

AFFIDAVIT OF CORRECTION
TO THE PLAT OF
THE VERZUH RANCH ANNEXATION

Plat filed August 18, 2000, bearing Reception No.504288 in the office of the Gunnison County Clerk and Recorder, State of Colorado

I, Brenda G. Kiester, a Professional Land Surveyor in the State of Colorado, License No. 33647, prepared the plat of The Verzuh Ranch Annexation, as filed on August 18, 2000 under Reception No.504288 of the records of the Gunnison County Clerk and Recorder, State of Colorado. Said plat of The Verzuh Ranch Annexation is corrected as follows:

1. The Basis of Bearing Detail diagram located on Sheet 1 of 2 of said plat is corrected as shown on attached Exhibit A.
2. General Note #1 located on Sheet 1 of 2 of said plat and the single General Note located on Sheet 2 of 2 of said plat are corrected as shown on attached Exhibit B.
3. The 15 foot wide Drainage/Irrigation Easement located along the south boundary of the Community Park is corrected to be a 20 foot wide easement.
4. The following bearings and/or distances and/or acreages are corrected as follows and as shown on attached Exhibit C:

The bearing and distance along the north subdivision boundary is North 89 38'47" West 1410.78 feet;

The distance along the westerly subdivision boundary is 2144.00 feet;

The distance along the easterly subdivision boundary is 2605.41 feet;

The distance along the extreme southerly subdivision boundary is 949.13 feet;

The total distance along the north boundary of the Donated Developable Land is 980.52 feet;

The distance along the west boundary of the Donated Developable Land is 699.00 feet;

The distance along the northeast boundary of the Donated Developable Land is 254.10 feet;

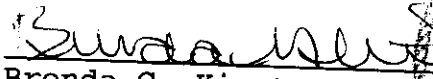
The distance along the extreme north boundary of the Private Open Space is 430.26 feet;

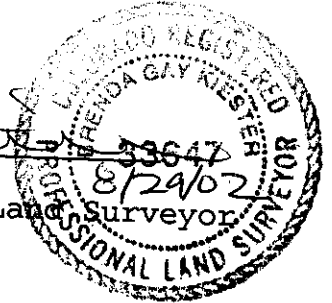
The distance along the extreme south boundary of the Private Open Space is 773.13 feet;

The square feet and acreage of the Donated Developable Land is 586271 square feet and 13.459 acres;

The square feet and acreage of the Private Open Space is 1766643.0 square feet and 40.557 acres.

5. The property description shown in the Dedication on Sheet 1 of 2 is corrected as shown in attached Exhibit D.

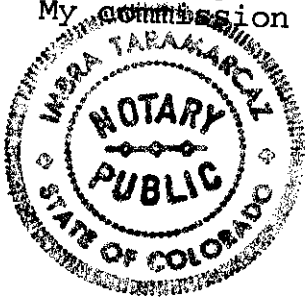

Brenda G. Kiester
Colorado Registered Land Surveyor
License No. 33647



29 day of August, 2002, by Brenda G. Kiester.

Witness my hand and official seal.

My commission expires 11-10-05.



