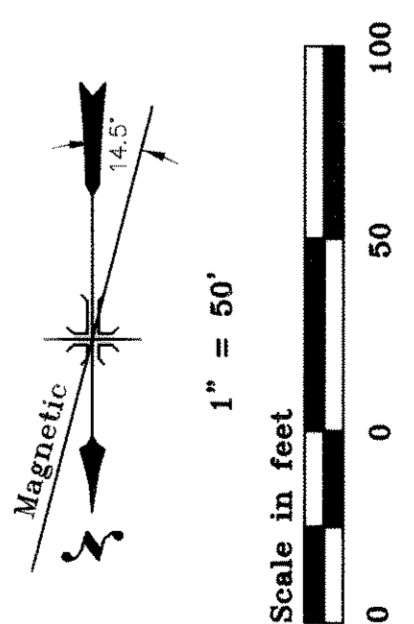
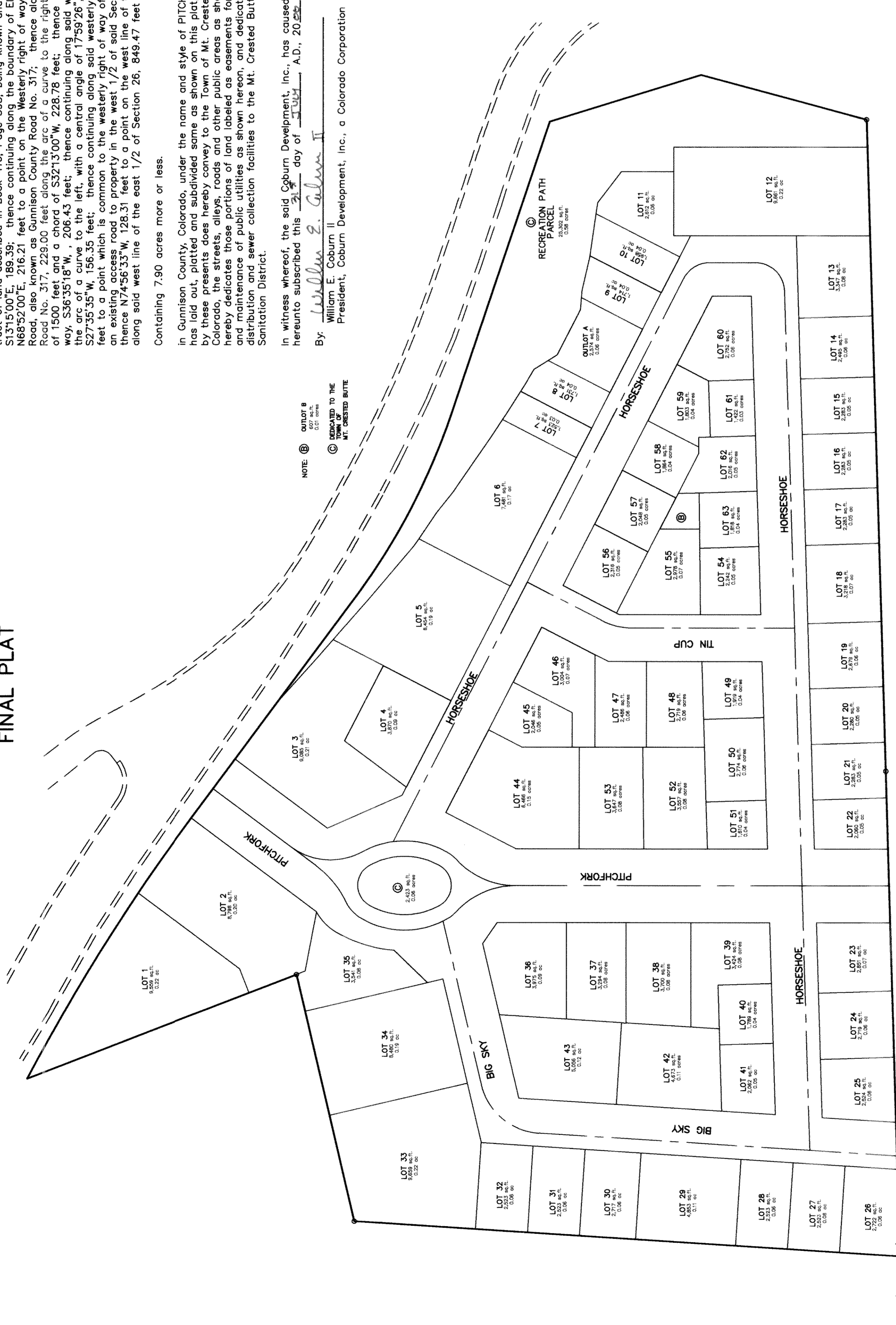


PITCHFORK

ZONED P.U.D. II
SITUATED IN THE E1/2 OF SECTION 26
TOWNSHIP 13 SOUTH, RANGE 86 WEST
6TH. P.M., GUNNISON COUNTY, COLORADO

FINAL PLAT



DEED RESTRICTIONS
The following lots will be subject to a deed restriction, to be recorded prior to issuance of a certificate of occupancy.

