

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 141.14 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' 06" 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 480.00 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 80 feet easterly of and parallel to the west boundary of Ninth Street;
4. South 00° 02' 06" East 471.00 feet along said line to a point on the easterly extension of the southern 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 2604.10 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.

The tract contains 79.50 acres more or less.

in the Town of Crested Butte, Colorado, under the name of VERZUH RANCH ANNEXATION, has set 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, two 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.



Notary Public
My commission expires: 03/15/02

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 to 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 15, 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 State River.

4. Any taxes, fees, assessments or charges by Notice of Ordinances, in the Town of Crested Butte recorded December 1, 1985 in Book 636 at Page 145, as follows:

A. Ordinance No. 15, Series 1975, 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. 1995-76 land use change permit for Lacy and Dow LLC recorded June 9, 1999 as Reception No. 453678.

D. Ordinance No. 15, Series 2000, providing for the acceptance of the herein described plat. Dated this 16 day of August, 2000.

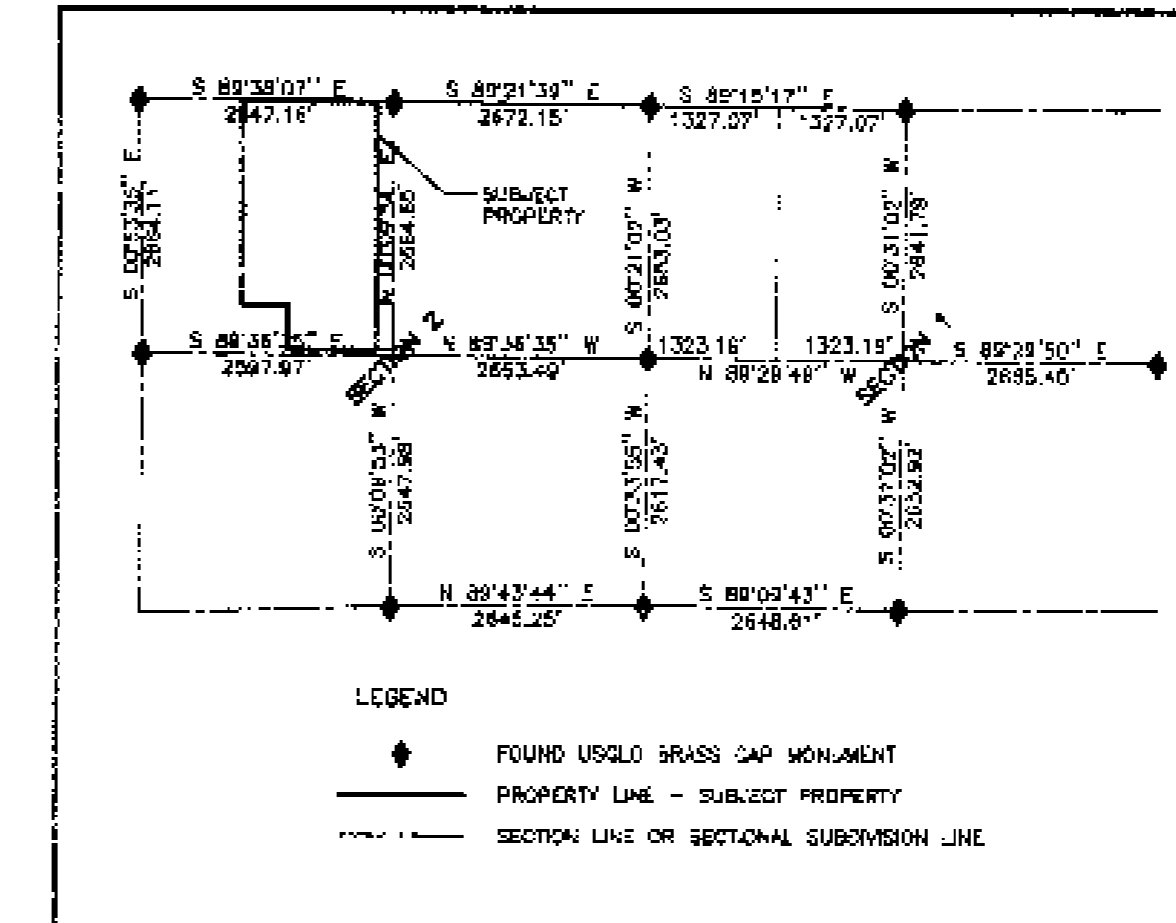
Gunnison County Abstract Company

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

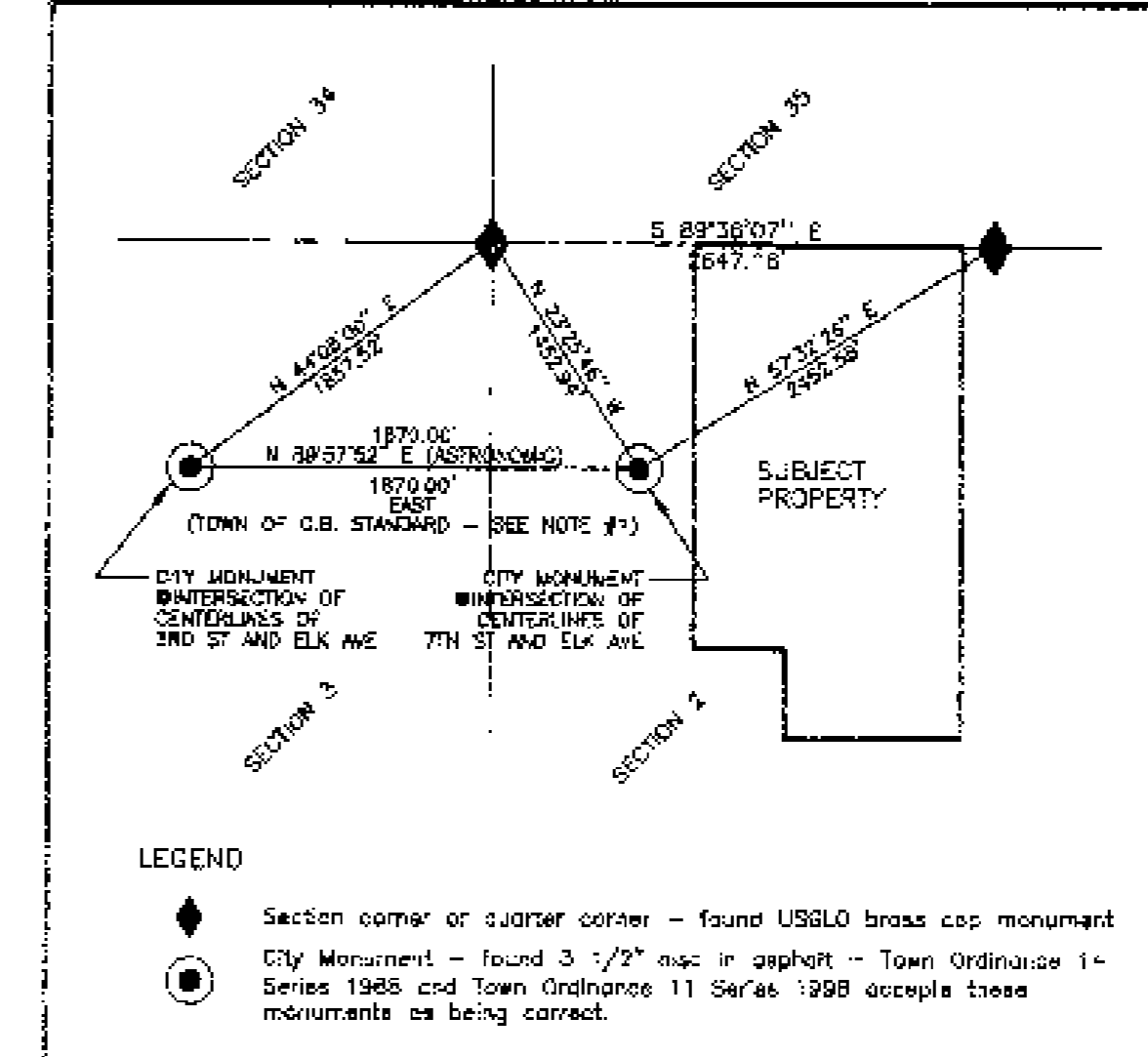
SUBDIVISION IMPROVEMENTS

Subdivision Improvements shall be completed by the following dates:

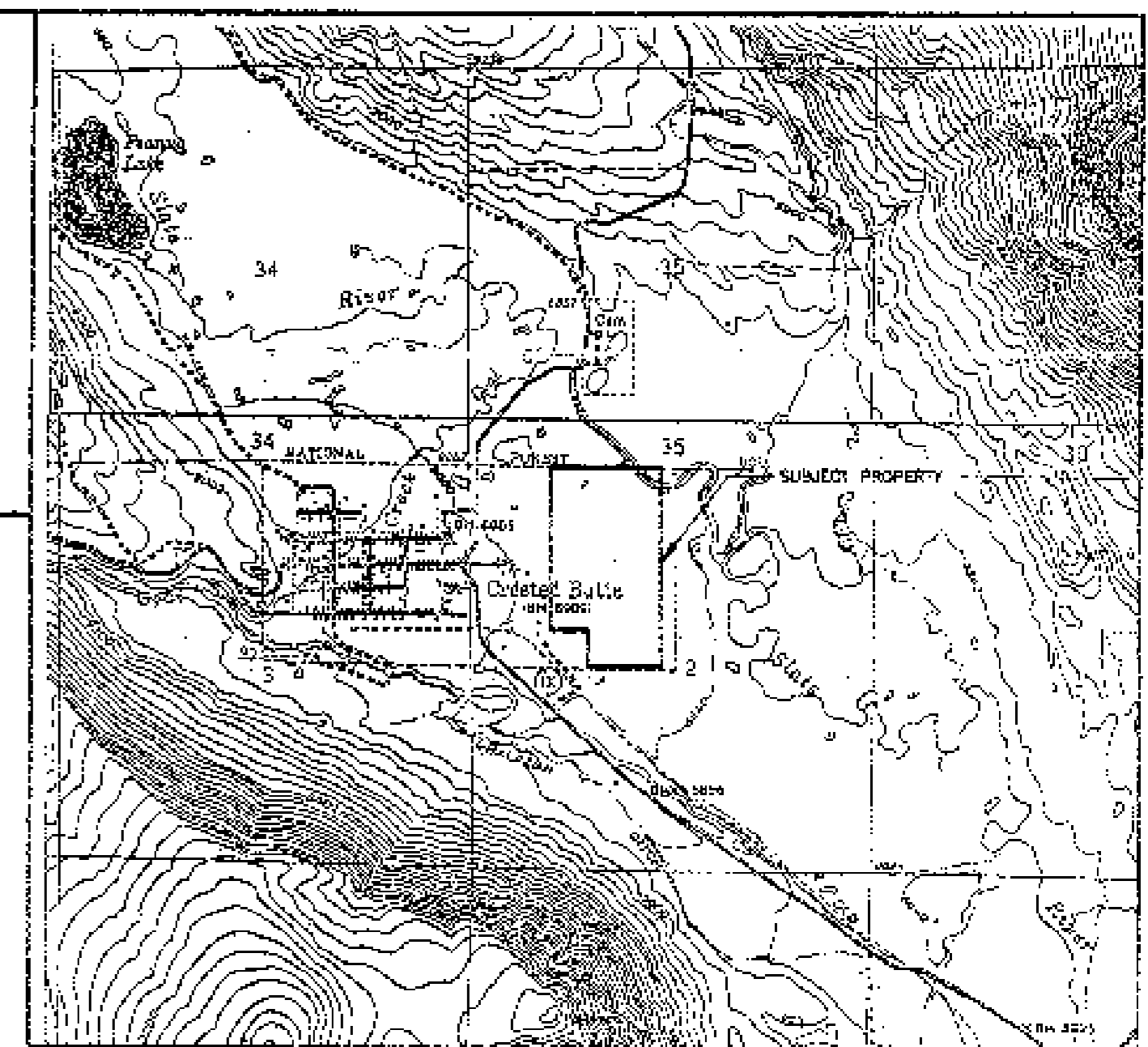
- Phase 1 - December 31, 2002.
- Phase 2 - Construction shall start no later than 15 years after the phase 1 Public Improvements have been timely accepted by the Town and shall be completed by December 31 of the second year following the start of construction.



