

FINAL PLAT OF VERZUH RANCH ANNEXATION

WITHIN THE TOWN OF CRESTED BUTTE,
ALSO WITHIN THE NW1/4 SECTION 2,
TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH P.M.
GUNNISON COUNTY, COLORADO
AREA = 79.500 ACRES

DEDICATION

Know all people by these presents: That Verzuh Ranch, Inc., a Colorado corporation, being the owner of the land described as follows:

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' 07" 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' 07" West 1411.14 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 2143.05 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 460.00 feet along the north boundary of the east-west alley of said Block 66 and its easterly extension to a point on a line lying 60 feet easterly of and parallel to the west boundary of Ninth Street;
4. South 00° 02' 08" East 471.00 feet along said line 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 949.49 feet along said easterly extension;
6. NORTH 2604.19 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 79.50 acres more or less.

in the Town of Crested Butte, Colorado, under the name of VERZUH RANCH ANNEXATION, has laid out, platted and subdivided the same as shown on this Plat, and by these presents does hereby dedicate to the perpetual use of the Town of Crested Butte, State of Colorado, the streets, alleys, roads, greenway/snow storage areas, easements and other public portions of land labeled as such.

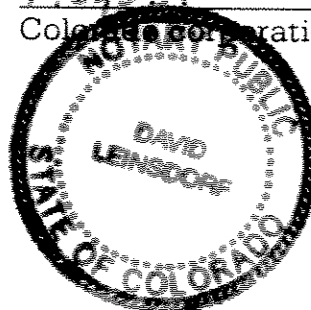
In witness whereof, the said Verzuh Ranch, Inc. has caused its name to be hereunder subscribed this 7th day of August, 2000.

Verzuh Ranch, Inc., a Colorado corporation

By: Billy Joe Lacy
Billy Joe Lacy, President

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 7th day of August, 2000 by Billy Joe Lacy, President of Verzuh Ranch, Inc., a Colorado corporation.



David Lunsford
Notary Public

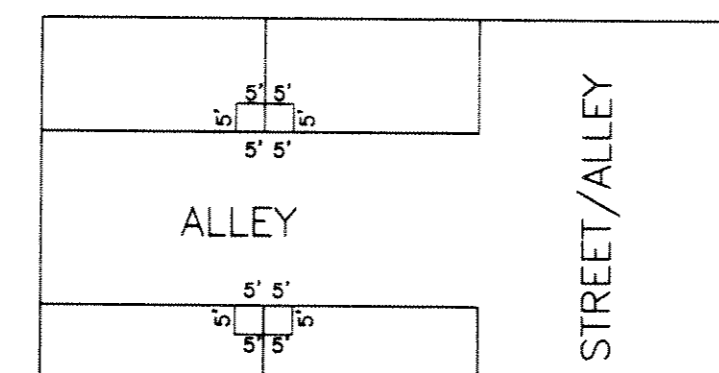
My commission expires: 09/13/00.

LAND SURVEYOR'S CERTIFICATE

I, Brenda G. Kiester, being a registered land surveyor in the State of Colorado, do hereby certify that this plat and survey of VERZUH RANCH ANNEXATION were 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 were set as required at all boundary corners.

Dated this 4th day of August, A.D. 2000.

Brenda G. Kiester
Brenda G. Kiester
Colorado L.S. No. 33647



UTILITY EASEMENT (TYPICAL DETAIL)
(NOT TO SCALE)

GENERAL NOTES:

1. Property located by field measurement from found USGLO brass cap monuments as shown hereon, with basis of bearings shown hereon being astronomic north as determined by solar observation, hereafter referred to as "astronomic basis of bearing". Lots and Blocks, Streets and Avenues within the Town of Crested Butte are shown hereon using said astronomic basis of bearing. Standard basis of bearings used within the Town of Crested Butte, hereafter referred to as "Crested Butte standard basis of bearings", is EAST along Elk Avenue as defined by found City Monuments at the intersections of Elk Avenue with Third Street and Seventh Street, (astronomic bearing along this line being N 89°57'52" E). Rotation between said astronomic basis of bearings and said Crested Butte standard basis of bearings is clockwise 00°02'08". 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 City Monuments.
2. Limits of 100 year flood plain and designated wetlands were located from digital information provided by Debbie Duley of Schmeuser Gordon Meyer, Inc., 118 W. 6th St., Glenwood Springs, CO 81601.
3. All units on deed restricted tracts shall be owner occupied and shall not be rented, except as provided in the Town of Crested Butte 1995 Affordable Housing Guidelines, 2000 Edition, Part VI, Verzuh Annexation.

