

RIVERWALK ESTATES

WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

DEDICATION

Riverwalk Estates, L.L.C., being the owner of the land described as follows:

A tract of land within the SW1/4 of Section 24 and the NW1/4NW1/4 of Section 25, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado; said tract being more particularly described as follows:

Commencing at a point which is the southwest corner of said Section 24, (as witnessed by a private surveyor's aluminum cap monument inscribed "LS33647"), thence North 43° 36' 45" East 3593.97 feet to the northeast corner of the Redden to Riverwalk Estates, L.L.C. property, (as described under Reception No. 533444 of the records of Gunnison County); said corner also being the POINT OF BEGINNING for the herein described tract; thence the following courses around said tract:

1. South 01° 12' 30" East 305.88 feet along the east boundary of said Riverwalk Estates, L.L.C. property;
2. South 04° 02' 00" East 128.30 feet along said boundary;
3. South 00° 30' 43" West 600.00 feet along said boundary;
4. South 06° 13' 30" West 100.50 feet along said boundary;
5. South 00° 30' 43" West 100.00 feet along said boundary;
6. South 05° 12' 00" East 100.50 feet along said boundary;
7. South 00° 30' 43" West 175.00 feet along said boundary;
8. South 00° 28' 25" East 151.55 feet along said boundary to the southeast corner of said Riverwalk Estates, L.L.C. property, said corner also being the northeast corner of the Burggraf/Goss to Riverwalk Estates, L.L.C. property, (as described under Reception No. 539163 of said records);
9. South 00° 28' 25" East 529.16 feet along the easterly boundary of said Riverwalk Estates, L.L.C. property to a southeasterly corner of said Riverwalk Estates, L.L.C. property;
10. South 89° 39' 43" West 510.93 feet along the southeasterly boundary of said Riverwalk Estates, L.L.C. property;
11. South 408.81 feet along said boundary;
12. North 88° 57' 45" West 600.07 feet along said boundary;
13. North 88° 57' 45" West 139.71 feet along said boundary;
14. South 89° 27' 46" West 161.25 feet along said boundary to the southwest corner of said Riverwalk Estates, L.L.C. property, said corner also being the southeast corner of the Olvera to Riverwalk Estates, L.L.C. property, (as described under Reception No. 533018 of said records);
15. South 89° 27' 46" West 417.75 feet along the south boundary of said Riverwalk Estates, L.L.C. property;
16. North 76° 58' 19" West 518.51 feet along said boundary to the southwest corner of said Riverwalk Estates, L.L.C. property;
17. North 34° 01' 23" East 24.64 feet along the west boundary of said Riverwalk Estates, L.L.C. property;
18. North 22° 48' 42" East 113.05 feet along said boundary;
19. North 31° 07' 23" West 67.79 feet along said boundary;
20. North 04° 30' 45" East 43.30 feet along said boundary;
21. South 79° 23' 15" West 65.77 feet along said boundary;
22. North 08° 34' 25" West 101.88 feet along said boundary;
23. North 14° 00' 19" West 79.97 feet along said boundary;
24. North 28° 31' 56" West 160.51 feet along said boundary;
25. North 00° 05' 18" East 404.69 feet along said boundary to the northwest corner of said Riverwalk Estates, L.L.C. property;
26. North 42° 35' 51" East 528.04 feet along the northerly boundary of said Riverwalk Estates, L.L.C. property;
27. North 51° 42' 04" East 141.43 feet along said boundary;
28. North 48° 48' 04" East 212.30 feet along said boundary;
29. North 52° 08' 48" East 101.40 feet along said boundary;
30. North 56° 51' 42" East 88.61 feet along said boundary;
31. North 56° 51' 42" East 87.00 feet along said boundary;
32. North 59° 23' 58" East 89.25 feet along said boundary;
33. North 59° 23' 58" East 87.16 feet along said boundary;
34. North 59° 23' 58" East 87.16 feet along said boundary to the northeast corner of said Riverwalk Estates, L.L.C. property, said corner also being the northwest corner of the Flying E Ranch, Co. to Riverwalk Estates, L.L.C. property, (as described under Reception No. 533271 of said records);
35. North 61° 11' 35" East 73.64 feet along the north boundary of said Riverwalk Estates, L.L.C. property;
36. North 58° 47' 00" East 282.60 feet along said boundary to the northeast corner of said Riverwalk Estates, L.L.C. property, said corner also being the northwest corner of said Redden to Riverwalk Estates, L.L.C. property;
37. North 56° 47' 00" East 203.20 feet along the north boundary of said Riverwalk Estates, L.L.C. property;
38. North 51° 23' 00" East 324.40 feet along said boundary;
39. North 70° 12' 00" East 248.20 feet along said boundary;
40. North 81° 30' 00" East 251.10 feet along said boundary;
41. North 85° 10' 00" East 194.95 feet along said boundary to the northeast corner of said Riverwalk Estates, L.L.C. property, said corner also being the POINT OF BEGINNING of the herein described tract.

In Gunnison County, Colorado, under the name of RIVERWALK ESTATES has laid out, platted and/or subdivided the same as shown on this plat and does hereby dedicate and convey to the common use of the public all or parts within this subdivision and their guests, but not to the public at large, the common right to use streets, alleys, roads and other public areas as shown hereon and hereby dedicates those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

In witness whereof RIVERWALK ESTATES, L.L.C. has subscribed its name this 21 day of July, A.D. 2005.

Harold Clifton Goss
Riverwalk Estates, L.L.C.
Harold Clifton Goss, General Partner

NOTARIAL

State of Colorado

County of Gunnison

The foregoing instrument was acknowledged before me this 21st day of July, A.D. 2005, by Harold Clifton Goss, General Partner.

My commission expires 08/11/2005

Witness my hand and official seal.



Notary Public

GENERAL NOTES:

1. Property located by field measurement from the southwest corner of Section 24 (as witnessed by a private surveyor's aluminum cap monument inscribed "LS33647"). Said witness corner lies S 89°35'18" E, 137.09 feet from true corner position. Basis of bearings shown hereon is astronomic north as determined by solar observation.
2. Recorded rights of way and/or easements affecting subject property and shown or noted hereon were obtained from Title Policy No. 475-0794919 prepared for subject property by Gunnison County Abstract Co., dated 5/21/03, and provided by client representative. Access easement recorded in Book 521 at page 25 and listed as item No. 9 in Schedule B of said Commitment affects subject property but is unlocatable as written.
3. Flood plain boundary shown hereon was obtained from digitizing said boundary from FEMA FIRM Map Panel No. 080078-0615B, dated 9/29/89.

