the installation and maintenance of utilities and associated appurtenances. Public Utility Easements provisions/allowance for all necessary storm drainage.

Said Public Utility Easements encompasses provisions to the assignees for the purpose of ingress and egress, installation, operations, maintenance, reconstruction, improvements, replacement and removal of telecommunication facilities, underground electric distribution lines, gas lines, water lines, cable television, sewer lines, storm facilities, and irrigation lines, together with their related equipment and to the owners of Clover Meadow Subdivision Phase Seven for their particular utility, irrigation and storm drainage needs.

B) The utility and drainage easements as the Lot Line Setback as shown hereon are hereby dedicated as nonexclusive easements to the Clover Meadows Phase Seven Home Owners Association, La Plata Electric Association, Inc., CenturyLink Communications, Black Hills Energy, and for applicable irrigation needs, their heirs and assigns, for the installation and maintenance of utilities and associated appurtenances.

C) A thirty (30) foot wide sewer easement hereby dedicated to the The Town of Bayfield as shown hereon for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of features, with their related equipment and facilities. Declarant reserves the to grant irrigation line, access and trails within this easement.

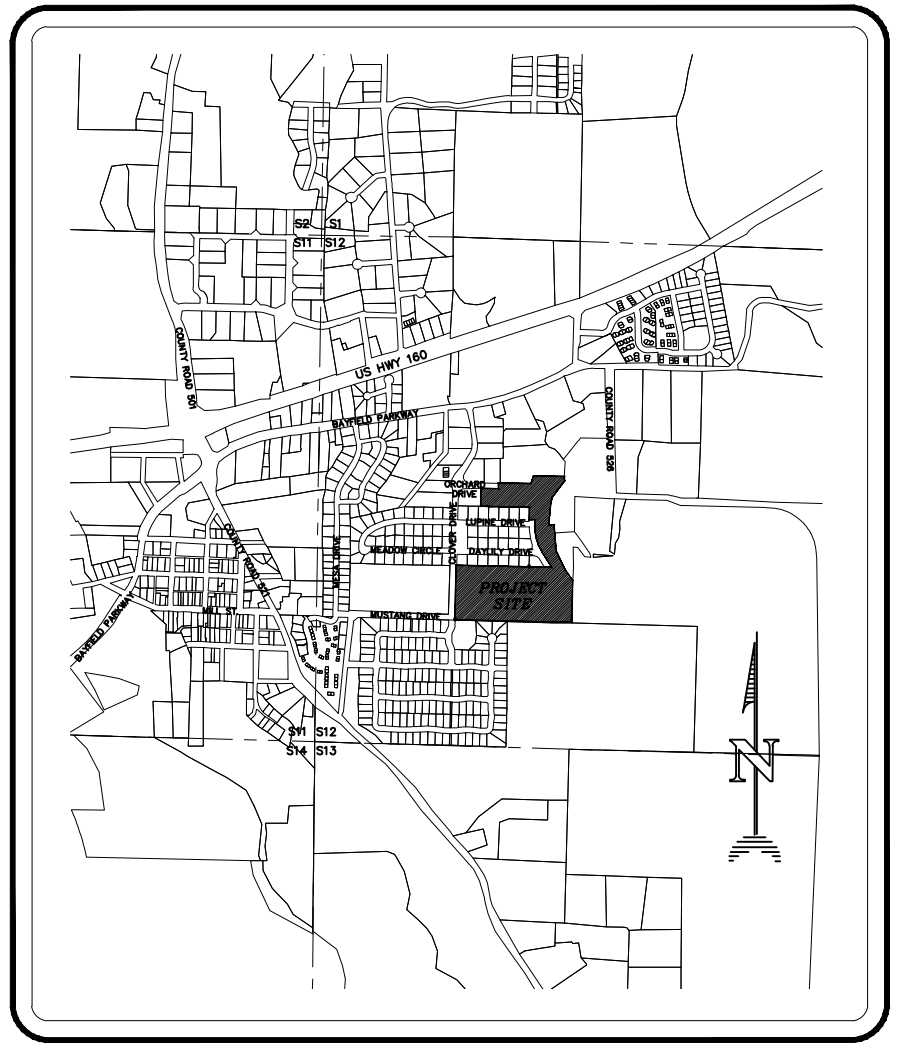
D) A thirty (30) foot wide electric easement hereby dedicated to La Plata Electric, Inc. for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of features, with their related equipment and facilities.

