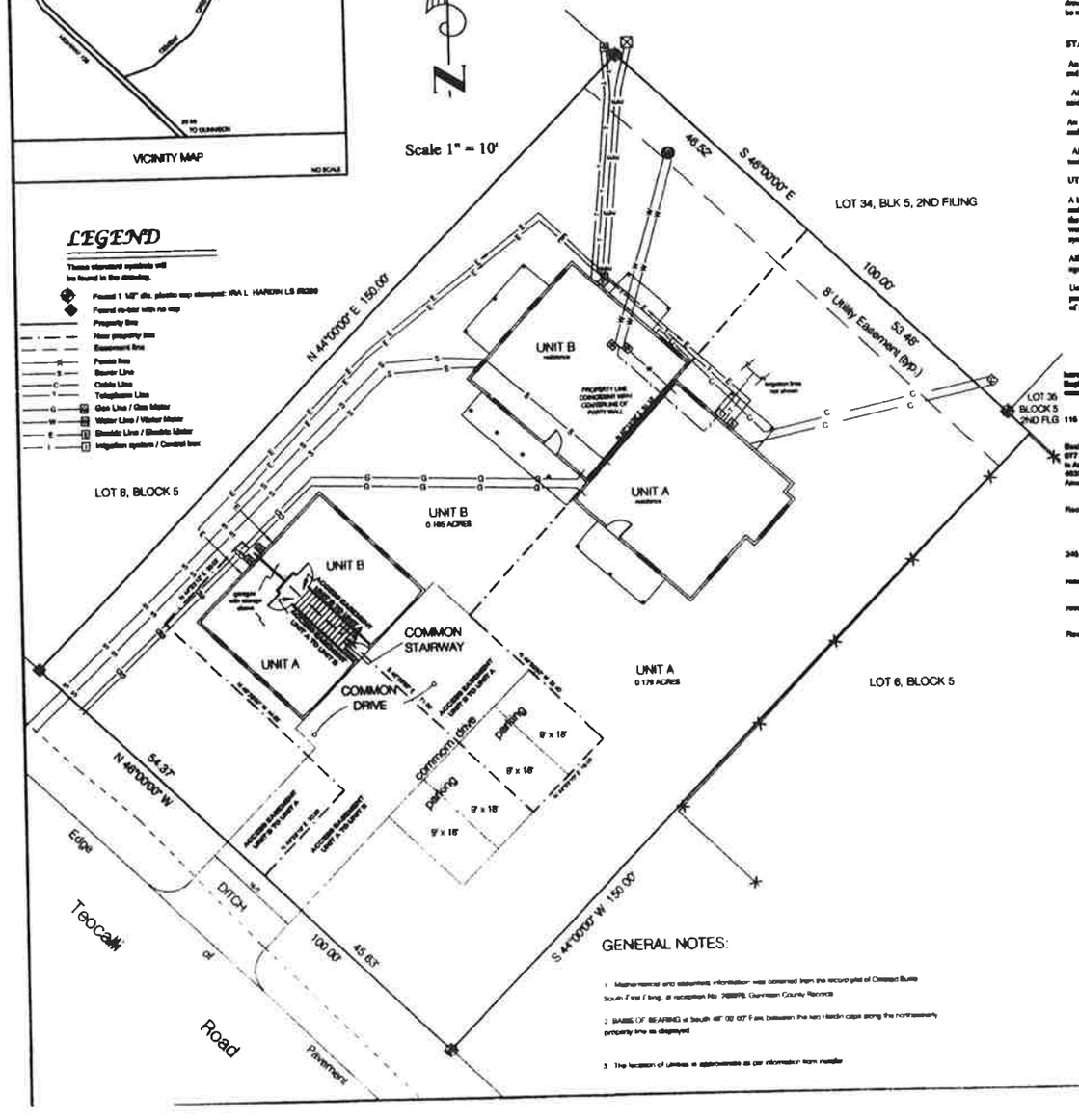
PLAT OF
DOUBLE EAGLE TOWNHOMES

located within
LOT 7, BLOCK 5
CRESTED BUTTE SOUTH-FIRST FILING SUBDIVISION
GUNNISON COUNTY, COLORADO

VICINITY MAP



GENERAL NOTES:

1. Mathematical and easements information was obtained from the record plat of Crested Butte South-First Filing, at reception No. 268978, Gunnison County Records.
2. BASIS OF BEARING is South 46° 00' 00" East between the two Hardin caps along the northeasterly property line as displayed.
3. The location of utilities is approximate as per information from maps.

EASEMENT NOTES:

DRIVEWAY EASEMENTS

An easement for the purpose of ingress and egress for the owner of Unit A, his heirs, successors, and assigns, across the property designated as Unit B, more particularly described as follows:
That portion of the existing common driveway area contained within the property designated as Unit B

An easement for the purpose of ingress and egress for the owner of Unit B, his heirs, successors, and assigns, across the property designated as Unit A, more particularly described as follows:
That portion of the existing common driveway area contained within the property designated as Unit A

Said common driveway area shall be strictly defined on site as the dividing line between the driveway surface and vegetated sod or landscaped areas. It is recommended that this dividing line be made apparent through the use of boulders, plantings, or other landscape materials

STAIRWAY EASEMENTS

An easement for the purpose of ingress and egress for the owner of Unit A, his heirs successors, and assigns, across the property designated as Unit B, more particularly described as follows:

All of the existing common stairway area, and adjacent landing areas at the top and bottom of said stairway designated as Unit B to a point on the outside of drywall.

An easement for the purpose of ingress and egress for the owner of Unit B, his heirs, successors, and assigns, across the property designated as Unit A, more particularly described as follows:

All of the existing common stairway area, and adjacent landing areas at the top and bottom of said stairway designated as Unit A to a point on the outside of drywall

UTILITY EASEMENT

A blanket easement exists upon, across and over Lot 7, Block 5, Crested Butte South First Filing and under Unit A and B and the improvements thereof thereon, for the benefit of all owners, for the installation, maintenance, replacement, and repair of all utilities including but not limited to water, sewer, gas, telephone, electricity and cable television, together with the lawn sprinkler system and drainage facilities.

All utility locations are approximate and shall not be relied upon for construction, the appropriate agencies should be contacted before digging.

Units A and B are subject to a blanket utilities easement as set forth in paragraph VII B. of the party wall agreement for Double Eagle Townhomes recorded as reception No. _____ of the Gunnison County Clerk and Records Office.

ATTORNEY'S OPINION

I, Jill T. Fenster, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is held in the names of Double Eagle Realty Partners, LLP, a Colorado limited liability partnership, and is free and clear of all liens, claims, encumbrances, restrictions and reservations except as follows:

1. Reservations contained in the United States Patents recorded in Book 101 at Page 248, Book 116 at Page 388, and Book 164 at Pages 128 and 358.
2. Restrictions contained in the Covenants and Restrictions of Crested Butte South recorded in Book 488 at Page 494, and/or the Resolutions contained in Book 668 at Page 204, Book 691 at Page 284, Book 677 at Page 570, Book 677 at Page 591, Book 694 at Page 691, Book 733 at Page 748, Book 797 at Page 223, in Amendments recorded in Book 702 at Pages 202, 205, 291 and 295, as Reception Nos. 460591, 460592, 463918, 467926, 469944, 500428, 514482, 517926, 531661, 536868, 538328, and 544209 and the Amendment recorded bearing Reception No. 472225.
3. Easements, covenants, conditions and/or restrictions contained on the Plat recorded bearing Reception No. 265979.
4. Terms and conditions as contained in Resolution recorded in Book 735 at Page 216
5. Easement and right of way for cattle driveway reserved in the Warranty Deed recorded in Book 346 at Page 364.
6. Terms and conditions of the consideration consistent for said right of way over the streets and roads in Crested Butte South, all filings, as granted by the instrument recorded in Book 668 at Page 267
7. Tenants Declaration and Party Wall Agreement of DOUBLE EAGLE TOWNHOMES recorded bearing Reception No. 564564.
8. Deeds of Trust for the benefit of _____ recorded bearing Reception No. 558978.
9. Notice of Architectural Review Conditions recorded bearing Reception No.547308
10. _____