ATTORNEY'S OPINION

I, John H. McGraw, being an Attorney at Law duly licensed to practice in the State of Colorado, hereby certify that I have examined the title to all lands herein dedicated and subdivided. Such title is vested in Riverwalk Estates L.L.C., a Colorado Limited Liability Partnership and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

1. The following patent reservations as contained in the various United States Patents of record:
 - a. A right of way for ditches or canals constructed by the authority of the United States.
 - b. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.
2. Agreement between Ed Allen, Roy C. Knowles and B. Frank Anderson recorded November 19, 1936 in Book 259 at page 83.
3. Easement conveyed to Dena C. Piloni and Iva Belle Echer Piloni in Instrument recorded October 3, 1952 in Book 291 at page 108, the location and dimensions of said easement being more particularly described in said document.
4. Easement and right of way and any and all rights granted to Crested Butte Silver Mining Incorporated, over and across the E&SW of Section 24, Township 50 North, Range 1 West, N.M.P.M. for the purpose of removing sand and gravel as granted in Instrument recorded September 27, 1978 in Book 521 at page 25.
5. 45 foot wide Easement for ingress and egress including access for utilities and a second 45 foot wide non-exclusive easement for access across a portion of the subject property as conveyed to Armando Olvera and Joyce Olvera in Warranty Deed recorded January 19, 1990 in Book 674 at page 924, and any and all assignments thereof or interests therein.
6. Terms and conditions in the Order Approving Stipulation for Compromise and Settlement of Claims between PDA and Flying E Ranch Co., a Colorado corporation in the United States Bankruptcy Court for the District of Colorado as recorded December 28, 1989 in Book 674 at page 347.
7. Any rights, interest or easements in favor of the United States, State of Colorado or the public which exist or are claimed to exist in and over present and past bed, banks and water of the Gunnison River.
8. Terms and conditions in Fishing Access Easement and Purchase Contract between the United States of America and Flying E Ranch Co., a Colorado corporation recorded September 30, 1991 in Book 695 at page 636.
9. Terms and conditions in Grant of Easement from Flying E Ranch Co., a Colorado corporation to the United States of America as recorded September 30, 1991 in Book 695 at page 644.
10. Ditch across a portion of the subject property as shown on Improvement Location Certificate prepared by Brenda G. Klester, Colorado L.S. No. 33647, dated June 28, 2003.
11. Fishing Access Easement Purchase Contract between The United States of America and William J. Redden recorded August 8, 1991 in Book 693 at page 390.
12. Grant of Easement from William J. Redden to The United States of America recorded August 8, 1991 in Book 693 at page 398.
13. Van Tuyt Ditch Easement as shown on Improvement Location Certificate prepared by Brenda G. Klester, Colorado L.S. No. 33647, dated May 7, 2003.
14. Deed of Trust from Thomas F. Burggraf, Jr., Charlie S. Burggraf, Harold Clifton Goss and Dona Jo Goss to the Public Trustee of Gunnison County for the use of Thomas W. Redden and Leona B. Redden dated July 31, 2003, recorded August 6, 2003 bearing Reception No. 533441.
15. Deed of Trust from Riverwalk Estates L.L.C., a Colorado limited liability limited partnership to the Public Trustee of Gunnison County for the use of Peoples National Bank, Colorado dated May 2, 2003, recorded May 20, 2003 bearing Reception No. 533820, as modified by Modification of Promissory Note and Deed of Trust recorded August 11, 2003 bearing Reception No. 533608.
16. Deed of Trust from Riverwalk Estates L.L.C., a Colorado limited liability limited partnership to the Public Trustee of Gunnison County for the use of Peoples National Bank, Colorado dated July 31, 2003, recorded August 11, 2003 bearing Reception No. 533607, as modified by Modification of Promissory Note and Deed of Trust recorded August 9, 2004 bearing Reception No. 544960.
17. Deed of Trust from Riverwalk Estates L.L.C., a Colorado limited liability limited partnership to the Public Trustee of Gunnison County for the use of Peoples National Bank, Colorado dated February 5, 2004, recorded March 10, 2004 bearing Reception No. 539674.

Dated this 18th day of July, A.D. 2005.

John H. McGraw
John H. McGraw, Attorney at Law
Colorado Attorney Registration No. 6185

SHEET INDEX

SHEET	SUBJECT
1	DEDICATION, CERTIFICATION
2	SUBDIVISION OVERVIEW, BOUNDARY DETAIL
3	LOT DETAIL
4	LOT DETAIL
5	LOT DETAIL
6	LOT DETAIL
7	EASEMENT DETAIL, VICINITY MAP

GRANT OF PERPETUAL EASEMENTS

THIS GRANT OF PERPETUAL EASEMENTS, granted on this 21 day of July, 2005 between Riverwalk Estates, L.L.C., herein referred to as "Grantor", whose legal address is P.O. Box 822, Gunnison, Colorado 81230 and the Board of County Commissioners of the County of Gunnison, Colorado herein referred to as "Grantee", whose legal address is 200 E. Virginia, Gunnison, Colorado 81230.

WITNESSETH, that Grantor for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantee two twenty foot wide perpetual easements identified as the "Pedestrian Path Easement" and "Pedestrian and Bicycle Easement" (collectively the "Easements" herein), over the real property herein platted (the "Servient Estate") in the locations depicted on Sheet 7 of 7 of this plat, situate in the County of Gunnison, State of Colorado and warrants the title to the same, subject to the liens, defects, encumbrances, restrictions and reservations described in the Attorney's Opinion.