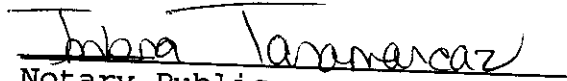

Notary Public

EXHIBIT A

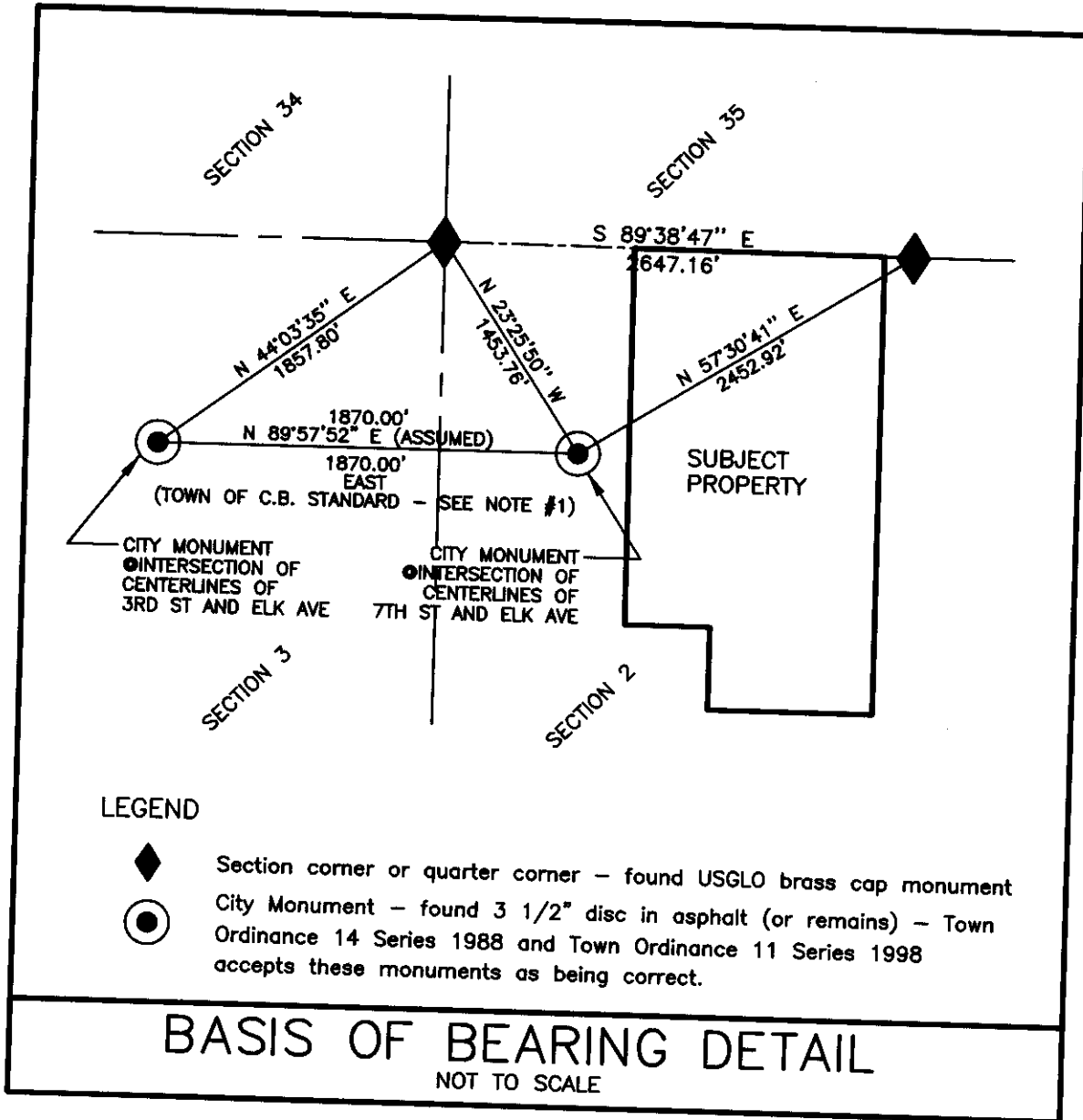


EXHIBIT B

GENERAL NOTES:

1. Property located by field measurement from found USGLO brass cap monuments as shown hereon, with basis of bearings shown hereon being an assumed bearing of North 89°57'52" East between found Town monuments at the intersections of the centerlines of Elk Avenue with Third Street and Elk Avenue with Seventh Street, hereafter referred to as "assumed basis of bearing". Lots and Blocks, Streets and Avenues within the Town of Crested Butte are shown hereon using said assumed basis of bearing. Standard basis of bearings used within the Town of Crested Butte, hereafter referred to as "Crested Butte standard basis of bearing", is EAST along Elk Avenue as defined by said found monuments, (astronomic bearing along this line being N 89°58'32" E as determined by solar observation taken at the center of Elk Avenue at Third Street). Rotation between said assumed basis of bearings and said Crested Butte standard basis of bearings is clockwise 00°02'08". Lots and Blocks shown hereon are intended to be coincident with the "Town grid" as defined by said found monuments. For ease in locating the property corners of the subdivision shown hereon, the basis of bearing diagram shown above displays the relationship between said found USGLO brass cap monuments and said found Town Monuments.



