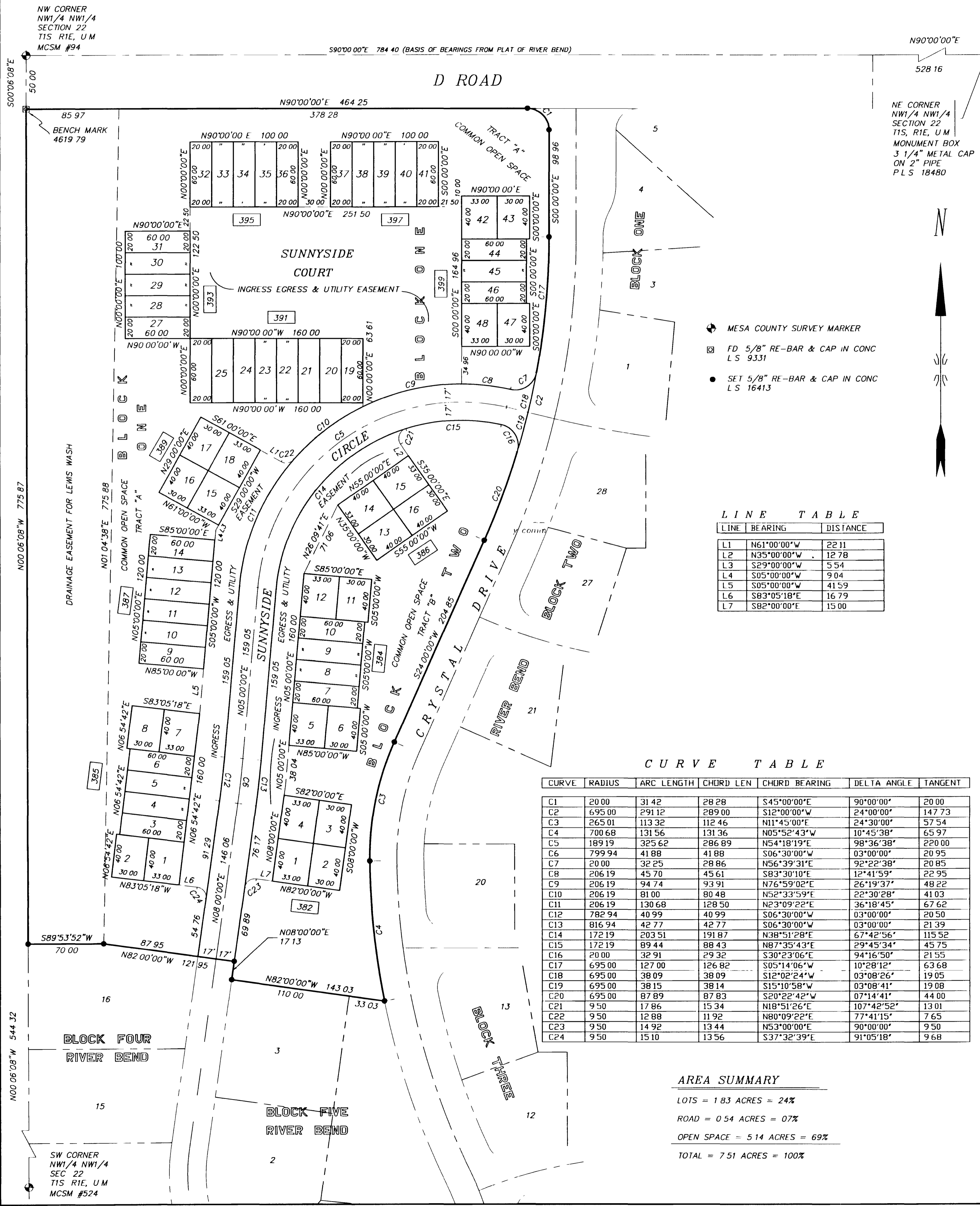


RIVER BEND TOWNHOMES



KNOW ALL MEN BY THESE PRESENTS
 That the undersigned, Vista del Rio, LLC, a Delaware limited liability company, is the owner of that real property situated in the County of Mesa, State of Colorado, and is described in Book 2321 at Page 523 of the Mesa County Clerk and Recorders Office and being situated in the NW 1/4 NW 1/4 Section 22, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat, said property being described as follows:

Lots 1 through 48, both inclusive, in Block 6,
 Lots 1 through 16, both inclusive, in Block 7,
 All being in RIVER BEND as recorded in Plat Book 13 at Page 85 through 86 inclusive of the Mesa County Clerk & Recorder's Office

That said owner has caused the said real property to be laid out and surveyed as RIVER BEND TOWNHOMES, a re-subdivision of Blocks 6 & 7, RIVER BEND, a part of Mesa County, State of Colorado
 That said owner does 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 dedicates to the Public Utilities those portions of said real property which are labeled as Multi-purpose 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 and sewer 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 said owner in recording this plat of RIVER BEND TOWNHOMES, has designated certain areas of land as Tract A and Tract B in which the intent of said Tracts is for the use of the homeowners of RIVER BEND TOWNHOMES as an easement for utilities such as water lines, sewer lines, gas lines, electric lines, telephone lines and cable television lines. Said areas of land are not dedicated for use by the general public, but are dedicated to the common use of the homeowners in RIVER BEND TOWNHOMES as more fully provided for in the Declarations of Covenants, Conditions, and Restrictions applicable to RIVER BEND TOWNHOMES, recorded at the Mesa County Clerk and Recorder's Office in Book 2342 at Pages 514 through 525 inclusive, and Book 2371 at Page 100. Said Declarations of Covenants, Conditions, and Restrictions is hereby incorporated and made a part of this plat

That all expenses for street paving or improvements shall be furnished by the seller or purchaser, not the County of Mesa
 The owner states that there are no lien holders

IN WITNESS WHEREOF said owner has caused his name to be hereunto subscribed this 8th day of January A.D. 1998.