Lot 1	6 of 6 units
Lot 2	2 of 4 units
Lot 3	2 of 4 units
Lot 7	Cottage
Lot 9	Cottage
Lot 34	6 of 6 units
Lot 35	2 of 2 units
Lot 44	2 of 4 units
Lot 51	Cottage
Lot 55	Cottage
Lot 57	Cottage
Lot 58	Cottage
Lot 63	Cottage

Local owner occupied, Resale price capped
Local owner occupied or local long term rental
Local owner occupied or local long term rental
Local owner occupied
Local owner occupied
Local long-term rental
Local owner occupied or local long term rental
Local owner occupied, Resale price capped
Local owner occupied, Resale price capped
Local owner occupied
Local owner occupied

PLAT NOTE
The "New Urbanism" land use configuration of Pitchfork includes very small lots, significantly reduced setbacks, reduced right-of-way widths, and other unconventional land use parameters which are not contemplated in the Mt. Crested Butte Subdivision and Zoning Code. With great deliberation, Town officials have approved this configuration to help accommodate a significant affordable housing commitment offered by the developer. Mt. Crested Butte has imposed development standards that are at a minimum necessary to maintain the health, safety and welfare of the Pitchfork residents. However, home owners and/or occupants of the Pitchfork will be subjected to difficult living situations during periods of significant snow fall. For example, cars parked adjacent to the road will be plowed-in, and driveways will be blocked by snow bank furrows caused by plowing.

SNOW PLOWING
In the event that normal snow plowing damages improvements on a Lot, the Town shall not be responsible for such damage if the Town did not deposit snow on the Lot beyond the snow storage easement. As used herein, "normal snow plowing" means plowing of snow by a plow moving along a street parallel to vehicular travel but shall not include plowing of a snow or pushing back snow banks by a plow moving in any direction other than along a street parallel to vehicular travel.

Dedication
Know all men by these presents: That Coburn Development, Inc., a Colorado corporation, being the owner of the land described as follows:

A tract of land located in the east 1/2 of said Section 26, Township 13 South, Range 86 West, 6th Principal Meridian, Gunnison County, Colorado, more particularly described as follows:

BEGINNING at a point on the west line of the east 1/2 of said Section 26, from which the north quarter corner bears N07°43'44"W, 2843.04 feet; thence along a tract of land described in Book 477, Page 143, being known and platted as Snowfall Point Condominiums, S86°23'28"E, 408.08 feet; thence along a bearing and distance of S13°15'00"E, 186.58 feet; thence along the bearing and distance of E18°00'00"N, 116.21 feet; thence along the bearing and distance of N66°52'00"E, 216.21 feet to a point on the westerly right of way of the Crested Butte-Gothic County Road, also known as Gunnison County Road No. 317; thence along the westerly right of way of said Road No. 317, 229.00 feet along the arc of a curve to the right, with a central angle of 084°44'50", a radius of 1500 feet and a chord of S32°13'00"W, 228.78 feet; thence continuing along said westerly right of way, S36°35'18"W, 206.43 feet; thence continuing along said westerly right of way, 157.00 feet along the arc of a curve to the left, with a central angle of 17°59'26", a radius of 500.00 feet, and a chord of S27°35'35"W, 156.35 feet; thence continuing along said westerly right of way, S18°35'52"W, 229.52 feet to a point which is common to the westerly right of way of said Gunnison County Road No. 317 and an existing access road to property in the west 1/2 of said Section 26; thence S72°52'51"W, 116.43 feet; thence N74°36'33"W, 128.31 feet to a point on the west line of the east 1/2 of said Section 26; thence along said west line of the east 1/2 of Section 26, 849.47 feet to the POINT OF BEGINNING.

