

Final Plat
Prospect at Mt. Crested Butte, Phase 4
Zoning Designation - Planned Unit Development III
A Parcel of land situated within Section 24, Township 13 South, Range 86 West,
and Section 19, Township 13 South, Range 85 West of the 6th P.M.,
County of Gunnison, State of Colorado

PLAT NOTES

1. Lots and parcels within Prospect at Mt. Crested Butte, Phase 4 contain inherent geologic hazards of varying degrees.
2. Prospect at Mt. Crested Butte, Phase 4 is subject to a Conservation Easement Covenant for Prospect at Mt. Crested Butte recorded July 15, 2002 at Reception No. 521965.
3. The public has the same right of use of the Open Space within Prospect at Mt. Crested Butte, Phase 4 as the lot owners or parcels within Prospect at Mt. Crested Butte, Phase 4, subject to the Ski Operations Agreement and restrictions of record.
4. Open Spaces shown herein are subject to a Ski Operations Agreement to Crested Butte, LLC, or its successor in interest operating the Crested Butte Ski Area, for winter recreation use, including skiing and snowboarding, recorded July 15, 2002 at Reception No. 521972, and the Supplemental Ski Operations Agreement recorded March 30, 2005 at Reception No. 552221, and a Second Supplemental Ski Operations Agreement recorded February 27, 2006 at Reception No. 552222.
5. Use of Easements:
 - 5.1 **Trail Easement.** An easement for the public to walk, hike, or bicycle during such time as there is no snow cover on the trails. A Trail Easement shall also exist across any Open Space as may be determined by Reserve Metropolitan District No. 1.
 - 5.2 **Utility Easement.** An easement for the construction, installation, maintenance, repair and use of public utilities including water, sewer, electrical, telephone, gas, cablevision and to be used for snow storage, sidewalks, cut/bill slopes, infrastructure, utilities, drainage control structures, ditches, retaining walls, bridge and bridge abutments and any other related facilities adjacent to any street or road.
6. One's of bearing for this map is a bearing of N86°42'42"E, established between the South 1/4 corner BLM Brass Cap and the SE Section Corner of Section 24 BLM Brass Cap, Township 13 South, Range 86 West, of the Sixth Principal Meridian, Colorado. Bearings shown on this map are grid North Colorado State Plane Central Zone.
7. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record.
8.
 - 3/16" 2-1/2" dia. aluminum or brass cap marked as shown
 - Found U.S. Forest Service 2-1/2" dia. aluminum cap marked L.S. 20133
 - Set #5 Rebar & Cap marked 1520133
 - Found #5 Rebar & Cap marked 1520133
 - Found #5 Rebar with no cap

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation, being the owner of the land described as follows:

A Parcel of land situated in the East Trade Parcel as described at Reception No. 513451 in the office of the Clerk and Recorder, Gunnison County, Colorado, also being in Sections 19, Township 13 South, Range 85 West and Section 24, Township 13 South, Range 86 West of the 6th P.M. and more particularly described as follows:

Beginning at the Southeast Corner of Prospect at Mt. Crested Butte, Phase 2 as described at Reception No. 562219, with all bearings being relative to N86°42'42"E, established between the South 1/4 corner BLM Brass Cap and the SE Section Corner of Section 24 BLM Brass Cap, Township 13 South, Range 86 West, of the Sixth Principal Meridian; also being a point along the Northeastly boundary of said East Trade Parcel, whence the Southwest Corner of said Section 19 bears S29°34'29"W a distance of 2006.24 feet; thence along said Northeastly boundary of the East Trade Parcel S01°20'12"W a distance of 1565.56 feet to a point, whence the EWW 1/256th Corner of said Section 19 bears S01°20'12"W a distance of 341.35 feet; thence N85°56'07"W a distance of 94.43 feet; thence N71°33'03"W a distance of 107.88 feet; thence N18°24'50"W a distance of 294.69 feet; thence S51°58'21"W a distance of 5.00 feet; thence N43°01'39"W a distance of 64.00 feet; thence 20.00 feet along the arc of a curve to the right, having a radius of 405.00 feet, a central angle of 02°49'46" and subtending a chord bearing of N36°36'46"W a distance of 20.00 feet; thence S79°05'00"W a distance of 106.84 feet; thence S08°29'01"W a distance of 289.28 feet; thence S01°32'41"E a distance of 110.86 feet; thence N78°01'31"W a distance of 109.08 feet; thence N03°21'29"E a distance of 395.75 feet; thence N08°00'01"E a distance of 184.52 feet; thence N49°08'12"W a distance of 139.82 feet; thence S67°30'27"W a distance of 194.79 feet; thence S15°51'08"E a distance of 180.31 feet; thence S75°08'52"W a distance of 70.33 feet; thence S66°56'47"W a distance of 36.78 feet; thence S51°04'12"W a distance of 139.84 feet; thence S25°16'20"W a distance of 80.00 feet; thence 45.68 feet along the arc of a non-tangent curve to the left, having a radius of 145.00 feet, a central angle of 18°02'59" and subtending a chord bearing of N73°40'10"W a distance of 45.49 feet; thence N87°46'36"W a distance of 1.41 feet; thence 26.83 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 76°51'49" and subtending a chord bearing of S58°41'21"W a distance of 24.88 feet; thence 236.51 feet along the arc of a reverse curve to the right, having a radius of 200.00 feet, a central angle of 67°45'14" and subtending a chord bearing of S54°14'09"W a distance of 222.96 feet; thence S88°06'41"W a distance of 20.09 feet; thence 72.82 feet along the arc of a curve to the left, having a radius of 20.00 feet, a central angle of 65°22'32" and subtending a chord bearing of S55°25'30"W a distance of 21.60 feet; thence 42.75 feet along the arc of a reverse curve to the right, having a radius of 100.00, a central angle of 24°29'44" and subtending a chord bearing of S34°59'06"W a distance of 42.43 feet; thence N37°01'41"W a distance of 129.15 feet; thence N48°06'47"E a distance of 53.70 feet; thence N22°54'36"W a distance of 235.74 feet; thence N60°39'31"W a distance of 64.00 feet; thence N54°55'21"W a distance of 386.88 feet; thence N38°39'35"W a distance of 390.76 feet; thence S2°30'22"W a distance of 99.07 feet; thence N09°16'54"W a distance of 30.31 feet; thence N72°30'22"E a distance of 165.90 feet; thence N21°19'01"E a distance of 225.01 feet; thence N34°45'17"W a distance of 37.86 feet; thence 118.70 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 113°21'14" and subtending a chord bearing of N21°55'19"E a distance of 100.27 feet; thence N28°35'56"E a distance of 491.01 feet to a point along the Southern boundary of said Prospect at Mt. Crested Butte, Phase 2; thence along said Southern boundary the following five (5) courses: 118.10 feet along the arc of a non-tangent curve to the left, having a radius of 250.00 feet, a central angle of 28°25'12" and subtending a chord bearing of S54°13'03"E a distance of 116.81 feet; thence S68°55'39"E a distance of 87.04 feet; thence 31.31 feet along the arc of a curve to the right, having a radius of 170.00 feet, a central angle of 10°53'10" and subtending a chord bearing of S63°39'04"E a distance of 31.27 feet; thence N31°37'31"E a distance of 60.00 feet; thence N90°00'00"E a distance of 1440.70 feet to the point of beginning, said Parcel contains 59.80 acres more or less.