E) A twenty (20) foot wide drainage easement along the northerly and westerly property line of Lot 36 hereby dedicated to the Clover Meadows Phase Seven Home Owners Association as shown hereon for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of drainage features, with their related equipment and facilities. The Clover Meadows Phase Seven Home Owners Association is responsible for maintenance of the drainage feature and structures within this easement.

F) A thirty (30) foot wide waterline easement along the southerly line of Lot 47 is hereby dedicated to the Town of Bayfield as shown hereon for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of features, with their related equipment and facilities.

G) Tract A (Detention Pond) is hereby dedicated to the Clover Meadows Phase Seven Home Owners Association as shown hereon for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of drainage features, with their related equipment and facilities.

H) A thirty (30) wide irrigation easement hereby dedicated to the Schroeder Ditch Company as shown hereon for the purpose of ingress and egress and installation, operation, maintenance, reconstruction, improvement, replacement, and removal of features, with their related equipment and facilities. No encroachments in said easement may take placed including, but limited to landscaping, fences, accessory structures, playsets, trampolines, and pools.



LOCATION MAP
SCALE 1" = 1000' (24" X 36" Sheet)

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

That CMR Southwest Properties, LLC, whose address is P.O. BOX 1181 BAYFIELD, CO 81122, being the legal and record owner of the following described tract of land, to wit:

A parcel of land located in the SW¼ of Section 12, Township 34 North, Range 7 West, New Mexico Principal Meridian, La Plata County, Town of Bayfield, Colorado, being a portion of Virginia Zoll Addition to the Town of Bayfield, being more particularly described as follows;

Beginning at the Center–South 1/16 corner of said Section 12;
Thence N 89°43'10" W along the southerly line of the NE¼SW¼ of said Section 12, a distance of 1226.02 feet;
Thence N 00°03'03" W a distance of 571.10 feet;
Thence S 89°50'50" E a distance of 547.05 feet;
Thence S 89°45'03" E a distance of 217.38 feet;
Thence S 89°58'41" E a distance of 235.78 feet;
Thence N 33°05'33" W a distance of 182.01 feet;
Thence along the arc of a curve to the right having a radius of 520.03 feet, a central angle of 33°09'05", a chord that bears N 16°26'00"W, 296.71 feet, a distance of 300.89 feet;
Thence N 00°08'34" a distance of 57.36 feet;
Thence N 89°51'26" W a distance of 60.00 feet;
Thence N 00°08'34" E a distance of 128.8 feet;
Thence N 89°50'51" W a distance of 107.39 feet;
Thence N 89°52'25" W a distance of 106.93 feet;
Thence N 89°46'06" W a distance of 107.05 feet;
Thence N 89°33'03" W a distance of 107.12 feet;
Thence N 89°43'37" W a distance of 83.53 feet;
Thence N 00°02'47" E a distance of 189.09 feet;
Thence S 89°57'14" E a distance of 181.87 feet;
Thence N 00°02'47" E a distance of 60.00 feet;
Thence S 89°46'33" E a distance of 338.08 feet;
Thence N 21°01'01" E a distance of 87.07 feet;
Thence S 89°52'50" E a distance of 319.23 feet;
Thence S 03°56'46" E a distance of 47.76 feet;
Thence S 36°37'45" W a distance of 202.64 feet;
Thence S 14°36'42" W a distance of 63.87 feet;
Thence S 04°39'47" W a distance of 237.97 feet;
Thence N 88°51'23" E a distance of 56.29 feet;
Thence S 04°49'51" E a distance of 226.39 feet;
Thence S 09°52'14" E a distance of 47.24 feet;
Thence S 25°56'53" E a distance of 218.00 feet;
Thence S 36°41'53" E a distance of 137.60 feet;
Thence S 00°11'53" E a distance of 441.03 feet
to the POINT OF BEGINNING.
The area being 23.301 acres.

THIS PLAT IS HEREBY EXECUTED BY THE FOLLOWING PARTIES:
CMR Southwest Properties, LLC.

_____
Cory Gosney, President

STATE OF COLORADO

SS)

LA PLATA COUNTY

This plat was acknowledged before me by Cory Gosney, CMR Southwest Properties, LLC. President, on this_____day of . _____2018, for the aforementioned purposes.