Containing 7.90 acres more or less.

in Gunnison County, Colorado, under the name and style of PITCHFORK, has laid out, platted and subdivided same as shown on this plat, and by these presents does hereby convey to the Town of Mt. Crested Butte, Colorado, the streets, alleys, roads and other public areas as shown hereon and hereby dedicates those portions of land labeled as easements for the installation and maintenance of public utilities as shown hereon, and dedicates all water distribution and sewer collection facilities to the Mt. Crested Butte Water and Sanitation District.

In witness whereof, the said Coburn Development, Inc., has caused its name to be hereunto subscribed this 21st day of JULY, A.D., 2010.

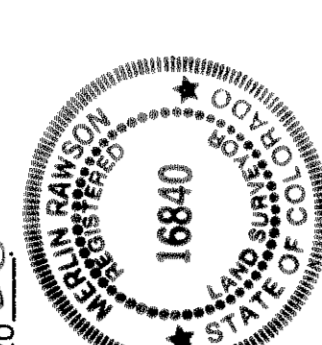
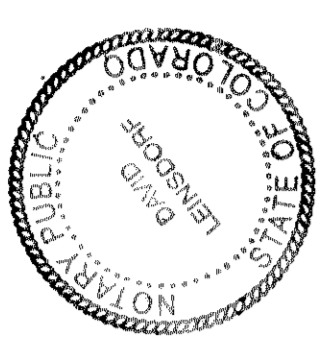
By: William E. Coburn II
President, Coburn Development, Inc., a Colorado Corporation

(Notarial)
State of Colorado
County of Gunnison
The foregoing instrument was acknowledged before me this 21st day of July, A.D., 2010, by William E. Coburn II, President of Coburn Development, Inc. My commission expires on Sept. 13, 2010.

Witness my hand and official seal
(Signature) David D. Anderson (Seal)

Land Surveyor's certificate
Merlin Rauson, being a registered land surveyor in the state of Colorado, do hereby certify that this plat consisting of 3 pages and survey of PITCHFORK was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments will be set at all boundary corners upon completion of the construction of all improvements.

Dated this 5th day of July, A.D., 2010.
(Signature) Merlin Rauson (Seal)
Land Surveyor
Colorado Registration Number: 16840



Attorney's opinion
I, David Leinsdorf, 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 title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:

1. United States Patent recorded in Book 101 at Page 449.
2. Any tax, assessment, fees or charges by reason of the inclusions of the subject property in the Mt. Crested Butte Water and Sanitation District and within the Town of Mt. Crested Butte Special Improvement District.
3. Any right of way for a sewer line as shown on the plat of Snowfall Point Condominiums bearing Reception No. 299998.

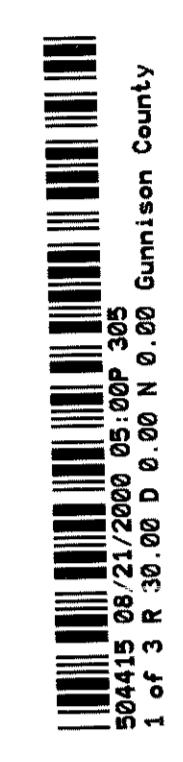
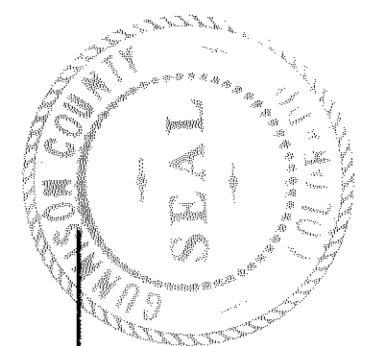
4. License Agreement recorded in Book 702 at Page 66.
5. Trust Assignment of Rents and Leases and Assignment of Public Utility Receivables, respectively, recorded in Book 50338 and 50337, November 5, 2007, A.D., 2007.

Dated this 21st day of July, A.D., 2010.
Signature David Leinsdorf
David Leinsdorf, Attorney-at-Law, Reg. # 2740

Mt. Crested Butte Town Council
The within plat of PITCHFORK is approved for filing this 5th day of July, 2010. The dedication of the public ways shown hereon are accepted by the Town of Mt. Crested Butte, 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 subdivision, and a resolution of the Council accepting the same has been adopted and placed of record.

