

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Earl Eugene Higley, Jr., being the owner of the land described as follows:

M-1, M-2, M-7 and M-8, RIVERBEND SUBDIVISION, according to the official plat thereof filed March 4, 1975, bearing Reception No. 30-1993, in the office of the Clerk and Recorder of Gunnison County,

County of Gunnison, State of Colorado.

has laid out, replatted and subdivided the same as shown on this replat. The streets, alleys, roads, easements and other public areas shall remain the same as those dedicated on the Riverbend Subdivision plat dated as of September 23, 1971 and recorded with the Gunnison County, Colorado Clerk and Recorder on March 4, 1975, bearing Reception Number 304993.

IN WITNESS WHEREOF, Earl Eugene Higley, Jr., has subscribed his name this 16th day of July, 1993.

Earl Eugene Higley, Jr. (Signature)

STATE OF Colorado)
County of Gunnison)

The foregoing instrument was acknowledged before me this 16th day of July, 1993 by Earl Eugene Higley, Jr.

Witness my hand and official seal. My commission expires: 9/22/95



(Signature) Notary Public

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within replat of RIVERBEND SUBDIVISION is approved this ___ day of _____, 1993, and the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be construed as an acceptance for maintenance purposes. Maintenance of, or snow removal from, the subject roads shall be only upon a separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or ordinances in effect at that time.

(Signature) Chairman

ATTEST:

(Signature) County Clerk

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends approval of this replat of the above subdivision, such recommendation being made at a meeting of said Commission held on this 29 day of July, 1993.

(Signature) Chairperson

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 this 30th day of July, 1993. Reception No. 444297 Time 11:00 AM Date 8/3/93



(Signature) County Clerk and Recorder

REPLAT OF LOTS M-1, M-2, M-7, and M-8 RIVER BEND SUBDIVISION GUNNISON COUNTY, COLORADO

Table with columns: PREPARATION DATE, LATEST REVISION NO./DATE, SHEET NO.

GENERAL NOTES:

1. Bearings are based on USGLO bearing of S 89° 14' E between government monuments at north quarter corner and northwest section corner of Section 12 - said basis of bearing being established for this subdivision by the original plat of River Bend Subdivision.

SURVEYOR'S STATEMENT

This plat was made for Gene Higley and represents a replat of Lots M1, M2, M7 and M8 of River Bend Subdivision into Lots A through I. Exterior boundaries of said Lots M1, M2, M7 and M8 are unchanged from those boundaries originally established on the recorded plat for River Bend Subdivision. This plat is true and correct to the best of my knowledge.

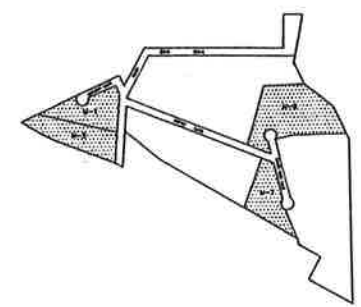
James P. Furry July 20, 1993 (Signature)

NOTE REGARDING LOTS

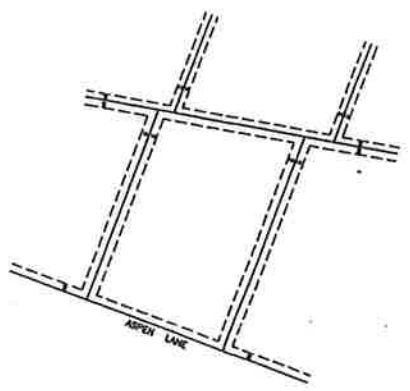
Lots A, B, D, E, F, G, H and I are single family residential lots. Lot C is a multifamily lot restricted to two residential units.

RECORDATION OF PROTECTIVE COVENANTS

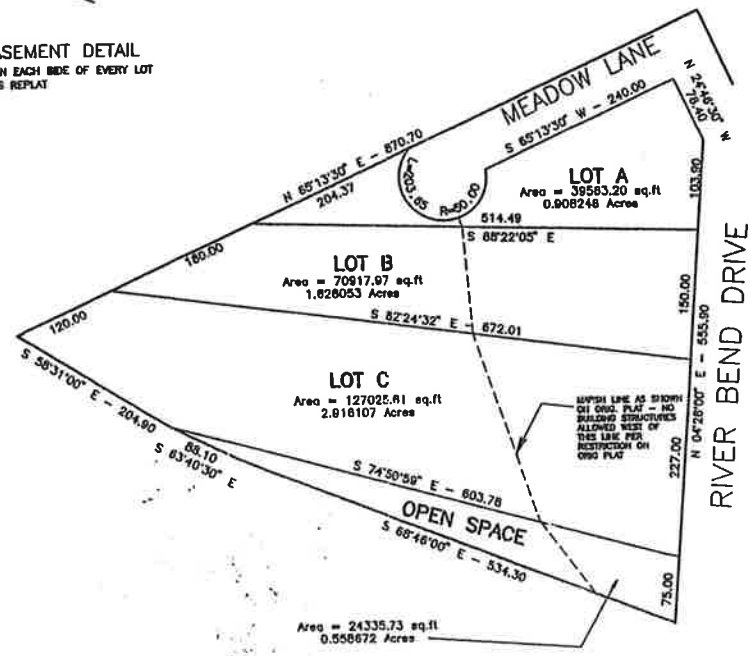
RIVERBEND SUBDIVISION is subject to the Declaration of Protective Covenants of Riverbend Subdivision recorded in Book 482 at page 324 and the Amendment thereto in Book 692 at page 536 of the records of Gunnison County, Colorado.



