

# CRESTED BUTTE SOUTH - FOURTH FILING

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING THE OWNERS OF A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND IN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, BOTH IN SECTION 21; AND IN THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, AND IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, BOTH IN SECTION 22; ALL LYING IN TOWNSHIP 14 SOUTH, RANGE 85 WEST, 6th P.M., COUNTY OF GUNNISON, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 21, THENCE N 89° 30' 15" E ALONG THE LAND LINE 1324.46 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 21, THENCE N 88° 54' 28" E ALONG THE LAND LINE 1304.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 22, THENCE S 01° 25' 42" W ALONG THE LAND LINE 2356.56 FEET TO THE SOUTHEASTLY CORNER OF THIS TRACT, ALSO BEING THE NORTHEASTLY CORNER OF CRESTED BUTTE SOUTH SUBDIVISION - THIRD FILING, GUNNISON COUNTY RECORDS, THENCE NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID CRESTED BUTTE SOUTH SUBDIVISION - THIRD FILING, THENCE WEST 180.00 FEET, THENCE WEST 180.00 FEET, THENCE S 65° 00' 00" W 158.83 FEET, THENCE N 25° 00' 00" W 479.94 FEET TO A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 20° 00' 00" AND A RADIUS OF 90.00 FEET, THENCE ALONG SAID CURVE 41.89 FEET, THENCE N 45° 00' 00" W 588.08 FEET, THENCE N 60° 00' 00" W 455.34 FEET TO A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 23° 21' 35" AND A RADIUS OF 90.00 FEET, THENCE ALONG SAID CURVE 48.92 FEET, THENCE N 83° 21' 35" E 387.31 FEET, THENCE S 06° 38' 25" W 180.14 FEET, THENCE N 83° 21' 35" W 411.63 FEET TO THE NORTHWESTERLY CORNER OF SAID CRESTED BUTTE SOUTH SUBDIVISION - THIRD FILING, THENCE LEAVING SAID THIRD FILING, N 01° 36' 30" E ALONG THE LAND LINE 86.70 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, THENCE N 01° 36' 30" E ALONG THE LAND LINE 1334.13 FEET TO THE POINT OF BEGINNING, AND HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS CRESTED BUTTE SOUTH - FOURTH FILING AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, PUBLIC WAYS, AND TRACTS A, B, C, D, E, F, G, H, I, AND J AS SHOWN THEREON. IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 12th DAY OF March, 1971.

*Roger Cisneros*  
PRESIDENT  
*Duane C. Harris*  
SECRETARY

### ACKNOWLEDGEMENT:

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF March, 1971, BY ROGER CISNEROS AS PRESIDENT AND DUANE C. HARRIS AS SECRETARY OF CRESTED BUTTE LAND COMPANY. WITNESS MY HAND AND SEAL: MY COMMISSION EXPIRES DECEMBER 19, 1971.

*Ira L. Hardin*  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE:

IRA L. HARDIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CRESTED BUTTE SOUTH - FOURTH FILING AND THE PLAN THEREOF WERE MADE BY ME AND UNDER MY SUPERVISION AND THAT THE HEREIN MAP ACCURATELY AND PROPERLY SHOWS THE SAME. ALL MONUMENT POINTS AND CORNERS WERE MARKED AS SPECIFIED IN THE GUNNISON COUNTY REGULATIONS ON THE PERIMETER OF THIS SUBDIVISION. DONE ON THIS 5th DAY OF MARCH, 1971.

*Ira L. Hardin*  
IRA L. HARDIN R.L.S. NO. 5239

### APPROVAL and ACCEPTANCE CERTIFICATE:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1971 BY THE GUNNISON COUNTY PLANNING COMMISSION.

CHAIRMAN

APPROVED AND ACCEPTED THIS 1 DAY OF December 1971 BY THE BOARD OF COUNTY COMMISSIONERS, GUNNISON COUNTY, COLORADO.  
APPROVED NOV 6 1972 MINIC pro curc Dec. 1, 1971.

