

MAP OF
CRYSTAL RIVER COUNTRY ESTATES
BLOCK 2
SITUATED IN
NE 1/4 NE 1/4 OF SECTION 16
T. 9 S., R. 88 W. OF THE 6TH P.M.
PITKIN COUNTY, COLORADO
SCALE 1 INCH = 100 FEET

STATEMENT OF OWNERS AND DEED OF DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, that we Warren E. Brethower and Fern H. Brethower, being the sole owners in fee simple of all that real property hereon plotted and subdivided, hereby plot and subdivide the area shown hereon into Lots 11 thru 18, Lots 20 thru 28 and Lots 30 thru 38 inclusive, Block 2, roads and easements as shown, and hereby name and designate the same as "Crystal River Country Estates, Block 2" in the County of Pitkin and State of Colorado, said property being described below.

All of the NE 1/4 NE 1/4 of Section 16 Township 9 South, Range 88 West of the Sixth Principal Meridian, Pitkin County, Colorado, and all that part of the NW 1/4 NE 1/4 of said Section 16 lying Easterly of the Easterly line of a road as constructed and in place and Westerly of the Easterly line of said NW 1/4 NE 1/4 described as follows:
Beginning at the Southeast corner of said NW 1/4 NE 1/4; thence West 703.97 feet to a point on the Easterly line of said road; thence N 29° 16' 30" E. 120.44 feet; thence N 43° 21' 00" E. 289.84 feet along said road; thence N 38° 37' 00" E. 261.33 feet along said road; thence N 31° 49' 00" E. 409.10 feet along said road; thence N 28° 49' 00" E. 166.30 feet along said road to a point on the Easterly line of said NW 1/4 NE 1/4; thence South 1019.60 feet along the Easterly line of said NW 1/4 NE 1/4 to the Southeast corner of said NW 1/4 NE 1/4, the point of beginning.

And we and each of us do hereby state and certify as follows:
1. That we have caused this plot to be made and filed.
2. That we have caused the real property as shown on this map to be laid out, plotted and subdivided into lots, blocks, roads and easements as shown hereon.
3. That we hereby dedicate to the public use the roads and easements as hereon plotted.
4. That said plot correct shows said real property as herein subdivided as prepared from an actual survey thereof.

IN WITNESS WHEREOF, we have hereunto set our hands this 22nd day of October, A.D. 1968

Warren E. Brethower
Owner
Fern H. Brethower
Owner

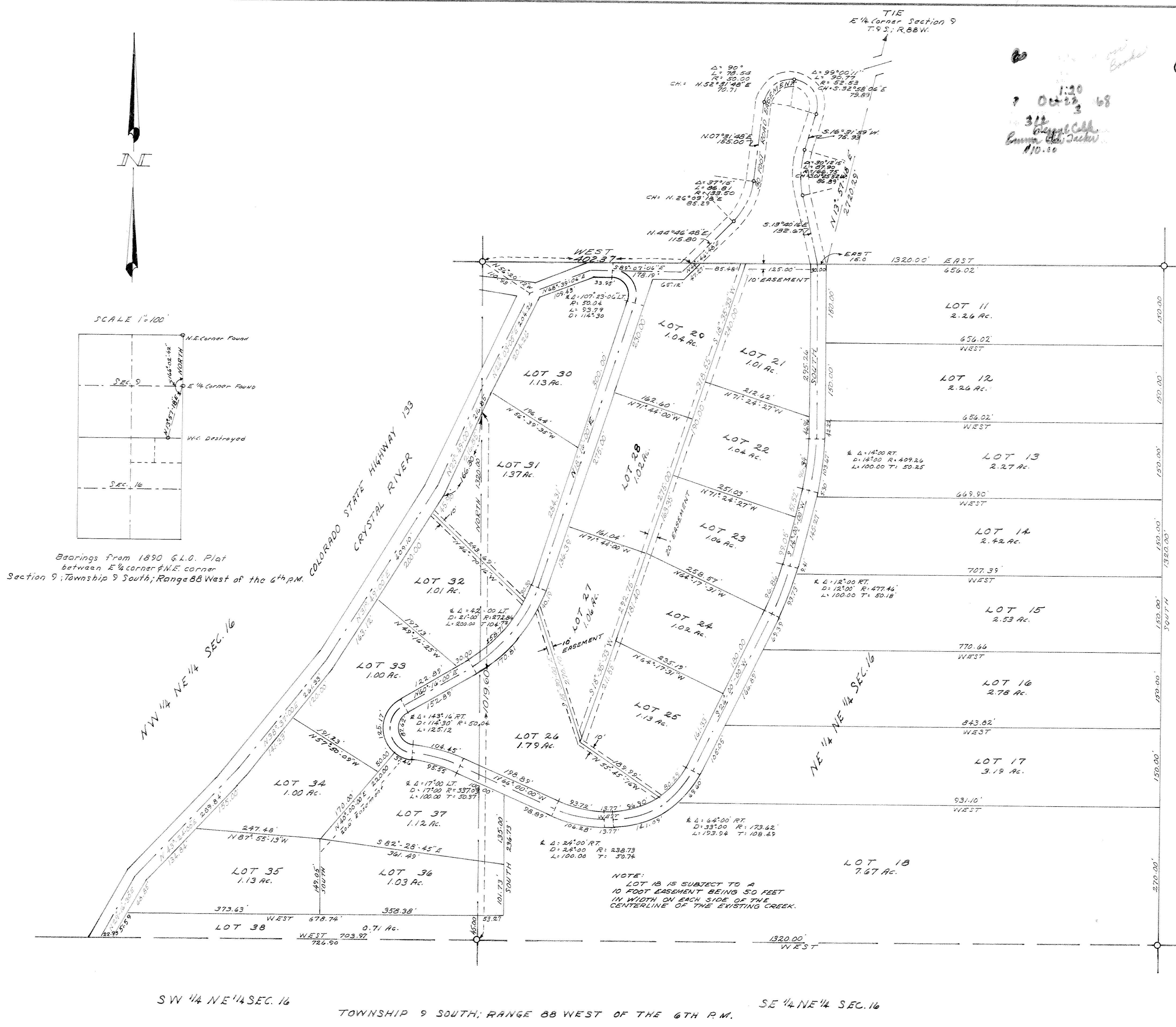
STATE OF COLORADO } ss
COUNTY OF GARFIELD }
The foregoing instrument was acknowledged before me this 22nd day of October 1968, by Warren E. Brethower and Fern H. Brethower.
My Commission expires July 27, 1969.

Emma C. Plane
Notary Public

SURVEYORS CERTIFICATE:
I, Robert D. Scarrow, Registered Land Surveyor under the laws of the State of Colorado, do hereby certify that I have prepared this map of Crystal River Country Estates, Block 2, that the location of the outside boundaries, lots, roads and other features are accurately and correctly shown hereon, that the same are based on field surveys and that the plotted lots, roads and building sites conform to those staked on the ground.
IN WITNESS WHEREOF I have set my hand and seal this 22nd day of October 1968.

STATE OF COLORADO } ss
COUNTY OF GARFIELD }
The foregoing statement was acknowledged before me this 22nd day of October 1968, by Robert D. Scarrow.
My Commission expires July 27, 1969.

Emma C. Plane
Notary Public



Bearings from 1890 G.L.O. Plat between E 1/4 corner & N.E. corner Section 9; Township 9 South; Range 88 West of the 6th P.M.

NOTE:
LOT 18 IS SUBJECT TO A 10 FOOT EASEMENT BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTERLINE OF THE EXISTING CREEK.