TITLE COMPANY CERTIFICATE

Gunnison County Abstract Company does hereby certify that it has examined the title to all lands as shown hereon and title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

1. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charges or lien imposed for water or sewer service, or for any special taxing district, any unredeemed tax sales.
2. The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law, as reserved in the United States Patents recorded October 30, 1882 in Book 45 at page 12 affecting the NW1/4 of Section 2; and recorded November 18, 1882 in Book 45 at Page 13 affecting the NE1/4 of Section 2.

3. Any rights, interest or easements in favor of the United States, State of Colorado or the public which exist or are claimed to exist in and over present and past bed, banks and water of the Slate River.

4. Any taxes, fees, assessments or charges by Notice of Ordinances, in the Town of Crested Butte recorded December 1, 1986 in Book 636 at Page 145, as follows:

A. Ordinance No. 15, Series 1979, as amended, providing for an excise tax upon the transfer of interests in the real property.

B. Ordinance No. 7, Series 1986, requiring the replacement of non-approved solid fuel burning devices with "Approved Solid Fuel Burning Devices" upon the transfer of interests in the real property.

C. Chapter 15 of the Crested Butte Municipal Code, the "Zoning and Land Use Ordinance".

5. Terms and conditions as contained in Resolution No. 19, Series 1999, approving land use change application no. 1998-76 land use change permit for Lacy and Dow LLC recorded June 9, 1999 as Reception No. 493678.

6. ORDINANCE NO. 16, SERIES 2000 RECORDED AS RECEPTION NO. 504284 AND ANNEXATION AGREEMENT RECORDED AS RECEPTION NO. 504284 AND Dated this 16 day of August, 2000. ANNEXATION MAP RECORDED AS RECEPTION NO. 504284.

Gunnison County Abstract Company

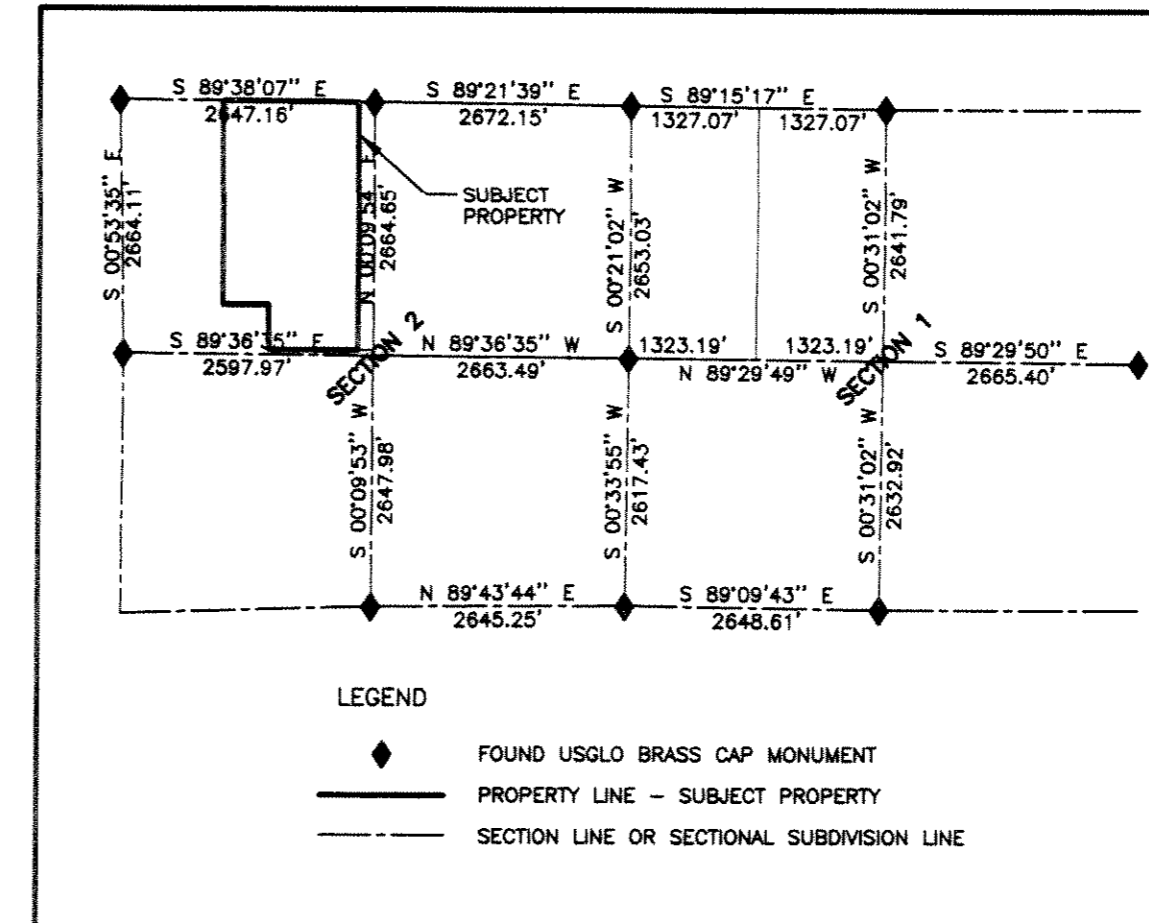
By: Frank P. Dickinson
Frank P. Dickinson, President

