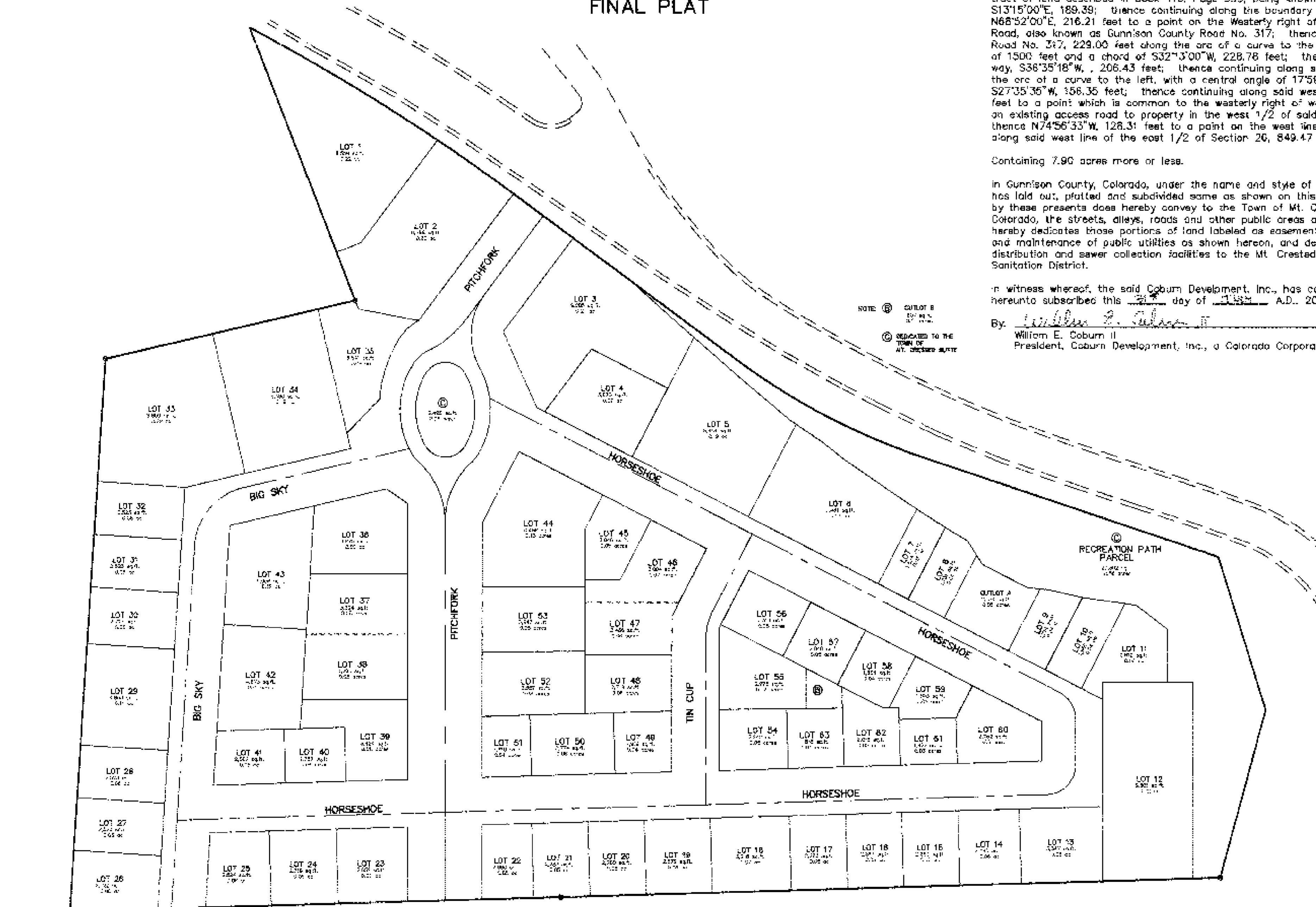


PITCHFORK

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



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 N01°43'44"W, 2643.04 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, 409.08 feet; thence along a tract of land described in Book 410, Page 393, being known and platted as Elk Ridge II Condominiums, S13°15'00"E, 189.39'; thence continuing along the boundary of Elk Ridge II Condominiums, N68°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 08°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, S38°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°58'26", a radius of 500.00 feet, and a chord of S27°35'36"W, 356.36 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, 118.43 feet; thence N74°56'33"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. 2000.

