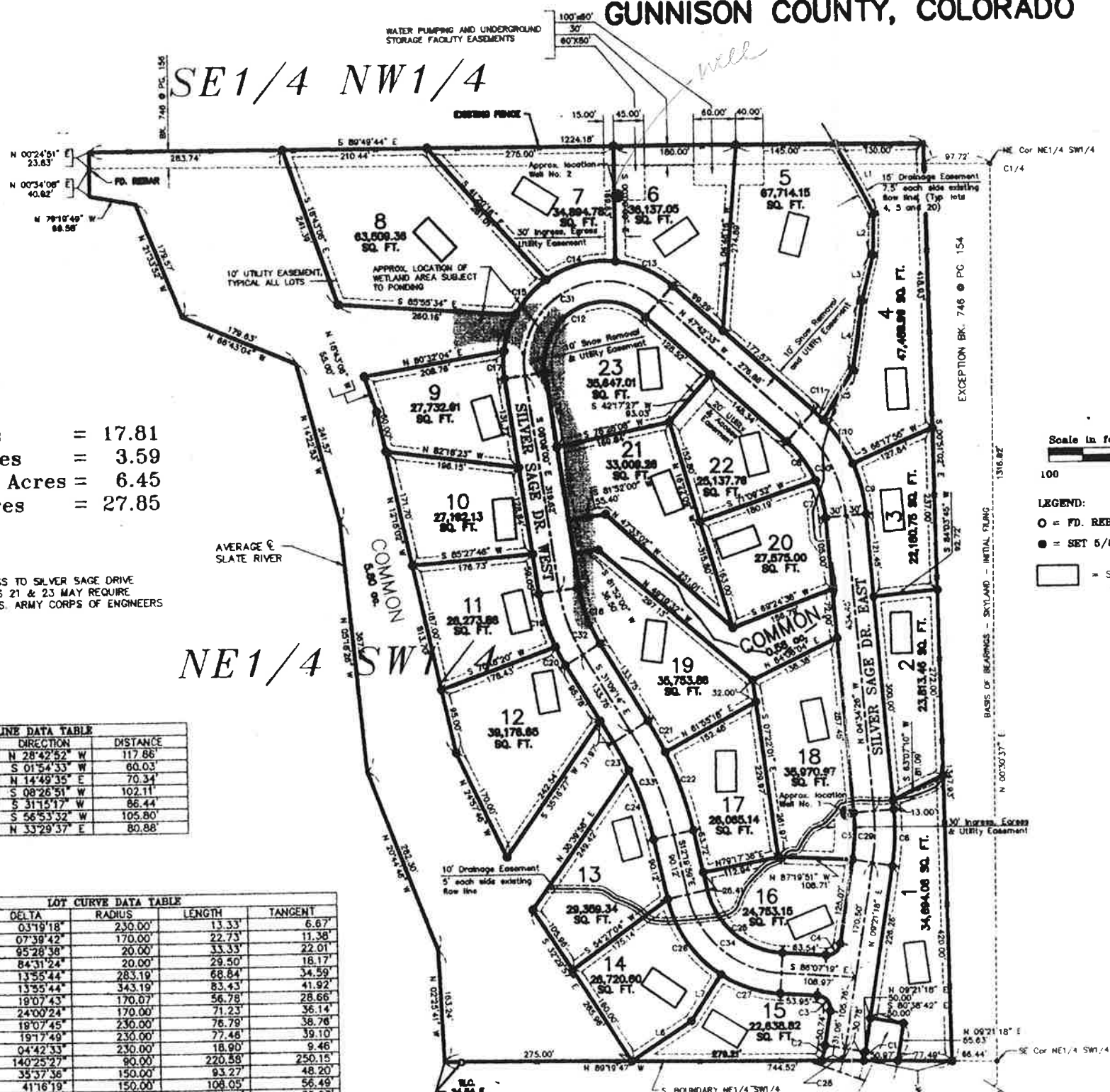


SILVER SAGE SUBDIVISION

LOCATED IN THE SE1/4 NW1/4 AND IN NE1/4 SW1/4,
SECTION 1, T14S, R86W, 6th. P.M.
GUNNISON COUNTY, COLORADO

Know all men by these presents that the undersigned being the owner of a Tract of Land located in the Southeast 1/4 Northwest 1/4 (Bk. 746 @ Pg. 156) and in Northeast 1/4 Southwest 1/4 (Bk. 567 @ Pg. 833) Section 1, T14S, R86W, Sixth Principal Meridian, Gunnison County, as shown hereon, and described as follows: Beginning at a point on the South Boundary of said NE1/4 SW1/4 where the Southeast corner thereof bears S 89°19'47"E 66.44 Ft., Thence N 89°19'47"W 744.52 Ft. along said South boundary to the average centerline of the State River; Thence along said centerline the following 7 courses: 1. N 02°25'41"W 163.24 Ft., 2. N 20°44'46"W 282.30 Ft., 3. N 05°18'26"W 367.58 Ft., 4. N 14°22'53"W 241.57 Ft., 5. N 66°43'04"W 179.63 Ft., 6. N 21°33'52"W 179.57 Ft., 7. N 79°19'49"W 69.58 Ft., Thence N 00°34'08"E 40.92 Ft., Thence N 00°24'51"E 23.63 Ft., Thence S 89°49'44"E 1224.18 Ft.; Thence S 00°51'02"E 1347.93 Ft.; to the True Point of Beginning; have by these presents caused same to be laid out, platted and subdivided under the name and style of SILVER SAGE SUBDIVISION, as shown hereon and do hereby dedicate and convey to the owners of lots, tracts and parcels within this subdivision, by not to the public at large, the common right to use streets, alleys, and other areas as hereon shown. We do hereby grant and dedicate to the county, perpetual easements, as shown, for drainage, for the use of public utility suppliers, (including Homeowner Association owned water system) for installation and maintenance of utility facilities including but not limited to, electric lines, telephone lines, water and sewer lines, together with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