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EXHIBIT C

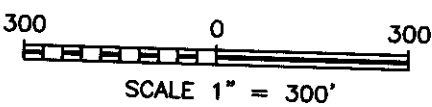
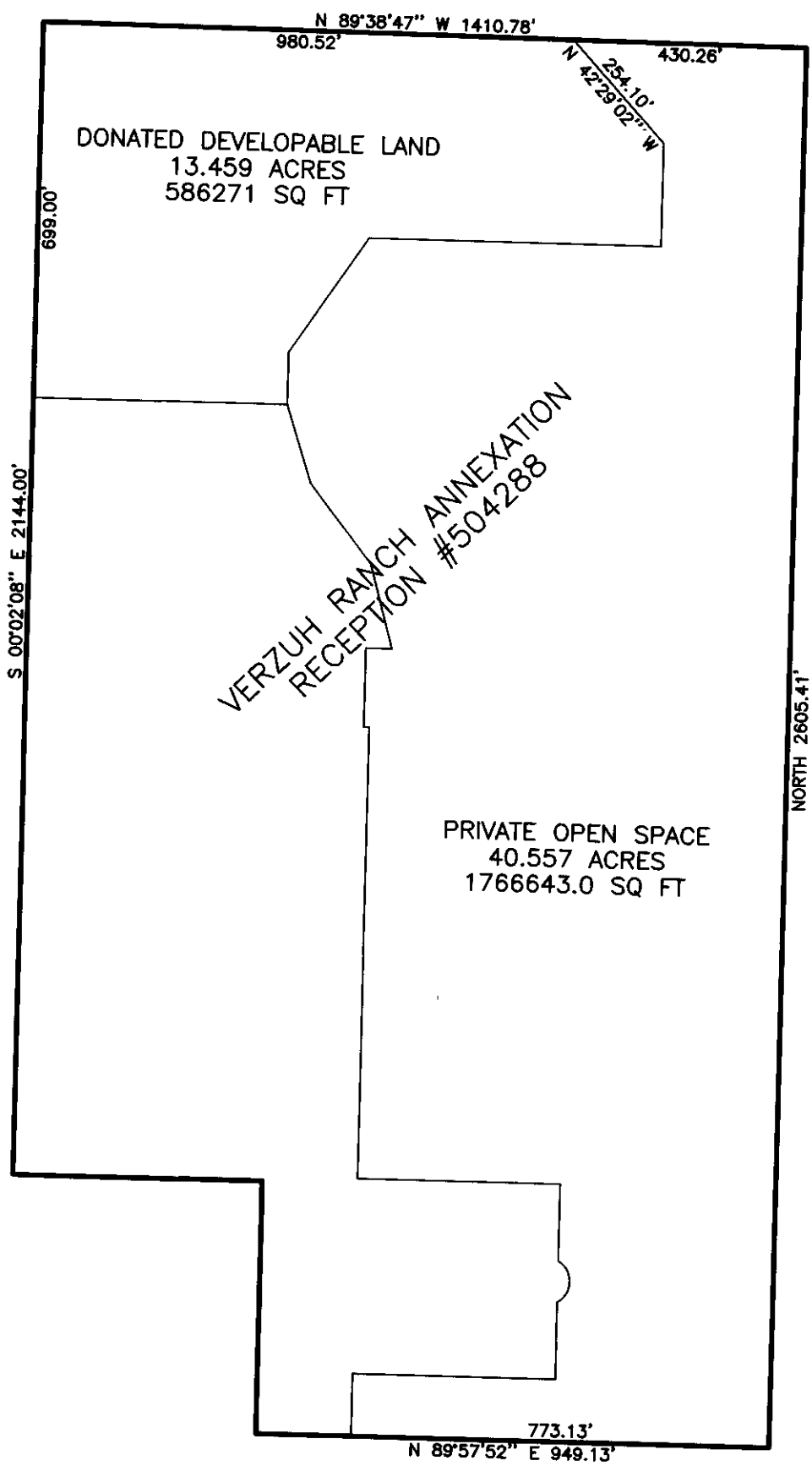


EXHIBIT D

A tract of land within the NW1/4 of Section 2, Township 14 South, Range 86 West, Sixth Principal Meridian, Gunnison County, Colorado; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 2, (as marked by a USGLO brass cap monument), thence North 89° 38' 47" West 169.11 feet along the north boundary of said Section 2 to the POINT OF BEGINNING for the herein described tract; thence the following courses around said tract:

1. North 89° 38' 47" West 1410.78 feet along said north boundary to a point on the east boundary of Eighth Street of the Town of Crested Butte;
2. South 00° 02' 08" East 2144.00 feet along said boundary to the northwest corner of the east-west alley in Block 66 of the Town of Crested Butte;
3. North 89° 57' 52" East 480.00 feet along the north boundary of the east-west alley of said Block 66 and its easterly extension to a point on the east boundary of Ninth Street;
4. South 00° 02' 08" East 471.00 feet along said boundary to a point on the easterly extension of the southerly boundary of Block 65 of The Town of Crested Butte;
5. North 89° 57' 52" East 929.13 feet along said easterly extension;
6. NORTH 2605.41 feet to a point on the north boundary of said Section 2, said point also being the POINT OF BEGINNING of the herein described tract.

This tract contains 79.30 acres more or less.

The basis of bearings used herein is astronomic north as determined by solar observations.

Brenda
8/26/02

