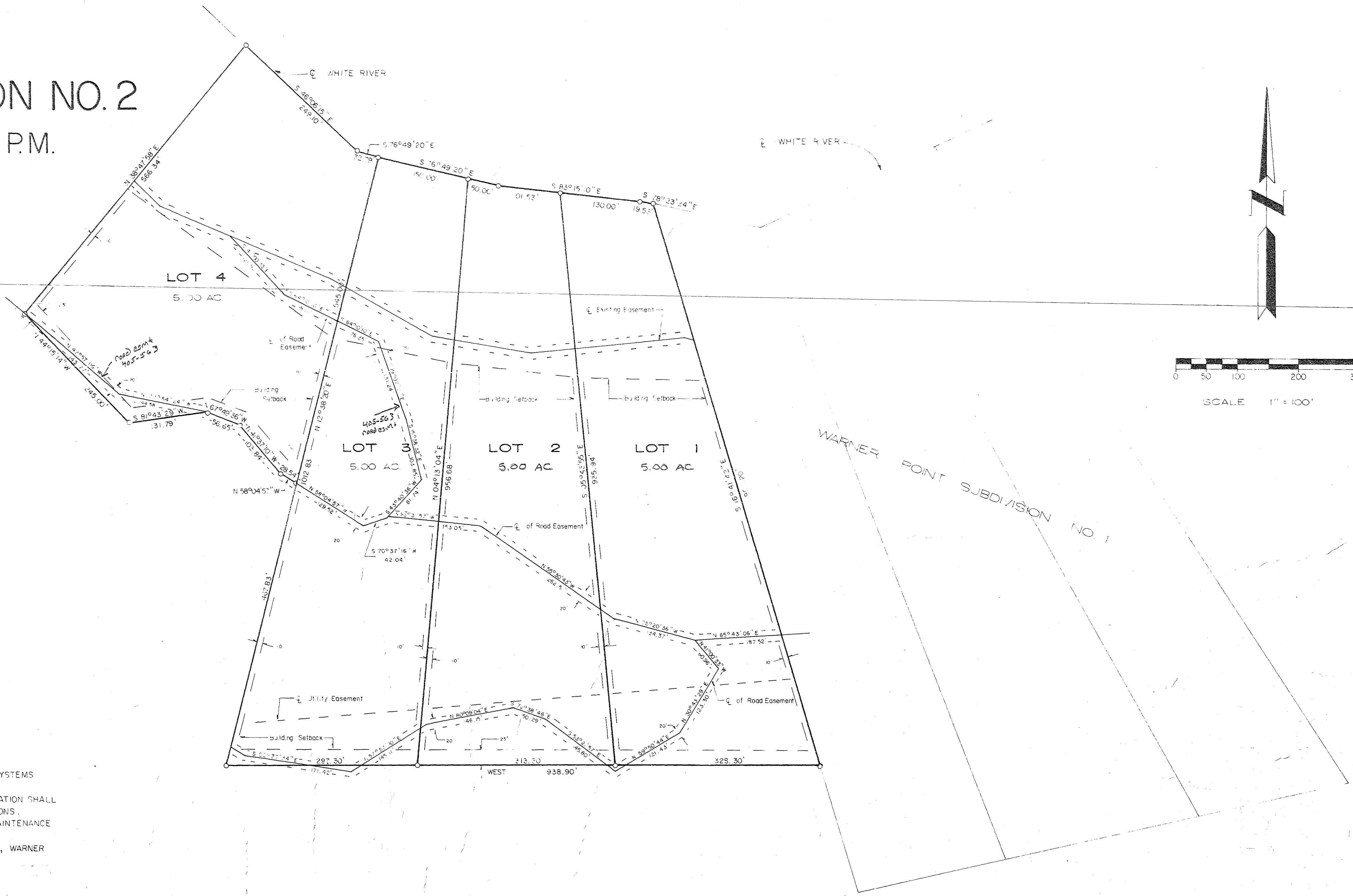


FINAL PLAT

WARNER POINT SUBDIVISION NO. 2

N 1/2 SEC. 28, T 1 S, R 92 W, 6th P.M.
RIO BLANCO COUNTY
COLORADO



LEGAL DESCRIPTION

A parcel of land in the N1/2 of Section 28, T 1 S, R 92 W, of the 6th P.M., Rio Blanco County, Colorado and being more particularly described as follows:

Beginning at the Northwest Corner of the Warner Point No. 1, plat as filed in the office of the County Clerk and Recorder of Rio Blanco County and filed under the Reception No. 195441; Thence along the westerly boundary of said Warner Point No. 1, S 16°41'42" E, 952.20 feet; Thence West, 938.90 feet; Thence N 12°38'20" E, 467.83 feet; Thence N 58°04'57" W, 28.54 feet; Thence N 41°37'10" W, 103.84 feet; Thence N 67°49'36" W, 56.65 feet; Thence S 81°43'29" W, 131.79 feet; Thence N 44°15'14" W, 245.00 feet; Thence N 38°47'58" E, 572.66 feet; Thence S 46°06'15" E, 249.10 feet; Thence S 76°49'10" E, 232.79 feet; Thence S 83°15'10" E, 231.53 feet; Thence S 78°23'24" E, 19.53 feet to the point of beginning which point bears S 44°58'09" W, 1100.15 feet of the N1/4 Corner of said Section 28.

Said parcel contains 20.00 acres more or less.

LAND USE		
	AC.	%
LOTS	20.00	100 %
STREETS		
OTHER		
TOTAL	20.00	100 %

- NOTE: 1. ENGINEERED FOUNDATIONS AND SEPTIC SYSTEMS ARE REQUIRED.
 2. NO HEAVY LAND DISTURBANCE OR IRRIGATION SHALL BE ALLOWED DUE TO GEOLOGIC CONDITIONS.
 3. ROADS ARE PRIVATE WITH NO COUNTY MAINTENANCE OR SCHOOL BUS SERVICE.
 4. BASIS OF BEARING: WEST LINE LOT 3, WARNER POINT NO. 1.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the sole owners of the herein described WARNER POINT SUBDIVISION NO. 2, have caused the same to be surveyed, platted and subdivided into lots, and the same to be numbered, named and dimensioned, all as shown on this plat and the same to be henceforth known as WARNER POINT SUBDIVISION NO. 2.

Dated this 27 day of Dec 1980 A.D.

Rex Ross Walker L. Roger Knight
 Rex Ross Walker L. Roger Knight

Acknowledged by Rex Ross Walker Acknowledged by L. Roger Knight
 before me a Notary Public before me a Notary Public
 This 27 day of Dec 1980 A.D. This 27 day of Dec 1980 A.D.

Louis E Jones Louis E Jones
 Notary Public Notary Public

My Commission expires 11-84 My Commission expires 11-84
 Copied Form original to light to Read DB

SURVEYORS CERTIFICATION

I, Charles R. Whiteman, a duly registered land surveyor in the State of Colorado, do hereby certify that I have conducted the survey represented by this plat and that said survey is correct to the best of my knowledge and belief.

Charles R. Whiteman
 Charles R. Whiteman, L.S.
 Colorado Reg. No. 11775

Acknowledged by CHARLES R. WHITEMAN
 before me a Notary Public
 This 5 day of January 1981 A.D.

Chris Watson
 Notary Public

My commission expires Aug 2, 1981

THE ABOVE PLAT AND DEDICATIONS ARE HEREBY ACCEPTED AND APPROVED BY

APPROVED: This 22nd day of December 1980 A.D. APPROVED: This 11th day of December 1980 A.D.
 The County Commissioners of Rio Blanco County The Rio Blanco County, Colorado, Planning Commission
 Chairman Jim Schultze Chairman David H. Smith
 Attest Deanna R. Stagnant

P.M. Jan 6, 1981
 199006

PREPARED BY
CHUCK WHITEMAN
 a ASSOCIATES
 MEEKER COLORADO

#199006

Warner Point No. 2