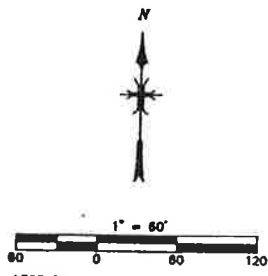


KAPUSHION SUBDIVISION

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



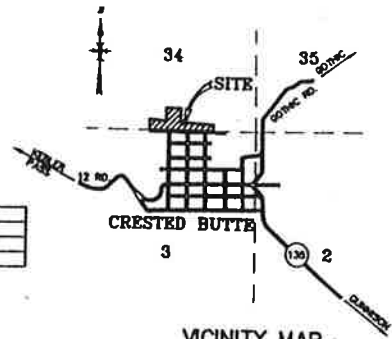
LEGEND
 • = 5/8" X 18" REBAR WITH 1-1/2" CAP TO BE SET WITHIN 90 DAYS OF THE RECORDING DATE OF THIS PLAT DUE TO SITE CONDITIONS.

ACREAGE SUMMARY

LOTS AND PARK	8.50
RUTH'S ROAD	0.74
BUTTE AVE. DEDICATION	0.34
TOTAL	2.52

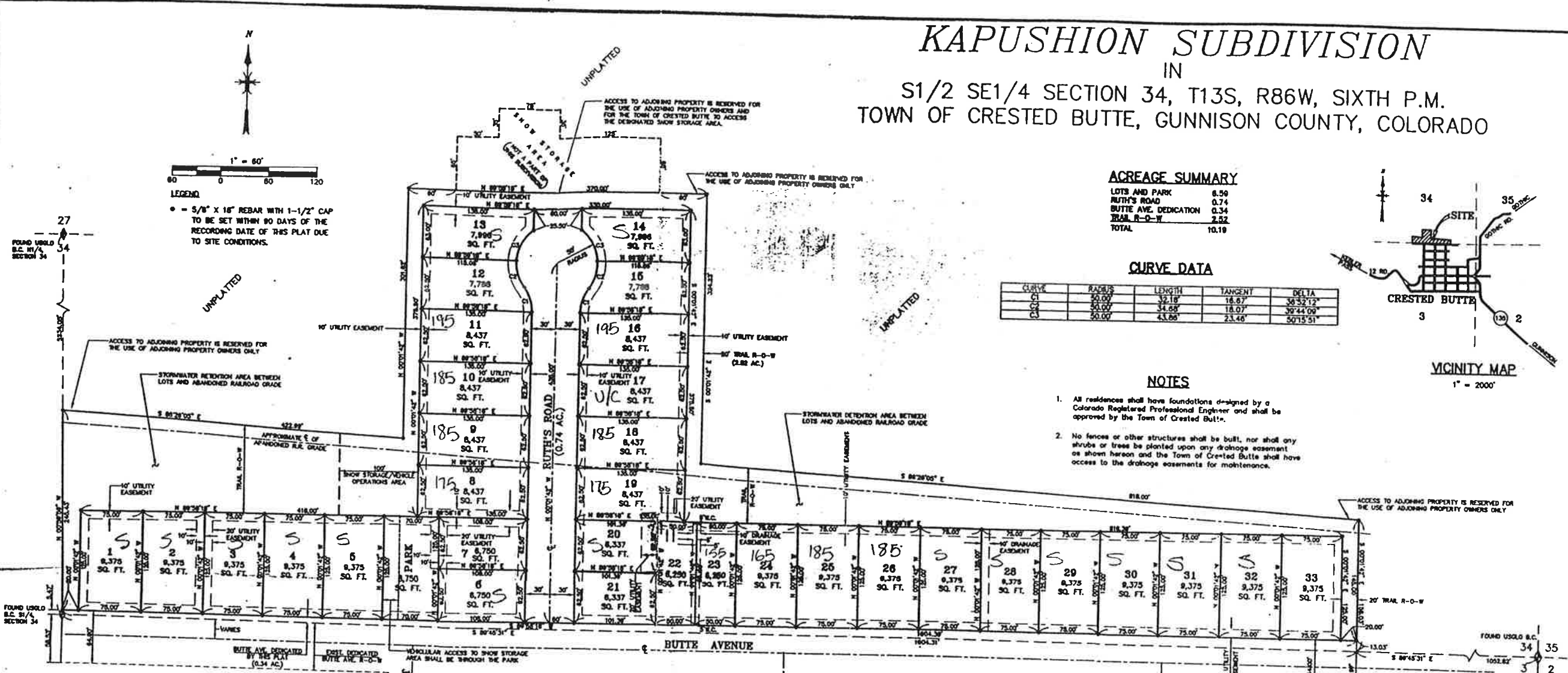
CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	50.00	32.19	18.67	36.3212°
C2	50.00	34.68	18.07	39.4400°
C3	50.00	43.86	23.46	50.7551°



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 Southeast Corner of said Section 34 bears S 89°45'31" E 1052.82 FT.; thence N 00°01'42" W 158.03 FT.; thence N 86°28'05" W 818.00 FT.; thence N 00°01'42" W 324.23 FT.; thence N 89°28'11" W 370.00 FT.; thence S 00°01'42" E 301.82 FT.; thence N 86°28'05" W 422.99 FT.; thence S 00°50'56" E 250.90 FT. to the S1/4 corner of said Section 34; thence S 89°45'31" E 1804.31 FT. to the point of beginning, containing 10.19 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

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. Stacy*
Vice President

ATTORNEY'S OPINION

David Leisner being an Attorney-at-Law duly licensed to practice before the 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 this to such lands is in the dedication free and clear of all liens, taxes and encumbrances, except as follows: *1. A 20' x 20' easement for a well in Block 21 at the SW corner of Block 21 at the NW corner of Block 21 and the NW corner of Block 21.*

Dated this 3rd day of April, 1995.

David Leisner
Attorney-at-Law
Colorado Registration No. 2740

APPROVAL BY TOWN COUNCIL

The hereon plat of KAPUSHION SUBDIVISION is approved for filing this 3rd 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 satisfactory 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
Mayor: *John Smith*
Town Clerk: *Benny Jager*

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 1/1/98. Witness my hand and seal *David Leisner*
Notary Public
Address: P.O. Box 187, Crested Butte, CO 81224

STATE OF COLORADO

COUNTY OF Gunnison

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

My commission expires 1/1/98. Witness my hand and seal *Allen R. Stacy*
Notary Public
Address: P.O. Box 429, Crested Butte, CO 81221

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

SURVEYOR'S CERTIFICATE

I, Ronald K. Barrett, do hereby certify that I am a Registered Land Surveyor in the State of Colorado, duly licensed to practice before the 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 this to such lands is in the dedication free and clear of all liens, taxes and encumbrances, except as follows: *1. A 20' x 20' easement for a well in Block 21 at the SW corner of Block 21 at the NW corner of Block 21 and the NW corner of Block 21.*

Dated this 3rd day of April, 1995.

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

PROTECTIVE COVENANTS

The Declarations of Covenants, Conditions and Restrictions for KAPUSHION SUBDIVISION are recorded in Book 762, Page 178, Reception No. 459077 in the Gunnison County Clerk and Records Office.

RECORDERS CERTIFICATE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 6th day of April, 1995, time 4:15 PM, under Reception No. 459077.

James M. Retigan
Gunnison County
Clerk and Recorder



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