My commission expires: _____ Notary: _____

PLAT NOTICES:

1) No encroachments in the forty (40') Amoco Production Company Gas and Water line Easement, Recorded under Reception No. 688036, may take placed including, but not limited to landscaping, fences, accessory structures, playsets, trampolines, and pools.

3) Tract B (Future Detention Pond) shown hereon would potentially be developed as Phase 8.

2) Tract C shown hereon would potentially be developed as Phase 8.

SURVEY NOTES:

The source of easements and right of way information, and title researches was conducted by Colorado Title Services;. LLC., Title Policy Order Number LP21700397–2 (Amended), July 5, 2018, and this property maybe subject to the easements, rights and restrictions as listed in this policy order.

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

BASIS OF BEARING:
An assumed bearing of N 00°11'53" W, 1322.51' between the Center–South 16TH Corner Section 12, A 3.25" Aluminum Cap on 2.5" Aluminum Pipe stamped PLS 12930, and the 1.00" Witness Corner for the Center of Section 12, a 3.25" Aluminum Cap on 2.5" Aluminum Pipe stamped PLS 12930 and monumented as shown hereon.

Reviewed and Approved by:

_____ _____
Town of Bayfield Manager **Date**

_____ _____
La Plata Electric Association, Inc. **Date**

_____ _____
Black Hills Energy **Date**

_____ _____
CenturyLink **Date**

_____ _____
Schroeder Ditch Company **Date**

CERTIFICATE OF APPROVAL BY TOWN OF BAYFIELD:
Approved by the Trustees of the Town of Bayfield on this : _____day of _____, 2018.

_____ _____
Mayor **Town Clerk**

STATE OF COLORADO

SS)

LA PLATA COUNTY

I hereby state that this instrument was filed for record

at_____on_____, 2018

under Reception Number_____.

By: _____

Surveyor's Statement:
I hereby state this plat is based on a field survey made by me or under my direct responsible charge, that to the best of my professional knowledge – information – and belief – it currently represents the facts at the time of the survey and is in accordance with applicable standards of practice.
This certificate is not a guaranty or warranty, either expressed or implied.

By: _____
Dale E. Bell
P.L.S. 29025
For and on behalf of Tegre Corporation

tegre
1199 MAIN AVE.
DURANGO, CO 81301
(970) 828–4732

CLOVER MEADOWS SUBDIVISION PHASE SEVEN
A SUBDIVISION OF VIRGINIA ZOLL ADDITION
OF THE TOWN OF BAYFIELD
FINAL PLAT
LOCATED IN THE SW1/4 OF SECTION 12, T34N, R7W, N.MP.M.
TOWN OF BAYFIELD, COUNTY OF LA PLATA, STATE OF COLORADO

DWG. DATE:	SCALE:	PROJ. NO.	OWNER:	
7/27/18	1" = 100'	2011017	CMR SOUTHWEST PROPERTIES, LLC. P.O. BOX 1181 BAYFIELD, CO 81122	SHEET 1 OF 2
DRAWN BY: WHE	CHECKED BY: DEB	ENGINEER: SUMMIT ENGINEERING		