SUBDIVISION IMPROVEMENTS

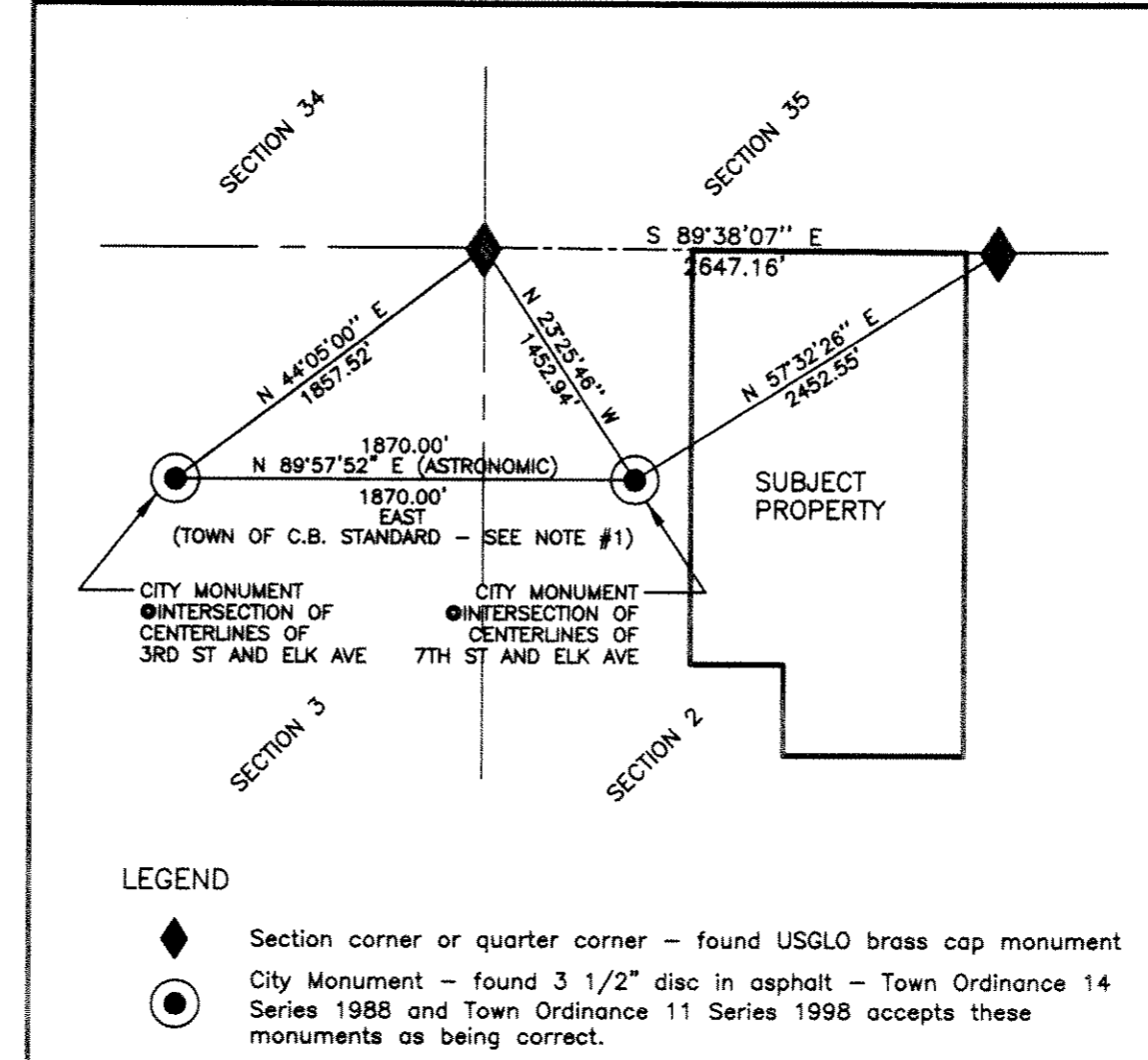
Subdivision Improvements shall be completed by the following dates:

Phase 1 - December 31, 2002.

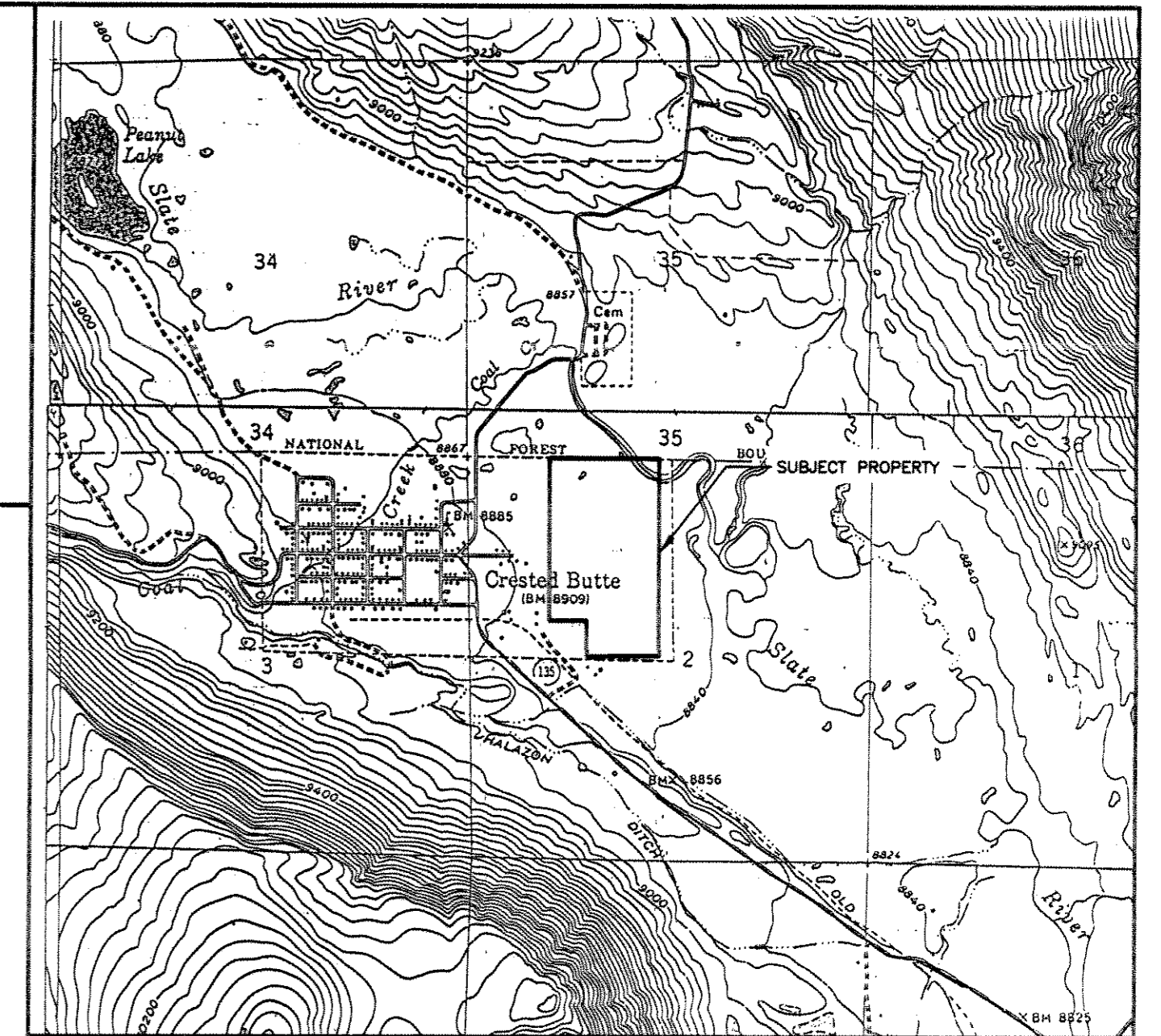
Phase 2 - Construction shall start no later than 15 years after the phase 1 Public Improvements have been finally accepted by the Town and shall be completed by December 31 of the second year following the start of construction.