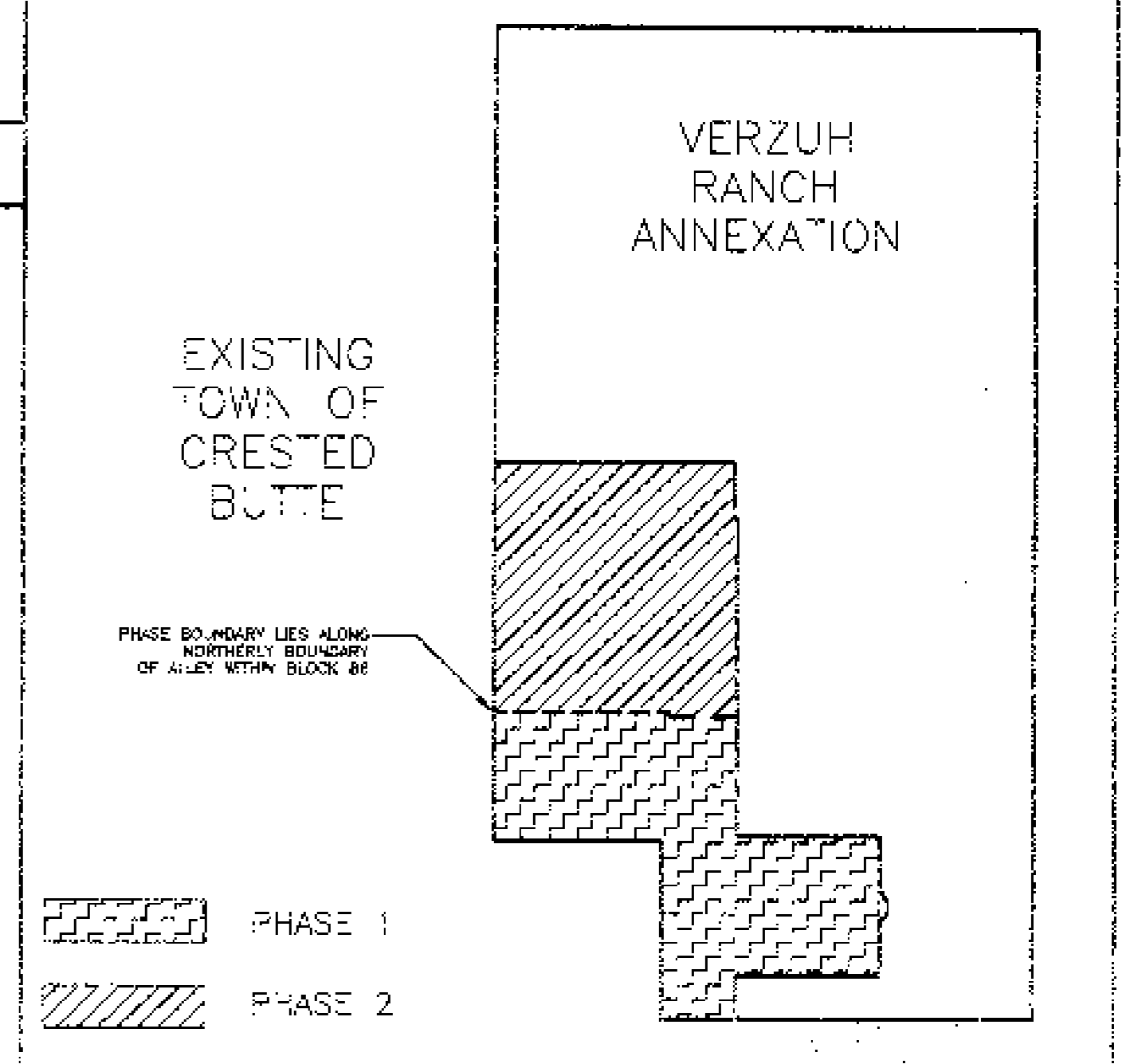
CONTROL DIAGRAM
SCALE 1" = 2000'



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.

By: Linda Powers
Linda Powers, Chairperson

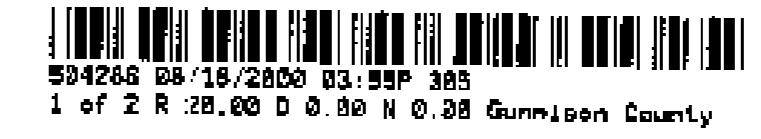
By: _____
Planning Director

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 7th day of August, 2000.