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

NOTE: (B) CURB 8 FT. W.
(C) RELOCATED TO THE TOWN OF MT. CRESTED BUTTE

(Notarial)

State of Colorado

County of Gunnison

The foregoing instrument was acknowledged before me this 21st day of July, A.D. 2000, by William E. Coburn II, President of Coburn Development, Inc., a Colorado Corporation. My commission expires on Sept 15, 2000.

Witness my hand and official seal

(Signature) David Leinsdorf (Seal)



Land Surveyor's certificate

I, Merle Hanson, 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. 2000

(Signature) Merle Hanson (Seal)

Land Surveyor Colorado Registration Number 16540



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 501 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. 299999.

4. Lease Agreement recorded in Book 702 at Page 416
5. Trust Assignment of Rents and Lease and Debtor's Notice of Assignment, Reception Numbers 28437, 28438 and 28439.

Dated this 21st day of July, A.D. 2000

(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, A.D. 2000. 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 subdivider, and a resolution of the Council accepting the same has been adopted and placed of record.

Town Council
Mt. Crested Butte, Colorado

By: Steve Smith
Mayor

Attest: Donna Brunard
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. 2000.

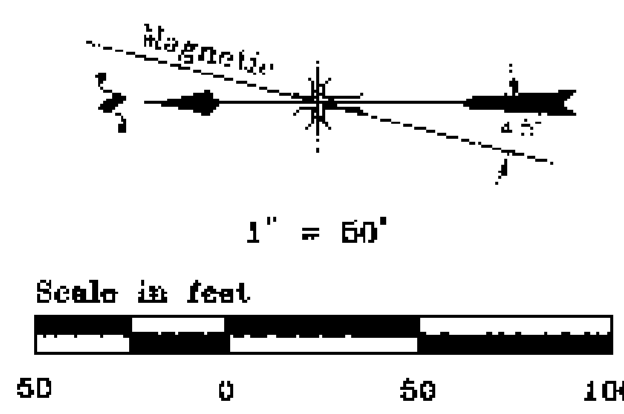
Reception number 28437
Time 1:28 PM
Date July 21, 2000

(Signature) Donna Brunard
County Clerk



Recordation of protective covenants

Protective Covenants recorded in:
Book 28437 Page 416



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	Local owner occupied, Resale price capped
Lot 2	2 of 4 units	Local owner occupied or local long term rental
Lot 3	2 of 4 units	Local owner occupied or local long term rental
Lot 7	Cottage	Local owner occupied
Lot 9	Cottage	Local owner occupied
Lot 34	6 of 6 units	Local long-term rental
Lot 35	2 of 2 units	Local owner occupied or local long term rental
Lot 44	2 of 4 units	Local owner occupied or local long term rental
Lot 51	Cottage	Local owner occupied, Resale price capped
Lot 55	Cottage	Local owner occupied, Resale price capped
Lot 57	Cottage	Local owner occupied, Resale price capped
Lot 58	Cottage	Local owner occupied
Lot 63	Cottage	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 Subdivisor 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 snow plowing along a street parallel to vehicular travel out shall not include plowing of snow or pushing back snow banks by a plow moving in any direction other than along a street parallel to vehicular travel.



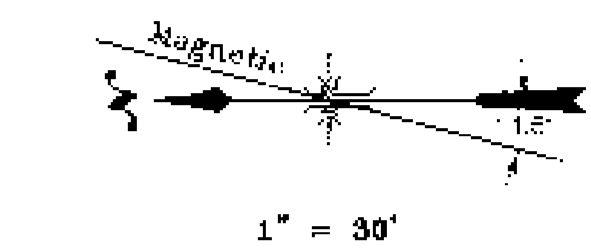
SHEET 1 OF 3

DEL-MONT CONSULTANTS, INC.
ENGINEERS - SURVEYORS
MONTROSE, COLORADO - PH. 249-2251
DRAWN BY: DLG/RDD DATE: 6-28-2000
FILE: 9900PRE JOB NO.: 99009

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

PLAT NOTES:

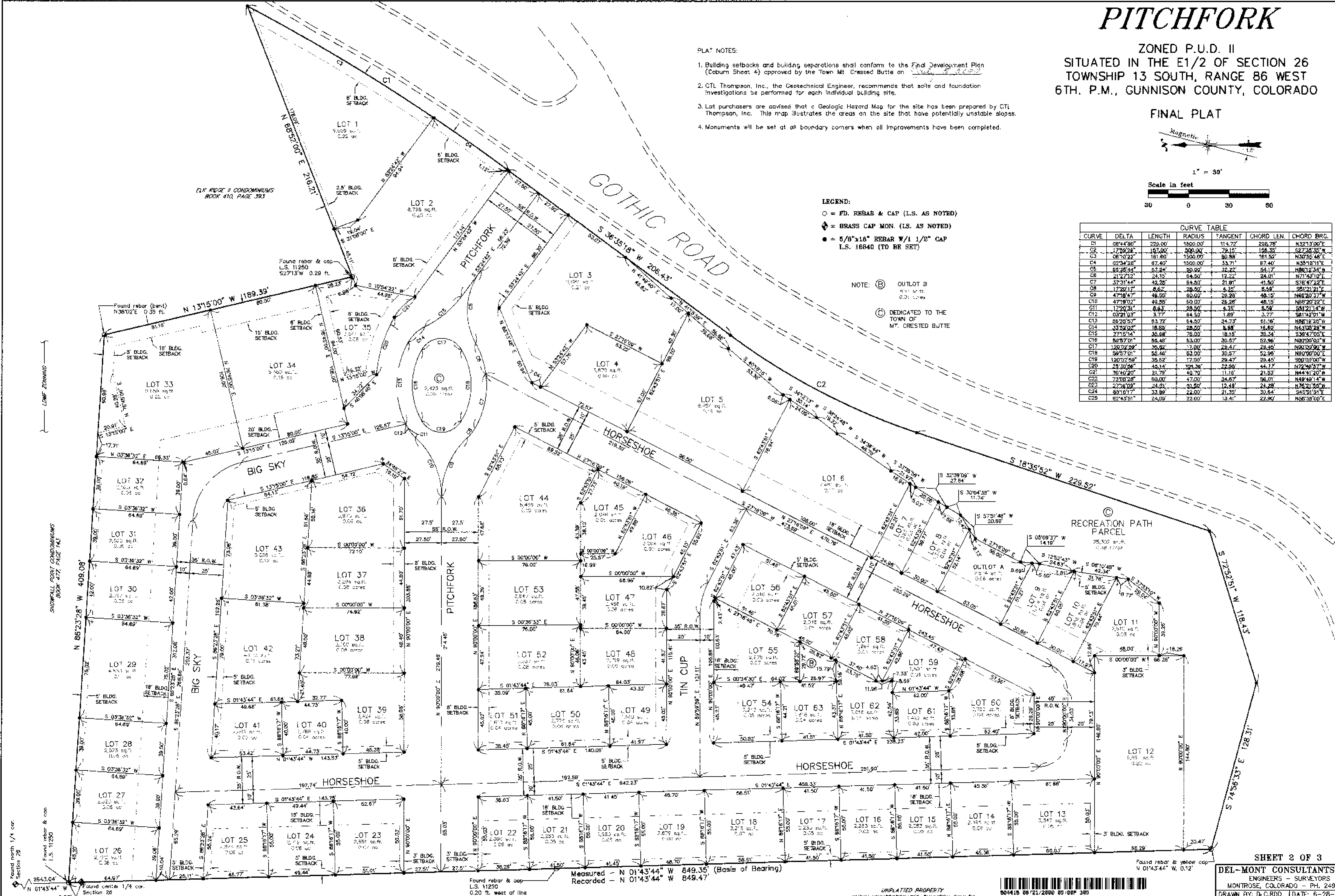
- Building setbacks and building separations shall conform to the Final Development Plan (Coburn Sheet 4) approved by the Town Mt. Crested Butte on 11/15/00.
- CTL Thompson, Inc., the Geotechnical Engineer, recommends that soils and foundation investigations be performed for each individual building 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.

LEGEND:

- = FD. REBAR & CAP (L.S. AS NOTED)
- ◊ = BRASS CAP MON. (L.S. AS NOTED)
- = 5/8"x16" REBAR W/1 1/2" CAP L.S. 16840 (TO BE SET)

