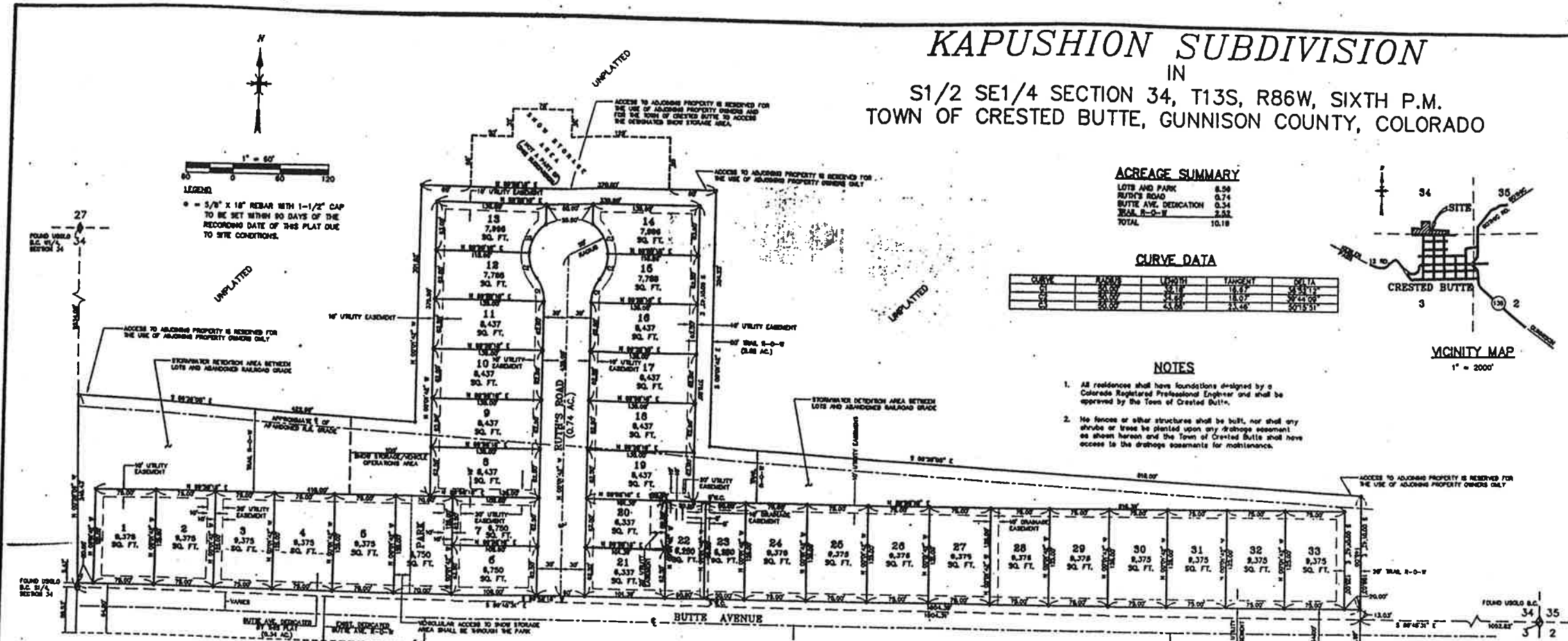


KAPUSHION SUBDIVISION

IN
S1/2 SE1/4 SECTION 34, T13S, R86W, SIXTH P.M.
TOWN OF CRESTED BUTTE, GUNNISON COUNTY, COLORADO



ACREAGE SUMMARY

LOTS AND PARK	8.59
BUTTE ROAD	0.74
BUTTE AVE. DEDICATION	0.34
TOTAL	9.67

CURVE DATA

CURVE	STATION	LENGTH	TANGENT	CHORD
C1	30.00	21.87	18.07	35.17
C2	30.00	21.87	18.07	35.17
C3	30.00	21.87	18.07	35.17

NOTES

- All residences shall have foundations designed by a Colorado Registered Professional Engineer and shall be approved by the Town of Crested Butte.
- No fences or other structures shall be built, nor shall any shrubs or trees be planted upon any drainage easement as shown hereon and the Town of Crested Butte shall have access to the drainage easements for maintenance.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all persons by these presents that Ruth M. Kapushion being the owner of the land described as follows:

A tract of land located in the S1/2, SE1/4, Section 34, T13S, R86W, 6th P.M., Gunnison County, Colorado, described as follows: beginning at a point on the South Line of said Section 34 (also the North R-O-W of Butte Ave. in the Town of Crested Butte) from whence the Southwest Corner of said Section 34 is 89°43'11" E 1052.82 FT.; thence N 00°01'42" W 156.03 FT.; thence N 88°25'00" W 818.00 FT.; thence S 00°01'42" W 324.23 FT.; thence S 88°58'18" W 370.00 FT.; thence S 00°01'42" E 301.42 FT.; thence N 88°25'00" W 422.99 FT.; thence S 00°59'58" E 250.90 FT. to the S1/4 corner of said Section 34; thence S 89°43'11" E 1604.31 FT. to the point of beginning, containing 10.18 Acres more or less.

have laid out, plotted and subdivided same as shown on this plat under the name and style of KAPUSHION SUBDIVISION in the Town of Crested Butte and do hereby dedicate to the Town of Crested Butte, State of Colorado, the streets, alleys, roads, Park and Trail R-O-W as shown hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities, including but not limited to electrical power, telephone, gas, CATV, sanitary sewer and storm drainage and hereby dedicate those portions of land labeled as drainage easements for the installation and maintenance of storm drainage utilities, as shown hereon.

In witness whereof, Ruth M. Kapushion has caused her name to be hereunder subscribed this 3rd day of April, 1995.

Ruth M. Kapushion
Ruth M. Kapushion

STATE OF COLORADO }
COUNTY OF GUNNISON }

The foregoing signature was acknowledged before me this 3rd day of April, 1995, by Ruth M. Kapushion.

My commission expires 2/1/96. Witness my hand and seal this 3rd day of April, 1995.
Address: P.O. Box 187, Crested Butte, CO 81324

FILE: 84003PL2
DATE: 3/31/95

ACKNOWLEDGEMENT AND CONSENT BY MORTGAGEE

The First National Summit Bank, the Mortgagee of the real property dedicated herein, hereby acknowledges said dedication and the plotting and subdivision of said real property by the Owner and consents to said dedication, plotting and subdivision.

In witness whereof, First National Summit Bank has caused its name to be hereunder subscribed this 3rd day of April, 1995.

Mortgagee: First National Summit Bank
By: *Allen R. Stey*
The Vice President

STATE OF COLORADO }
COUNTY OF GUNNISON }

The foregoing signature was acknowledged before me this 3rd day of April, 1995, by Allen R. Stey.

My commission expires 4/1/92. Witness my hand and seal this 3rd day of April, 1995.
Address: P.O. Box 429, Crested Butte, CO 81324

CRESTED BUTTE BOARD OF ZONING AND ARCHITECTURAL REVIEW

The Crested Butte Board of Zoning and Architectural Review, does hereby authorize and approve this plat of KAPUSHION SUBDIVISION at a meeting of said Board held on this 3rd day of April, 1995.

Stephen Shaffer
Chairman

ATTORNEY'S OPINION

I, *David Linscott*, being an Attorney-at-Law duly licensed to practice before Courts of Record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat and that title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows: U.S. District Court Case No. 89-133, *Chas. R. Krueger, et al. vs. State of Colorado*, and the New for Old taxes.

Dated this 3rd day of April, 1995.

David Linscott
Attorney-at-Law
Colorado Registration No. 3740

SURVEYOR'S CERTIFICATE

I, *Ronald K. Barrett*, do hereby certify that I am a Registered Land Surveyor in the State of Colorado, and to the best of my knowledge and belief there are no visible roads, irrigation ditches, encroachments or other visible encumbrances existing on or across said property except as shown on this plat and that this plat accurately represents a survey made under my direct supervision and checking.

