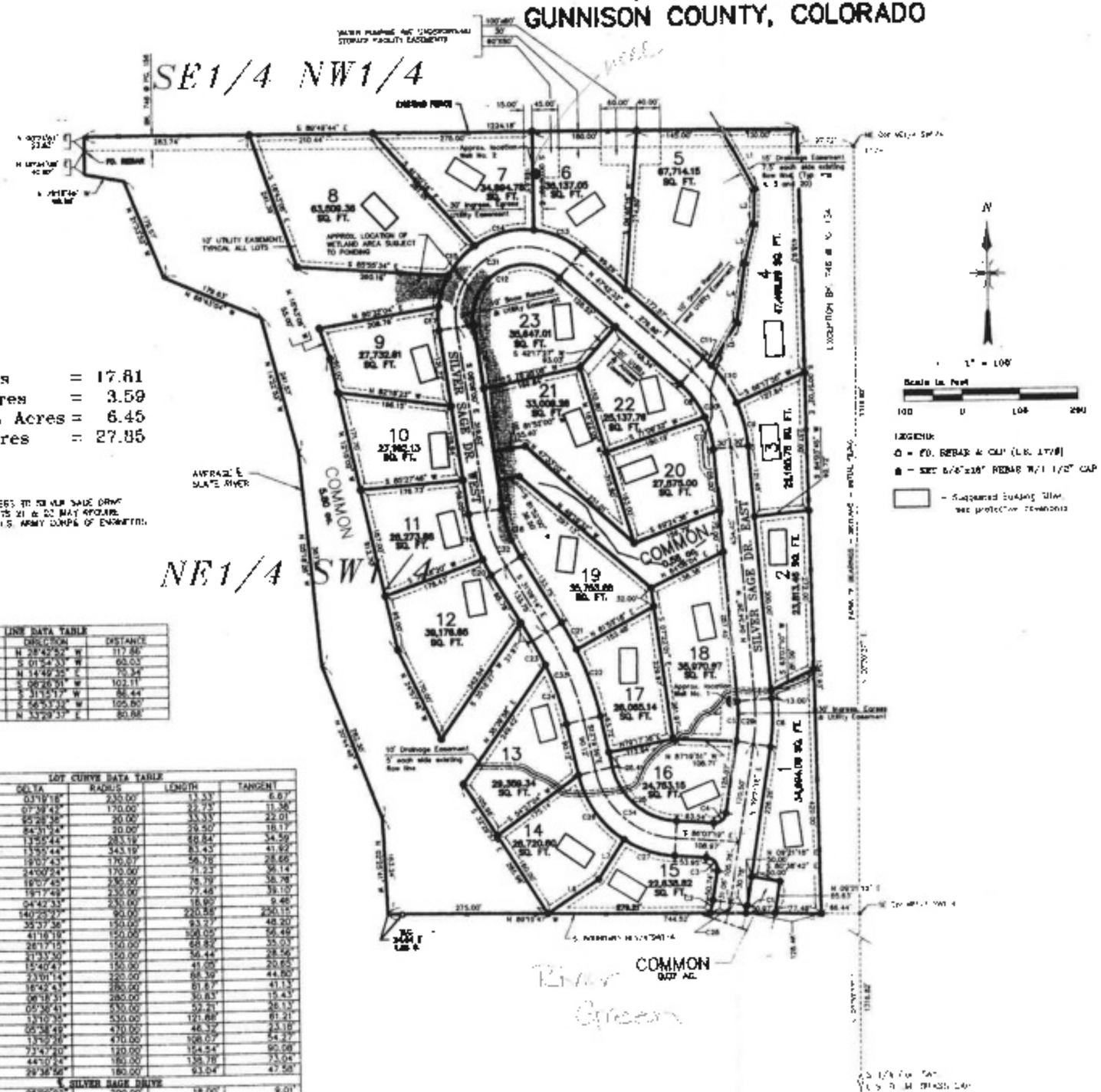
SILVER SAGE SUBDIVISION

LOCATED IN THE SE1/4 NW1/4 AND IN NE1/4 SW1/4, SECTION 1, T14S, R86W, 6th. P.M. GUNNISON COUNTY, COLORADO



LINE DATA TABLE		
LINE	DIRECTION	DISTANCE
L1	N 28°42'52" W	117.88'
L2	S 01°54'33" W	65.03
L3	N 14°49'35" E	75.34'
L4	S 08°26'31" W	102.11'
L5	S 31°31'17" W	86.44
L6	S 56°53'23" W	105.80'
L7	N 33°29'37" E	80.88'

LOT CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	03°19'18"	230.00'	13.33'	6.67'
C2	07°38'42"	170.00'	22.73'	11.38'
C3	95°28'38"	20.00'	33.33'	22.01'
C4	84°31'24"	20.00'	29.50'	18.17'
C5	115°55'44"	283.19'	68.84	34.59'
C6	115°55'44"	343.19'	83.43	41.92'
C7	19°07'43"	170.07'	56.78	28.66'
C8	24°00'54"	170.00'	71.23	36.14'
C9	19°07'45"	235.00'	78.79	39.78'
C10	19°17'49"	230.00'	77.46'	39.10'
C11	04°42'33"	230.00'	18.90'	9.45'
C12	140°23'37"	90.00'	220.55'	230.11'
C13	35°27'38"	150.00'	93.77'	48.20'
C14	41°16'18"	150.00'	108.05'	56.49'
C15	26°17'15"	150.00'	68.82'	35.03'
C16	21°33'30"	150.00'	56.44'	28.56'
C17	15°40'47"	150.00'	41.05'	20.63'
C18	23°01'14"	220.00'	88.39'	44.80'
C19	16°43'41"	280.00'	81.67'	41.13'
C20	06°18'31"	280.00'	30.83'	15.43'
C21	05°36'41"	530.00'	52.21'	26.13'
C22	13°10'35"	530.00'	121.88'	61.21'
C23	05°38'49"	470.00'	46.32'	23.18'
C24	13°52'26"	470.00'	108.07'	54.27'
C25	73°47'20"	120.00'	154.54'	90.08'
C26	44°10'14"	180.00'	138.78'	73.04'
C27	29°38'56"	180.00'	93.04'	47.58'
SILVER SAGE DRIVE				
C28	05°09'22"	200.00'	18.00'	9.01'
C29	13°55'44"	313.19'	76.14'	38.28'
C30	43°08'07"	200.00'	150.57'	79.05'
C31	140°22'27"	120.00'	294.10'	333.53'
C32	23°01'14"	250.00'	100.45'	50.91'
C33	18°49'15"	500.00'	164.24'	82.87'
C34	73°47'20"	150.00'	193.18'	112.60'

DEDICATION AND DECLARATION