NOTE: (B) OUTLOT B
(C) DEDICATED TO THE TOWN OF MT. CRESTED BUTTE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG.
C1	08°44'50"	229.00	1500.00	114.72	228.78	N32°13'00"E
C2	17°39'28"	187.00	800.00	78.15	176.30	S27°36'30"W
C3	06°10'22"	181.80	1500.00	80.88	181.52	N10°55'48"E
C4	07°34'28"	87.40	1500.00	33.71	87.40	N35°18'11"E
C5	62°35'44"	62.24	50.00	32.22	54.17	N66°12'34"W
C6	21°27'12"	24.15	84.50	12.22	24.01	N71°43'10"E
C7	57°31'44"	42.28	64.50	21.81	41.50	S78°47'22"E
C8	17°20'17"	8.62	28.50	4.31	8.58	S50°21'21"E
C9	47°18'47"	48.55	80.00	28.28	48.15	N62°20'37"W
C10	47°18'47"	48.55	80.00	28.28	48.15	N62°20'37"E
C11	17°20'17"	8.62	28.50	4.31	8.58	S51°21'14"W
C12	03°21'03"	3.77	84.50	1.89	3.77	S61°42'01"W
C13	56°29'57"	83.72	64.50	34.73	61.16	N88°18'28"W
C14	33°32'02"	18.25	28.50	9.88	18.60	N43°28'28"W
C15	27°15'14"	35.68	78.00	18.38	35.34	S38°47'05"E
C16	50°57'01"	55.45	53.00	30.47	52.96	N90°00'00"W
C17	120°02'38"	35.80	37.00	23.42	23.82	N80°00'00"W
C18	56°57'01"	55.46	53.00	30.57	52.98	N90°00'00"E
C19	120°02'58"	35.62	37.00	23.47	23.85	S00°00'00"W
C20	23°30'56"	45.14	304.26	22.86	44.77	N72°46'52"W
C21	30°40'20"	21.78	40.70	11.16	21.53	N44°41'20"W
C22	73°08'28"	60.00	47.00	34.87	56.01	N49°48'14"W
C23	22°34'08"	24.83	31.50	12.48	24.28	N78°21'55"W
C24	88°16'17"	33.85	22.00	21.38	33.64	S45°19'11"E
C25	82°43'51"	24.09	22.00	13.41	22.80	N58°38'05"E



Found north 1/4 cor. Section 26
N 01°43'44" W 264.04'
Found rebar & cap L.S. 11250
Found center 1/4 cor. Section 26
N 01°43'44" W 849.35'
Found rebar & cap L.S. 2472
Found rebar & cap L.S. 11250
S 27°13' W 0.29 ft.

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

SHEET 2 OF 3

DEL-MONT CONSULTANTS, INC.
ENGINEERS - SURVEYORS
MONTROSE, COLORADO - PH. 249-2251
DRAWN BY: D.C.RDD DATE: 6-28-2000
FILE: 99008PRE JOB NO.: 99009

