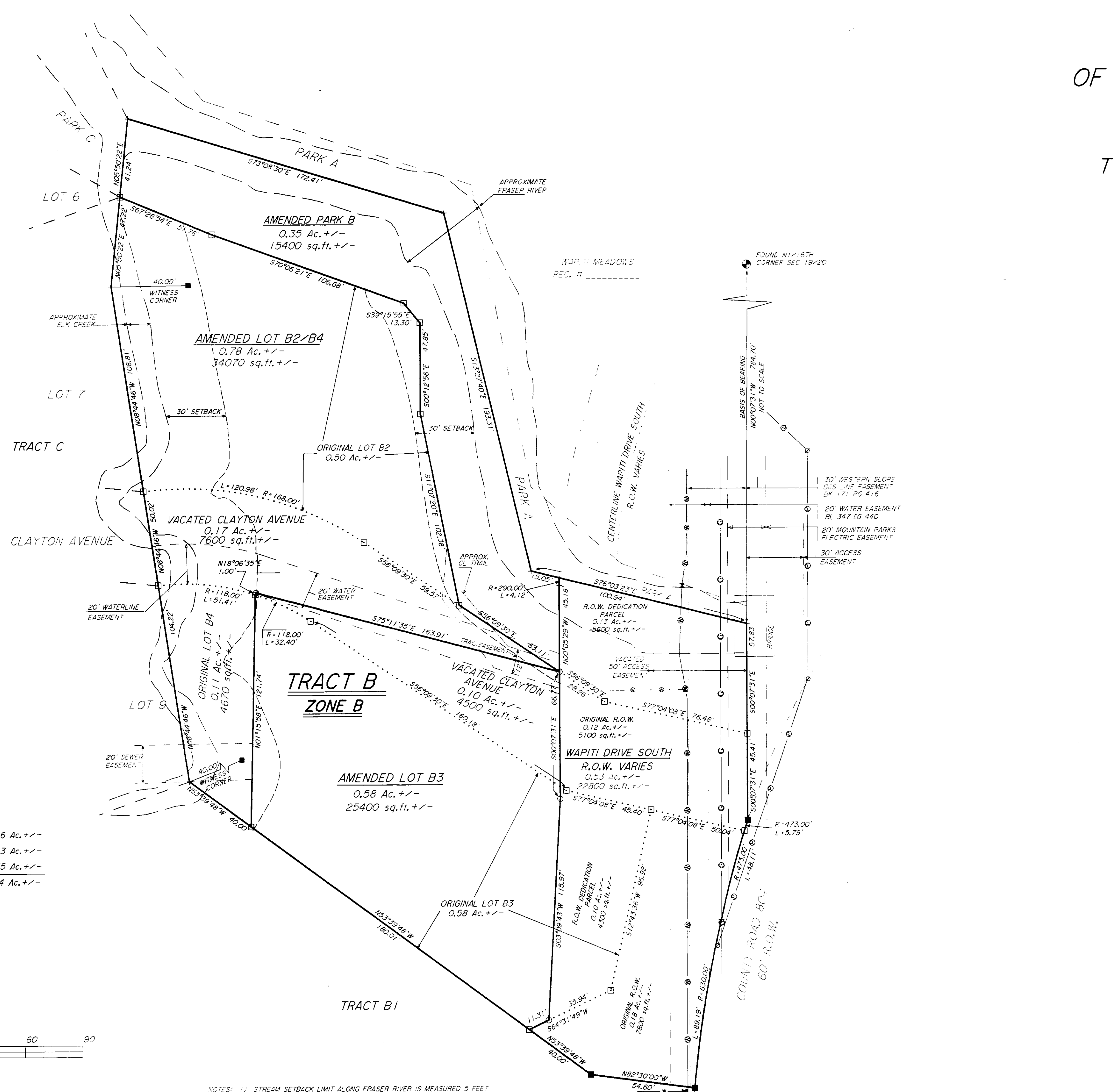
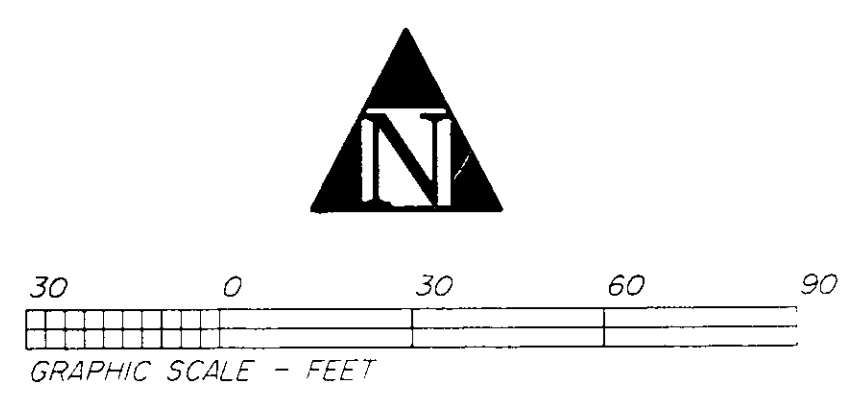