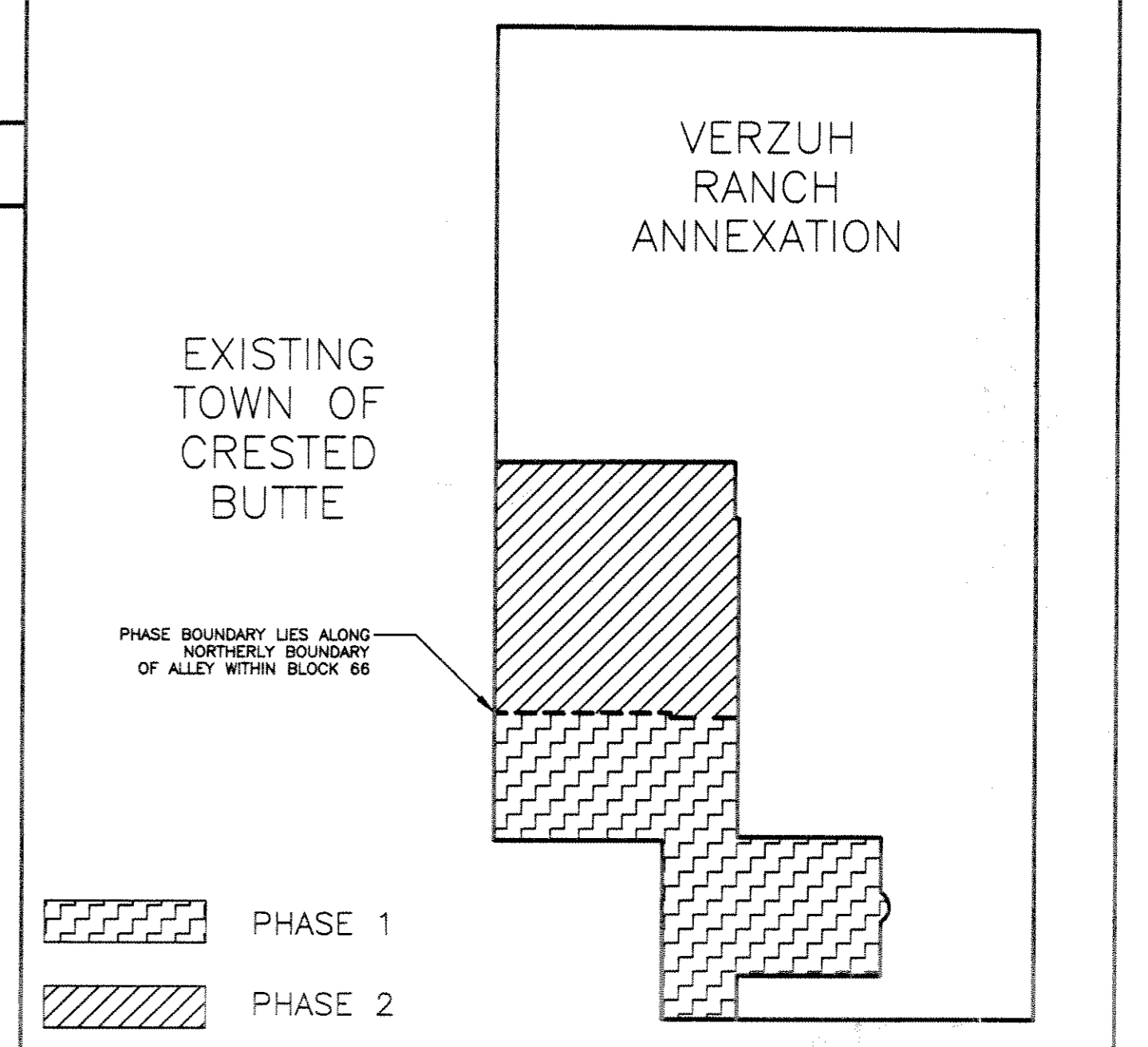
CONTROL DIAGRAM
SCALE 1" = 2000'



