

4/26/07 # 574194

MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1

WITHIN LOT SV-2 OF
MT. CRESTED BUTTE TOWN CENTER-REC#556853,
TOWN OF MT. CRESTED BUTTE
GUNNISON COUNTY, COLORADO

DEDICATION

Know all men by these presents: That MT. CB REAL ESTATE, LLC, a Colorado limited liability company, being the owner of the following described real property, hereby dedicates and conveys the condominium map of MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1, Town of Mt. Crested Butte, County of Gunnison, State of Colorado, as follows:

1. Description: The property description of the real property laid out and plotted as MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1 shown on the plat is:
Lot SV-2, Town of Mt. Crested Butte Town Center, per plat recorded under Reception #556853, Town of Mt. Crested Butte, Gunnison County, Colorado.
2. Condominium declaration: The real property laid out as MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1, Town of Mt. Crested Butte, Gunnison County, Colorado, is platted and divided into units and the use of the common areas is as follows: [Detailed description of unit boundaries and common areas follows]
3. Units 204, 205, and 206 are deed restricted to Community Housing according to the Deed Restriction recorded on 2/21/07 at Reception No. 573282.

In witness whereof, MT. CB REAL ESTATE, LLC, a Colorado limited liability company, executed this dedication this 26th day of April, 2007.

MT. CB REAL ESTATE, LLC, a Colorado limited liability company
[Signature]
Notary Public

State of Colorado)
County of Gunnison) ss.
The foregoing instrument was acknowledged before me this 26th day of April, 2007, by *[Signature]* of MT. CB REAL ESTATE, LLC, a Colorado limited liability company.

Witness my hand and official seal.
[Signature]
Notary Public



ATTORNEY'S OPINION

1. Michael C. Dawson, 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 designated and shown upon this plat and that title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows:
 1. The Protective Covenants for the Lodge Sites Area recorded August 21, 1973 in Book 468, Page 47.
 2. A right of way for ditches or canals constructed by the authority of the United States as reserved in the United States Patent for the subject property.
 3. Terms and conditions in the Regal of Northern Lodge Sites Subdivision Agreement as recorded October 24, 1988 in Book 458 at page 28 through 30.
 4. Any taxes, fees, assessments or charges by reason of the inclusion of subject property within the Mt. Crested Butte Water and Sanitation District and the Town of Mt. Crested Butte Special Improvement District.
 5. Construction Management, Funding and Easement Agreement recorded April 11, 2006 at Reception No. 558532 and Resolution approving said agreement recorded at Reception No. 558533.
 6. The following Easement Agreements for tie back and shoring facilities and utility easements under and along the Property:
 - 6.1 Easement Agreement from Mt. CB Properties, LLC recorded April 6, 2006 at Reception No. 558534.
 - 6.2 Easement Agreement from Mountain Associates, Inc., recorded April 8, 2006 at Reception No. 558718.
 - 6.3 Easement Agreement from Village Center Condominium Association recorded April 12, 2006 at Reception No. 552720.
 - 6.4 Easement Agreement from Colorado Properties, Limited Partnership recorded April 27, 2006 at Reception No. 558539.
 - 6.5 Utility Easement Agreement from Mountain Associates, Inc., recorded June 28, 2006 at Reception No. 558079.
 7. Any and all easements and building envelopes set forth on the Plat of Mt. Crested Butte Town Center bearing Reception No. 556853.
 8. The PUD Guide for Mt. Crested Butte Town Center bearing Reception No. 556861 as amended at Reception No. 573282.
 9. The Subdivision Improvements Agreement recorded at Reception No. 558882.
 10. Town of Mt. Crested Butte Ordinance No. 2, Series 2006 recorded August 12, 2006 at Reception No. 558448.
 11. The Construction Management, Funding & Temporary Easement Agreement recorded August 12, 2006 at Reception No. 558530.
 12. The Construction and Improvement Easement Agreement recorded August 12, 2006 at Reception No. 558530.
 13. The Public Notice for use of a fire lane and limited access easement in Book 671 at page 888.
 14. The First Addendum to Easement Agreement in Book 680 at page 787.
 15. The Community Declaration for the Mt. Crested Butte Town Center bearing Reception No. 573282. (Master Declaration)
 16. The Condominium Declaration for Mountaineer Square Condominiums bearing Reception No. 556853. (Condominium Declaration)
 17. Utility distribution easements.
 18. Taxes and assessments for the current year and subsequent years.
 19. The Deed of Trust to U S Bank National Association bearing Reception No.559729 and the Assignment of Leases and Rents bearing Reception No.559730.

This opinion does not address instruments affecting title but not recorded as of the date of this opinion.
Dated this 26th day of April, A.D., 2007.