Mt. Crested Butte, Gunnison County, Colorado, under the name and style of PROSPECT AT MT. CRESTED BUTTE, PHASE 4 has laid out, platted and subdivided the same as shown on this plat, and by these presents do hereby convey (1) to the Reserve Metropolitan District No. 1 the streets and roads shown herein for use by the public as public streets and roads; (2) to the Reserve Metropolitan District No. 1 those portions of land labeled as "Utility Easement" for the installation and maintenance of public utilities, drainage and roadway improvements; and, (3) to the Reserve Metropolitan District No. 1 those portions of land labeled as "Open Space" and dedicate the same for use for utilities, drainage, and by the public under such rules and regulations as the Reserve Metropolitan District No. 1 may enact, subject however to the Ski Operations Agreement to Crested Butte, LLC, a Colorado limited liability company, or its successor in interest operating the Crested Butte Ski Area, for water recreation use, including skiing and snowboarding, as to Open Spaces shown herein.

In witness whereof, Prospect Development Company, Inc., a Colorado corporation, has caused its name to be hereunto subscribed this 17th day of February, 2006.

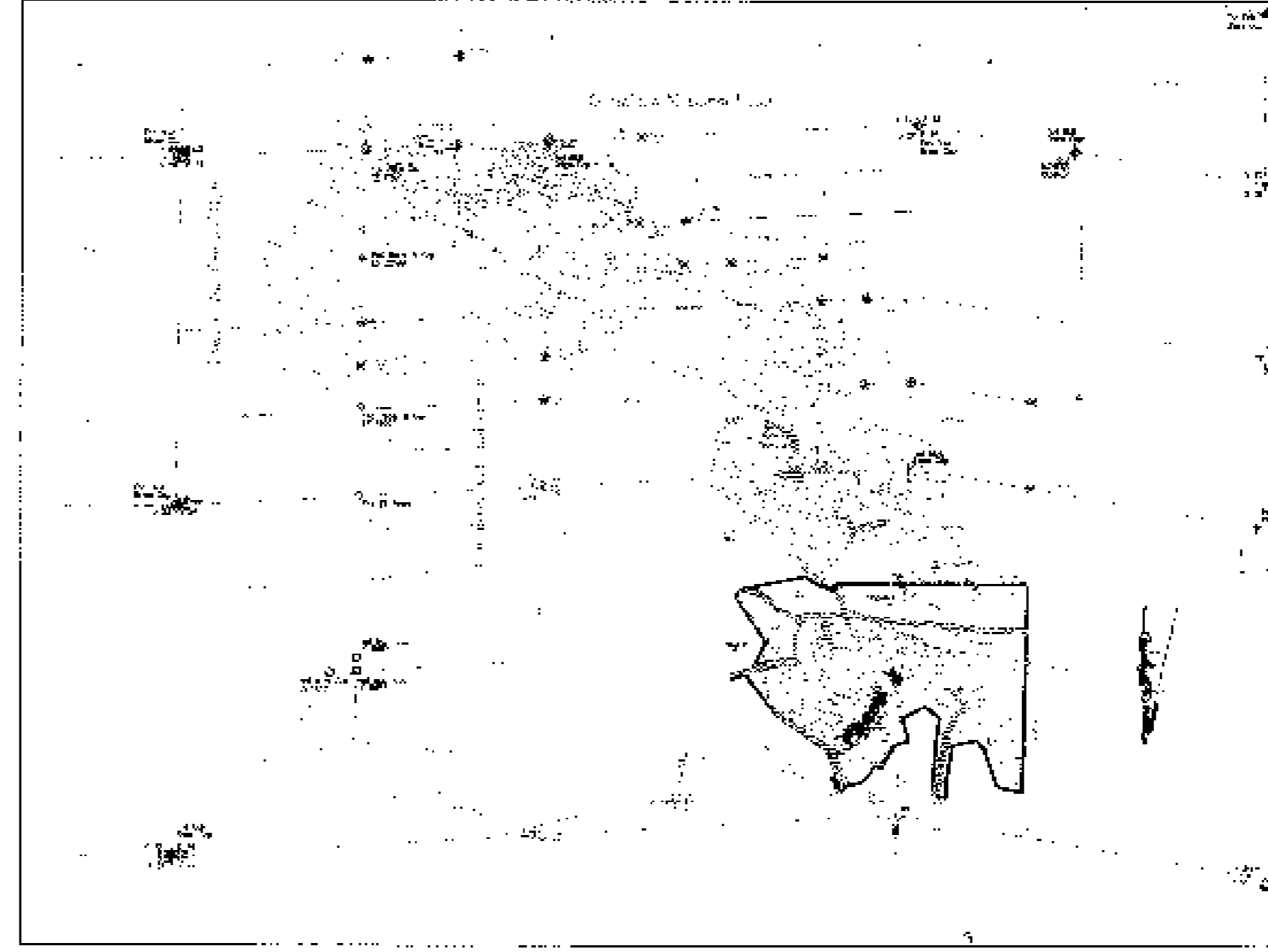
PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation

By: Michael Crade
 Name: Michael Crade
 Title: Vice President Real Estate Development

STATE OF COLORADO)
) ss.
 County of Gunnison)

The foregoing instrument was acknowledged before me this 17th day of February, 2006, by Michael Crade as Vice President of Prospect Development Company, Inc., a Colorado corporation.

Witness my hand and official seal:
 My commission expires: 13 April 2009
 Notary Public Frank J. Reynolds



RESERVE METROPOLITAN DISTRICT NO. 1

The dedication of the open space, utility easements, streets and roads shown herein are accepted by the Reserve Metropolitan District No. 1, subject to the condition that the Reserve Metropolitan District No. 1 shall undertake the maintenance of said public streets, roads and alleys only after construction of said public streets and roads have been satisfactorily completed to the specifications of the Town of Mt. Crested Butte, Colorado and the District and a resolution of the Board of Directors of the Reserve Metropolitan District No. 1 accepting the same has been adopted and placed of record.

Reserve Metropolitan District No. 1
 By: [Signature]
 Title: [Title]

MT. CRESTED BUTTE TOWN COUNCIL

This within plat of Prospect at Mt. Crested Butte, Phase 4, is approved for filing this 22nd day of February, 2006.

THE TOWN COUNCIL
 MT. CRESTED BUTTE, COLORADO

By: [Signature]
 Mayor
 Attest: David Anderson
 Town Clerk

ATTORNEY'S OPINION

I, Michael C. Dawson, an attorney at law duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is vested in PROSPECT DEVELOPMENT COMPANY, INC., a Colorado corporation, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

1. Amended Exchange Agreement recorded at Reception No. 488698;
2. Reservations, terms and conditions as contained in the United States Patent recorded at Reception No. 480713;
3. Non-exclusive non-motorized easement as conveyed in Raw Land Trail Easement recorded at Reception No. 488715 as corrected by the Plat of Prospect Road Right of Way and Raw Land Trail Easement at Reception No. 521972;
4. Terms and conditions in Ordinance No. 1, Series 2001, recorded at Reception No. 510801;
5. The Plat of the East Trade Parcel of the Town of Mt. Crested Butte, recorded at Reception No. 510802;
6. Terms and conditions in Annexation and Development Agreement at Reception No. 510805, in Amendment to the Annexation and Development Agreement recorded at Reception No. 520620, in Second Amendment recorded at Reception No. 524489 and Third Amendment recorded May 21, 2005 at Reception No. 553386;
7. Any and all taxes, fees, assessments or charges by reason of the inclusion of the subject property within the Mt. Crested Butte Water and Sanitation District, by Order of Inclusion recorded at Reception No. 511658;
8. Terms and conditions in Consolidated Service Plan for Reserve Metropolitan District No. 1 and Reserve Metropolitan District No. 2 recorded at Reception No. 513990;
9. Any and all taxes, fees, assessments or charges by reason of the inclusion of the subject property in the Reserve Metropolitan District No. 2, by Order and Decree recorded at Reception No. 513962 and Order recorded at Reception No. 519993, and Order recorded at Reception No. 521283;
10. Terms and conditions in Conservation Easement Covenant for Prospect at Mt. Crested Butte recorded at Reception No. 521965;
11. Terms and conditions in Irrevocable License Agreement recorded at Reception No. 521966;
12. PUD III Guide of Prospect at Mt. Crested Butte recorded at Reception No. 521967;
13. Memorandum of Understanding Prospect at Mt. Crested Butte recorded at Reception No. 521968;
14. Covenants and restrictions in Declaration of Covenants, Conditions, and Restrictions for North Mt. Crested Butte recorded at Reception No. 521969, First Amendment recorded at Reception No. 539405;
15. Covenants and restrictions in Declaration of Covenants, Conditions and Restrictions for Prospect at Mt. Crested Butte recorded at Reception No. 521970 and Amendment to Declaration of Covenants, Conditions and Restrictions recorded March 30, 2005 at Reception No. 552220, and Second Amendment recorded April 1, 2005 at Reception No. 552317;
16. Raw Land Road Easement recorded at Reception No. 522020;
17. Terms and conditions in Subdivision Improvement Agreement recorded at Reception No. 521971;

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 15th day of February, 2006.