Town Council
Mt. Crested Butte, Colorado
By: Donna Atwood
Mayor
Deputy Town Clerk

Gunnison County Clerk and Recorder's acceptance
This plat was accepted for filing in the Office of the Clerk and Recorder of Gunnison County, Colorado, on this 21st day of July, A.D., 2010.
Reception number 504415
Time 5:20 PM
Date July 21, 2010
County Clerk Donna Atwood

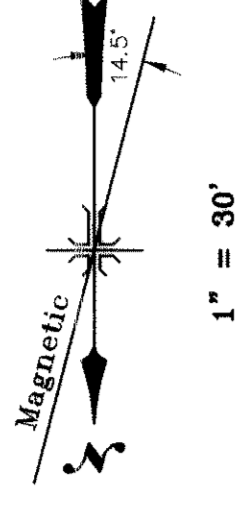


1 of 3 R 30.00 D 0.00 N 0.00 Gunnison County

PITCHFORK

ZONED P.U.D. II
 SITUATED IN THE E1/2 OF SECTION 26
 TOWNSHIP 13 SOUTH, RANGE 86 WEST
 6TH. P.M., GUNNISON COUNTY, COLORADO

FINAL PLAT



Scale in feet
 0 30 60
 1" = 30'

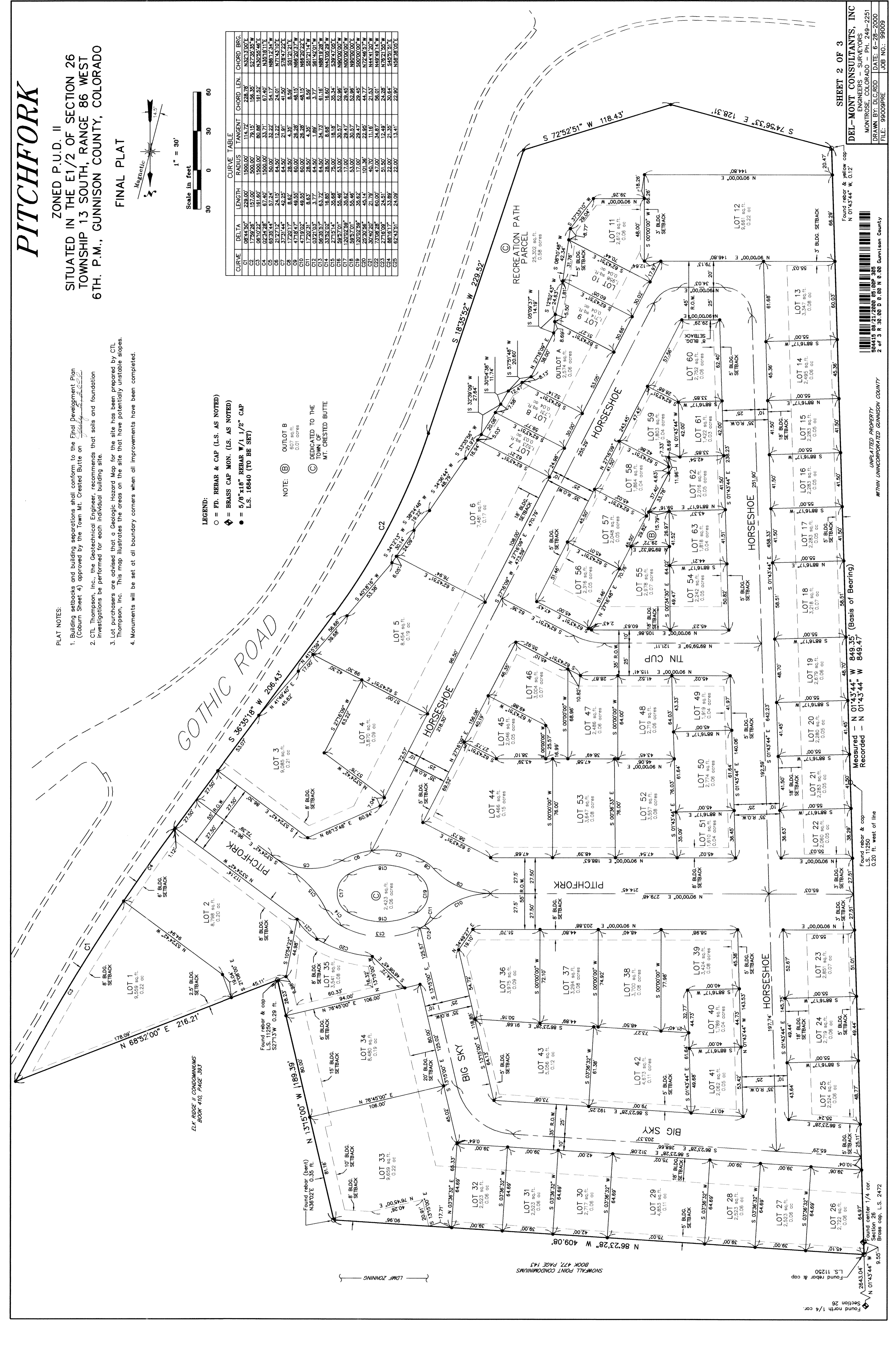
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG.
C1	08°44'56"	229.00'	1500.00'	14.72'	228.78'	N32°13'00"E
C2	10°00'00"	150.00'	1500.00'	26.18'	149.97'	N82°00'00"E
C3	08°44'56"	229.00'	1500.00'	14.72'	228.78'	N32°13'00"E
C4	02°34'28"	87.40'	1500.00'	33.71'	87.40'	N85°18'11"E
C5	02°34'28"	87.40'	1500.00'	33.71'	87.40'	N85°18'11"E
C6	21°21'12"	241.5'	64.50'	12.22'	240.1'	N71°43'10"E
C7	37°31'44"	42.25'	64.50'	21.91'	41.50'	S78°47'22"E
C8	17°20'02"	8.87'	28.50'	4.35'	8.87'	S81°21'21"E
C9	47°19'02"	48.55'	60.00'	28.28'	48.15'	N85°20'22"E
C10	17°20'02"	8.87'	28.50'	4.35'	8.87'	S81°21'21"E
C11	02°34'28"	86.3'	28.50'	1.89'	85.9'	S81°42'01"W
C12	02°34'28"	3.77'	64.50'	34.73'	61.16'	N81°12'28"W
C13	56°35'57"	63.77'	64.50'	16.60'	63.60'	N43°02'28"W
C14	33°52'02"	16.85'	28.50'	16.19'	35.34'	S89°17'05"E
C15	27°15'14"	35.68'	75.00'	18.19'	35.68'	N82°00'00"E
C16	12°02'58"	35.65'	17.00'	20.47'	29.45'	N80°00'00"E
C17	12°02'58"	35.65'	17.00'	20.47'	29.45'	N80°00'00"E
C18	59°57'01"	55.46'	53.00'	30.57'	52.86'	N80°00'00"E
C19	120°02'59"	35.65'	17.00'	29.47'	29.45'	N80°00'00"E
C20	29°30'58"	45.14'	101.35'	22.95'	44.77'	N72°46'57"W
C21	30°40'20"	21.79'	40.70'	11.16'	21.53'	N44°41'20"W
C22	73°08'28"	60.00'	47.00'	34.87'	56.01'	N49°39'14"W
C23	66°18'17"	53.81'	22.00'	21.35'	53.64'	S45°15'15"E
C24	66°18'17"	53.81'	22.00'	21.35'	53.64'	S45°15'15"E
C25	62°43'51"	24.09'	22.00'	13.41'	22.90'	N58°38'05"E