1. The exact location of the Pedestrian Path Easement is more particularly described as follows:

A tract of land within the SW1/4 of Section 24 and the NW1/4NW1/4 of Section 25, Township 50 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado; said tract being more particularly described as follows:

A tract of land which is a strip of land 20.00 feet in width, said strip being parallel to and 20.00 feet southerly of the following described line:

Commencing at a point which is the southwest corner of said Section 24, (as witnessed by a private surveyor's aluminum cap monument inscribed "LS33647") which lies South 69° 35' 18" East 137.09 feet from the true corner position; thence North 44° 44' 04" East 3520.18 feet to a point which is the intersection of the high water mark of the south bank of the Gunnison River and the east boundary of the Redden to Riverwalk Estates, L.L.C. property, (as described under Reception No. 533444 of the records of Gunnison County); said intersection also being the POINT OF BEGINNING for the herein described line; thence the following courses along said line:

1. South 89° 02' 35" West 172.21 feet along said high water mark;
 2. South 82° 57' 03" West 180.30 feet along said high water mark;
 3. South 85° 52' 41" West 144.77 feet along said high water mark;
 4. South 59° 38' 24" West 132.41 feet along said high water mark;
 5. South 85° 57' 47" West 119.54 feet along said high water mark;
 6. South 70° 01' 58" West 135.47 feet along said high water mark;
 7. South 80° 13' 50" West 192.10 feet along said high water mark;
 8. South 52° 04' 44" West 229.40 feet along said high water mark;
 9. South 58° 12' 06" West 257.84 feet along said high water mark;
 10. South 58° 06' 34" West 158.48 feet along said high water mark;
 11. South 61° 51' 38" West 258.03 feet along said high water mark;
 12. South 55° 01' 32" West 101.51 feet along said high water mark;
 13. South 45° 43' 41" West 116.48 feet along said high water mark;
 14. South 42° 42' 18" West 253.38 feet along said high water mark;
 15. South 37° 33' 33" West 38.09 feet along said high water mark;
 16. South 36° 48' 56" West 269.57 feet along said high water mark;
 17. South 30° 52' 18" West 70.09 feet along said high water mark;
 18. South 29° 23' 22" West 154.77 feet along said high water mark;
 19. South 37° 50' 00" West 145.60 feet along said high water mark;
 20. South 37° 24' 21" West 65.39 feet along said high water mark;
 21. North 37° 32' 21" East 84.93 feet along said high water mark;
- described under Reception #530818 of said records); said point also being the TERMINUS of the herein described line.

(Side lines of the above described tract are to be prolonged or shortened to meet the above referenced property lines at the POINT OF BEGINNING and TERMINUS of said line.)

The exact location of the Pedestrian Path Easement shall be fixed, notwithstanding washout, erosion or accretion by the Gunnison River or other natural causes, and any restoration required as a result of such events shall be the sole obligation of the Grantee.

2. Subject to the conditions of paragraph 1, the Grantee shall have the perpetual right to design, construct, maintain and use the Easements, specifically for the following purposes:

- 2.1 The Pedestrian Path Easement shall be twenty feet in width and within the twenty feet, ten feet shall be an unpaved walkway with five feet on both sides for maintenance purposes. This Easement shall be for unrestricted public use by pedestrians only, and shall exclude only use by bicyclists and persons with dogs.
- 2.2 The Pedestrian and Bicycle Easement shall be twenty feet in width and within the twenty feet, ten feet shall be a paved walkway with five feet on both sides for maintenance purposes. This Easement shall be for unrestricted public use by pedestrians and bicyclists.

3. The Easements hereby conveyed shall inure to Grantee, its successors and assigns, to forever run with and be a burden upon the Servient Estate.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first written above.

GRANTOR

Riverwalk Estates, L.L.C.

By: *Thomas F. Burggraf, Jr.*
Thomas F. Burggraf, Jr., General Partner

STATE OF COLORADO

County of Gunnison

The foregoing instrument was acknowledged before me this day of 21, 2005, by Thomas F. Burggraf, Jr., General Partner, Riverwalk Estates, L.L.C., Grantor herein.

Witness my hand and official seal.

My commission expires 08/11/2005

Gerald R. Linn
Gerald R. Linn, Notary Public
Address: 600 W. 10th Ave
Gunnison CO 81230

ACCEPTANCE

The Board of County Commissioners of the County of Gunnison, Colorado hereby accepts the above dedication of property as easements for public uses as set forth herein.

Dated this 21 day of July, 2005.

ATTEST: BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO

Jim Starr
Deputy Clerk of the Board
Dave Baumgarten
Dave Baumgarten, County Attorney

Approved as to Form:

555976

Page 1 of 7

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ACREAGE AND ADDRESS TABLE

LOT #	ACRES	ADDRESS
1	1.80	55 RIVERWALK DRIVE
2	1.74	85 RIVERWALK DRIVE
3	1.34	135 RIVERWALK DRIVE
4	1.35	167 RIVERWALK DRIVE
5	1.88	199 RIVERWALK DRIVE
6	1.79	255 RIVERWALK DRIVE
7	1.94	275 RIVERWALK DRIVE
8	1.93	311 RIVERWALK DRIVE
9	1.29	325 RIVERWALK DRIVE
10	1.32	355 RIVERWALK DRIVE
11	1.56	377 RIVERWALK DRIVE
12	1.51	455 RIVERWALK DRIVE
13	1.80	391 RIVERWALK DRIVE
14	2.17	481 RIVERWALK DRIVE
15	1.28	497 KOKANEE COURT
16	1.49	448 KOKANEE COURT
17	1.77	384 KOKANEE COURT
18	1.28	340 KOKANEE COURT
19	1.58	270 RIVERWALK DRIVE
20	1.09	228 RIVERWALK DRIVE
21	1.05	170 RIVERWALK DRIVE
22	1.02	142 RIVERWALK DRIVE
23	1.09	80/42 RIVERWALK DRIVE
24	1.09	87 KOKANEE COURT
25	1.00	141 KOKANEE COURT
26	1.00	199 KOKANEE COURT
27	1.04	235 KOKANEE COURT
28	1.56	262 KOKANEE COURT
29	1.58	114 KOKANEE COURT
30	1.05	156 KOKANEE COURT
31	1.04	196 KOKANEE COURT
32	1.03	228 KOKANEE COURT
33	1.15	276 KOKANEE COURT
34	1.06	343 KOKANEE COURT
35	1.26	397 KOKANEE COURT
36	1.32	441 KOKANEE COURT
A	1.07	117 CADDIS FLY LANE
B	1.07	711 CADDIS FLY LANE
C	1.12	30 CADDIS FLY LANE
D	1.56	114 CADDIS FLY LANE
E	1.88	142 CADDIS FLY LANE
F	1.89	147 CADDIS FLY LANE
G	1.23	115 CADDIS FLY LANE
H	12.75	511/515 KOKANEE COURT
CHURCH LOT		
PONDS	2.32	
OPEN SPACE CORRIDOR	12.59	
OPEN SPACE	13.13	
ROADS	7.43	
TOTAL ACREAGE	108.28	

SURVEYOR'S CERTIFICATE

I, Brenda G. Klester, a registered land surveyor in the State of Colorado, certify that this plat and survey of RIVERWALK ESTATES were made by me and under my direct supervision and control and that they are true and correct to the best of my knowledge. Monuments have been found or set as shown or noted on this plat.