A RESUBDIVISION OF TRACT B
 OF A RESUBDIVISION OF TRACTS B AND C,
 CLAYTON SUBDIVISION, REC. # 249237,
 RECORDED AT REC. # 291300,
 TOWN OF FRASER, GRAND COUNTY, COLORADO



ACREAGE SUMMARY

AMENDED LOTS B2/B3/B4	1.36 Ac. +/-
RIGHTS OF WAY	0.53 Ac. +/-
PARK	0.35 Ac. +/-
TOTAL	2.24 Ac. +/-



- LEGEND**
- FOUND ALUM. CAP STAMPED PLS 25971
 - SET ALUM. CAP STAMPED PLS 11415
 - + CALCULATED POINT ONLY
 - FALLS IN RIVER
 - FOUND ALUM. CAP STAMPED PLS 11415
 - FIRE HYDRANT
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC LINE
 - LOT LINE TO BE VACATED
 - WATER VALVE
 - UTILITY POLE

NOTES: 1) STREAM SETBACK LIMIT ALONG FRASER RIVER IS MEASURED 5 FEET FROM PARK "A" AND PARK "B" BOUNDARY. STREAM SETBACK ALONG ELK CREEK IS MEASURED AT 30 FEET FROM NORMAL HIGH WATER LINE.
 2) THE REAR YARD SETBACK LIMIT FOR LOTS B2 AND B3, TRACT B, SHALL BE COINCIDENT WITH THE STREAM SETBACK LIMIT.
 3) PARK B AND PARK C WERE DEDICATED TO THE PUBLIC BY THE PREVIOUS PLAT, RECEPTION 291300. LOT B3, AS AMENDED IN THIS SUBDIVISION IS SUBJECT TO CERTAIN RESTRICTIONS WITH RESPECT TO THE SALE, TRANSFER OR DEVELOPMENT OF SAID LOT AS SET FORTH IN THE RECORDED SUBDIVISION IMPROVEMENT AS AMENDED FOR THIS SUBDIVISION. UNTIL SUCH RESTRICTIONS ARE RELEASED BY A WRITTEN RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, TO BE ISSUED AFTER THE REQUIREMENTS OF SAID SUBDIVISION IMPROVEMENT AGREEMENT HAVE BEEN COMPLIED WITH, NO SALE, CONVEYANCE, LEASE OR OTHER TRANSFER OF SAID LOT MAY BE MADE, AND NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING, ADDITION OR OTHER IMPROVEMENT ON THE LOT. ANY SUCH SALE, CONVEYANCE, LEASE, OR OTHER TRANSFER IN VIOLATION OF SUCH RESTRICTIONS SHALL BE NULL AND VOID, AND ANY BUILDING, ADDITION OR OTHER IMPROVEMENT CONSTRUCTED IN VIOLATION OF SAID RESTRICTIONS SHALL BE SUBJECT TO REMOVAL.