I further certify that this plat conforms to all applicable state laws and that by monuments shown hereon actually exist and their positions are as shown.
Dated this 3rd day of March, 1995.

Ronald K. Barrett
Ronald K. Barrett, R.L.S. 24299

APPROVAL BY TOWN COUNCIL

The herein plat of KAPUSHION SUBDIVISION is approved for filing this 2nd day of April, 1995. The dedication of the public ways shown hereon are accepted by the Town of Crested Butte, State of Colorado, subject to the condition that said Town shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily completed to the Town specifications by the subdivider, and a resolution of the Crested Butte Town Council accepting the same has been adopted and placed on record.

Town Council
Crested Butte, Colorado
Attest: *Curry J. Jager*
Town Clerk

PROTECTIVE COVENANTS

The Declarations of Covenants, Conditions and Restrictions for KAPUSHION SUBDIVISION are recorded in Book 1162, Page 178, Reception No. 459797 in the Gunnison County Clerk and Record Office.

RECORDERS CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 3rd day of April, 1995, time 4:15 PM under Reception No. 459797.

James M. Rutledge
Gunnison County
Clerk and Recorder

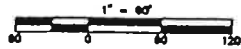
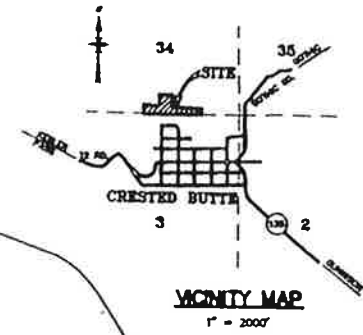


DEL-MONT CONSULTANTS, INC.
ENGINEERS - SURVEYORS
542 MAIN STREET, MONTROSE, CO 81401
(PHONE 780-240-2251)

KAPUSHION SUBDIVISION

IN
S1/2 SE1/4 SECTION 34, T13S, R86W, SIXTH P.M.
GUNNISON COUNTY, COLORADO

KAPUSHION SUBDIVISION
FINAL ANNEXATION MASTER PLAN
AND PRELIMINARY SUBDIVISION PLAN



BLOCK 6 (R-1)

BLOCK 5 (M)

BLOCK 4 (R-1)

BLOCK 3 (R-1)

ACREAGE SUMMARY

LOTS AND PARK	6.59
RUTH'S ROAD	0.74
BUTTE AVE. DEDICATION	0.34
TRAIL R-0-W	2.52
TOTAL	10.19

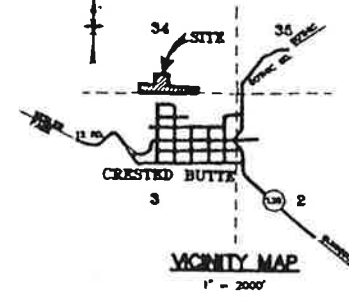
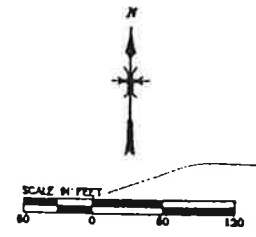
DEVELOPER: WAYNE MCKEITH, TINA KAPUSHION & ANTONIETTE KAPUSHION
P.O. BOX 343
CRESTED BUTTE, CO 81224

WATER: TOWN OF CRESTED BUTTE
SEWER: TOWN OF CRESTED BUTTE
POWER: GUNNISON COUNTY ELECTRIC ASSOCIATION
TELEPHONE: U.S. WEST COMMUNICATIONS
PROPOSED ZONING: LOTS 1-23, R-1
REMAINING AREAS, P

- NOTES:
- AREAS LABELED AS "TRAIL R-0-W" AND "PARK" TO BE DEDICATED TO THE TOWN OF CRESTED BUTTE.
 - LOTS 6, 7, 20, 21, & 22 ARE DESIGNATED FOR AFFORDABLE HOUSING.