Dated this 19th day of July, A.D. 2005.

Brenda G. Klester
Brenda G. Klester, Surveyor
Colorado L.S. No. 33647
7/19/05

COVENANTS

The protective covenants pertaining to the real property herein submitted are recorded 7-22-05, 2005 under Reception No. 535172 of the Gunnison County Records.

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends approval of this plat of RIVERWALK ESTATES, such recommendation being made at a meeting of said Commission held on this 21st day of December, A.D. 2005.

Fred Paul
Chairman

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of RIVERWALK ESTATES is approved this 21st day of July, A.D. 2005 and the roads and other public areas are hereby accepted, provided, however, that such acceptance shall not in any way be considered 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.

ATTEST:

Jim Starr
County Clerk

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 21st day of July, A.D. 2005, Reception Number 535172.
Jim Starr
County Clerk

03032FIN.DWG

RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: <u>7/12/05</u>	LATEST REVISION NO./DATE:
FUREY LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 970-841-2245	SHEET <u>1</u> OF <u>7</u>

SHEET 5
TABLES OF SHORT
LINE AND CURVE SEGMENTS

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L138	N 20°45'58" E	22.75'	C71	N 86°29'10" W	50.00
L140	N 42°52'36" E	57.22'	C79	S 94°44'57" W	400.00
L141	N 38°03'28" E	30.33'	C80	S 70°53'48" W	480.00
L142	N 78°51'22" E	50.00'	C81	S 87°11'42" W	460.00
L143	S 40°03'15" E	56.31'	C82	S 94°44'57" W	460.00
L144	N 34°01'23" E	24.64'	C83	S 77°27'03" W	400.00
L145	N 31°07'23" W	67.79'	C84	S 67°24'59" W	400.00
L146	N 04°30'48" E	43.30'	C85	S 44°44'54" W	850.00
L147	S 79°53'15" W	65.77'	C86	S 58°52'44" W	850.00
L148	N 22°49'32" E	84.18'	C87	S 72°41'15" W	850.00
L149	S 02°24'36" E	51.61'	C88	S 58°33'25" W	850.00
L150	S 27°20'28" W	26.34'	C89	S 43°48'48" W	710.00
L151	S 86°48'58" E	35.38'	C90	S 82°27'14" W	710.00
L152	S 59°23'57" E	52.58'	C91	S 74°48'35" W	710.00
L153	S 17°54'43" E	13.57'	C92	S 65°02'58" W	710.00
L154	N 67°15'04" E	26.63'	C93	S 72°24'18" W	710.00
L155	S 24°38'45" W	72.15'	C94	S 72°24'18" W	850.00
L156	S 12°04'27" E	30.24'	C95	S 98°48'35" W	25.00
L157	N 52°29'00" E	42.38'	C96	S 41°05'38" E	25.00
L158	N 73°07'41" E	76.05'	C97	N 27°32'56" E	25.00
L159	N 82°43'00" E	68.45'	C98	S 20°11'20" W	50.00
L160	S 73°48'58" W	48.13'	C99	S 78°47'13" W	25.00
L161	N 08°00'50" W	73.34'	C100	N 74°47'47" W	25.00
L162	S 76°48'21" W	62.52'	C101	S 84°57'56" W	110.00
L163	S 05°34'41" W	45.07'	C102	S 53°40'10" E	110.00
L164	S 20°08'58" W	48.79'	C103	S 78°42'34" E	110.00
L165	N 43°37'24" W	34.06'	C104	S 65°04'18" E	50.00
L166	S 59°47'55" W	64.46'	C105	S 43°14'35" E	80.00
L167	N 31°07'23" W	71.18'	C106	S 98°40'58" W	140.00
L168	N 78°34'48" W	83.08'	C107	S 11°55'33" E	140.00
L169	S 38°05'29" E	51.38'	C108	S 43°14'35" E	140.00
L170	EAST	83.97'	C109	S 24°55'50" W	25.00
L171	N 01°00'54" E	83.25'	C110	S 17°38'08" W	50.00
L172	S 45°48'29" W	50.75'	C111	S 63°17'17" E	50.00
L173	S 26°15'03" E	54.63'	C112	N 58°14'59" W	100.00
L174	S 85°28'41" E	22.31'	C113	N 58°24'48" E	780.00
L175	N 19°48'48" E	39.01'	C114	N 72°24'18" E	800.00
L176	S 65°38'58" W	33.48'	C115	S 09°12'43" W	100.00
L177	S 17°17'15" W	54.89'			
L178	S 04°34'29" W	58.41'			
L179	S 18°22'32" E	68.64'			
L180	S 87°10'49" W	58.06'			
L181	EAST	18.58'			
L182	S 41°40'01" W	83.69'			
L183	S 87°10'49" W	101.08'			
L184	S 00°27'52" W	78.91'			
L185	S 86°13'56" E	24.68'			
L186	N 00°00'02" E	17.99'			
L187	S 24°51'48" W	60.22'			
L188	S 68°04'50" E	101.49'			
L189	N 71°59'08" E	128.10'			
L190	N 32°01'09" E	43.63'			
L191	N 08°04'48" E	33.30'			
L192	S 02°28'40" W	63.66'			
L193	S 61°04'36" E	22.73'			
L194	N 67°24'35" W	84.78'			
L195	N 78°52'48" E	40.30'			
L196	S 13°56'03" E	33.29'			
L197	S 33°52'56" E	73.28'			
L198	N 51°39'27" W	55.42'			
L199	N 70°33'54" W	83.76'			
L200	S 65°48'42" E	36.89'			
L201	S 48°00'14" E	44.09'			
L202	S 43°10'18" W	80.03'			
L203	S 65°50'15" W	85.55'			
L204	S 89°09'09" W	87.80'			
L205	N 48°52'28" W	27.53'			
L206	N 40°48'08" W	121.80'			
L207	S 34°41'84" W	27.91'			
L208	S 72°48'01" W	81.74'			
L209	S 49°58'02" E	78.80'			
L210	N 31°21'05" W	6.43'			
L211	S 38°27'27" W	34.19'			
L212	S 57°12'28" W	64.75'			
L213	N 86°34'59" W	60.33'			
L214	S 27°59'29" E	13.88'			

