



VICINITY MAP
1"=200' #

ATTORNEY'S OPINION

I, David Leinhardt, 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 shown upon this Replat and that the Lot 12 is in Pitchfork, LLC, a Colorado limited liability company, free and clear of all liens and encumbrances, except as follows:

- The lien for 2006 real property taxes and assessments;
- United States Patent recorded in Book 101 at Page 442;
- Any tax, assessment, fees or charges by reason of the inclusion of the subject property in the Mt. Crested Butte Water and Sanitation District area in the Town of Mt. Crested Butte Special Improvement District;
- Any right of way for a sewer line as shown on the plat of Snowfall Point Condominiums recorded as Reception No. 256999;
- Terms and conditions in License Agreement recorded in Book 702 at Page 608;
- Covenants and restrictions in Declaration of Protective Covenants for Pitchfork bearing Reception No. 510378, Approval of Town of Mt. Crested Butte bearing Reception No. 510375 and in Amended and Restated Declaration of Protective Covenants bearing Reception No. 523046;
- Any and all easements, notes and deed restrictions as set forth on the Plat of Pitchfork Subdivision bearing Reception No. 504415 and in Modification of Final Plat bearing Reception No. 510377;
- Terms and conditions in Pitchfork Subdivision Improvements Agreement bearing Reception No. 504418;
- Dedication of Snow Storage Easements bearing Reception No. 504418;
- Pitchfork Occupancy and Resale Deed Restriction, Agreement and Covenant bearing Reception No. 507107, Modification bearing Reception No. 510976, Second Modification bearing Reception No. 516317 and Third Modification bearing Reception No. 526219;
- Agreement for access through Pitchfork Subdivision bearing Reception No. 511540;
- Construction Deed of Trust bearing Reception No. 513643;
- Pitchfork Subdivision Improvements Agreements bearing Reception No. 515597 and 528218;
- Dedication of Sewer and Access Easement bearing Reception No. 533513;
- Firming Statement, Debtor's Notice, Construction Deed of Trust and Assignment of Rents bearing, respectively Reception Nos. 558906, 553937, 553938 and 558909;
- Modification of Deed of Trust bearing Reception No. 561355

Dated this 5th day of May, 2006

David Leinhardt
David Leinhardt, Attorney at Law
Supreme Court Registration No. 2744

LAND SURVEYOR'S CERTIFICATE

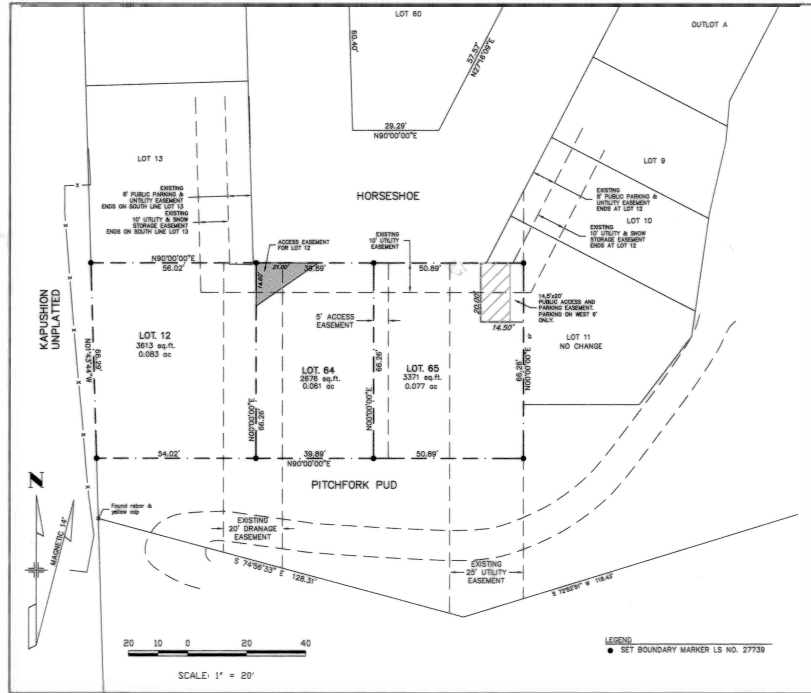
I, Norman C. Whitehead, being a registered land surveyor in the State of Colorado, do hereby certify that this REPLAT OF LOT 12, PITCHFORK, was made by me and under my supervision and is accurate to the best of my knowledge. Steel pins and/or aluminum cap monuments will be set at all boundary corners upon completion of the construction of all improvements.