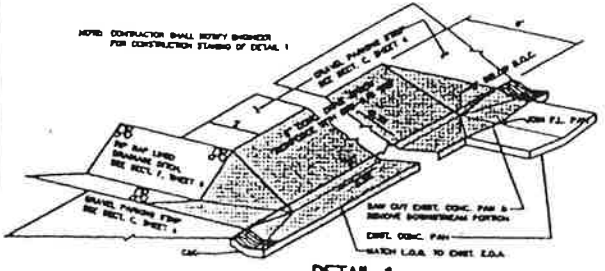
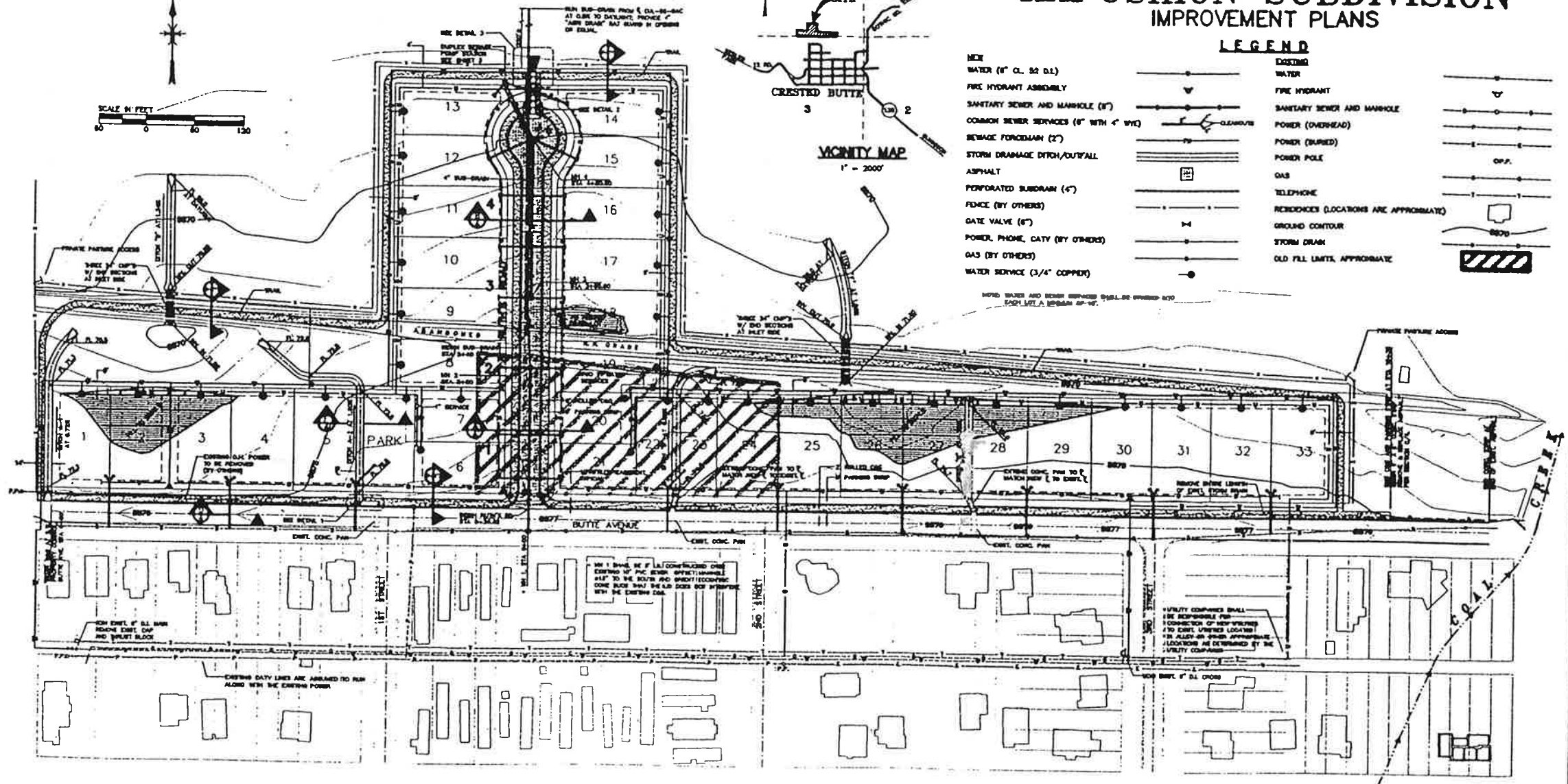
EXHIBIT ~~X~~
F 27H
WLM