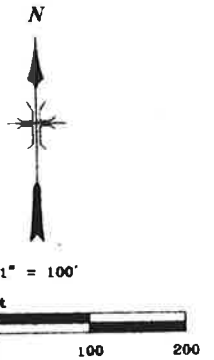


Lot Acres = 17.81
Road Acres = 3.59
Common Acres = 6.45
Total Acres = 27.85

NOTE:
DRIVEWAY ACCESS TO SILVER SAGE DRIVE WEST FROM LOTS 21 & 23 MAY REQUIRE PERMIT FROM U.S. ARMY CORPS OF ENGINEERS

LINE	DIRECTION	DISTANCE
L1	N 28°42'52" W	117.86
L2	S 01°54'33" W	60.03
L3	N 14°49'35" E	70.34
L4	S 08°28'51" W	102.11
L5	S 31°15'17" W	86.44
L6	S 56°53'32" W	105.80
L7	N 33°29'37" E	80.88

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°19'18"	230.00	13.33	6.67
C2	07°39'42"	170.00	22.73	11.38
C3	95°28'38"	20.00	33.33	22.01
C4	84°31'24"	20.00	29.50	18.17
C5	13°55'44"	283.19	68.84	34.59
C6	13°55'44"	343.19	83.43	41.92
C7	19°07'43"	170.07	56.78	28.66
C8	24°00'24"	170.00	71.23	36.14
C9	19°07'45"	230.00	76.79	38.76
C10	19°17'49"	230.00	77.46	39.10
C11	04°42'33"	230.00	18.90	9.46
C12	140°25'27"	90.00	220.58	250.15
C13	35°37'36"	150.00	93.27	48.20
C14	41°16'19"	150.00	108.05	56.49
C15	26°17'15"	150.00	68.82	35.03
C16	21°33'30"	150.00	56.44	28.56
C17	15°40'47"	150.00	41.05	20.65
C18	23°01'14"	220.00	88.39	44.80
C19	16°42'43"	280.00	81.67	41.13
C20	06°18'31"	280.00	30.83	15.43
C21	05°38'41"	530.00	52.21	26.13
C22	13°10'35"	530.00	121.68	61.21
C23	05°38'49"	470.00	46.32	23.18
C24	13°10'26"	470.00	108.07	54.27
C25	73°47'20"	120.00	154.54	90.08
C26	44°10'24"	180.00	138.78	73.04
C27	29°38'56"	180.00	93.04	47.58
SILVER SAGE DRIVE				
C28	05°09'22"	200.00	18.00	9.01
C29	13°55'44"	313.19	76.14	38.26
C30	43°08'07"	200.00	150.57	79.05
C31	140°25'27"	120.00	294.10	333.53
C32	23°01'14"	250.00	100.45	50.91
C33	18°49'15"	500.00	164.24	82.87
C34	73°47'20"	150.00	193.18	112.60