*Edmund H. Waters*  
CHAIRMAN

### CLERK and RECORDER'S CERTIFICATE

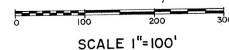
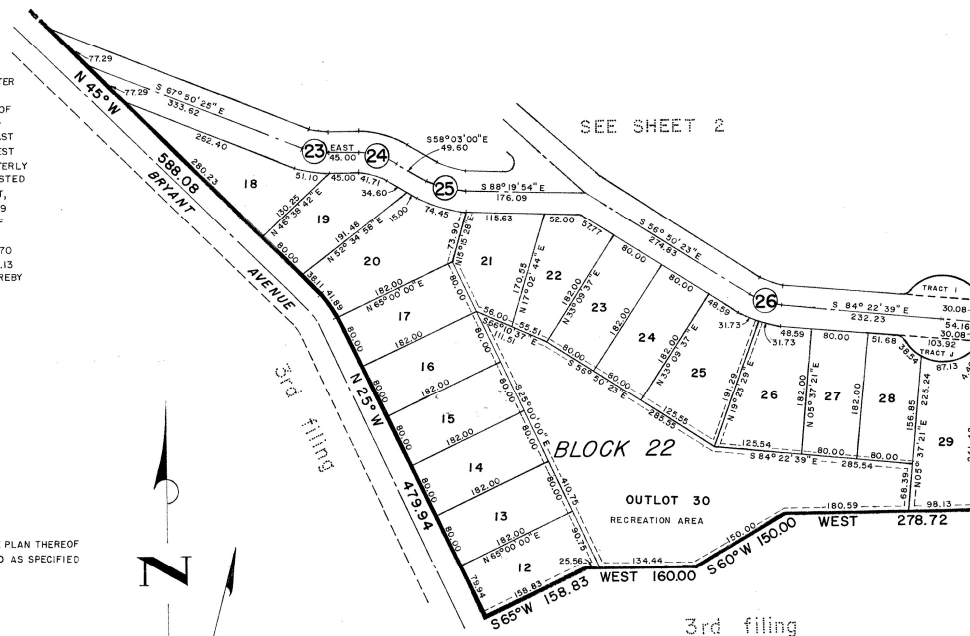
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 11:50 O'CLOCK, A.M., ON THIS 9 DAY OF Nov, 1971, RECEPTION NO. 281415

*William D. Sells*  
COUNTY CLERK and RECORDER  
DEPUTY

NOTE:

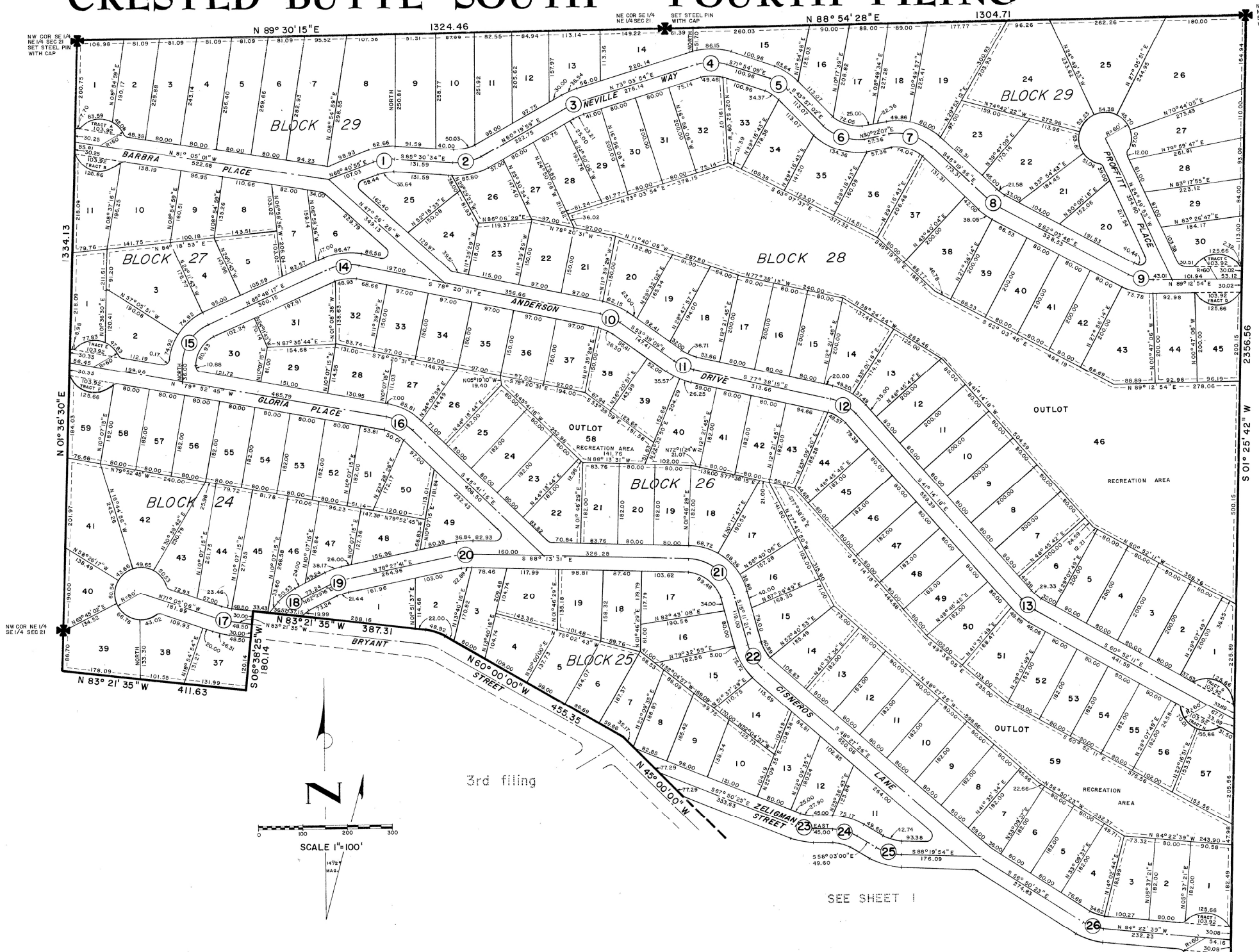
- 1) ALL RADII ON BLOCK CORNERS ARE 15 FEET EXCEPT AS WHERE SHOWN.
- 2) ALL DIMENSIONS ON LOT CORNERS ARE MEASURED FROM INTERSECTION OF LOT LINES EXTENDED.
- 3) ALL EASEMENTS ARE 8' UNLESS OTHERWISE NOTED, AND ARE FOR UTILITY AND WALKWAY PURPOSES.
- 4) EASEMENTS SHOWN HEREON ARE SUBJECT TO RELOCATION PURSUANT TO PROVISIONS OF "COVENANTS AND RESTRICTIONS" RECORDED IN BOOK 942, AT PAGE 404.
- 5) BEARINGS BASED UPON BEARINGS SHOWN ON "CRESTED BUTTE SOUTH - SECOND FILING."
- 6) ALL SIDE LOT LINES WITHOUT BEARINGS ARE AT RIGHT ANGLES TO STREET LINES.
- 7) ALL RECREATION AREAS TO BE CONVEYED TO IMPROVEMENT ASSOCIATION IN PERPETUITY.
- 8) A 10 FOOT EASEMENT ALONG EACH SIDE OF ALL ROADS IS HEREBY CREATED FOR SNOW REMOVAL AND SNOW STORAGE PURPOSES.
- 9) - - - - - INDICATES EASEMENTS
- 10) OUTLOTS SHALL BE FOR THE PURPOSES MARKED.
- 11) ALL STREETS ARE 60.00' IN WIDTH.
- 12) ALL LOTS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN BOOK 420 AT 404.