Dated this 7th day of March, 2005

WILDERSON, O'HAYRE, DAWSON & PRINCEN, P.C.
P.O. Box 176
139 N. Taylor Street
Gunnison, Colorado 81230
Telephone No. (970) 641-3389

LAND SURVEYOR'S CERTIFICATE

I, Kurt Citron, being a Registered Land Surveyor in the State of Colorado do certify that this Townhome Plat of DOUBLE EAGLE TOWNHOMES, Units A and B was made by me and under my supervision and to accurate to the best of my knowledge, that the improvements as constructed conform substantially to this townhome map, that this map fully and accurately depicts the layout, measurements and location of all of the improvements on the real property, the townhome designation.

Dated this 2nd day of February, 2005

Kurt Citron
Registered Land Surveyor
Colorado L.S. No. 35575

MERIDIAN DESIGN 970-349-5034
BOX 1657, CRESTED BUTTE CO, 81224

DEDICATION:

Double Eagle Realty Partners, LLP, a Colorado limited liability partnership, and The Gunnison Bankhead Trust, being the owners and lienholders of the land described as follows:

1. Description. The legal description of the real property laid out and platted is as follows:

Lot 7, Block 5, CRESTED BUTTE SOUTH, FIRST FILING, County of Gunnison, State of Colorado.

In Gunnison County, Colorado, under the name of DOUBLE EAGLE TOWNHOMES, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate and convey to the owners of units within this subdivision and their guests, but not to the public at large, the common right to use streets, alleys, roads and other areas as shown hereon and hereby dedicate those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon.

2. Townhome Declaration. The real property laid out and platted as DOUBLE EAGLE TOWNHOMES, Units A and B, are platted and dedicated pursuant to the terms and conditions of the Townhome Declaration and Party Wall Agreement of DOUBLE EAGLE TOWNHOMES, dated _____, and recorded _____, 2005, bearing Reception No. _____ of the records of Gunnison County, Colorado.

In witness whereof, _____ of Double Eagle Realty Partners, LLP, a Colorado limited liability partnership, and _____ of Double Eagle Realty Partners, LLP, a Colorado limited liability partnership, have executed these presents this _____ day of _____, 2005. The Gunnison Bankhead Trust Company

DOUBLE EAGLE REALTY PARTNERS, LLP,
a Colorado limited liability partnership

By: _____
Title: _____

THE GUNNISON BANKHEAD TRUST

By: _____
Title: _____

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this 1st day of March, A.D. 2005, by _____ as _____ of Double Eagle Realty Partners, LLP, a Colorado limited liability partnership.

Witness my hand and official seal.
My commission expires: _____
My address is: _____

Notary Public

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing instrument was acknowledged before me this 2nd day of March, A.D. 2005, by _____ as _____ of The Gunnison Bankhead Trust Company.

Witness my hand and official seal.
My commission expires: _____
My address is: _____

Notary Public

BOARD OF COUNTY COMMISSIONERS APPROVAL:

This subdivision plat of DOUBLE EAGLE TOWNHOMES, is approved this 7th day of March, A.D. 2005, and the private dedication of roads and common areas is approved on the condition that such roads and common areas shall be maintained by said unincorporated, by and at the expense of the said owners and not by Gunnison County or any other public agency.

Chairman

SEAL

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This Townhome Plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 7th day of March, A.D. 2005, Reception No. 564981.
Time 9:00 Am Date 3-8-2005

County Clerk

563401