DEDICATION
 KNOWN BY ALL MEN BY THESE PRESENTS: THAT CHARLES E. AND ELSIE J. CLAYTON AND THE TOWN OF FRASER ARE THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE TOWN OF FRASER, GRAND COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TRACT B, A RE-SUBDIVISION OF TRACTS B AND C OF CLAYTON SUBDIVISION, REC. No. 249237, RECORDED AT REC. No. 291300,
 THAT THEY HAVE CAUSED SAID REAL PROPERTY TO BE LAD OUT AND SURVEYED AS "A RESUBDIVISION OF TRACT B, OF A RE-SUBDIVISION OF TRACTS B AND C OF CLAYTON SUBDIVISION" AND DO HEREBY DEDICATE AND SET APART ALL THE STREETS, ALLEYS, PARKS AND OTHER PUBLIC WAYS SHOWN ON THE ACCOMPANYING PLAT TO THE TOWN OF FRASER FOR THE USE OF THE PUBLIC FOREVER, AND DO HEREBY DEDICATE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE INDICATED AS EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS.

IN WITNESS WHEREOF, CHARLES E. AND ELSIE J. CLAYTON HAVE CAUSED THEIR NAMES TO BE HERETO SUBSCRIBED THIS 21 DAY OF July 1998.
 Charles E. Clayton
 Elsie J. Clayton

STATE OF CO
 COUNTY OF CO
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF July 1998, BY CHARLES E. AND ELSIE J. CLAYTON.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 10-13-2001
 Notary Public

IN WITNESS WHEREOF, J. JOHNSTON, AS MAYOR OF THE TOWN OF FRASER HAS CAUSED HIS NAME TO BE HERETO SUBSCRIBED THIS 22 DAY OF July 1998.
 J. Johnston
 Mayor, Town of Fraser

STATE OF CO
 COUNTY OF CO
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF July 1998, BY J. JOHNSTON, AS MAYOR OF THE TOWN OF FRASER.
 WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES: 12-13-2001
 Notary Public

SURVEYOR'S CERTIFICATE
 I, J. D. WARD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION ON THIS PLAT OF A RESUBDIVISION OF TRACT B OF A RE-SUBDIVISION OF TRACTS B AND C OF CLAYTON SUBDIVISION CORRECTLY REPRESENTS THE RESULT OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 38, ARTICLES 50 AND 51, COLORADO REVISED STATUTES, 1973, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTES AND BY THE TOWN OF FRASER SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND.
 J. D. Ward
 J. D. WARD, COLORADO PLS 11415

TRUSTEES CERTIFICATE
 APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS 22 DAY OF July 1998 BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO. THE TOWN OF FRASER DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF ANY INFORMATION DISCLOSED ON THIS PLAT NOR ANY REPRESENTATIONS OR INFORMATION PRESENTED TO THE TOWN WHICH INDUCE THE TOWN TO GIVE THIS CERTIFICATE.
 J. Johnston
 Mayor of Fraser

APPROVED THIS 22 DAY OF July 1998 BY THE TOWN OF FRASER PLANNING COMMISSION, GRAND COUNTY, COLORADO.
 Sue Buchheiser
 Chairperson



99001103

<p>ROCKY MOUNTAIN ENGINEERS, INC. PLANNING -- ENGINEERING -- SURVEYING CONSTRUCTION MANAGEMENT</p>	STATE OF COLORADO County of Grand Filed for record this 5 day of February 1999 at _____ Recorded to _____ by _____ Page 11
	BOB 545 KREMMLING, COLORADO (303) 724-9400 SCALE: 1" = 30' DATE: 6 OCT 1994 DRAWN: BAR APPROVED BY: REVISD: 25 MAR 1995 CRD-PLT-6073-41 LAYERS 49-60 JOB No. 6073-8 SHEET 1 OF 1

A RESUBDIVISION OF TRACT B
 OF A RESUBDIVISION OF TRACTS B AND C,
 CLAYTON SUBDIVISION, REC. # 249237,
 RECORDED AT REC. # 291300,
 TOWN OF FRASER, GRAND COUNTY, COLORADO