[Signature]
 Michael C. Dawson, Reg. No. 27249
 WILDERSON, O'HAYRE, DAWSON,
 & STRAZER, P.C.
 120 North Taylor St.
 P. O. Box 179
 Gunnison, CO 81230
 Telephone: (970) 841-3326
 Facsimile: (970) 841-3094
 www.wadlaw.com

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 22nd day of February, A.D. 2006, Reception Number: 563222. Time: 3:42 p.m. Date: 2-22-06

[Signature]
 Gunnison County Clerk and Recorder



Notice:
 According to Colorado law, you must examine any sign that bears your name or name of the surveyor within three years after you first discover such sign, in or near the area shown on the plat. If you do not, you may lose your right to sue for damages. If you have any questions, please call the surveyor's office.

SCHLEIFER GORDON WEYER
 118 W. 6th St., Suite 200
 Glenwood Springs, Colorado 81601
 (970) 943-1111 (814) 843-1111
 Fax: (970) 943-1111
 Email: survey@gsgwi.com

Prospect at Mt. Crested Butte
Phase 4

REVISED	REVISION	DATE	BY

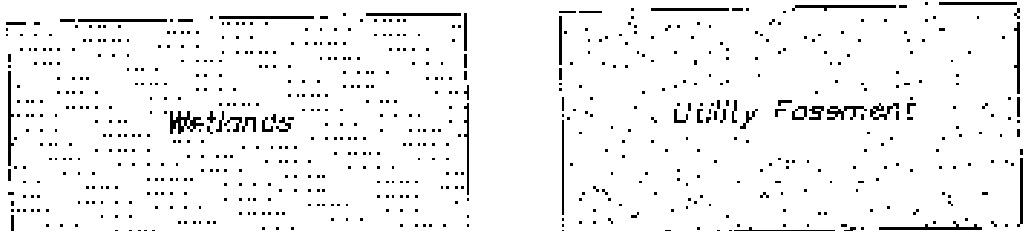
Final Plat

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 Drawn by: tkc
 Date: 3Jan06
 Asurveyed: OF 7
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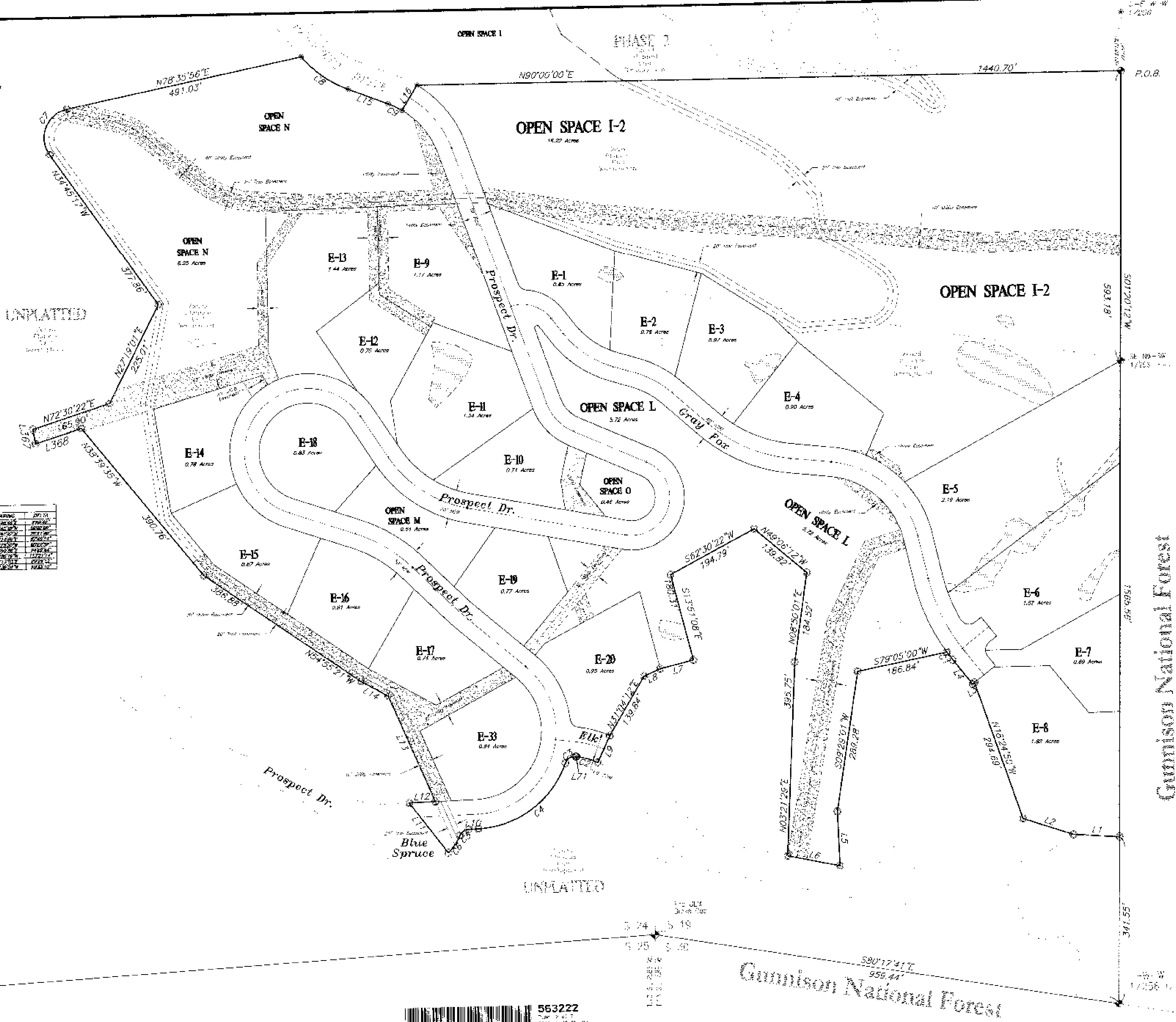
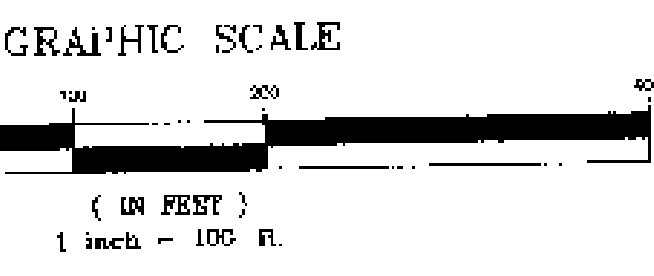
Final Plat