KAPUSHION SUBDIVISION IMPROVEMENT PLANS

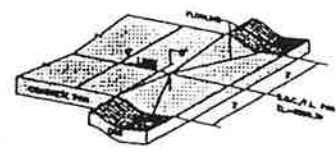


LEGEND

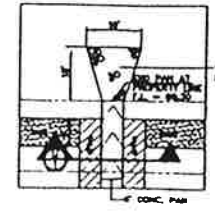
NEW WATER (6" CL. 24 D.I.)		EXISTING WATER	
FIRE HYDRANT ASSEMBLY		FIRE HYDRANT	
SANITARY SEWER AND MANHOLE (18")		SANITARY SEWER AND MANHOLE	
COMMON SEWER SERVICES (6" WITH 4" VWD)		POWER (OVERHEAD)	
SEWAGE FOREDRYAN (2")		POWER (BURIED)	
STORM DRAINAGE DITCH/OUTFALL		POWER POLE	
ASPHALT		GAS	
PERFORATED SUBDRAIN (4")		TELEPHONE	
FENCE (BY OTHERS)		RECORDS (LOCATIONS ARE APPROXIMATE)	
GATE VALVE (6")		GROUND CONTOUR	
POWER, PHONE, CATV (BY OTHERS)		STORM DRAIN	
GAS (BY OTHERS)		OLD FILL LIMITS, APPROPRIATE	
WATER SERVICE (3/4" COPPER)			



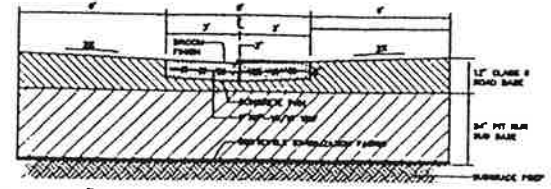
DETAIL 1
DRIVE APRON PERSPECTIVE
NO SCALE



DETAIL 2
CURB OUTLET PERSPECTIVE
NO SCALE



DETAIL 3
NO SCALE



SECTION G
NO SCALE

- NOTES**
- THE PROPOSED POWER, PHONE, GAS AND DTV LINES SHOWN ON THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE RESPECTIVE UTILITY COMPANIES SHALL BE RESPONSIBLE FOR THE DESIGN, INCLUDING HORIZONTAL AND VERTICAL LOCATIONS AND DEPTHS, OF SUCH UTILITIES.
 - THE EXISTING POWER, PHONE, GAS AND DTV LINES SHOWN ON THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE DESIGN OR INFORMATION PROVIDED BY OTHERS AND MAY NOT REFLECT ALL UTILITIES IN THE AREA. ACTUAL LOCATIONS SHALL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

DEL-MONT CONSULTANTS, INC.
SILVERADO

DESIGNED BY	WATNE MORGENTHAU & TIMA KAPUSHION	DRAWN BY	WATNE MORGENTHAU
CHECKED BY	WATNE MORGENTHAU	DATE	10/10/00
PROJECT	KAPUSHION SUBDIVISION	SCALE	1"=40'
DATE	10/10/00	PROJECT NO.	17-007
CLIENT	ROAD & UTILITY PLAN	SHEET NO.	1 OF 4