[Signature]
 VISTA DEL RIO, LLC, a Delaware limited liability company

California
 STATE OF COLORADO)
 Los Angeles) S S
 COUNTY OF)

The foregoing instrument was acknowledged before me this 8th day of January A.D., 1998, by JULIE A. GILBERT
 Partner of Vista Del Rio, LLC, a limited liability company

March 20, 1998
 My commission expires Roomen A. Paquis
 Notary Public

STATE OF COLORADO)
 COUNTY OF MESA) S S
 CLERK AND RECORDERS CERTIFICATE

I hereby certify that this instrument was filed in my office at 2:29 o'clock P M this 23rd day of February A.D., 1998 and is duly recorded in Plat Book No 2, Page 111
 Reception No. 1833500 Drawer No. EE7 Fee \$10.00 + 1.00
Monika Todd Clerk Alisa Hencke Deputy

COUNTY PLANNING COMMISSION CERTIFICATE
 Approved this 16th day of JANUARY A.D., 1998, County Planning Commission of the County of Mesa, Colorado
[Signature] Chairman

BOARD OF COUNTY COMMISSIONER'S CERTIFICATE
 Approved this 3RD day of February A.D., 1998 Board of County Commissioner's of the County of Mesa, Colorado
James R. Baughman Chairman

SURVEYOR'S CERTIFICATE
 I, Max E. Morris, certify that the accompanying plat of RIVER BEND TOWNHOMES, a subdivision of a part of the County of State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same of same
[Signature] 1/23/98
 Max E. Morris, Q.E.D. Surveying Systems Inc
 Colorado Registered Professional Land Surveyor L.S. 16413 Date

- MESA COUNTY SURVEY MARKER
- FD 5/8" RE-BAR & CAP IN CONC L.S. 9331
- SET 5/8" RE-BAR & CAP IN CONC L.S. 16413

LINE TABLE

LINE	BEARING	DISTANCE
L1	N61°00'00"W	22.11
L2	N35°00'00"W	12.78
L3	S29°00'00"W	5.54
L4	S05°00'00"W	9.04
L5	S05°00'00"W	41.59
L6	S83°05'18"E	16.79
L7	S82°00'00"E	15.00

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	20.00	31.42	28.28	S45°00'00"E	90°00'00"	20.00
C2	695.00	291.12	289.00	S12°00'00"W	24°00'00"	147.73
C3	265.01	113.32	112.46	N11°45'00"E	24°30'00"	57.54
C4	700.68	131.56	131.36	N05°52'43"W	10°45'38"	65.97
C5	189.19	325.62	286.89	N54°18'19"E	98°36'38"	220.00
C6	799.94	41.88	41.88	S06°30'00"W	03°00'00"	20.95
C7	20.00	32.25	28.86	N56°39'31"E	92°22'38"	20.85
C8	206.19	45.70	45.61	S83°30'10"E	12°41'59"	22.95
C9	206.19	94.74	93.91	N76°59'02"E	26°19'37"	48.22
C10	206.19	81.00	80.48	N52°33'59"E	22°30'28"	41.03
C11	206.19	130.68	128.50	N23°09'22"E	36°18'45"	67.62
C12	782.94	40.99	40.99	S06°30'00"W	03°00'00"	20.50
C13	816.94	42.77	42.77	S06°30'00"W	03°00'00"	21.39
C14	172.19	203.51	191.87	N38°51'28"E	67°42'56"	115.52
C15	172.19	89.44	88.43	N87°35'43"E	29°45'34"	45.75
C16	20.00	32.91	29.32	S30°23'06"E	94°16'50"	21.55
C17	695.00	127.00	126.82	S05°14'06"W	10°28'12"	63.68
C18	695.00	38.09	38.09	S12°02'24"W	03°08'26"	19.05
C19	695.00	38.15	38.14	S15°10'58"W	03°08'41"	19.08
C20	695.00	87.89	87.83	S20°22'42"W	07°14'41"	44.00
C21	9.50	17.86	15.34	N18°51'26"E	107°42'52"	13.01
C22	9.50	12.88	11.92	N80°09'22"E	77°41'15"	7.65
C23	9.50	14.92	13.44	N53°00'00"E	90°00'00"	9.50
C24	9.50	15.10	13.56	S37°32'39"E	91°05'18"	9.68

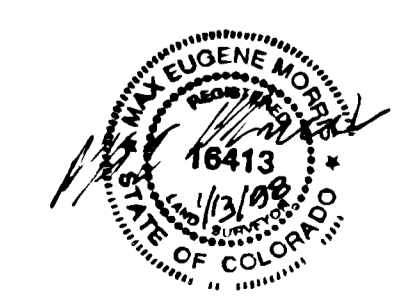
AREA SUMMARY
 LOTS = 1.83 ACRES = 24%
 ROAD = 0.54 ACRES = 07%
 OPEN SPACE = 5.14 ACRES = 69%
 TOTAL = 7.51 ACRES = 100%

RIVER BEND TOWNHOMES

FINAL PLAT

SITUATED IN THE NW 1/4 NW 1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

FOR VISTA DEL RIO, LLC	Q.E.D. SURVEYING SYSTEMS Inc 1018 COLO. AVE GRAND JUNCTION COLORADO 81501 (303) 241-2370 464-7568	SURVEYED BY SB EG DRAWN BY MEM ACAD ID RBTHFIN SHEET NO FILE 97161.1
SCALE 1" = 50' FT	DATE 11/21/97	



SW CORNER NW 1/4 NW 1/4 SEC 22 T1S R1E, U.M. MCSM #524