

CRESTED BUTTE SOUTH-FIRST FILING

BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST ONE QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 85 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO



#	Δ	R	L	L.C.L.	BRG.
1	31°30'00"	358.10	198.8	194.41'	S 8° 18' 00" W
2	43°36'00"	636.60	484.4	472.83'	S 14° 21' 00" W
3	69°07'18.5"	188.85	216.81	205.04'	N 34° 48' 21" E
4	44°00'41.5"	89.67	69.03	67.35'	N 2° 59' 39" E
5	19°57'00"	242.32	84.37	83.95'	N 55° 48' 30" E
6	40°03'18"	137.17	95.89	93.95'	S 69° 59' 02" E

NOTE:
 1) All radii on block corners are 15 feet except as where shown.
 2) All dimensions on lot corners are measured from intersection of lot lines extended.
 3) Utility easements are 8' unless otherwise noted.
 4) Easements shown hereon are subject to relocation pursuant to provisions of "COVENANTS AND RESTRICTIONS" recorded in Book 420, Page 404.
 5) Bearings based upon assumed bearing for west line of Section 27.

STATE OF COLORADO ss
 County of Gunnison

KNOW ALL MEN BY THESE PRESENTS That CRESTED BUTTE LAND CO., a Colorado corporation, being the owner of the following described property situate in Gunnison County, Colorado:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 27, Township 14 South, Range 85 West of the Sixth P.M., thence: N 44°00'E 250.00 feet, S 46°00'E 200.00, N 44°00'E 150.00 feet, S 46°00'E 860.00 feet, S 65°57'E 210.00 feet, N 24°03'E 135.00 feet, S 65°57'E 303.12 feet to westerly right-of-way of an existing road, thence S 24°03'E 520.44 feet to a curve to the left with a central angle of 31°30' and a radius of 388.10 feet, thence along said curve 213.32 feet, thence S 7°27'E 35.60 feet to a curve to the right with a central angle of 44°38' and a radius of 606.60 feet, thence along said curve 472.70 feet, thence N 65°57' W 132.63 feet to the West line of said Section 27, thence along said line N 0°00'41.5" W to the point of beginning, and have by these presents laid out, platted and subdivided the same as CRESTED BUTTE SOUTH-FIRST FILING and do hereby dedicate to the use of the public the streets and public ways shown thereon.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed this 17th day of August, 1970.

CRESTED BUTTE LAND CO.
 Attest: *Roger Cisneros* President
Nancy Johnson Secy.

The foregoing instrument was acknowledged before me this 17th day of August, 1970

Witness my hand and seal:
 My commission expires: Feb. 14, 1971
James P. Frank Notary Public

APPROVED this 21st day of August, 1970
 GUNNISON COUNTY PLANNING COMMISSION
Frank A. Stephenson Chairman

APPROVED AND ACCEPTED this 21st day of August, 1970
 BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO
Frank A. Stephenson Chairman

I, IRA L. HARDIN, registered land surveyor in the State of Colorado, do hereby certify that the survey of CRESTED BUTTE SOUTH-FIRST FILING and the plat thereof were made under my supervision and that said survey is accurately represented upon this plat. All monument points and corners were marked as specified in the Gunnison County Subdivision Regulations on the perimeter of this subdivision.
Ira L. Hardin
 Registered Colorado Land Surveyor: No. 5239

STATE OF COLORADO ss
 County of Gunnison
 I hereby certify that this plat was filed for record in my office at 2:27 o'clock, P.M., August 24th, 1970, bearing Recordation Number 280579
Marianne A. Smith
 County Clerk and Recorder
 By: _____ Deputy