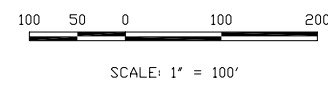
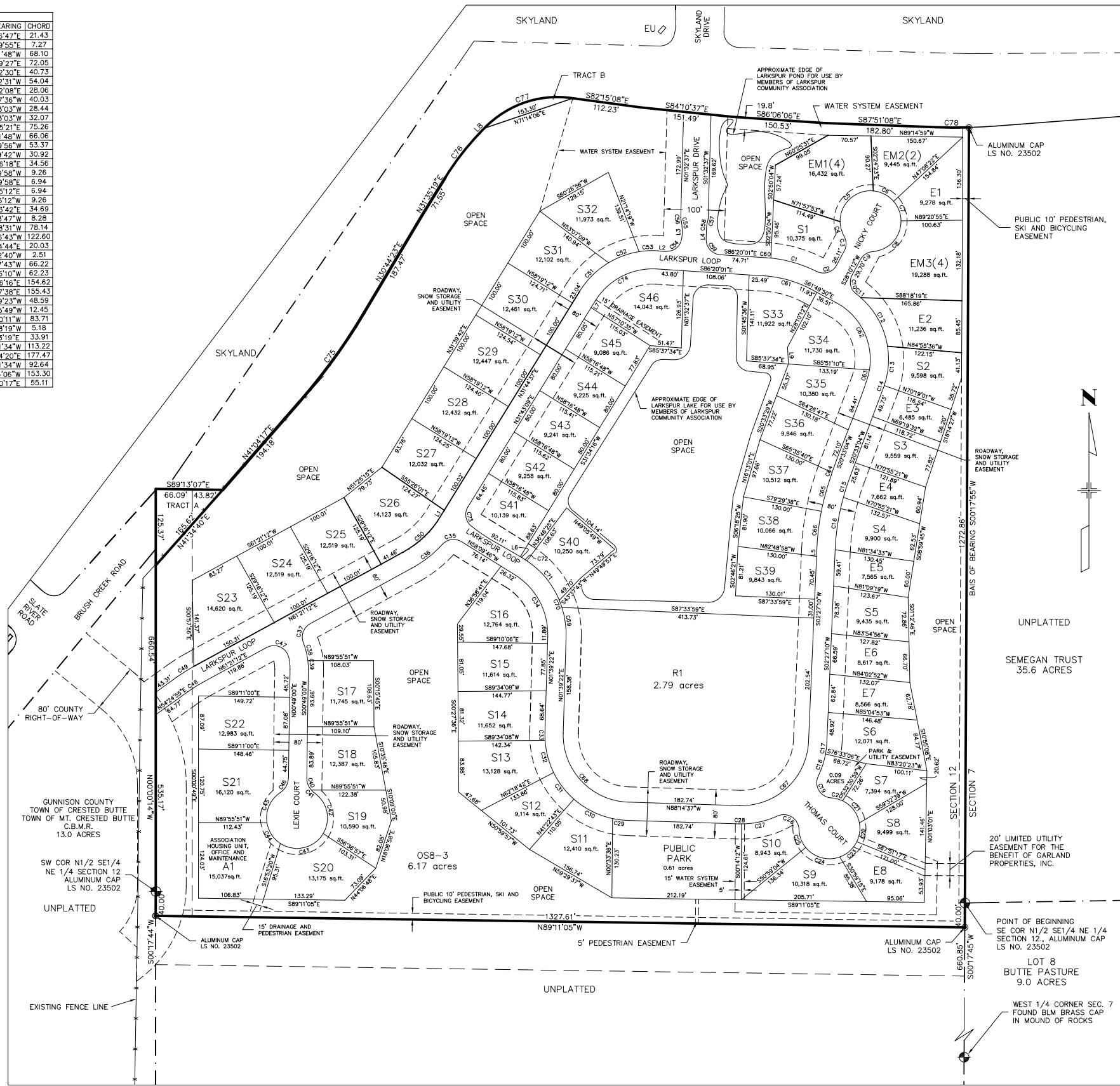


PLAT OF
LARKSPUR
 LOCATED WITHIN THE
 E1/2 NE1/4 SECTION 12
 T14S, R86W, 6TH PRINCIPAL MERIDIAN
 GUNNISON COUNTY, COLORADO