Prospect at Mt. Crested Butte, Phase 4
Zoning Designation - Planned Unit
Development III
Gunnison County, Colorado

- ◆ B.I.M. 2-1/2" dia. aluminum or brass cap marked as shown
- ◆ Found U.S. Forest Service 2-1/2" dia. aluminum cap marked as shown - I.S. 20133
- Set #5 Rebar & Cap marked 1520133
- ◆ Found #5 Rebar & Cap marked 1520133
- ◇ Found #5 Rebar with no cap



LINE	LENGTH	BEARING	CURVE	TABLE	CHORD	BEARING	AREA
L1	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L2	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L3	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L4	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L5	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L6	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L7	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L8	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L9	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L10	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L11	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L12	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L13	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L14	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L15	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L16	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L17	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L18	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L19	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L20	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L21	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L22	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L23	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L24	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L25	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
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L27	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L28	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00
L29	100.00	N00°00'00"E			100.00	N00°00'00"E	0.00
L30	100.00	N90°00'00"E			100.00	N90°00'00"E	0.00



Gunnison National Forest



Notice: According to Colorado law, you must maintain any record which is required by this statute for a period of ten years after the date of recording. If you fail to do so, you may be liable for damages. This notice is given to you for your information and is not intended to constitute an offer of insurance or any other financial product. Please contact your agent for more information.



SCHULLER GORDON MEYER
115 W. 6th Street, Suite 300
Glenwood Springs, Colorado 81601
(970) 944-3300 FAX (970) 944-5875
Attn: Planning Department
Glenwood Springs, CO 81601
E-mail: gsm@sgm-inc.com

Prospect at Mt. Crested Butte Phase 4

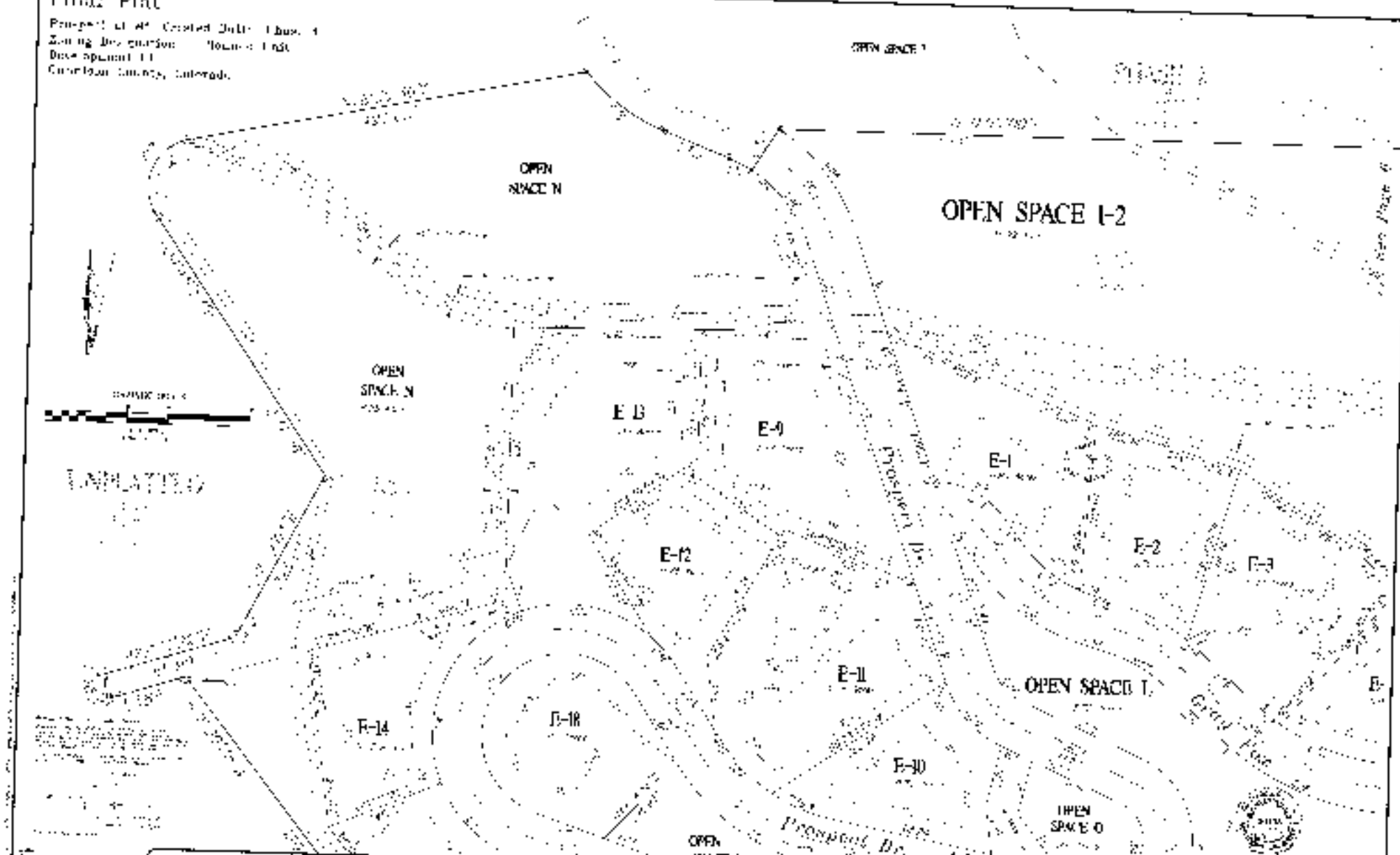
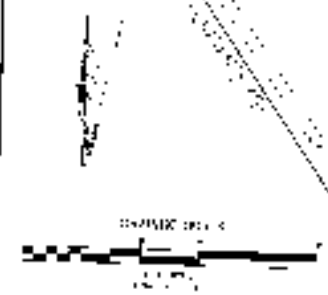
NO.	REVISION	DATE	BY