LEGEND	
	Property corner - found aluminum cap monument inscribed "S11250"
	Lot corner, property corner or line point - set or found rebar with plastic cap inscribed "LS33647"
	Lot corner - rebar with plastic cap inscribed "LS33647" (to be set Fall of 2005)
	Line point - found rebar no cap
	Property corner - disc inscribed "S11250" in fencepost
	Property line - subject property
	Flood plain boundary
	Extent of mapped flood plain boundary
	Existing ditch
	Section line or sectional subdivision line
	Easement line as shown or noted hereon
	Fence line
	Fence line on property line
	Restrictive inner buffer
	Variable outer buffer
	Lot number inside circle symbol
	Fire hydrant location
	Mailbox location
	School bus stop location

03032FIN.DWG

RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 6 OF 7

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Page: 6 of 7
S. Dominguez-Gunnison City Co. 305 8/1/00 D.O.00

SCALE 1" = 80'



SHEET 5
TABLES OF SHORT
LINE AND CURVE SEGMENTS

NUMBER	CD=	R=	L=	LC=
C31	S 51°03'28" W	480.00	875.37	621.02
C64	S 47°17'57" W	480.00	258.27	255.16
C65	S 74°20'58" W	480.00	194.95	193.61
C66	S 88°40'30" W	480.00	45.08	45.07
C67	S 77°20'04" W	400.00	34.19	34.18
C68	S 43°14'35" E	140.00	228.50	203.97
C69	S 88°40'58" E	140.00	104.18	101.79
C70	S 21°55'33" E	140.00	124.32	120.28
C71	N 88°29'10" W	50.00	231.84	73.33
C72	S 17°54'11" E	25.00	18.89	18.26
C73	S 13°53'51" E	50.00	44.37	42.83
C74	S 38°02'48" W	50.00	46.29	44.65
C75	N 41°24'43" E	100.00	72.94	71.34
C76	N 20°58'58" W	100.00	43.21	42.86
C77	N 12°10'02" W	150.00	104.00	102.71
C78	N 78°01'48" E	530.00	140.98	140.56

NUMBER	DIRECTION	DISTANCE
L116	S 00°30'43" W	23.12'
L119	N 00°00'02" E	32.68'
L120	S 53°58'58" W	42.43'
L121	S 53°15'04" E	34.47'
L122	N 80°08'33" W	50.33'
L123	S 89°23'18" W	60.41'
L124	S 78°59'10" E	74.84'
L125	S 81°31'52" E	106.63'
L126	S 78°45'44" W	81.75'
L127	S 47°16'05" W	142.51'
L128	NORTH	112.28'
L129	S 41°17'27" E	56.67'
L130	S 26°17'17" E	56.45'
L131	S 26°17'17" E	56.45'
L132	S 27°32'51" E	54.06'
L133	S 00°01'38" W	48.78'
L134	S 46°31'27" W	73.89'
L135	S 27°10'15" W	74.77'
L136	S 61°14'34" W	55.62'
L137	N 45°00'00" E	35.36'
L138	EAST	45.55'

LEGEND

- Property corner - found aluminum cap monument inscribed "LS11250"
- Lot corner, property corner or line point - set or found rebar with plastic cap inscribed "LS33647"
- Lot corner - rebar with plastic cap inscribed "LS33647" (to be set Fall of 2005)
- Line point - found rebar no cap
- Property corner - disc inscribed "LS11250" in fencepost
- Property line - subject property
- Flood plain boundary
- Extent of mapped flood plain boundary
- Existing ditch
- Section line or sectional subdivision line
- Easement line as shown or noted hereon
- Fenceline
- Fenceline on property line
- Restrictive inner buffer
- Variable outer buffer
- Lot number inside circle symbol
- Fire hydrant location
- Mailbox location
- School bus stop location

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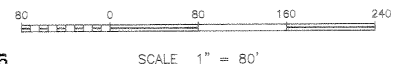
RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 5 OF 7

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Page: 5 of 10
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SHEET 4
TABLES OF SHORT
LINE AND CURVE SEGMENTS

NUMBER	DIRECTION	DISTANCE
L19	S 27°44'38" E	28.75
L20	S 26°41'59" E	33.19
L21	S 08°11'39" E	55.92
L22	N 03°22'50" E	100.85
L23	N 02°30'43" E	23.12
L24	N 18°40'39" W	38.36
L25	N 53°47'59" W	86.65
L26	S 24°59'18" W	51.29
L27	SOUTH	3.63
L28	N 74°08'08" E	91.35
L29	S 72°36'18" E	83.71
L30	S 30°15'18" E	50.87
L31	S 04°29'47" W	41.15
L32	S 24°59'18" W	70.06
L33	S 21°07'24" E	57.82
L34	N 28°10'28" E	55.08
L35	S 38°14'29" E	56.45
L36	N 88°38'03" W	42.00
L37	N 58°43'15" E	87.95
L38	S 83°45'40" E	78.29
L39	N 27°18'14" E	60.48
L40	S 63°46'32" E	48.05
L41	N 12°32'34" W	58.17
L42	N 37°32'12" W	93.30
L43	N 37°32'12" W	93.30
L44	N 37°32'12" W	93.30
L45	SOUTH	38.98
L46	S 75°24'04" W	23.81
L47	N 53°47'59" W	86.65
L48	S 29°34'28" W	108.97
L49	N 79°35'32" E	68.40
L50	N 47°48'02" E	51.05
L51	S 63°48'22" W	81.86
L52	N 21°07'24" W	34.92
L53	N 10°33'16" W	84.88
L54	N 79°35'32" E	28.92
L55	N 10°13'55" W	52.02
L56	N 21°07'24" W	41.78
L57	N 04°29'47" E	84.43
L58	N 21°07'24" W	41.61
L59	S 47°41'18" E	55.90
L60	S 79°35'32" W	33.01
L61	S 00°30'43" W	65.10
L62	S 23°00'28" E	62.85
L63	N 28°07'48" W	52.79
L64	N 27°03'38" E	55.08
L65	N 87°44'09" E	38.89
L66	S 66°50'12" W	81.14
L67	N 64°38'25" E	41.58
L68	N 60°04'27" E	86.20
L69	N 28°02'59" W	56.79
L70	N 29°44'04" W	50.33
L71	N 68°35'20" E	61.75
L72	N 67°09'47" E	26.38
L73	N 28°00'40" W	50.69
L74	N 64°02'21" E	69.18
L75	N 68°21'04" E	20.84
L76	N 27°41'15" W	53.58
L77	N 18°21'55" W	33.60
L78	N 04°51'58" W	102.70
L79	N 01°24'15" W	87.84
L80	N 08°11'39" W	29.24
L81	N 09°41'59" W	8.64
L82	N 52°52'07" E	76.30
L83	N 58°04'42" E	48.21

