



SUN RIVER TOWNHOMES VACATION PLAT
TOWN OF FRASER, GRAND COUNTY, COLORADO

APPLICANT: WARM STORE INC., OWNER, EXISTING PARCEL B, RECEIPT #222899

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE SUN RIVER TOWNHOME OWNERS ASSOCIATION AND WARM STORE, INC. HAVE JOINED THAT PORTION OF THE SUN RIVER TOWNHOMES VACATION PLAT, TOWN OF FRASER, GRAND COUNTY, COLORADO, AS SHOWN ON THIS ACCOMPANYING PLAT, TO BE VACATED. CONTROL OF THE SUN RIVER TOWNHOMES COMMONWEALTH ASSOCIATION AND WARM STORE, INC. JOINTLY RELOCATE SUN RIVER DRIVE ALONG THE EXISTING RIGHT-OF-WAY, TO BE VACATED TO THE TOWN OF FRASER PLAT OF A PUBLIC RIGHT OF WAY, TOGETHER WITH THE 10' WIDE SNOW STORAGE EASEMENT, WITHIN THE PLAT. IN ADDITION, THE SUN RIVER TOWNHOME OWNERS ASSOCIATION AND WARM STORE, INC. JOINTLY ALL BY DEEDS OF PARCELS A AND PARCEL B, AND DEVOTED A 20' FEET WIDE EASEMENT FOR THE USE AND CONTROL OF THE EXISTING 10' WIDE R.O.W. TO THE TOWN OF FRASER.

IN ADDITION, THE TRACT OF LAND HEREIN IDENTIFIED AS PARCEL B IS DELETED AND REVERTED TO ITS ORIGINAL AND FOR ALL PURPOSES, FROM THE PROCEEDINGS WHICH ARE THE SUBJECT OF THE DECLARATION OF CONDOMINIUM, COVENANTS AND RESTRICTIONS OF THE SUN RIVER TOWNHOMES SUBDIVISION, RECORDED FEBRUARY 19, 1993, IN BOOK 347 AT PAGE 888 OF THE GRAND COUNTY RECORDS.

STATE OF COLORADO
 COUNTY OF GRAND 22
 By *Don Campbell*
 DON CAMPBELL, PRESIDENT
 SUN RIVER TOWNHOME OWNERS ASSOCIATION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 1993, BY DON CAMPBELL, PRESIDENT OF THE SUN RIVER TOWNHOME OWNERS ASSOCIATION.

By *John D. Carls*
 JOHN D. CARLS
 MY COMMISSION EXPIRES: July 27, 1993

STATE OF COLORADO
 COUNTY OF GRAND 22
 By *John D. Carls*
 JOHN D. CARLS, PRESIDENT
 WARM STORE, INC.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF August, 1993, BY C.E. JOSEPH, OWNER, WARM STORE INC.

TOWN OF FRASER APPROVAL
 APPROVED THIS 27th DAY OF July, 1993, BY THE TOWN OF FRASER PLANNING COMMISSION AS APPROVED BY *Margaret Klunder*
 MARGARET KLUNDER
 APPROVED THIS 27th DAY OF August, 1993, BY THE TOWN OF FRASER PLANNING COMMISSION.

By *John D. Carls*
 JOHN D. CARLS
 MY COMMISSION EXPIRES: July 17, 1997

OWNER'S CERTIFICATE:
 THIS VACATION PLAT IS AN ACCURATE REPRESENTATION OF SUN RIVER TOWNHOMES, AND OF THAT PORTION OF SUN RIVER TOWNHOMES BEING VACATED.

By *John D. Carls*
 JOHN D. CARLS
 WARM STORE, INC. (EX. GRAND PL. 182827)

ROCKY MOUNTAIN ENGINEERS, INC.		Page # 930085V0
JIM WARD SURVEYS 816 443 0000 FAX 443 0001	OPITZ ENGINEERS DRAKE ENGINEERING & CONSTRUCTION CO. 505 S. WATER PARK, CO.	FILE # 930085V0 COUNTY OF COLORADO FILE # 930085V0 DATE: 8/30/93 BY: J. A. ROSE BY: J. A. ROSE BY: J. A. ROSE
SUN RIVER TOWNHOMES VACATION PLAT TOWN OF FRASER, GRAND COUNTY, COLORADO		Scale: 1" = 20' DATE: 08/01/93 DRAWN BY: JHW APPROVED BY: JHW NUMBER: # SHEET: 1 of 1
20' UTILITY EASEMENT - ELECTRIC BOOK 229, PAGE 225		Sheet 1 of 1