Job No.	98097P-02	2
Drawn by:	tkc	OF 7
Date:	3Jan05	
Approved:		
File:	prospect 4-TP.dwg	

Final Plat

Final Plat

Prospect at Mt. Crested Butte, Lib. 1
 Zoning Description: Town of 1st
 Development 11
 Contour Lines, Intersect



	Prospect at Mt. Crested Butte Phase 1		Final Plat	3
			Final Plat	7

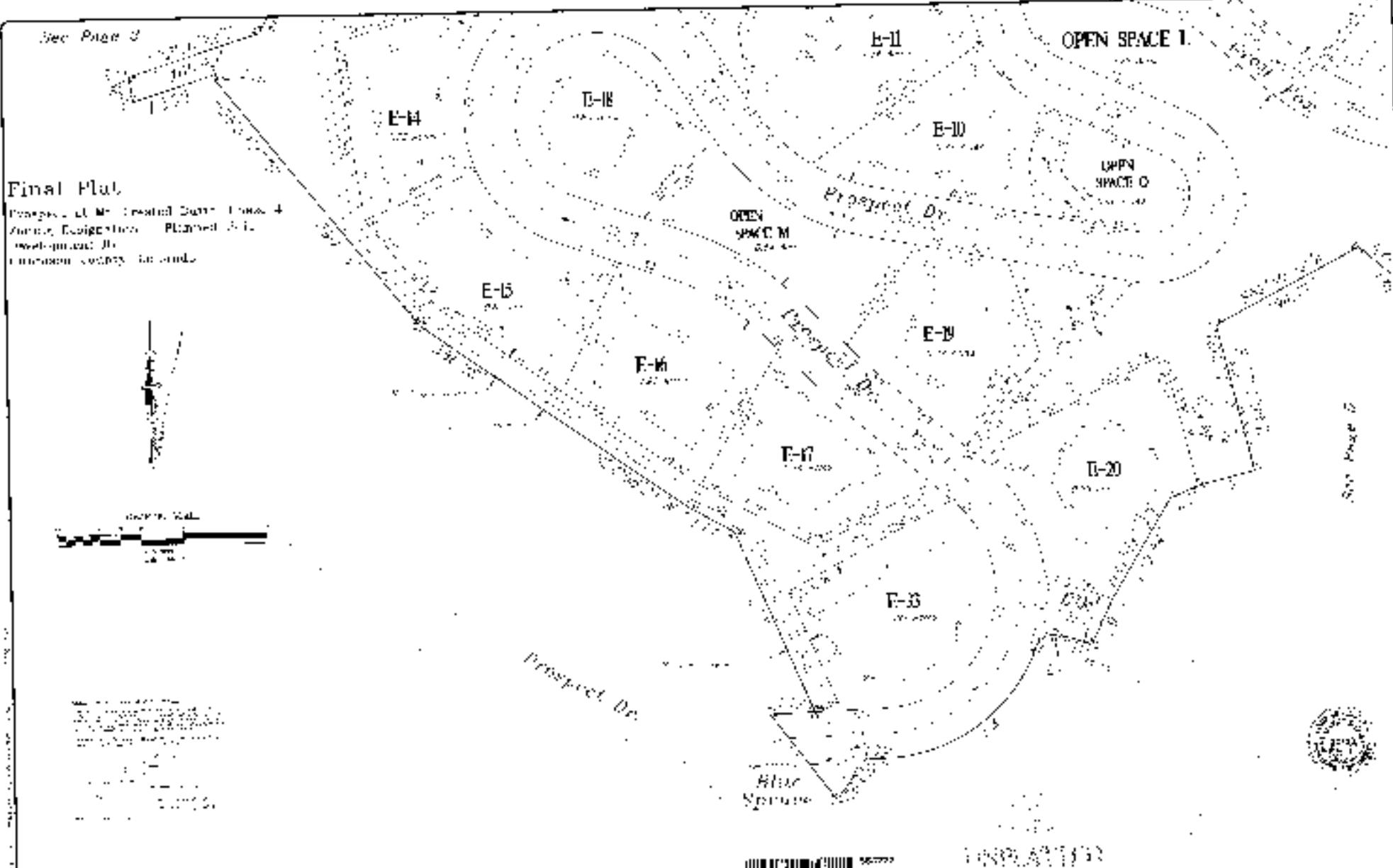
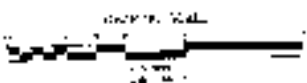
Sheet Page 6