NUMBER	DIRECTION	R=	L=	LD=
C1	N 48°30'48" W	118.00	213.75	185.70
C2	N 32°05'50" E	118.00	148.13	136.97
C3	N 83°59'29" W	118.00	87.62	86.70
C4	S 68°16'47" W	130.00	80.41	59.87
C5	S 38°41'33" W	130.00	80.24	59.70
C6	S 53°00'18" W	70.00	64.96	62.66
C7	S 53°00'18" W	130.00	120.85	118.37
C8	S 87°16'14" W	130.00	185.38	170.07
C9	S 57°40'56" W	130.00	141.88	134.94
C10	N 81°27'51" W	130.00	43.51	43.30
C11	S 87°16'14" W	70.00	99.82	91.58
C12	S 81°47'38" W	70.00	113.20	101.27
C13	S 85°11'30" W	130.00	104.06	101.31
C14	S 38°51'43" W	130.00	108.18	103.25
C15	S 81°47'38" W	130.00	210.24	188.05
C16	S 42°54'18" W	110.00	105.36	101.38
C17	S 27°48'20" W	110.00	47.26	46.90
C18	S 55°12'45" W	110.00	58.10	57.43
C19	S 42°54'18" W	90.00	47.88	46.08
C20	N 35°25'01" W	58.00	131.58	105.12
C21	N 43°18'35" W	15.00	24.45	21.83
C22	S 45°00'00" W	20.00	31.42	28.26
C23	S 14°47'13" W	130.00	67.10	66.36
C24	S 22°28'29" E	130.00	101.99	99.38
C25	S 17°08'56" E	120.00	116.68	112.12
C26	S 22°28'29" E	70.00	54.92	53.52
C27	S 08°17'58" E	130.00	37.88	37.43
C28	S 30°48'27" E	130.00	64.32	63.67
C29	S 17°05'56" E	80.00	58.33	56.06
C30	S 51°03'28" W	420.00	590.89	543.39
C31	S 51°03'28" W	480.00	675.37	621.02
C32	S 29°03'17" W	420.00	288.57	263.83
C33	S 66°25'17" W	420.00	278.48	274.33
C34	S 86°25'27" W	420.00	43.12	43.10
C35	S 74°55'48" W	480.00	77.83	77.84
C37	S 21°18'02" W	480.00	177.08	178.08
C38	S 65°32'40" W	180.00	193.87	181.47
C39	S 28°45'18" W	370.00	208.72	204.04
C40	S 39°23'01" E	8.00	18.15	14.50
C41	S 14°47'13" W	180.00	82.81	91.88
C42	S 52°22'07" E	180.00	183.05	157.54
C43	N 83°00'18" E	20.00	18.56	17.86
C44	N 32°08'37" E	180.00	93.18	91.84
C45	N 81°47'38" E	20.00	32.34	28.93
C46	S 78°44'10" E	180.00	43.10	43.00
C47	S 78°21'51" W	180.00	20.28	20.27
C116	S 88°18'20" W	168.00	51.10	50.90
C117	S 04°18'28" E	180.00	27.07	27.04

LEGEND

- Property corner - found aluminum cap monument inscribed "LS11250"
- Lot corner, property corner or line point - set or found rebar with plastic cap inscribed "LS33647"
- Lot corner - rebar with plastic cap inscribed "LS33647" (to be set Fall of 2005)
- Line point - found rebar no cap
- ▲ Property corner - disc inscribed "LS11250" in fencepost
- Property line - subject property
- - - Flood plain boundary
- - - Extant of mapped flood plain boundary
- - - Existing ditch
- - - Section line or sectional subdivision line
- - - Easement line as shown or noted hereon
- - - Fenceline
- - - Fenceline on property line
- - - Restrictive inner buffer
- - - Variable outer buffer
- 28 Lot number inside circle symbol
- MD Fire hydrant location
- MS Mailbox location
- MS School bus stop location

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RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 4 OF 7

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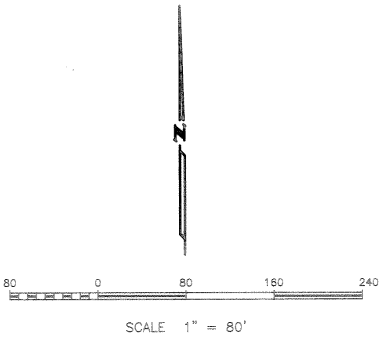
SCALE 1" = 80'



SHEET 3
TABLES OF SHORT
LINE AND CURVE SEGMENTS

NUMBER	DIRECTION	DISTANCE	NUMBER	CD=	R=	L=	LC=
L20	S 09°41'59" E	33.19	C48	S 50°59'17" W	110.00	124.13	117.85
L21	S 08°11'39" E	66.52	C49	S 74°54'02" W	110.00	32.31	32.20
L84	N 83°19'58" W	70.51	C50	S 42°34'22" W	110.00	81.82	88.18
L85	N 34°01'57" W	47.87	C51	S 38°03'06" W	300.00	203.07	199.21
L86	S 17°42'53" W	41.09	C52	S 24°26'37" W	300.00	60.36	60.44
L87	S 83°19'58" E	54.81	C53	S 42°34'22" W	300.00	139.81	138.55
L88	N 54°20'50" E	37.50	C54	S 57°11'08" W	300.00	2.70	2.70
L89	S 01°33'58" E	86.90	C55	S 81°23'53" W	25.00	20.90	20.30
L90	S 18°21'59" E	24.78	C56	S 50°14'31" W	50.00	98.19	82.03
L91	N 07°18'25" E	65.97	C57	S 44°08'02" E	50.00	88.47	63.25
L92	N 47°40'03" W	53.17	C58	N 58°21'50" E	50.00	68.85	61.96
L93	N 67°35'43" E	38.21	C59	S 27°17'38" E	50.00	231.51	73.55
L94	N 05°13'30" E	79.36	C60	S 13°20'40" W	250.00	300.93	283.06
L95	N 58°20'15" E	39.28	C61	S 41°08'03" W	160.00	98.13	98.60
L96	N 58°46'14" W	50.01	C62	S 40°16'35" W	250.00	89.45	88.98
L97	N 64°01'55" E	40.09	C63	S 14°11'80" W	225.00	254.11	240.82
L98	N 63°23'36" E	77.20					
L99	S 29°55'34" E	32.31					
L100	S 44°41'03" E	140.30					
L101	S 05°19'08" W	61.29					
L102	S 21°58'05" W	58.28					
L103	S 21°58'35" W	28.13					
L104	S 39°23'10" W	28.71					
L105	S 23°48'11" E	135.27					
L106	S 17°42'53" W	12.10					
L107	N 60°35'20" W	67.62					
L108	N 38°12'41" E	72.55					
L109	N 35°58'08" E	43.33					
L110	S 71°01'60" W	48.44					
L111	N 37°49'11" E	75.68					
L112	S 45°59'53" E	6.19					
L113	S 83°33'58" W	61.11					
L114	N 01°41'17" E	58.34					
L115	N 22°58'21" E	54.47					
L116	N 19°59'38" E	85.78					
L117	S 29°55'34" E	67.33					

