MASTER Make Copy

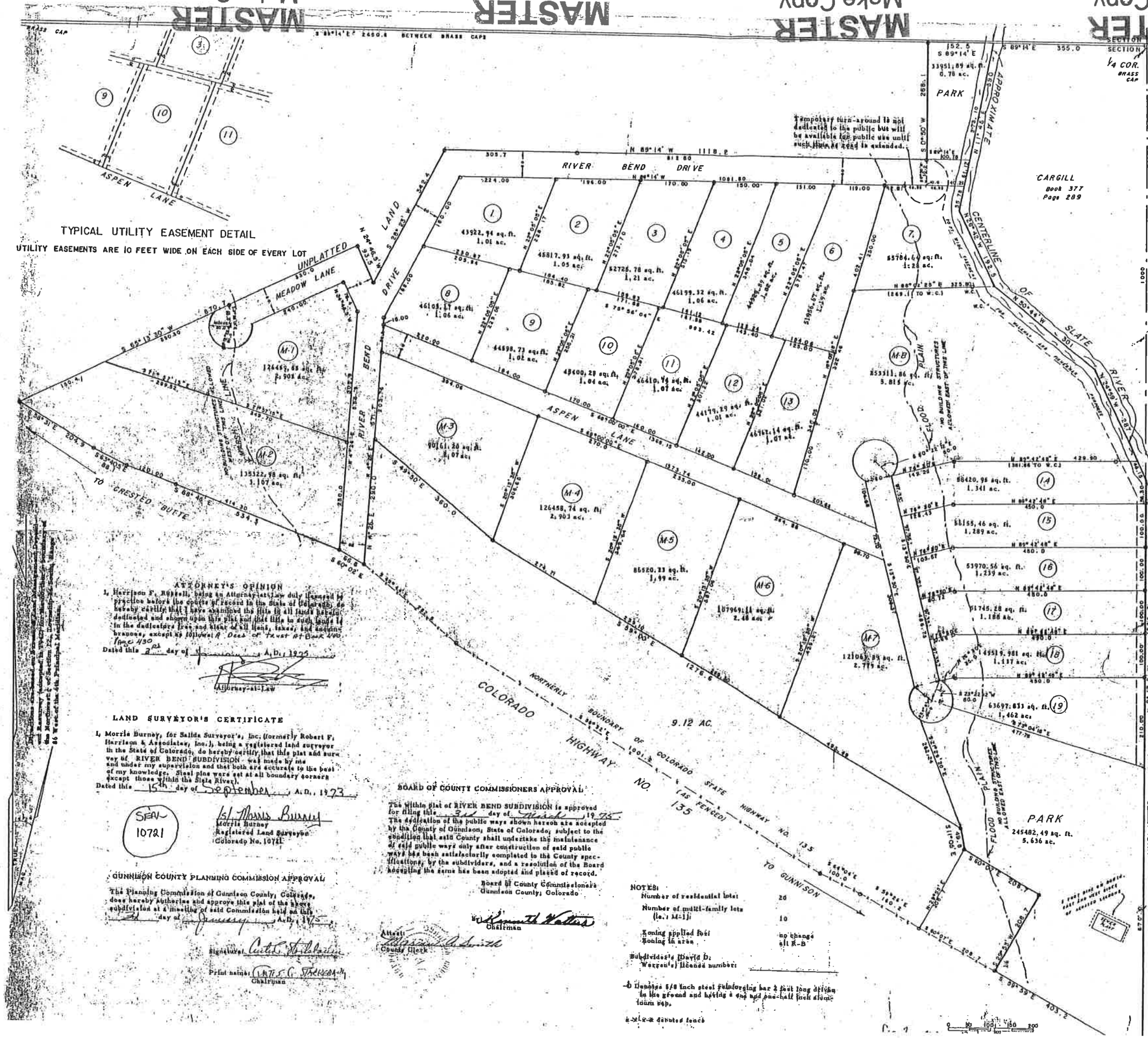
RIVER BEND SUBDIVISION

BY DAVID D. WARREN & ASSOCIATES

LOCATED IN

N.W. 1/4 of SEC. 12, T 14 S, R 86 W of the 6 TH P.M.

GUNNISON COUNTY, COLORADO



Temporary turn-around is not dedicated to the public but will be available for public use until such time as road is extended.