Sheet Page 4 of 6

Sec. Page 3

Final Plat

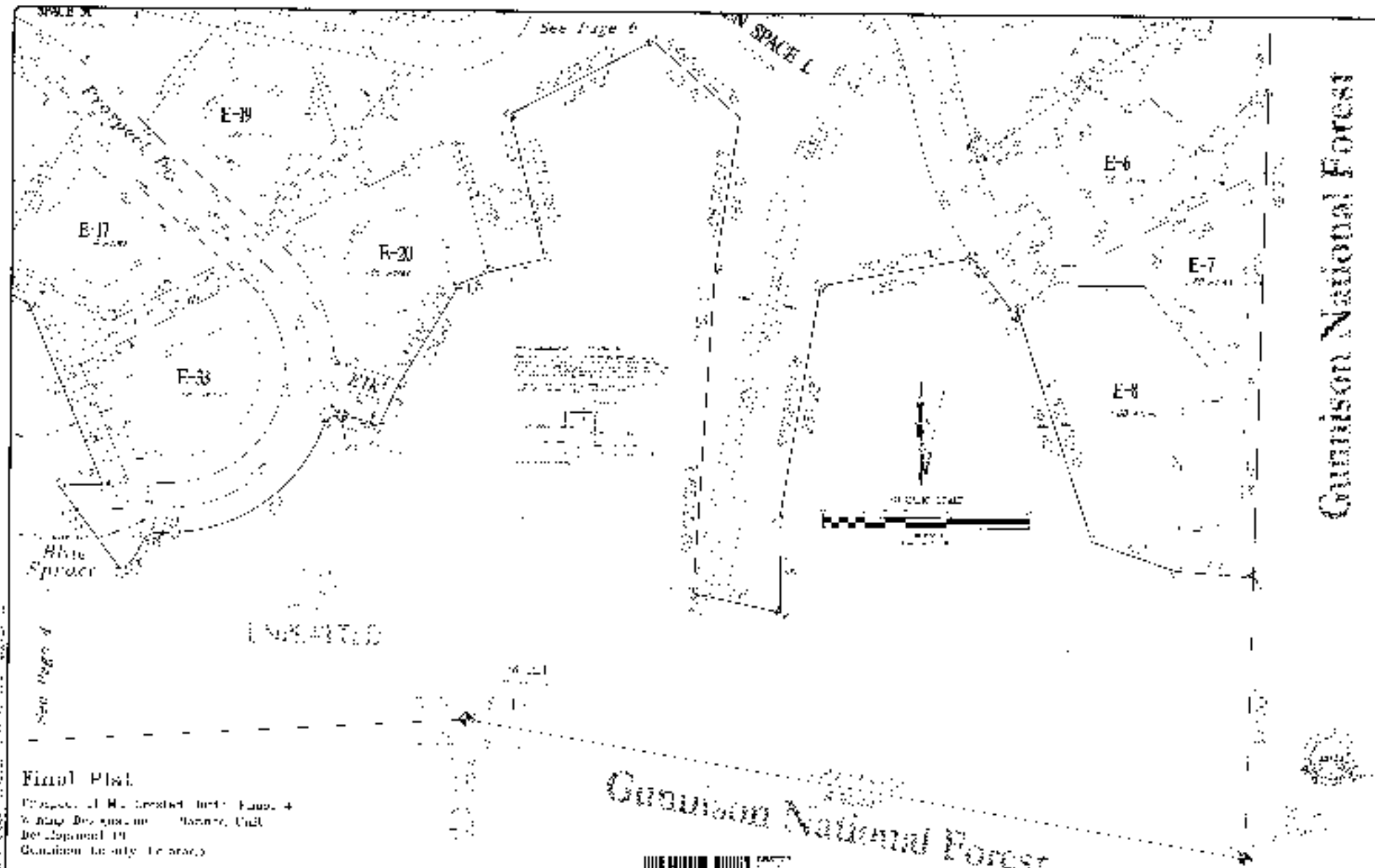
Prospect of Mt. Crested Butte Phase 4
Zoning: Residential Planned A-1
Development of
Commonwealth of Colorado



Sec. Page 2



3	Prospect of Mt. Crested Butte Phase 4		Final Plat	1
				7



Gunnison National Forest

Gunnison National Forest

Final Plat.
 Prospect at Mt. Crested Butte Phase 4
 6.846 Acres, more or less, Cont.
 Development of
 Gunnison County, Colorado

		Prospect at Mt. Crested Butte Phase 4		Final Plat.	SHEET NO.	5
					TOTAL SHEETS	7