Know all men by these presents that the undersigned being the owner of a Tract of Land located in the Southeast 1/4 Northwest 1/4 (Bk. 746 @ Pg. 156) and in Northeast 1/4 Southwest 1/4 (Bk. 567 @ Pg. 833) Section 1, T14S, R86W, Sixth Principal Meridian, Gunnison County, as shown hereon, and described as follows: Beginning at a point on the South Boundary of said NE1/4 SW1/4 whence the Southeast corner thereof bears S 89°19'47"E 86.44 Ft.; Thence N 89°19'47"W 744.52 Ft. along said South boundary to the average centerline of the Slate River; Thence along Said centerline the following 7 courses: 1. N 02°25'41"W 163.24 Ft.; 2. N 20°44'46"W 282.30 Ft.; 3. N 05°18'26"W 367.58 Ft.; 4. N 14°22'53"W 241.57 Ft.; 5. N 66°43'04"W 179.63 Ft.; 6. N 21°37'52"W 179.57 Ft.; 7. N 78°19'49"W 69.58 Ft.; Thence N 00°34'08"E 40.92 Ft.; Thence N 00°24'55"E 23.83 Ft.; Thence S 89°49'44"E 1224.18 Ft.; Thence S 00°51'02"E 1347.93 Ft.; to the True Point of Beginning, have by these presents caused same to be laid out, platted and subdivided under the name and style of SILVER SAGE SUBDIVISION, as shown hereon and do hereby dedicate and convey to the owners of lots, tracts and parcels within this subdivision, by not to the public at large, the common right to use streets, alleys, and other areas as hereon shown. We do hereby grant and dedicate to the county, perpetual easements, as shown, for drainage, for the use of public utility suppliers, (including Homeowner Association owned water system) for installation and maintenance of utility facilities including but not limited to, electric lines, telephone lines, water and sewer lines, together with perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