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CHORD
C1	78.36	215.00	20°52'58"	N73°41'03"W	77.93
C2	38.65	25.00	88°35'14"	N72°27'49"E	34.92
C3	25.21	25.00	57°46'09"	N00°42'53"W	24.15
C4	25.23	50.00	28°54'42"	S15°08'36"E	24.96
C5	83.61	50.00	95°48'34"	S47°13'02"W	74.20
C6	38.44	50.00	44°03'06"	N62°51'08"W	37.50
C7	35.06	50.00	40°10'31"	N20°44'21"W	34.35
C8	75.56	50.00	86°35'25"	N42°38'38"E	68.58
C9	25.21	25.00	57°46'09"	S57°03'16"W	24.15
C10	33.23	24.02	79°15'21"	S13°07'25"E	30.64
C11	10.29	135.00	4°21'56"	N50°35'13"W	10.28
C12	92.55	135.00	39°16'45"	N28°45'53"E	90.75
C13	65.52	135.00	27°48'25"	N04°46'42"E	64.88
C14	4.40	135.00	1°52'10"	N19°36'59"E	4.40
C15	34.39	385.23	5°06'55"	S17°59'17"W	34.38
C16	87.22	385.23	12°58'21"	S08°56'40"W	87.03
C17	19.46	140.00	7°57'55"	N06°26'07"E	19.45
C18	38.16	140.00	15°37'02"	N18°13'36"E	38.04
C19	49.23	25.00	112°48'59"	S30°22'23"E	41.65
C20	19.57	50.00	22°25'43"	N75°34'01"W	19.45
C21	47.22	50.00	54°00'31"	N37°17'54"W	45.48
C22	31.77	50.00	36°24'36"	N07°57'40"E	31.24
C23	38.41	50.00	44°00'49"	N48°10'22"E	37.47
C24	61.79	50.00	70°48'18"	S74°25'04"E	57.93
C25	32.36	50.00	37°04'42"	S20°28'35"E	31.80
C26	49.23	25.00	112°48'59"	N58°20'43"W	41.65
C27	60.70	140.00	24°50'35"	N77°40'05"E	60.23
C28	4.07	140.00	1°40'00"	S89°04'37"E	4.07
C29	24.90	140.00	10°11'19"	S83°08'58"E	24.86
C30	71.92	140.00	29°26'02"	S63°20'18"E	71.13
C31	55.24	140.00	22°36'19"	S37°19'07"E	54.88
C32	54.89	140.00	22°27'56"	S14°46'59"E	54.54
C33	12.72	140.00	5°12'23"	S00°56'50"E	12.72
C34	120.06	115.00	59°49'08"	N28°15'12"W	114.68
C35	34.64	25.00	79°22'40"	S82°08'54"W	31.93
C36	63.31	192.00	18°53'38"	N51°54'23"E	63.03
C37	36.24	25.00	83°03'39"	S19°49'22"W	33.15
C38	30.20	115.00	15°02'51"	N14°11'02"W	30.12
C39	15.01	115.00	7°28'36"	N02°55'18"W	15.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CHORD
C40	21.92	30.00	41°51'34"	S20°06'47"E	21.43
C41	7.28	30.00	13°54'42"	S47°59'55"E	7.27
C42	74.92	50.00	85°50'57"	N12°01'48"W	68.10
C43	80.45	50.00	92°11'33"	N76°59'27"E	72.05
C44	41.95	50.00	48°04'34"	S32°52'30"E	40.73
C45	57.09	50.00	65°25'30"	S23°52'31"W	54.04
C46	29.20	30.00	65°46'18"	N28°42'08"E	28.06
C47	46.41	25.00	106°22'25"	N65°27'36"W	40.03
C48	28.46	235.00	6°56'18"	S57°53'03"W	28.44
C49	32.09	265.00	6°56'18"	S57°53'03"W	32.07
C50	75.95	162.00	26°51'42"	N47°55'21"E	75.26
C51	66.69	139.99	27°17'35"	S45°21'48"W	66.06
C52	53.70	139.99	21°58'40"	S69°59'56"W	53.37
C53	30.98	139.99	12°40'51"	S87°19'42"W	30.82
C54	38.59	24.00	92°07'22"	N47°36'18"E	34.56
C55	9.30	30.00	17°45'10"	N07°19'58"W	9.26
C56	6.97	22.50	17°45'10"	S07°19'58"E	6.94
C57	6.97	22.50	17°45'10"	N10°25'12"E	6.94
C58	9.30	30.00	17°45'10"	S10°25'12"W	9.26
C59	38.34	25.00	87°52'38"	S42°33'42"E	34.69
C60	8.29	215.00	2°12'29"	N85°13'47"W	8.28
C61	78.73	185.00	24°23'00"	N74°08'31"W	78.14
C62	130.91	105.00	71°26'11"	N26°06'43"W	122.60
C63	20.06	105.00	10°56'41"	N15°04'44"E	20.03
C64	2.51	415.00	0°20'48"	S20°22'40"W	2.51
C65	66.29	415.00	9°09'05"	S15°37'43"W	66.22
C66	62.29	415.00	8°36'00"	S06°45'10"W	62.23
C67	171.45	110.00	89°18'13"	N47°06'16"E	154.62
C68	172.60	110.00	89°53'59"	S43°17'38"E	155.43
C69	48.82	145.00	19°17'30"	N07°59'23"W	48.59
C70	12.46	145.00	4°55'22"	N20°05'49"W	12.45
C71	84.92	145.00	33°33'23"	N39°20'11"W	83.71
C72	5.18	145.00	2°02'53"	N57°08'19"W	5.18
C73	37.85	24.00	89°52'54"	S13°13'19"E	33.91
C74	118.93	110.00	61°56'50"	S62°41'34"W	113.22
C75	177.71	985.54	10°19'54"	N35°54'20"E	177.47
C76	92.82	436.63	12°12'29"	S37°41'34"W	92.64
C77	159.31	166.38	64°51'44"	S71°14'06"W	153.30
C78	55.12	867.96	3°38'18"	S89°40'17"E	55.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.30	N31°44'37"E
L2	13.61	S86°20'01"E
L3	16.61	N01°32'37"E
L4	18.91	S01°32'37"W
L5	12.17	S02°27'10"W
L6	7.71	N58°09'46"W
L7	13.48	N31°43'09"E
L8	11.04	N43°47'48"E
L9	27.72	N03°05'35"W



BUILDING SETBACKS
 FRONT LOT CUL-DE-SACS (FROM ROADWAY EASEMENT) 10 FEET
 FRONT LOT ALL OTHER (FROM ROADWAY EASEMENT) 0 FEET
 SIDE LOT (ALL) 15 FEET
 REAR (TYPICAL) 20 FEET
 REAR (LOTS S33-S46)

PLAT OF
LARKSPUR
 GUNNISON COUNTY, COLORADO

Prepared By: **NCW & Associates**
 P.O. Box 3688 Crested Butte
 272 Goren St. Colorado 81224
 (970) 349-6384 Fax (970) 349-6297

PROJECT: 5075.00 DWG.: PLAT 080206
 DATE: 8/21/06 SHEET 2 OF 2