CLOVER MEADOWS SUBDIVISION PHASE SEVEN
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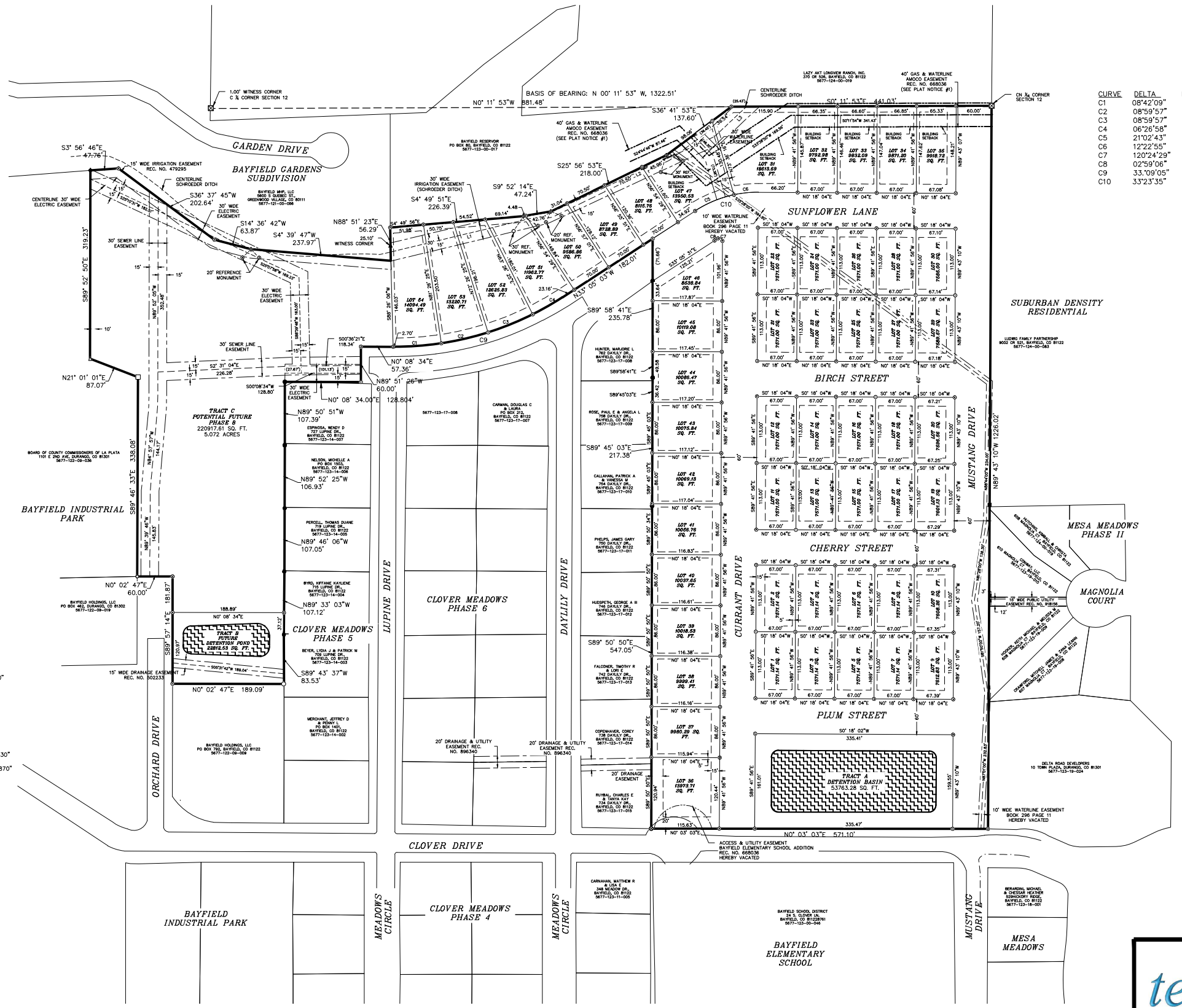


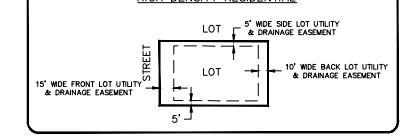
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	08°42'09"	520.03'	79.00'	39.57'	N04°12'34"W	78.92'
C2	08°59'57"	520.03'	81.68'	40.92'	N13°03'39"W	81.59'
C3	08°59'57"	520.03'	81.68'	40.92'	N22°03'36"W	81.59'
C4	06°26'58"	520.03'	58.54'	29.30'	N29°47'04"W	58.51'
C5	21°02'43"	195.00'	71.63'	36.22'	N22°34'09"W	71.22'
C6	12°22'55"	195.00'	42.02'	21.09'	N05°52'53"W	41.94'
C7	120°24'29"	5.00'	10.51'	8.73'	N30°05'49"E	8.68'
C8	02°59'06"	135.00'	7.03'	3.52'	N30°35'58"W	7.03'
C9	33.09'05"	520.03'	300.89'	154.79'	N16°26'00"W	296.71'
C10	33°23'35"	195.00'	113.65'	58.49	N16°23'44"W	112.05'

CENTERLINE SCHROEDER DITCH LOTS 31–54

LINE	BEARING	DISTANCE
L1	S13°29'45"E	270.06'
L2	S24°52'51"E	316.04'
L3	S43°11'26"E	73.74'