BASIS OF BEARING DETAIL
NOT TO SCALE



VICINITY MAP
SCALE 1" = 2000'



PHASE DIAGRAM
NOT TO SCALE

APPROVAL BY TOWN COUNCIL

This written plat of VERZUH RANCH ANNEXATION is approved for filing this 7th day of August, 2000. The dedication of the public ways and public lands including parks and municipal lands shown hereon are accepted by the Town of Crested Butte, Colorado, subject to the condition that the Town shall undertake the maintenance of said public ways and public lands only after construction of the public ways and public lands has been satisfactorily completed to the Town's specifications by the subdivider, and a resolution of the Crested Butte Council accepting the same has been adopted and placed of record.

Town of Crested Butte

By: Linda Powers
Linda Powers, Mayor

Attest: Lynda Jackson Pettit
Lynda Jackson Pettit, Clerk

Approved:

PLANNING COMMISSION APPROVAL

The Planning Commission of the Town of Crested Butte, Colorado does hereby authorize and approve the final plan and Final Plat for the above subdivision at a meeting of the Planning Commission held on 7th day of August, 2000.

Linda Powers
Linda Powers, Chairperson

John E. Kline
Planning Director

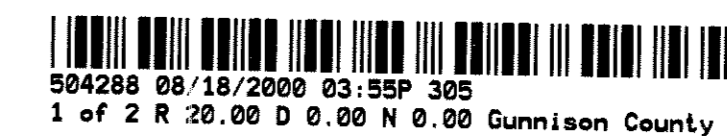
GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 18 day of August, 2000.

Reception No. 504288
Date 8-18-00

Time 3:55 P

Ronnie P. Phanton
County Clerk



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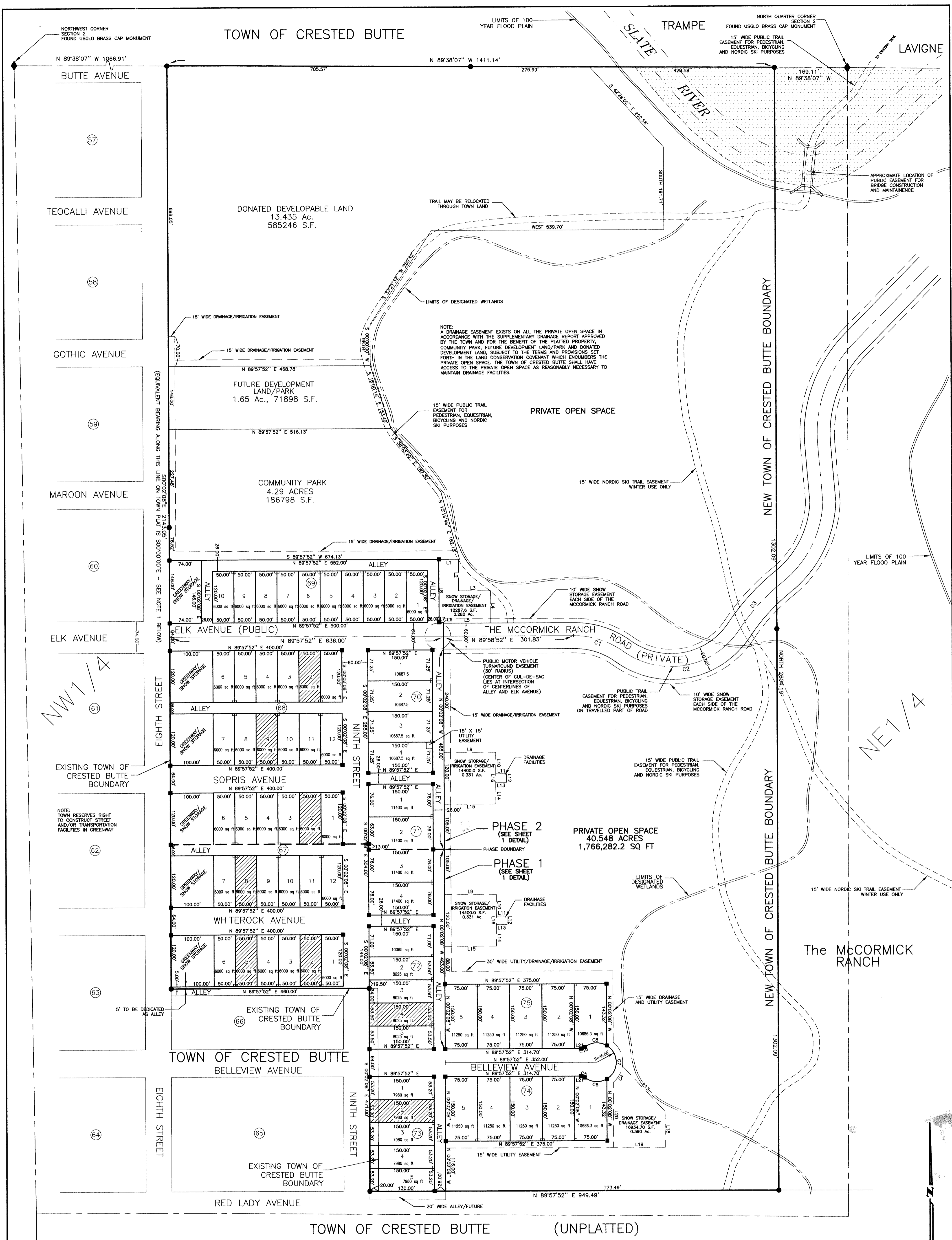
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ALSO WITHIN THE NW1/4 SECTION 2,
TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH P.M.
GUNNISON COUNTY, COLORADO
AREA = 79.500 ACRES