CRESTED BUTTE, COLORADO

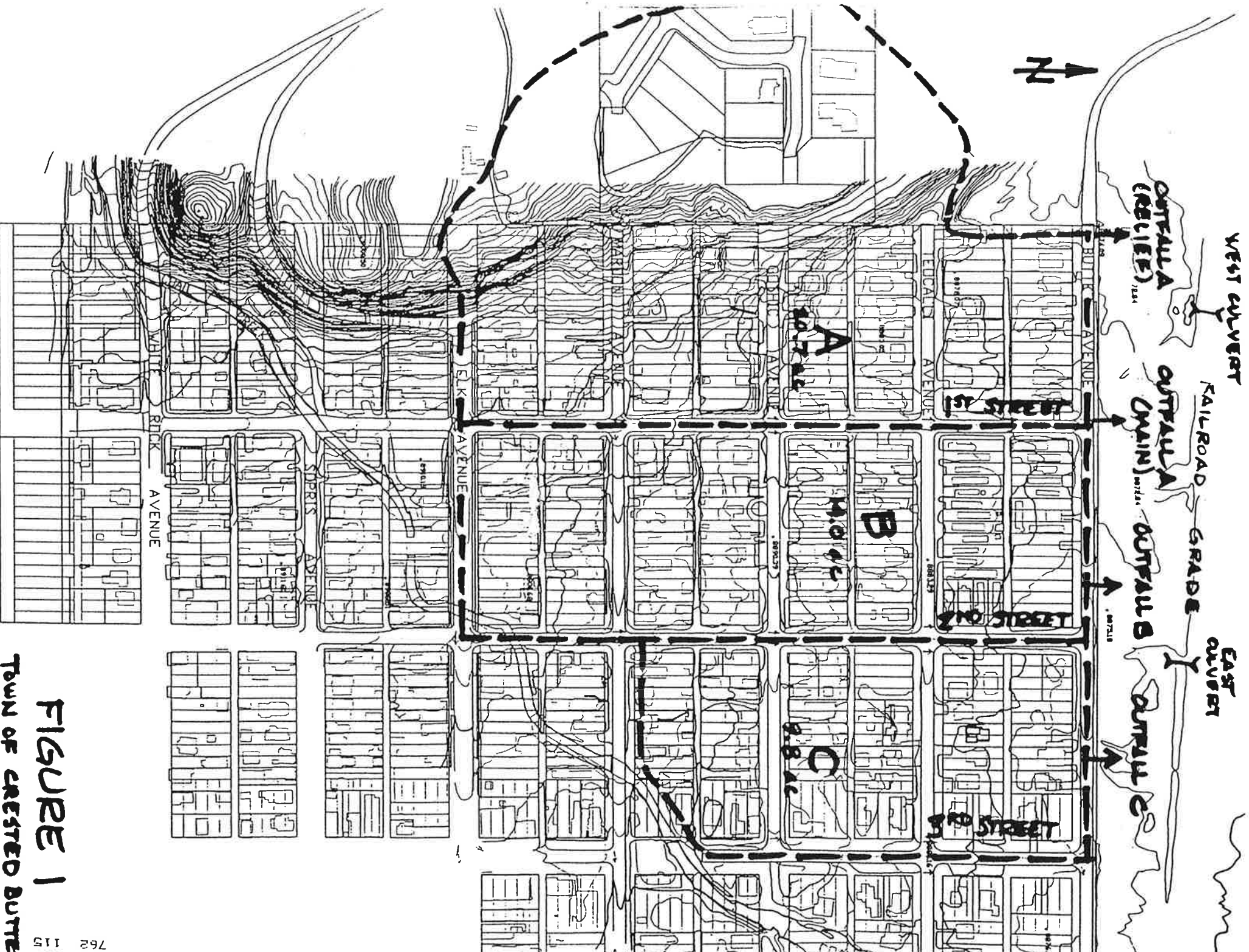


FIGURE 1
TOWN OF CRESTED BUTTE