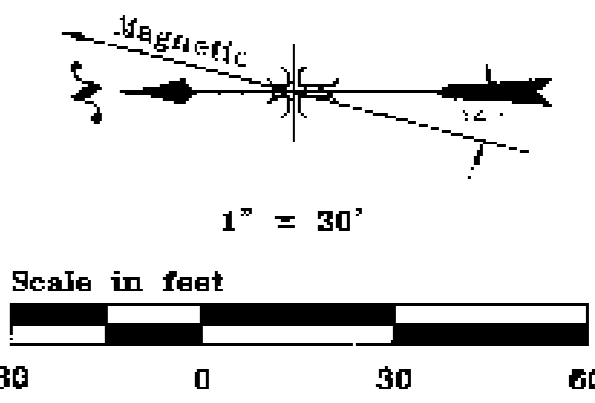
UNPLATTED PROPERTY
WITHIN UNINCORPORATED GUNNISON COUNTY



PITCHFORK

ZONED P.U.D. II
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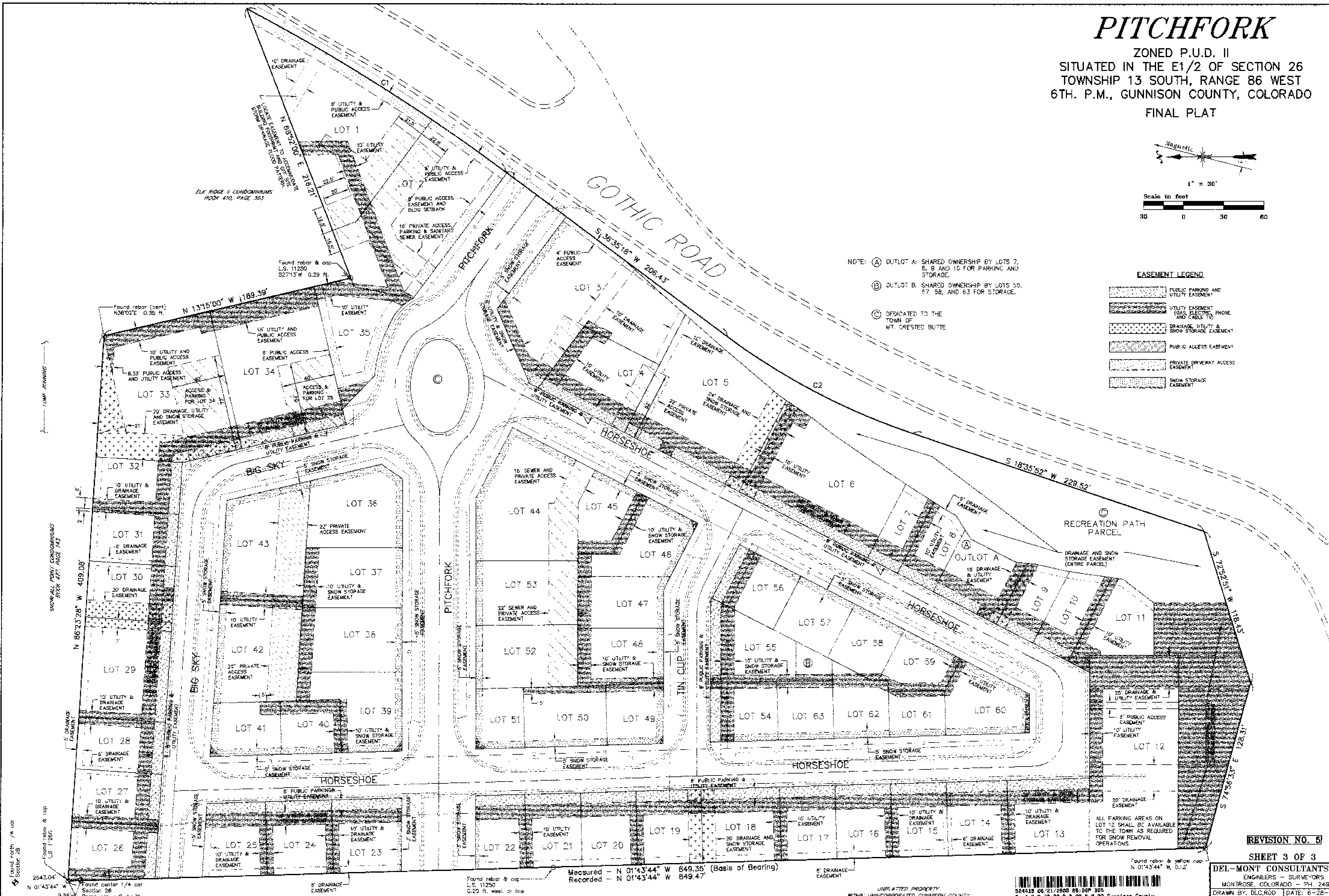
FINAL PLAT



- NOTE: (A) OUTLOT A: SHARED OWNERSHIP BY LOTS 7, 8, 9 AND 10 FOR PARKING AND STORAGE.
(B) OUTLOT B: SHARED OWNERSHIP BY LOTS 55, 57, 58, AND 63 FOR STORAGE.
(C) DEDICATED TO THE TOWN OF MT. CRESTED BUTTE

EASEMENT LEGEND

- PUBLIC PARKING AND UTILITY EASEMENT
- UTILITY EASEMENT (GAS, ELECTRIC, PHONE AND CABLE)
- DRAINAGE, UTILITY & SNOW STORAGE EASEMENT
- PUBLIC ACCESS EASEMENT
- PRIVATE DRIVEWAY ACCESS EASEMENT
- SNOW STORAGE EASEMENT



Found north 1/4 cor Section 26
N 01°43'44" W 9.55'
Found rebar & cap L.S. 11250
Brace cap, L.S. 2470

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. week by line

Found rebar & yellow cap N 01°43'44" W 0.12'

REVISION NO. 5

SHEET 3 OF 3

DEL-MONT CONSULTANTS, INC
ENGINEERS - SURVEYORS
MONTROSE, COLORADO - PH. 248-2251
DRAWN BY: DLG, ROD DATE: 6-28-2000
FILE: 99009PREZ JOB NO.: 99009



UNPLATTED PROPERTY
WITHIN UNINCORPORATED GUNNISON COUNTY