- LEGEND:
- = FD. REBAR & CAP (L.S. AS NOTED)
 - ◊ = BRASS CAP MON. (L.S. AS NOTED)
 - = 5/8"x18" REBAR W/1 1/2" CAP L.S. 18840 (TO BE SET)

NOTE: (B) OUTLOT B
 607 sq. ft.
 0.01 acres

(C) DEDICATED TO THE TOWN OF MT. CRESTED BUTTE

- PLAT NOTES:
- Building setbacks and building separations shall conform to the Final Development Plan (Coburn Sheet 4) approved by the Town Mt. Crested Butte on July 5, 2011.
 - CTL Thompson, Inc., the Geotechnical Engineer, recommends that soils and foundation investigations be performed for each individual building site.
 - Lot purchasers are advised that a Geologic Hazard Map for the site has been prepared by CTL Thompson, Inc. This map illustrates the areas on the site that have potentially unstable slopes.
 - Monuments will be set at all boundary corners when all improvements have been completed.



SHEET 2 OF 3
 DEL-MONT CONSULTANTS, INC
 ENGINEERS - SURVEYORS
 MONTROSE, COLORADO - PH. 249-2251
 DRAWN BY: D.LC.RDD DATE: 6-28-2000
 FILE: 99009PRE JOB NO.: 99009

UNPLATTED PROPERTY
 WITH UNINCORPORATED GUNNISON COUNTY
 594415 06/21/2000 05:00P 395
 2 of 3 R 30.00 D 0.00 N 0.00 Gunnison County

Measured - N 01°43'44" W 849.35' (Basis of Bearing)
 Recorded - N 01°43'44" W 849.47'

Found rebar & cap
 L.S. 11250
 0.20 ft. west of line

Found north 1/4 cor.
 Section 26
 Brass cap, L.S. 2472

Found rebar & cap
 Section 26
 Brass cap, L.S. 2472