The Crested Butte Recreational Development Co.

by _____ attest _____
Area President, President Roderick E. Landwehr, Assistant Secretary

STATE OF
COUNTY OF

The foregoing signatures were acknowledged before me this ___ day of _____ A.D. 1995 by Area President, President and Roderick E. Landwehr, Assistant Secretary, for The Crested Butte Recreational Development Co.

My commission expires _____ Witness my hand and seal _____
Notary Public

Address _____

SURVEYOR'S CERTIFICATE

I hereby certify that I am a Registered Land Surveyor of the State of Colorado and that this plat accurately represents a survey made by me or under my supervision and conforms to all applicable Gunnison County and State regulations and I further certify that the monuments shown actually exist and their positions are as shown. This plat meets the requirements of C.R.S. 38-33.3-209 as applicable to this subdivision.

_____
Mark Smith Date
R.L.S. 17-8

ATTORNEY'S OPINION

I, Roderick E. Landwehr, being an attorney at law duly licensed to practice in the State of Colorado do hereby certify that I have examined the title to all lands herein subdivided. Such title is held in the name of The Crested Butte Recreational Development Co., a Colorado corporation and is free and clear of all liens, defects, encumbrances, restrictions, and reservations, except as follows:

1. Rights, reservations contained in United States Patent recorded January 2, 1907, in Book 104 at page 394;

2. Terms and conditions of the "Indenture Agreement" including the subject property, by the Gunnison County Fire Protection District, and the "Indenture Agreement" including the subject property, by the Crested Butte Fire Protection District, recorded November 21, 1994 in Book 595 at pages 57 & 82;

3. Terms, conditions, provisions, agreements, and obligations specified under the Agreement by and between The Crested Butte Recreational Development Co. and Mountain Properties recorded July 7, 1994 in Book 746 at page 148;

4. Terms, conditions, provisions, agreements, and obligations specified under the Agreement for Easement by and between River Green Properties and The Crested Butte Recreational Development Co. recorded July 27, 1994 in Book 746 at page 156.

This opinion does not address mortgages, deeds of trust, or similar instruments against the subject property, notified as security for a promissory note or other written instrument of debt, nor does it address easements affecting the subject property of the date of this opinion.

Dated this ____ day of _____, A.D. 1995.

_____
Roderick E. Landwehr
Attorney at Law
Registration No. 19[illegible]

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado hereby recommends _____ approval of the plat of the SILVER SAGE SUBDIVISION based upon a meeting held on the ____ day of _____, A.D. 1995.

_____
Secretary

BOARD OF COUNTY COMMISSIONERS APPROVAL

This plat of SILVER SAGE SUBDIVISION is approved this ____ day of _____, A.D. 1995, and the roads and other public areas are hereby accepted provided however that such acceptance for maintenance purposes is conditioned upon the completion of improvements to the satisfaction of the Board of County Commissioners pursuant to resolution with such exceptions, conditions or deferrals in effect at that time.

Attest:

_____
County Clerk Chairman

GUNNISON COUNTY CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Gunnison County, Colorado on the ____ day of _____, A.D. 1995, Reception No. _____.
Fee _____

_____
County Clerk

THE-MONT CONSULTANTS, INC
ENGINEERS - SURVEYORS