

VICINITY MAP
RIVER BEND SUBDIVISION

GENERAL NOTES:

1. Measurements were based on 1946 bearing of 2 1/4" x 1/2" and between government monuments at north corner corner and southeast corner corner of Section 22 - said lands of bearing being established for this subdivision by the original plat of River Bend Subdivision.

OWNER'S STATEMENT

This plat was made for Gene Higley and associates a replat of lots M-1, M-2, M-7 and M-11 of River Bend Subdivision lots M-1, M-2, M-7 and M-11. The plat was made and corrected to the best of my knowledge.

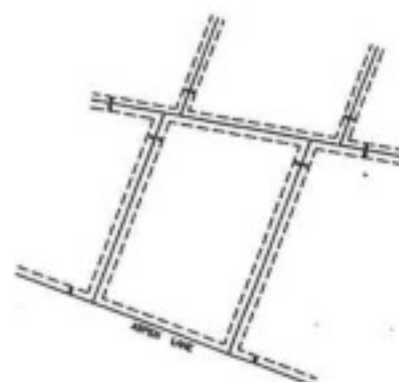
Gene Higley, July 20, 1953
Gene Higley
1400 E. 1st St.
Durango, Colorado

NOTE REGARDING LOTS

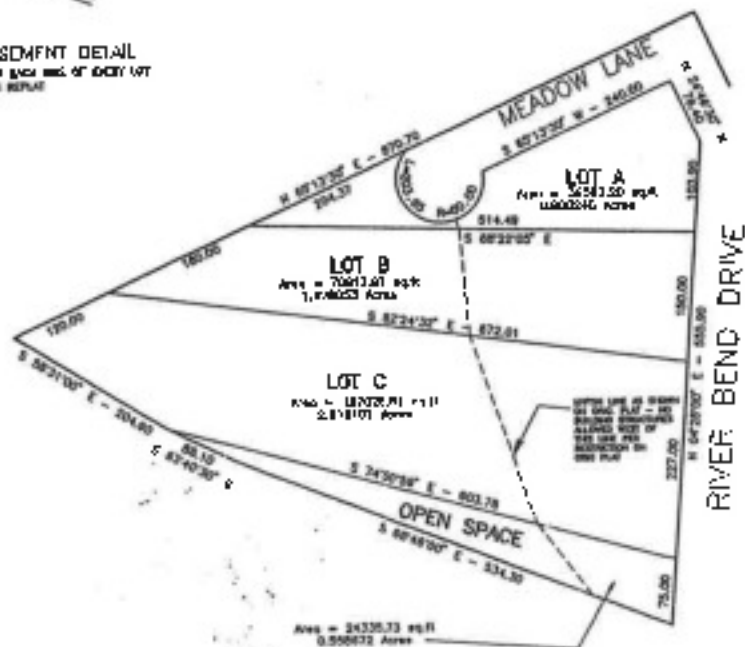
Lots A, B, C, D, E, F, G, H and I are single family residential lots. Lot C is a minimum lot size for two residential units.

RECORDATION OF PROTECTIVE COVENANTS

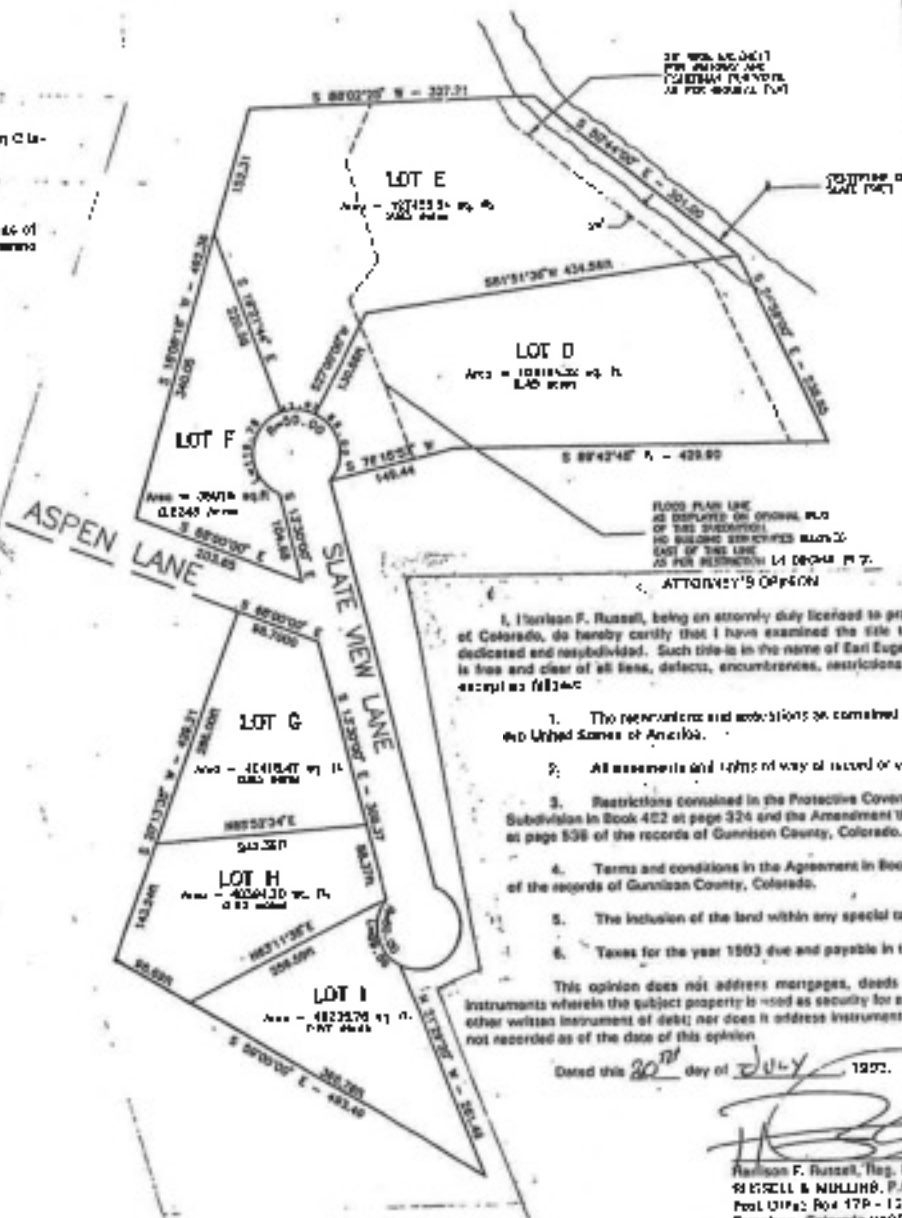
RIVER BEND SUBDIVISION is subject to the Declaration of Protective Covenants of River Bend Subdivision recorded in Book 422 at page 324 and the Amendment thereto in Book 682 at page 538 of the records of Gunnison County, Colorado.