Reception No. 57433 Time 5:07
Date 8/7/00

By: Linda Powers
County Clerk



HR/DRAWINGS/96067V.DWG

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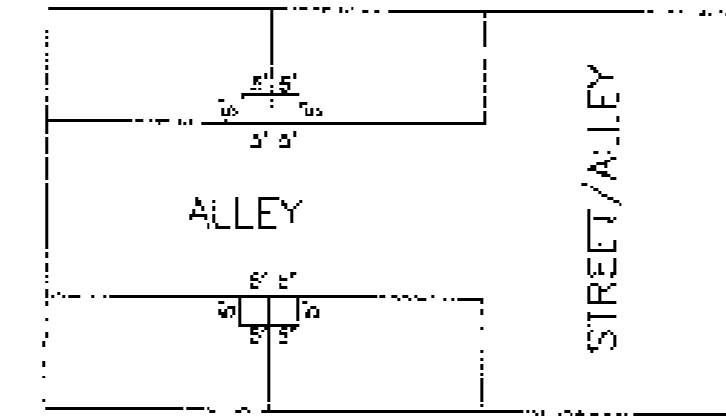
PREPARATION DATE: 8/3/00 LATEST REVISION NO./DATE:

FUREY LAND SURVEYING, INC.
107 NORTH MAIN STREET
GUNNISON, CO 81230
878-641-2255

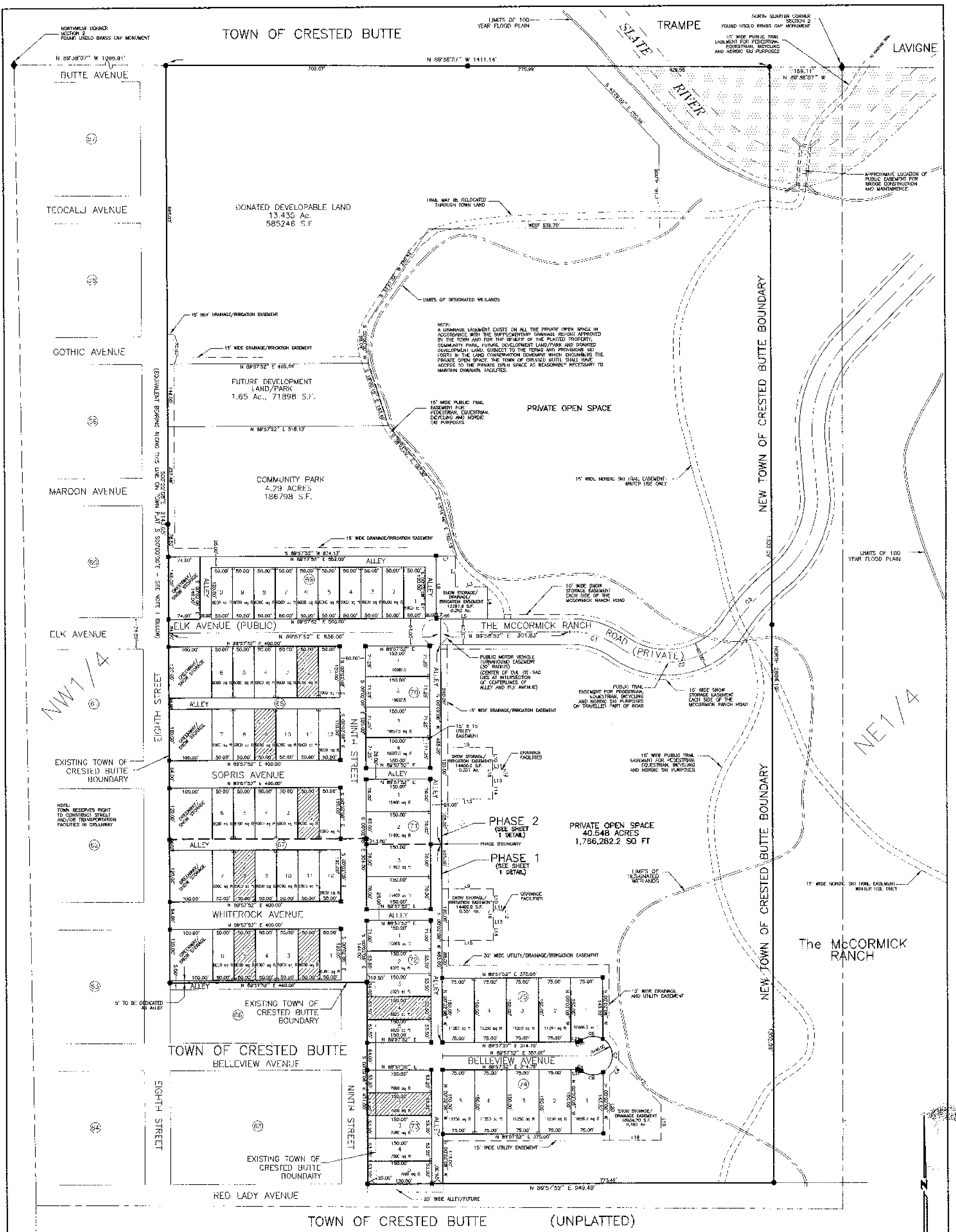
SHEET 1 OF 2

GENERAL NOTES:

1. Property located by field measurement from found USGLO brass cap monuments as shown hereon; with bearings shown hereon being astronomic north as determined by solar observations; hereafter referred to as "astronomic basis of bearings". All bearings and distances within the Town of Crested Butte are shown hereon using said astronomic basis of bearings. 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 the centerlines 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 0°52'05". For ease in locating the property corners of the subdivision shown hereon, the basis of bearings 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 stage information provided by Debbie Duley of Sommerer Gordon Meyer, Inc., 178 W. 6th St., Steamboat Springs, CO 81601.
3. All utility easements shown hereon shall be clearly depicted and shall not be altered, except as provided in the Town of Crested Butte 1995 Allowable Housing Ordinance, 2005 Edition, Part 9, Verzuh Annexation.

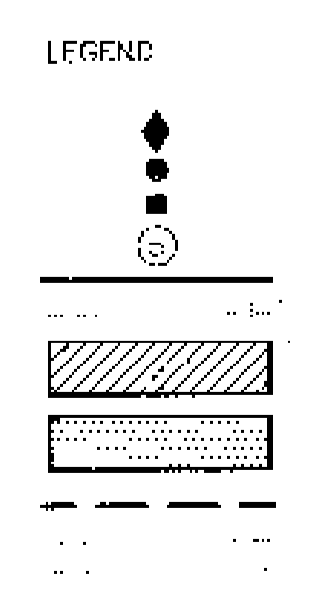


UTILITY EASEMENT (TYPICAL DETAIL)
NOT TO SCALE



NOTES:

- Property located by line measurement from found USGLD brass cap monument has been shown with the location of the monument, with the basis of bearings shown being determined by either observation, hereafter referred to as "astronomic basis of bearings". Lots and blocks, streets and avenues within the town of Crested Butte are shown using said astronomic basis of bearings. Shaded areas of bearings used within the town of Crested Butte hereafter referred to as "Crested Butte standard basis of bearings". A EAST-WEST PLAT Avenue as defined by found city measurement at the intersection of the centerline of Elk Avenue with Third Street and Seventh Street, (hereinafter bearing along the line being of 89°57'52" E). Rotation between said astronomic basis of bearings and said Crested Butte standard basis of bearings is clockwise 0°00'00".



CURVE TABLE

NUMBER	CD	R	L	LT
01	S 72°15'30" E	200.0	184.5	52.1
02	N 78°29'12" E	199.0	184.2	52.1
03	N 41°25'31" E	500.0	133.2	135.8
04	N 29°41'13" E	24.73	103.32	45.27
05	N 79°44'00" W	13.00	104.0	88.7
06	S 89°11'13" E	42.00	54.33	61.09
07	N 00°02'08" W	45.00	93.09	77.38
08	S 85°07'04" W	43.00	54.33	61.09
09	N 20°44'55" E	115.00	10.58	9.87

LINE TABLE

NUMBER	DESCRIPTION	DISTANCE
L1	N 89°57'52" E	740.40
L2	S 00°01'00" W	73.00
L3	N 89°57'52" E	74.85
L4	S 00°02'08" W	74.85
L5	S 89°57'52" W	115.00
L6	N 00°02'08" W	10.00
L7	S 89°57'52" W	10.00
L8	N 00°02'08" W	148.00
L9	N 89°57'52" E	120.00
L10	S 00°02'08" W	140.00
L11	N 89°57'52" E	25.00
L12	S 00°02'08" W	30.00
L13	S 89°57'52" W	25.00
L14	S 00°02'08" W	50.00
L15	S 89°57'52" W	150.00
L16	S 00°02'08" W	120.00
L17	S 89°57'52" W	244.85
L18	S 00°02'08" W	83.13
L19	S 89°57'52" W	120.00
L20	N 00°02'08" W	151.57
L21	N 89°57'52" E	11.97

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

PURE LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81250 870-641-2745

SHEET 2 OF 2