Final Plat

Prospect at Mt. Crested Butte, Phase 1
 zoning designation - District L-1
 Development L-1
 Summit County, Colorado

OPEN SPACE I-2

OPEN SPACE I-2

OPEN SPACE I

OPEN SPACE I

E-1

E-2

E-3

E-4

E-10

E-5

OPEN SPACE O

See Page 1

See Page 3

3

Prospect at Mt. Crested Butte
Phase 1

Final
Plat

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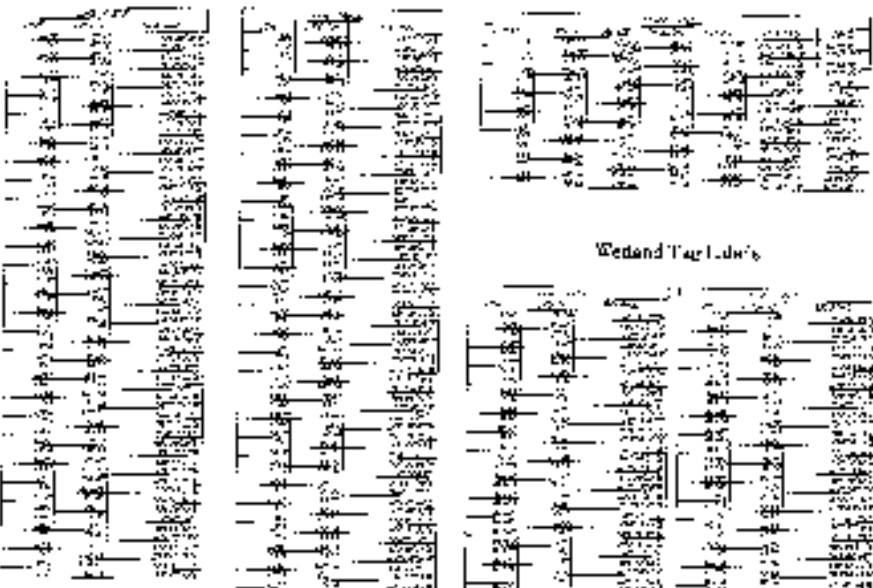
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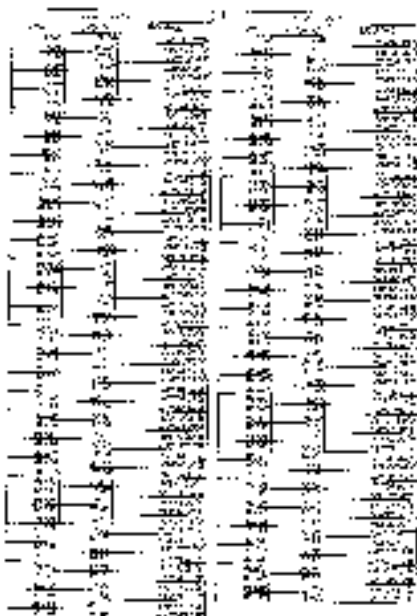
Final Plat

Prospect at Mt. Crested Butte, Phase 4
 Zoning: R-10000000 - Planned Unit
 Development II
 Gunnison County, Colorado

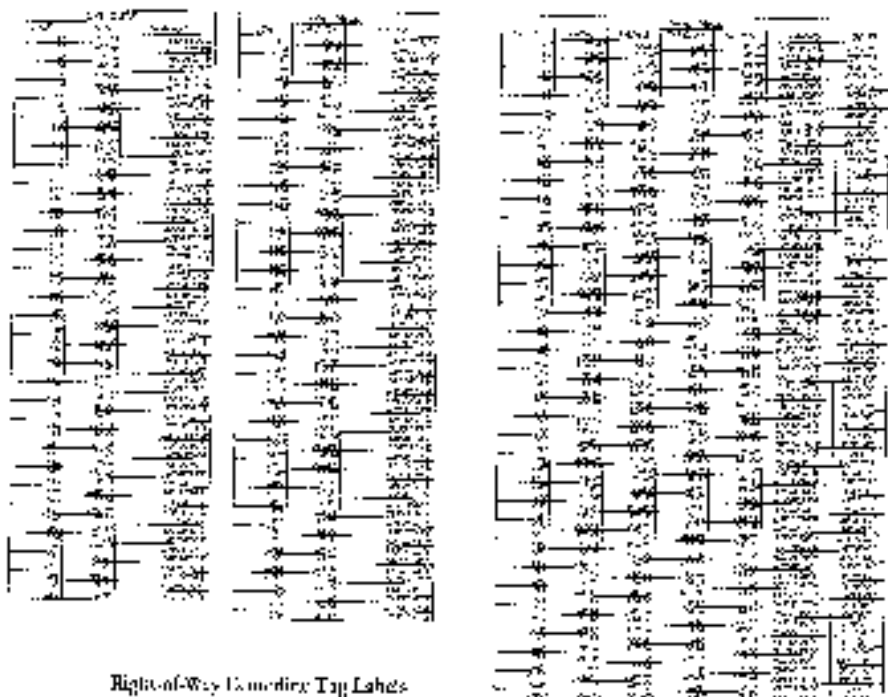
Building Footprint Tag Labels



Wetland Tag Labels



Boundary, Lot, & Easement Tag Labels



Right-of-Way Easement Tag Labels



		Prospect at Mt. Crested Butte Phase 4		Final Plat	7
				Final Plat	7