- LEGEND
- Property corner - found aluminum cap monument inscribed "LS11250"
 - Lot corner, property corner or line point - set or found rebar with plastic cap inscribed "LS33647"
 - Lot corner - rebar with plastic cap inscribed "LS33647" (to be set Fall of 2005)
 - Line point - found rebar no cap
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 - Existing ditch
 - Section line or sectional subdivision line
 - Easement line as shown or noted hereon
 - Fenceline
 - Fenceline on property line
 - Restrictive inner buffer
 - Variable outer buffer
 - Lot number inside circle symbol
 - Fire hydrant location
 - Mailbox location
 - School bus stop location



RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05	LATEST REVISION NO./DATE:
FUREY LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 970-641-2245	

SHEET 3 OF 7

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Page: 3 of 7
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S. Dominguez Gunnison City Co 305 R 71.00 D 0.00



BOUNDARY TABLE OF
SHORT LINE SEGMENTS

NUMBER	DIRECTION	DISTANCE
L1	N 34°01'23" E	24.64'
L2	N 22°48'32" E	113.05'
L3	N 31°07'23" W	87.79'
L4	N 04°30'45" E	43.30'
L5	S 79°53'15" W	65.77'
L6	N 06°34'25" W	101.88'
L7	N 14°00'18" W	78.97'
L8	N 28°31'56" W	150.51'
L9	N 52°08'48" E	101.40'
L10	N 56°51'42" E	86.61'
L11	N 59°51'38" E	97.00'
L12	N 59°23'58" E	88.25'
L13	N 59°23'37" E	87.16'
L14	N 61°11'35" E	186.78'
L15	S 08°13'30" W	100.30'
L17	S 00°30'43" W	100.00'
L18	S 05°12'00" E	100.50'

LEGEND

- Property corner — found aluminum cap monument inscribed "LS11250"
- Property corner or line point — set or found rebar with plastic cap inscribed "LS33647"
- Line point — found rebar no cap
- Property corner — disc inscribed "LS11250" in fencepost
- Property line — subject property
- Flood plain boundary
- Extent of mapped flood plain boundary
- Existing ditch
- Section line or sectional subdivision line
- Easement line as shown or noted hereon
- Fence line
- Fence line on property line
- Restrictive inner buffer
- Variable outer buffer
- Lot number inside circle symbol
- Fire hydrant location
- Mailbox location
- School bus stop location

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RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05 LATEST REVISION NO./DATE:

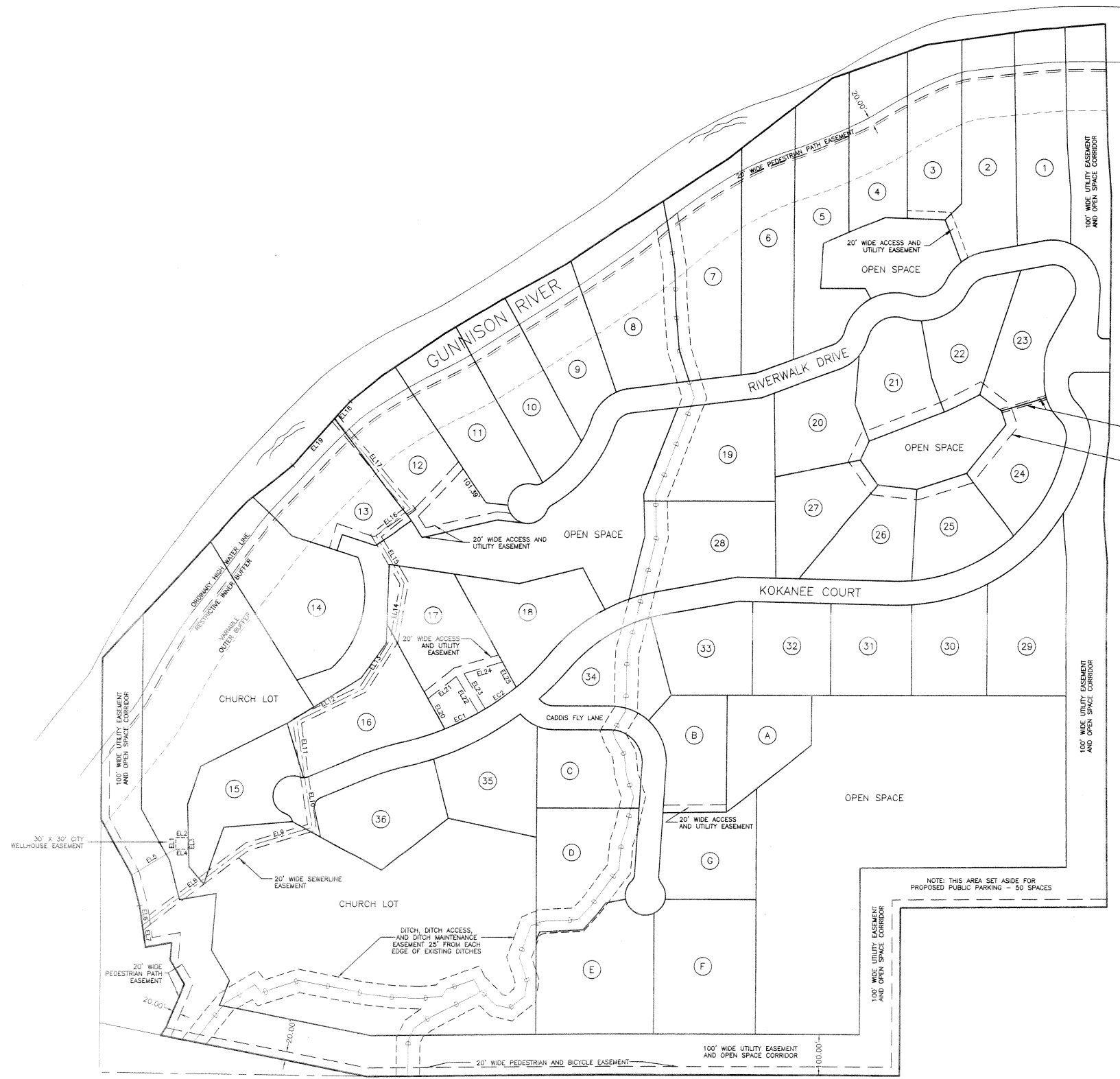
FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 2 OF 7