PREPARATION DATE: 8/3/00

LATEST REVISION NO./DATE:

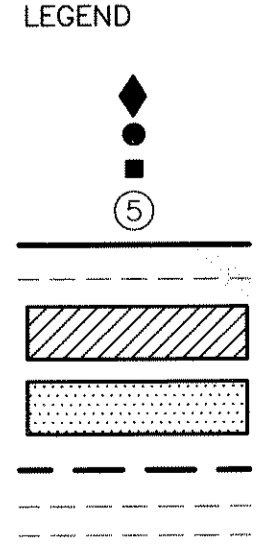
FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 1 OF 2



NOTES:

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CURVE TABLE

| NUMBER | CD= | R= | L= | LC= |
|--------|---------------|-------|--------|-------|
| C1 | S 72°15'09" E | 200.0 | 124.1 | 122.1 |
| C2 | N 79°39'19" E | 190.0 | 304.2 | 272.7 |
| C3 | N 41°25'31" E | 500.0 | 133.2 | 132.8 |
| C4 | N 29°41'13" E | 24.73 | 103.32 | 42.97 |
| C5 | N 70°49'05" W | 15.00 | 10.06 | 9.87 |
| C6 | S 86°11'13" E | 45.00 | 54.33 | 51.09 |
| C7 | N 00°02'08" W | 45.00 | 93.09 | 77.36 |
| C8 | S 86°07'04" W | 45.00 | 54.33 | 51.09 |
| C10 | N 70°44'55" E | 15.00 | 10.06 | 9.87 |

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | N 89°57'52" E | 45.40' |
| L2 | SOUTH | 73.03' |
| L3 | N 89°58'34" E | 74.65' |
| L4 | S 00°02'08" E | 74.95' |
| L5 | S 89°57'52" W | 110.00' |
| L6 | N 00°02'08" W | 12.00' |
| L7 | S 89°57'52" W | 10.00' |
| L8 | N 00°02'08" W | 146.00' |
| L9 | N 89°57'52" E | 120.00' |
| L10 | S 00°02'08" E | 56.00' |
| L11 | N 89°57'52" E | 25.00' |
| L12 | S 00°02'08" E | 20.00' |
| L13 | S 89°57'52" E | 25.00' |
| L14 | S 00°02'15" E | 50.00' |
| L15 | S 89°57'52" W | 120.00' |
| L16 | S 00°02'08" E | 120.00' |
| L17 | S 43°33'33" E | 144.68' |
| L18 | S 00°02'08" E | 83.13' |
| L19 | S 89°57'52" W | 120.00' |
| L20 | N 00°02'08" W | 151.57' |
| L21 | N 89°57'52" E | 14.70' |

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AREA = 79.500 ACRES

PREPARATION DATE: 8/3/00 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 2 OF 2