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



LOTS A, B AND C
(FORMERLY LOTS M-1 AND M-2)



LOTS D THROUGH I
(FORMERLY LOTS M-7 AND M-11)

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 replatted. 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:

- The restrictions and easements on certain of the parcels from the United States of America.
- All assessments and debts of way of record or valid and in place.
- Restrictions contained in the Protective Covenants for River Bend Subdivision in Book 422 at page 324 and the Amendment thereto in Book 682 at page 538 of the records of Gunnison County, Colorado.
- Terms and conditions in the Agreement in Book 682 at page 488 of the records of Gunnison County, Colorado.
- The inclusion of the land within any special taxing district.
- Taxes for the year 1953 due and payable in the year 1954.

This opinion does not address mortgages, deeds of trust or other 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 20th day of July, 1953.

Harrison F. Russell
Harrison F. Russell, Reg. No. 4166
H. RUSSELL & MULLINS, P.C.
Post Office Box 179 - 120 South First
Gunnison, Colorado 81201

PLANNING COMMISSION

DECLARATION

BEFORE ALL MEETING THESE PRESENTS: That Earl Eugene Higley, Jr. has filed a replat of the land described as follows:

M-1, M-2, M-7 and M-11, RIVER BEND SUBDIVISION, according to the official plat thereof filed in Book 422, page 324, and the Amendment thereto in Book 682 at page 538 of the records of Gunnison County, Colorado.

County of Gunnison,
State of Colorado.

This replat, as shown and submitted the same as shown on July 20, 1953. The roads, alleys, roads, easements and other public areas shown on this replat are hereby dedicated on the River Bend Subdivision plat dated as of July 20, 1953 and recorded with the Gunnison County, Colorado Clerk and Recorder on August 2, 1953, bearing Assessor Number 201003.

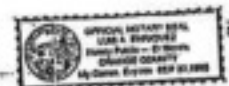
IN WITNESS WHEREOF, Earl Eugene Higley, Jr. has subscribed his name and the date of July 20, 1953.

Earl Eugene Higley, Jr.
Earl Eugene Higley, Jr.

STATE OF Colorado
County of Gunnison

The foregoing replat was taken and filed before me this 20th day of July, 1953, by Earl Eugene Higley, Jr.

Witness my hand and official seal this 20th day of July, 1953.



BOARD OF COUNTY COMMISSIONERS APPROVAL

The replat of RIVER BEND SUBDIVISION is approved this 20th day of July, 1953, 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.

Earl R. Smith
Chairman

ATTEST:
James M. Rostetter
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 recommendations being made at a meeting of said Commission held on this 20th day of July, 1953.

James M. Rostetter
Chairman

GUNNISON COUNTY CLERK AND RECORDER ACCEPTANCE

This plat was accepted for filing in the Office of the Clerk and Recorder of Gunnison County, Colorado, on this 20th day of July, 1953, bearing Assessor Number 201003.

James M. Rostetter
County Clerk and Recorder



REPLAT OF
LOTS M-1, M-2, M-7, and M-11
RIVER BEND SUBDIVISION
GUNNISON COUNTY, COLORADO

Individual wells have been decreed in accordance with the Water Right Determination and Administration Act of 1989 of the State of Colorado and are subject to the terms and conditions of the Findings of Fact and Decree in Case No. 88-09-81 recorded in Book 678 at page 408 of the records of Gunnison County, Colorado.