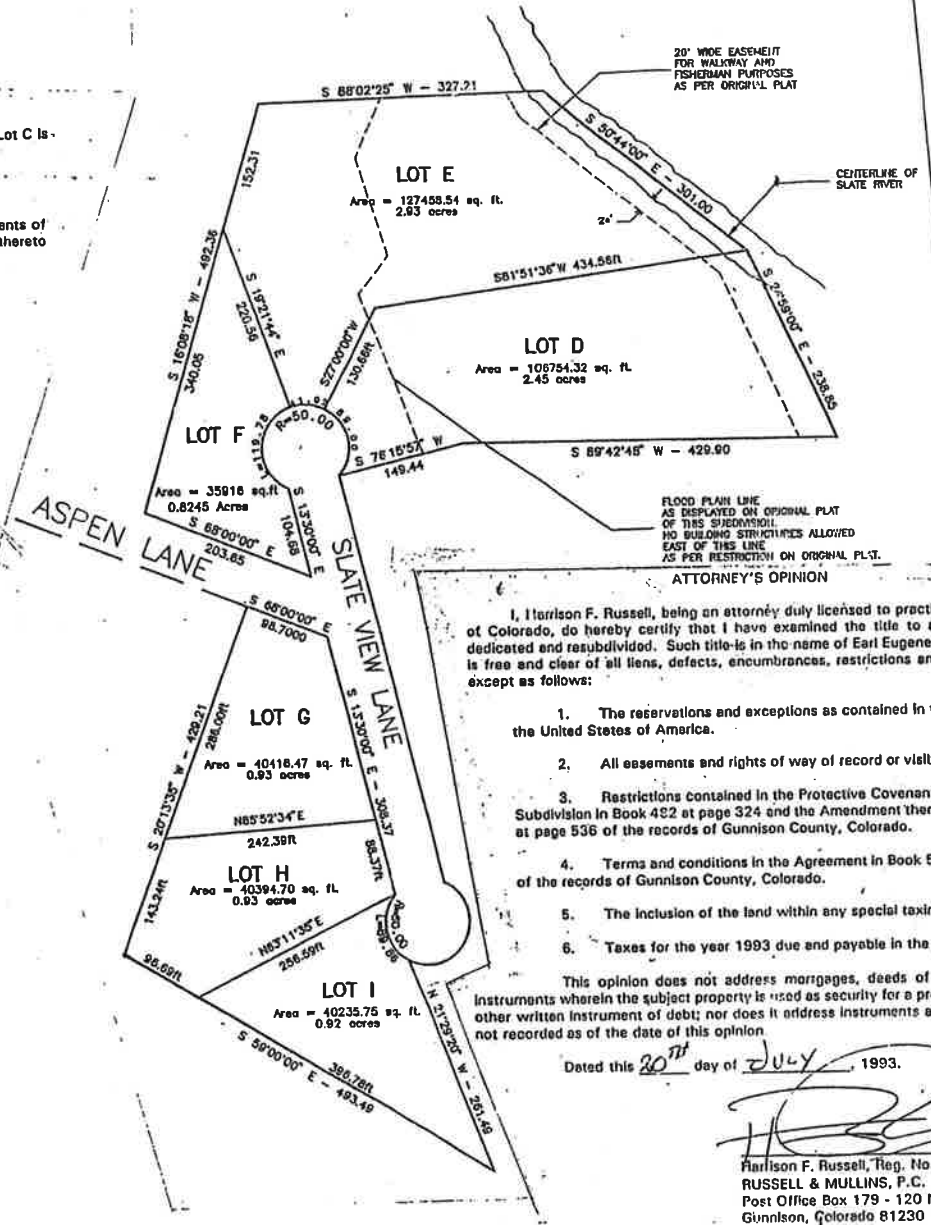
VICINITY MAP RIVER BEND SUBDIVISION



TYPICAL UTILITY EASEMENT DETAIL UTILITY EASEMENTS RESERVED 10 FEET WIDE ON EACH SIDE OF EVERY LOT CREATED BY THIS REPLAT



LOTS A, B AND C (FORMERLY LOTS M1 AND M2)



LOTS D THROUGH I (FORMERLY LOTS M7 AND M8)

I, Harrison F. Russell, being an attorney duly licensed to practice in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and resubdivided. Such title is in the name of Earl Eugene Higley, Jr. and is free and clear of all liens, defects, encumbrances, restrictions and reservations, except as follows:

- 1. The reservations and exceptions as contained in the Patent from the United States of America.
2. All easements and rights of way of record or visible and in place.
3. Restrictions contained in the Protective Covenants for Riverbend Subdivision in Book 482 at page 324 and the Amendment thereto in Book 692 at page 536 of the records of Gunnison County, Colorado.
4. Terms and conditions in the Agreement in Book 552 at page 488 of the records of Gunnison County, Colorado.
5. The inclusion of the land within any special taxing district.
6. Taxes for the year 1993 due and payable in the year 1994.

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is used as security for a promissory note or other written instrument of debt; nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated this 30th day of July, 1993.

Harrison F. Russell, Reg. No. 4450 RUSSELL & MULLINS, P.C. Post Office Box 179 - 120 North Taylor Gunnison, Colorado 81230

Individual wells have been decreed in accordance with the Water Right Determination and Administration Act of 1969 of the State of Colorado and are subject to the terms and conditions of the Findings of Fact and Decree in Case No. 89-CW-81 recorded in Book 670 at page 468 of the records of Gunnison County, Colorado.