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Page 2 of 7
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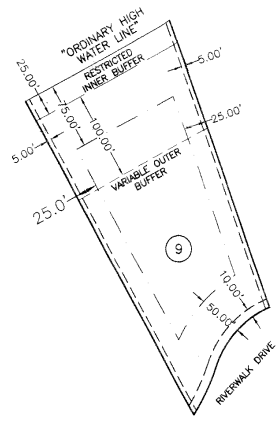
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SCALE 1" = 150'



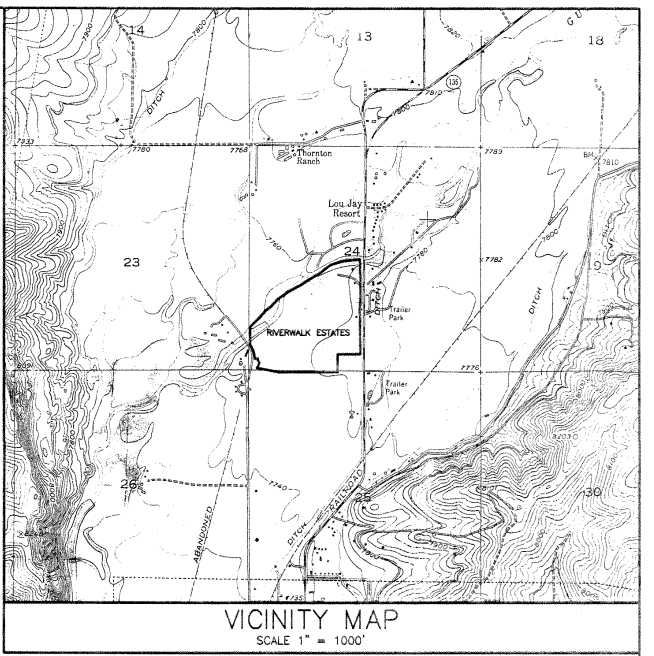
EASEMENT DETAIL

NOTE: PUBLIC FISHING EASEMENTS AND FISH HABITAT DEVELOPMENT EASEMENTS IN BOOK 695 AT PAGE 644, BOOK 693 AT PAGE 390 AND BOOK 693 AT PAGE 398 AFFECT ENTIRE NORTHERLY BOUNDARY OF SUBJECT PROPERTY - REFER TO SAID RECORDS FOR PRECISE LOCATION/S. DITCH EASEMENT RECORDED IN BOOK 231 AT PAGE 208 IS NOT SHOWN HEREON AS ITS LOCATION IS UNCERTAIN.



TYPICAL EASEMENT AND SETBACK DETAIL - NOT TO SCALE

- 10' WIDE SNOW STORAGE EASEMENT ALONG LOT LINES BORDERING ROAD RIGHT OF WAY
- 5' WIDE UTILITY EASEMENT ALONG LOT LINES BORDERING ADJACENT LOTS AND OPEN SPACE
- LOT LINES BORDERING SUBDIVISION BOUNDARY AND OPEN SPACE CORRIDOR HAVE NO TYPICAL PLATTED EASEMENTS
- WETLANDS AND SIDE LOT LINE SETBACK = 25'
- RIVER EDGE SETBACK = 75'
- POND, DITCH AND ROAD SETBACK = 50'
- RESTRICTIVE INNER BUFFER LIES 25' FROM ORDINARY HIGH WATER LINE
- VARIABLE OUTER BUFFER LIES 100' FROM RESTRICTIVE INNER BUFFER



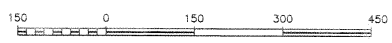
EASEMENT TABLES OF SHORT LINE AND CURVE SEGMENTS

NUMBER	DIRECTION	DISTANCE
EL1	NORTH	30.00'
EL2	EAST	30.00'
EL3	WEST	30.00'
EL4	WEST	30.00'
EL5	N 68°56'43" E	126.95'
EL6	S 08°34'25" E	49.06'
EL7	S 08°34'25" E	52.92'
EL8	N 82°29'00" E	327.25'
EL9	N 73°07'41" E	166.86'
EL10	N 08°50'01" W	140.35'
EL11	N 08°12'47" W	127.57'
EL12	N 63°26'26" E	182.00'
EL13	N 32°07'03" E	142.42'
EL14	N 09°17'43" E	146.95'
EL15	N 31°21'05" W	134.80'
EL16	N 52°29'53" E	105.92'
EL17	N 40°07'11" W	291.51'
EL18	S 41°48'19" W	26.65'
EL19	S 41°48'19" W	155.45'
EL20	N 28°55'26" W	87.43'
EL21	N 50°54'02" E	69.37'
EL22	S 31°01'27" E	107.92'
EL23	N 31°01'27" W	104.29'
EL24	N 73°26'00" E	99.82'
EL25	S 28°55'26" E	71.11'

NUMBER	CD=	R=	L=	LC=
EC1	N 63°57'52" E	672.81	92.10	92.03
EC2	N 53°53'30" E	666.37	94.31	94.23

LEGEND

- Property line - subject property
- Existing ditch
- Section line or sectional subdivision line
- Easement line as shown or noted hereon
- Restrictive inner buffer
- Variable outer buffer
- Lot number: inside circle symbol



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Page: 1 of 7
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RIVERWALK ESTATES
WITHIN THE SW1/4 OF SECTION 24
AND THE NW1/4NW1/4 OF SECTION 25,
TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 7/12/05 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 2 OF 2