SETBACK DETAIL (TYPICAL)

HIGH DENSITY RESIDENTIAL



NOTES:

1. EASEMENTS FOR ALL THE LOTS UNLESS OTHERWISE NOTED ARE AS FOLLOWS:
FRONT = 10 FEET
SIDES = 7.5 FEET
REAR = 7.5 FEET OR 15 FEET FOR PERIMETER LOTS

2. SET BACKS FOR R-10 DESIGNATIONS ARE AS FOLLOWS:
FRONT = 20 FEET
SIDES = 10 FEET
REAR = 20 FEET

3. SETBACKS FOR MF DESIGNATED ARE AS FOLLOWS:
FRONT = 20 FEET
SIDES = 10 FEET
REAR = 15 FEET

4. SETBACKS FOR HDR DESIGNATION ARE AS FOLLOWS:
FRONT = 15 FEET
SIDES = 5 FEET
REAR = 10 FEET

LAND USE TABLE

TOTAL ACRES: 23.30 AC./1,015,011.2 SQ. FT.
HDR – HIGH DENSITY RESIDENTIAL
LOTS 1–54
TOTAL NO. LOTS: 54
TOTAL ACREAGE: 11.26AC/490,572.31 SQ. FT.
ROADS ACREAGE: 6.83 AC./297,493.34 SQ. FT.
OPEN SPACE ACRES: 2.27 AC./98,737.1 SQ. FT.
AVERAGE LOT SIZE: .23 AC./10,019.5 SQ. FT.
RESIDENTIAL DENSITY = 4.32 UNITS/ACRE
NET DENSITY = 2.79 UNITS/ACRE

DESCRIPTION OF MONUMENTS

- ⊗ SET 1½" ALUMINUM CAP ON ⅝" X 24" REBAR STAMPED "PLS 29025"
- ◇ FOUND 1½" ALUMINUM CAP ON ⅝" REBAR STAMPED "RC CLARK LS 5836"
- ● FOUND 2" ALUMINUM CAP ON ⅝" REBAR STAMPED "ANIMAS SURVEYING AND MAPPING PLS 32437"
- ☒ FOUND 3¼" ALUMINUM CAP ON 2½" ALUMINUM PIPE STAMPED "CS ¼ OR C ¼ 1.00' W.C. PLS 12930 S12 1993"
- ▲ FOUND 1½" ALUMINUM CAP ON ⅝" REBAR STAMPED "PLS 33640"
- ▲ FOUND 1 ½" ALUMINUM CAP ON ⅝" REBAR STAMPED " RLS SURVEYING PLS 25963"
- □ FOUND 2" ALUMINUM CAP ON ⅝" REBAR ILLEGIBLE
- ⊗ FOUND 1" PLASTIC CAP ON ⅝" REBAR ILLEGIBLE
- ○ FOUND ⅝" REBAR NO CAP
- ◆ FOUND 1 ½" ALUMINUM CAP ON ⅝" REBAR STAMPED " PLS 12930"
- ■ FOUND 2" ALUMINUM CAP ON ⅝" REBAR STAMPED " PE&LS 35870"
- ✥ NO MONUMENT SET

LINEAR UNITS ARE US SURVEY FEET

50' 0 50' 100'

Scale: 1" = 100'

(24" X 36" Sheet)

BASIS OF BEARING:
AN ASSUMED BEARING OF N 00°11'53" W, 1322.51' BETWEEN THE CENTER–SOUTH 16TH CORNER SECTION 12, A 3.25" ALUMINUM CAP ON 2.5" ALUMINUM PIPE STAMPED PLS 12930, AND THE 1.00' WITNESS CORNER FOR THE CENTER OF SECTION 12, A 3.25" ALUMINUM CAP ON 2.5" ALUMINUM PIPE STAMPED PLS 12930 AND MONUMENTED AS SHOWN HEREON.

Surveyor's Statement:
I hereby state this plat is based on a field survey made by me or under my direct responsible charge, that to the best of my professional knowledge – information – and belief – it currently represents the facts at the time of the survey and is in accordance with applicable standards of practice. This certificate is not a guaranty or warranty, either expressed or implied.

By: _____
Dale E. Bell
P.L.S. 29025
For and on behalf of Tegre Corporation

tegre
1199 MAIN AVE.
DURANGO, CO 81301
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