LEGEND:
 ○ = FD. REBAR & CAP (L.S. 1776)
 ● = SET 5/8"x16" REBAR W/ 1/2" CAP
 □ = Suggested Building Sites, see protective covenants

The Crested Butte Recreational Development Co.
 By: Arne Fronsdal, President
 Attest: Roderick E. Landwehr, Assistant Secretary

STATE OF COLORADO
 The foregoing signatures were acknowledged before me this _____ day of _____ A.D. 1996, by Arne Fronsdal, President & Roderick E. Landwehr, Assistant Secretary to The Crested Butte Recreational Development Co.

My commission expires _____ Witness my hand and seal _____
 Notary Public
 Address: _____

SURVEYOR'S CERTIFICATE
 I hereby certify that I am a Registered Land Surveyor of the State of Colorado and that this plat accurately represents a survey made by me or under my supervision and conforms to all applicable Gunnison County and State regulations and I further certify that the monuments shown actually exist and their positions are as shown. This plat meets the requirements of C.R.S. 38-33.3-209 as applicable to this subdivision.

M.H. Smith
 R. S. 10738
 Date _____

ATTORNEY'S OPINION
 I, Roderick E. Landwehr, being an attorney at law duly licensed to practice in the State of Colorado, do hereby certify that I have examined the title to all lands herein subdivided. Such title is held in the name of The Crested Butte Recreational Development Co., a Colorado corporation, and is free and clear of all liens, defects, encumbrances, restrictions, and reservations, except as follows:

- 1 Patent reservations contained in United States Patent recorded January 2, 1923, in Book 184 at page 184;
- 2 Terms and conditions of the "Exclusion Order", excluding the subject property from the Gunnison County Fire Protection District, and the "Inclusion Order", including the subject property in the Crested Butte Fire Protection District, recorded November 21, 1994, in Book 756 at pages 57 & 62
- 3 Terms, conditions, provisions, agreements, and obligations specified under the Agreement by and between The Crested Butte Recreational Development Co. and Newport Properties recorded May 27, 1994, in Book 746 at pages 146;
- 4 Terms, conditions, provisions, agreements, and obligations specified under the Agreement for Easement by and between River Green Properties and The Crested Butte Recreational Development, Co. recorded May 27, 1994 on Book 746 at pages 164

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt, nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated this _____ day of _____ A.D. 1996
 Roderick E. Landwehr
 Attorney at Law
 Registration No. 4945

GUNNISON COUNTY PLANNING COMMISSION APPROVAL:
 The Planning Commission of Gunnison County, Colorado, hereby recommends _____ approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this _____ day of _____ A.D. 1996

BOARD OF COUNTY COMMISSIONERS APPROVAL
 This plat of SILVER SAGE SUBDIVISION is approved this _____ day of _____ A.D. 1996, and the roads and other public areas are hereby accepted provided, however, that such acceptance shall not in any way be considered as an acceptance for maintenance purposes. Maintenance of, or snow removal from, the subject roads shall be only upon separate resolution of the Board of County Commissioners passed in accordance with such policies, resolutions or ordinances in effect at that time.

Attest: _____
 County Clerk
 Chairman

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE
 This plat was filed for record in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____ A.D. 1996, Reception No. _____ Time _____
 Date _____
 County Clerk