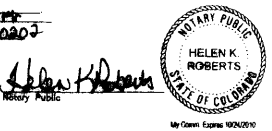
[Signature]
Michael C. Dawson
100 North Taylor St.
P.O. Box 179
Gunnison, CO 81230
Telephone: (970) 641-3326

COMMENT OF LENDER
The lender of the above property hereby consents to and acknowledges this condominium plat.

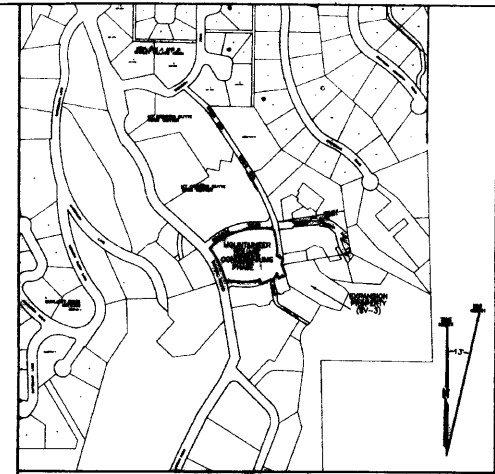
U.S. Bank National Association,
a national banking association
By: *[Signature]*
Title: *[Signature]*

State of Colorado)
County of Gunnison) ss.
The foregoing instrument was acknowledged before me this 26th day of April, 2007, by *[Signature]* of U.S. Bank National Association, a national banking association.

My commission expires *[Signature]*
Witness my hand and official seal.



Gunnison Cty. CO 81460/2007 03 18 PM 574194



VICINITY MAP
SCALE 1" = 400'
400 0 400 800 1200

- GENERAL NOTES:**
1. Property and improvements located by field measurement from the northeast corner of Lot SV-2 as marked by a found iron nail. The boundary of the subject property is shown on the record plat of MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1, Town of Mt. Crested Butte, County of Gunnison, State of Colorado, recorded under Reception No. 556853. Each corner of the subject property is marked with a found iron nail. Each corner of the subject property is marked with a found iron nail. Each corner of the subject property is marked with a found iron nail.
 2. Recorded rights of way and/or easements affecting subject property and shown or noted herein were obtained from Reception No. 556853, 558532, 558533, 558534, 558079, 558718, and 552720. The location of each easement is shown on the record plat of MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1, Town of Mt. Crested Butte, County of Gunnison, State of Colorado, recorded under Reception No. 556853. If any other easements listed in said plats are not shown herein for the following reasons:
 - #9 - Easement Agreement - Reception #552533 - location indefinite - does affect subject property;
 - #10 - Easement Agreement - Reception #552534 - does not affect subject property;
 - #11 - Easement Agreement - Reception #558079 - does not affect subject property;
 - #13 - Easement Agreement - Reception #558080 - location indefinite - does affect subject property;
 - #15 - Easement Agreement - Reception #558080 - not addressed by this survey.
 3. Due to snow depth of 3' - 6" at time of field survey, additional improvements located at or near ground level, if any, have not been field measured and are not shown herein.
 4. Ceiling heights are 8.0' unless otherwise noted - see CH designation in legend.

MT. CRESTED BUTTE TOWN COUNCIL
The within plat of MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1, is approved for filing this 26th day of April, A.D., 2007.
TOWN COUNCIL, MT. CRESTED BUTTE, COLORADO
By: *[Signature]*
Attest: *[Signature]*
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 26th day of April, A.D., 2007.
Reception Number: 574194
Time 3:14 p.m. Date: 4-26-2007



CROSSHEADING

MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1
WITHIN LOT SV-2 OF
MT. CRESTED BUTTE TOWN CENTER-REC#556853,
TOWN OF MT. CRESTED BUTTE
GUNNISON COUNTY, COLORADO

PREPARATION DATE: 4/02/07 LATEST REVISION NO./DATE:
PUREY LAND SURVEYING, INC.
307 NORTH MAIN STREET
GUNNISON, CO 81230
970-641-2245

SHEET 1 OF 21

LAND SURVEYOR'S CERTIFICATE

I, Edward G. Heister, being a registered land surveyor in the State of Colorado, do hereby certify that I have examined the title to all lands herein designated and shown upon this plat and that title to such lands is in the dedicator free and clear of all liens, taxes and encumbrances, except as follows: [Detailed description of encumbrances follows]

