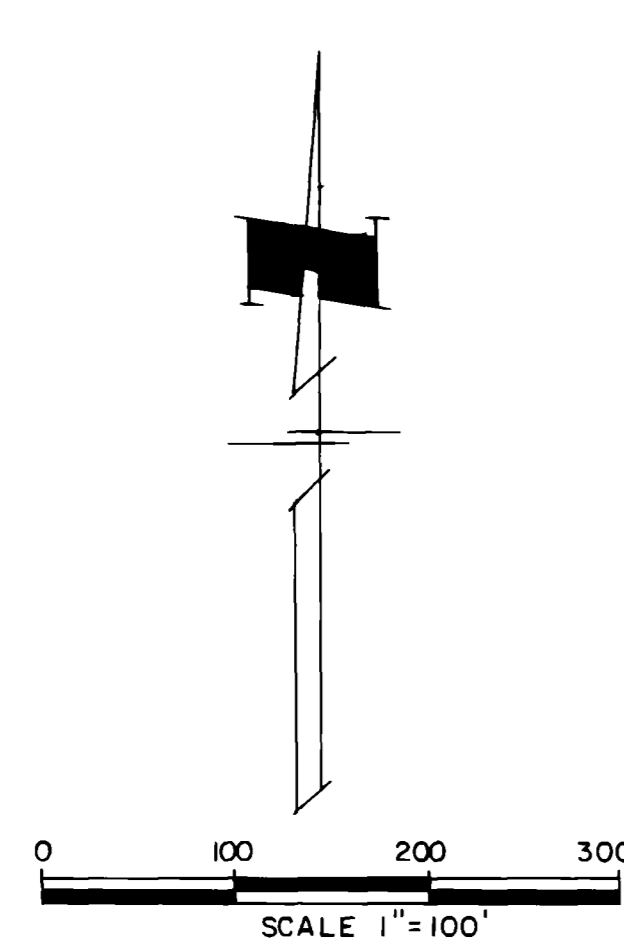
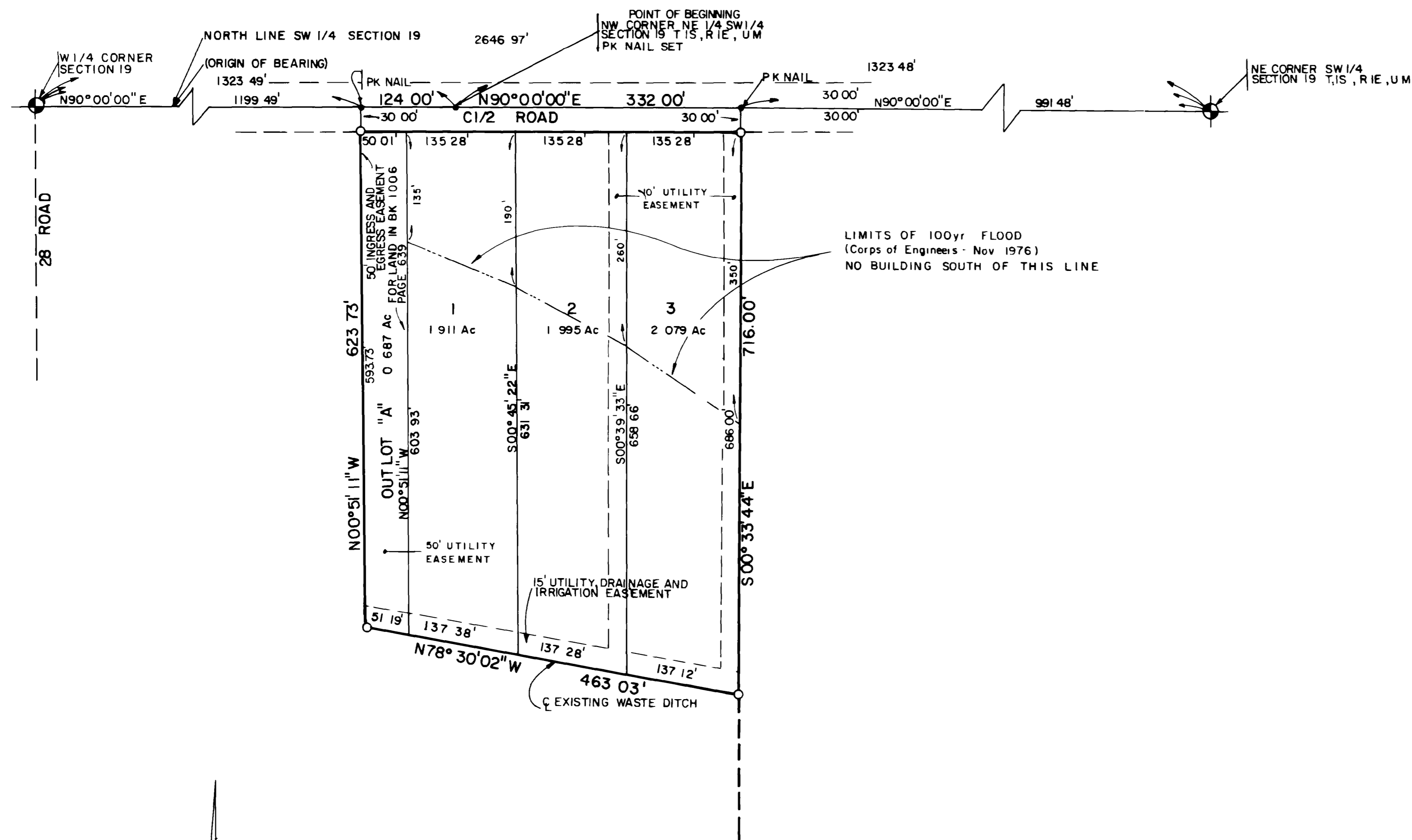