DEDICATION

State of Colorado } ss.
County of Gunnison }

Know all men by these present: that David D. Warren, Douglas L. Spann, Glen Bailey Spann, and Earl Eugene Higley; being the owners of the following described property:

A tract of land located in the Northwest 1/4 of Section 12, Township 14 South, Range 86 West of the 6th Principal Meridian, Gunnison County, Colorado, described as follows:

Beginning at a point on the north boundary of said Section 12 from whence the North 1/4 Corner (brass capped) of said Section 12 bears South 89°14' East 997.5 feet; thence proceeding around the tract South 0°50' West 268.1 feet; thence North 89°14' West 818.2 feet; thence South 28°23' West 342.4 feet; thence North 24°46'30" West 93.5 feet; thence South 65°13'30" West 870.7 feet to the northerly boundary of Colorado State Highway No. 135;

thence along said highway boundary for the next 4 courses: South 35°51' East 204.3 feet; thence South 63°40.5' East 86.1 feet; thence South 58°45' East 534.5 feet; thence South 60°02' East 44.1 feet;

thence leaving said Highway boundary North 4°28' East 290.0 feet; thence South 85°31' East 204.3 feet; thence South 69° 00' East 120.0 feet; thence South 41°09' East 45.8 feet; thence South 60°03' West 208.7 feet; thence South 22°31' West 208.7 feet to the said northerly boundary of Colorado State Highway No. 135; thence South 69°59' East along said Highway boundary 409.3 feet to a point on the north-south centerline of said Section 12;

thence North 0°17.2' West along said centerline 1516.5 feet to a point 1000 feet from said North 1/4 Corner, being the approximate centerline of the Slate River;

thence along said Slate River centerline for the next 4 courses: North 24°59' West 287 feet; thence North 50°44' West 301 feet; thence North 28°42' West 192.5 feet; thence North 11°45' West 190 feet to the said north boundary of Section 12; thence North 89°14' West along said north boundary 132.5 feet to the point of beginning, containing 57.4 Acres, in Gunnison County Colorado, under the name and style of

RIVER BEND SUBDIVISION

have laid out, platted, and subdivided same as shown on this plat, and by these presents do convey to the County of Gunnison, State of Colorado, the streets, roads, and other public areas as shown hereon, and hereby dedicate those portions of land labelled as easements for the installation and maintenance of public utilities as shown hereon, an easement 20 feet in width for pedestrian traffic and hiking purposes to be established along the westerly bank of Slate River and along the east line of the subdivision as shown, and this plat, said easement and the lots platted shown hereon are to be owned, managed, and maintained by the River Bend Homeowners Association for the use and benefit of the owners of the lots within said River Bend Subdivision.

In witness whereof, the said David D. Warren, Douglas L. Spann, Glen Bailey Spann and Earl Eugene Higley have caused their names to be hereunto subscribed this 3rd day of September, A.D., 1974.

By: David D. Warren

By: Douglas L. Spann

By: Glen Bailey Spann

By: Earl Eugene Higley

State of Colorado } ss.
County of Gunnison }

The foregoing instrument was acknowledged before me this 23rd day of September, A.D., 1974 by David D. Warren, Douglas L. Spann, Glen Bailey Spann and Earl Eugene Higley.

My commission expires on [illegible] 1, 1976.

Witness my hand and official seal.

Signature: [illegible]

Print name: [illegible]
Notary Public

Recordation of Protective Covenants

Protective covenants recorded in Book 482 at Page 324.

Gunnison County Clerk and Recorder's Acceptance

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on the 4 day of March A.D., 1975.

Book Number — Page Number —

Reception Number 504993 Time 11:30 AM
Date 3-4-75

Mavis R. Smith
County Clerk

ATTORNEY'S OPINION

I, Harrison F. Russell, being an Attorney-at-Law duly licensed to practice before the courts of record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat and that title to such lands is in the dedicators free and clear of all liens, taxes, and encumbrances, except as follows: Deed of Trust at Book 480 Page 430

Dated this 2nd day of January, A.D., 1975.

Attorney-at-Law

LAND SURVEYOR'S CERTIFICATE

I, Morris Burney, for Salida Surveyor's, Inc. (formerly Robert F. Harrison & Associates, Inc.), being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of RIVER BEND SUBDIVISION was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins were set at all boundary corners except those within the Slate River).

Dated this 15th day of September, A.D., 1973

SEAL 10721

/s/ Morris Burney
Morris Burney
Registered Land Surveyor
Colorado No. 10721

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, does hereby Authorize and approve this plat of the above subdivision at a meeting of said Commission held on the [illegible] day of January, A.D., 1975.

Signature: [illegible]

Print name: [illegible]
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of RIVER BEND SUBDIVISION is approved for filing this 3rd day of March, 1975.

The dedication of the public ways shown hereon are accepted by the County of Gunnison, State of Colorado, subject to the condition that said County shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the County specifications, by the subdividers, and a resolution of the Board accepting the same has been adopted and placed of record.

Board of County Commissioners
Gunnison County, Colorado

Chairman

Attest:
County Clerk

NOTES:

Number of residential lots: 26

Number of multi-family lots (ie.: M-1)): 10

Zoning applied for: no change

Zoning in area: all R-B

Subdivider's (David D. Warren's) licensed number: _____

-b Denotes 5/8 inch steel reinforcing bar 2 feet long driven in the ground and having a cap and one-half inch aluminum cap.

x-x-x-x denotes fence

SALIDA SURVEYORS, INC.
FORMERLY ROBERT F. HARRISON & ASSOCIATES, INC.
REGISTERED ENGINEERS & LAND SURVEYORS
SALIDA, COLORADO

DRAWN BY FH/BC
APPROVED