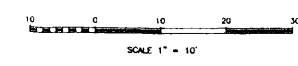
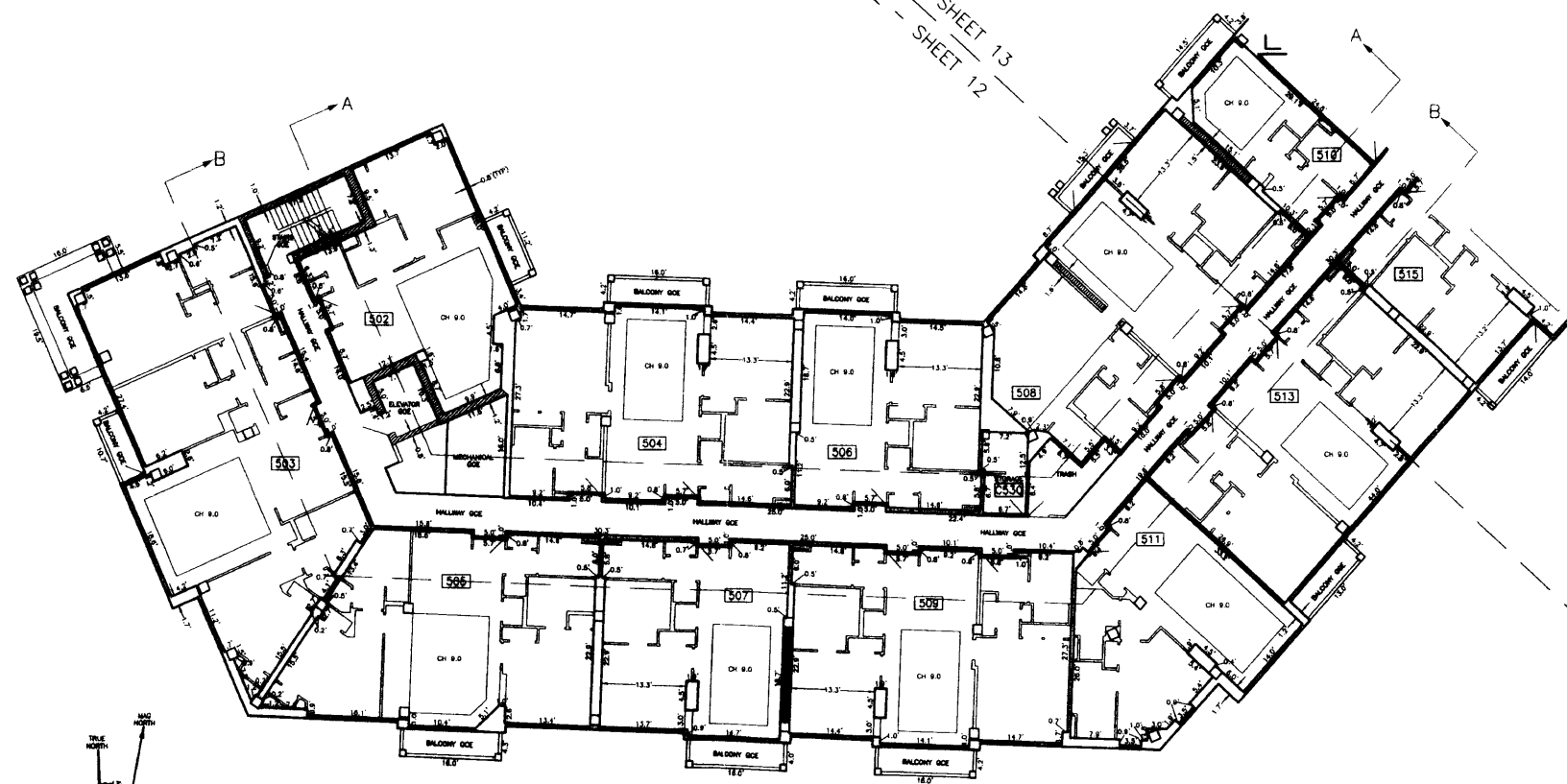
Dated this 26th day of April, 2007.
[Signature]
Edward G. Heister
Gunnison, CO 81230

NOTARY PUBLIC
HELEN K. ROBERTS
STATE OF COLORADO

33647
4/02/07
PUREY LAND SURVEYING, INC.

LEGEND	
	Wall forming unit boundary
	Wall not forming unit boundary
	Window forming unit boundary
	Window not forming unit boundary
	Sliding glass door forming unit boundary
	Door forming unit boundary
	Door not forming unit boundary
	Generic common element
	Limited common element
	Commercial limited common element
	Residential limited common element
	Conference limited common element
	Parking limited common element
	Unit number
	Ayloist ceiling height
	Load bearing structural member (wall)
	Load bearing structural member (1.5' x 1.5' column)
	Unit boundary across open floor or open space
	Sectional arrows with direction of section and section label

MATCH LINE -- SHEET 13
 MATCH LINE -- SHEET 12



S2/S3 FIFTH FLOOR PLAN

08008FIN.DWG	
MOUNTAINEER SQUARE CONDOMINIUMS, PHASE 1 WITHIN LOT SV-2 OF MT. CRESTED BUTTE TOWN CENTER-REC#556853, TOWN OF MT. CRESTED BUTTE GUNNISON COUNTY, COLORADO	
PREPARATION DATE: 3/24/07	LATEST REVISION NO./DATE:
PUREY LAND SURVEYING, INC. 307 NORTH MAIN STREET GUNNISON, CO 81230 970-641-2245	
SHEET 12 OF 21	