RIVER SUBDIVISION



LEGEND

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- A 5/8" Rebar And Monument Cap At All Lot Corners

AREA QUANTITIES

Total Acres In Lots	5.985 Ac	or	85.67%
Total Acres In OUTLOT "A"	0.687 Ac	or	9.84%
Total Acres In Roads	0.314 Ac	or	4.49%
Total Acres	6.986 Ac	or	100.00%

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Harry V. Bonnichen and Anabel A. Bonnichen are the owners of that real property situated in the County of Mesa, State of Colorado and being a part of the N 1/2 SW 1/4 Section 19, Township One South, Range One East of the Ute Meridian as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the Northwest Corner (NW Cor.) NE 1/4 SW 1/4 of Section 19, T.1 S., R.1 E., Ute Meridian; Thence N 90° 00' 00" E along the north line of the SW 1/4 of said Section 19 a distance of 332.00 feet; Thence S 00° 33' 44" E 716.00 feet to the centerline of an existing drain ditch; Thence N 78° 30' 02" W along said centerline of an existing drain ditch a distance of 463.03 feet; Thence N 00° 51' 11" W 623.73 feet to a point on the north line SW 1/4 of said Section 19; Thence N 90° 00' 00" E along said north line of the SW 1/4 of Section 19 a distance of 124.00 feet to the point of beginning, containing 6.986 acres.

That said owners have caused the said real property to be laid out and surveyed as River Subdivision, a subdivision of a part of Mesa County, Colorado.

That said owners do hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility, irrigation and drainage easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines. Together with the right to trim interfering trees and brush. With perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner.

That all expense for street paving or improvements shall be furnished by the seller or purchaser, not by the County of Mesa.

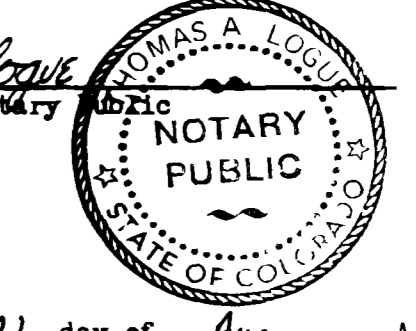
IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19th day of JUNE, A.D., 1978.

Harry V. Bonnichen
Harry V. Bonnichen

Anabel A. Bonnichen
Anabel A. Bonnichen

STATE OF COLORADO)
COUNTY OF MESA) ss
The foregoing instrument was acknowledged before me this 19th day of JUNE, A.D., 1978 by Harry V. Bonnichen and Anabel A. Bonnichen.

My Commission Expires: Aug 9th 1981 Witness My Hand and Official Seal. Thomas A. Leary
Notary



CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF MESA) ss
I hereby certify that this instrument was filed in my office at 9:50 o'clock A.M., his 21 day of Aug., A.D., 1978, and is duly recorded in Plat Book No. 12, Page 67. Rec # 1169046

Earl Sawyer
Clerk and Recorder

Deputy _____ Fees: \$ 10.00

COUNTY PLANNING COMMISSION CERTIFICATE

Approved this 13th day of JULY, A.D., 1978. County Planning Commission of the County of Mesa, Colorado.

Mary A. Burr
Chairman

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Approved this 13th day of JULY, A.D., 1978. Board of County Commissioners of the County of Mesa, Colorado.

Earl Sawyer
Chairman

SURVEYORS CERTIFICATE

I, James T. Patty Jr., do hereby certify that the accompanying plat of River Subdivision, a subdivision of a part of the County of Mesa, has been prepared under my direction and accurately represents a field survey of same.

James T. Patty Jr.
James T. Patty Jr.
Registered Land Surveyor
Colorado Registration No. 9960



By: Bill Berman Date 7-5-78
Mesa County Road Department

RIVER SUBDIVISION

CONVEYANCE INSTRUMENT