PREPARED BY  
**HARDIN & COMPANY**  
1990 SOUTH GARRISON STREET  
LAKEWOOD, COLORADO 80227  
303-986-0373



CURVE	CENTERLINE			CURVE DATA	BEARING
	Δ	R.	L.		
1	25°48'31"	109.12	49.15	48.74	N 81°35'10.5"E
2	34°09'27"	113.92	67.91	66.91	N 77°24'42.5"E
3	12°43'55"	134.45	29.88	29.82	N 66°41'56.5"E
4	35°01'57"	110.90	67.81	66.75	S 89°22'07.5"E
5	27°57'07"	100.45	49.00	48.52	S 57°55'35.5"E
6	55°40'51"	104.14	101.20	97.27	S 71°47'27.5"E
7	53°17'57"	109.60	101.95	98.31	S 72°58'54.5"E
8	15°43'50"	108.58	29.81	29.72	S 54°11'51"E
9	28°43'20"	117.17	58.74	58.13	S 76°25'25"E
10	24°46'22"	114.23	49.22	48.84	S 65°59'50"E
11	23°09'00"	117.00	49.27	48.91	S 65°38'42"E
12	36°23'57"	106.46	67.63	66.50	S 59°26'16.5"E
13	19°37'53"	115.60	39.61	39.41	S 51°03'14.5"E
14	35°51'12"	108.19	67.70	66.60	N 83°43'53"E
15	65°48'17"	100.47	115.39	109.15	N 32°54'08.5"E
16	34°11'29"	113.80	67.91	66.91	S 69°47'00.5"E
17	12°16'29"	139.50	29.89	29.83	S 77°13'20.5"E
18	20°57'27"	106.13	39.55	39.33	N 52°00'32.5"E
19	15°58'25"	106.91	29.81	29.71	N 70°28'28.5"E
20	13°18'48"	128.53	29.86	29.80	N 85°07'05"E
21	73°02'10"	108.04	137.72	128.59	S 51°42'26"E
22	33°16'05"	100.42	58.30	57.49	S 31°49'23.5"E
23	22°09'35"	102.13	39.50	39.25	S 78°55'12.5"E
24	31°57'00"	104.79	58.44	57.65	S 74°03'30"E
25	30°15'54"	110.87	58.50	57.92	S 73°11'27"E
26	27°32'16"	102.02	49.03	48.56	S 70°36'31"E

# CRESTED BUTTE SOUTH - FOURTH FILING



NE COR SW  
NW 1/4 SE  
SET STEEL  
WITH CAP

2356.56

S 01° 25' 42" W

500.15

226.89

208.58

182.49

SEE SHEET 1

3rd filing

SCALE 1"=100'