Dated this 5th day of June, 2006



Norman C. Whitehead, P.L.S.
Colorado Registered Land Surveyor #27739

REPLAT
LOT 12, PITCHFORK
MT. CRESTED BUTTE
GUNNISON COUNTY, COLORADO
LOCATED WITHIN E1/2 SECTION 26, TOWNSHIP 13
SOUTH, RANGE 86 WEST OF THE 6th P.M.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS That Pitchfork, LLC, a Colorado limited liability company, owner of Lot 12 hereby dedicates and encloses the REPLAT OF LOT 12, PITCHFORK, as follows:

1. **DESCRIPTION:** The real property laid out and shown on the REPLAT OF LOT 12, PITCHFORK, is Lot 12, PITCHFORK, according to the Plat thereof recorded August 21, 2000 as Reception No. 504415 of the Gunnison County, Colorado records, Town of Mt. Crested Butte, County of Gunnison, State of Colorado.

2. **SUPPLEMENTAL DECLARATION:** The real property laid out as REPLAT OF LOT 12, PITCHFORK, Town of Mt. Crested Butte, County of Gunnison, State of Colorado is defined and described pursuant to the terms and conditions of the SUPPLEMENTAL DECLARATION REPLATTING LOT 12, PITCHFORK, dated and recorded 7-25-2006 as Reception No. 533513 of the records of Gunnison County, Colorado.

Pitchfork, LLC hereby dedicates those portions of land labeled as easements for the installation and maintenance of public utilities and for other purposes as shown hereon. Pitchfork, LLC hereby further dedicates to the Town of Mt. Crested Butte this snow-mat system in the drainage easement on Lot 12.

IN WITNESS WHEREOF, Pitchfork, LLC, a Colorado limited liability company has executed this Dedication this 5th day of June, 2006.

PITCHFORK LLC, a Colorado limited liability company

By: *William E. Colburn II*
William E. Colburn II, Managing Member

STATE OF COLORADO } ss
COUNTY OF GUNNISON }

The foregoing Dedication was acknowledged before me this 20 day of June, 2006 by William E. Colburn II, Managing Member of Pitchfork LLC, a Colorado limited liability company.

Witness my hand and official seal:

My commission expires: 11/15/2009

Walter Sparks
Notary Public



By signing this Plat, Pitchfork, LLC, a Colorado limited liability company, agrees to complete the curb, driveways, parking areas, utilities, landscaping and other infrastructure in accordance with the Subdivision Improvements Agreement filed in the Gunnison County, Colorado records on the ___ day of _____, 2006, as Reception No. _____

MT. CRESTED BUTTE TOWN COUNCIL APPROVAL

This REPLAT OF LOT 12, PITCHFORK is approved for filing this 20 day of June, 2006. The Town of Mt. Crested Butte hereby accepts and agrees to operate and maintain the snow-mat system in the drainage easement on Lot 12.

Town Council of Mt. Crested Butte, Colorado

By: *Chloe Wilson*
Mayor

Attest:
Donna DeWood
Town Clerk

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This REPLAT OF LOT 12, PITCHFORK was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado on this 20th day of June, 2006. Reception No. 533513. Time: 11:27 AM.

Sharon Mendenhall
County Clerk



REPLAT LOT 12, PITCHFORK TOWN OF MT. CRESTED BUTTE	
Prepared By:	NCW & Associates, Inc.
P.O. Box 3688	Crested Butte
272 Garen St.	Colorado 81224
(970) 349-6384	Fax (970) 349-6287
PROJECT: 3187.00	DWG.: PLAT
DATE: 6/20/06	SHEET: 1 OF 1

Gunnison County, CO, 7/20/06 1:28 PM 003348



Dear Pitchfork Master Association Owners,

The Pitchfork Masters Association Board had several meetings and shared numerous emails with the Town of Mount Crested Butte to determine the status of the public access easement at the end of Horseshoe. The easement has not been vacated and is available for development. But the location of the easement was changed in 2006.

The original easement was on the east side of Lot 12. A repat of Lot 12 in 2006 created three lots: Lot 12, Lot 64 and Lot 65, and a 5 foot easement on west side of Lot 65. The 5' easement goes south, to the end of Pitchfork's property. Attached is the 2006 replat map.

There is no easement on the Town of Mount CB's property to the bike path. The Town of Mount CB would have to approve the development of a path from Pitchfork to the bike path.

From the conversations with the Town of Mount CB officials the Town is not interested in building the path, assuming any maintenance, or any liability. All costs to build, maintain and insure the path will be the responsibility of the Pitchfork Association.

Any owners interested in developing the public access path need to create a proposal to present to the Board addressing the following:

- 1). Approval from the Town of Mount Crested Butte to build the path on the Town's property.
- 2). Engineering, surveying, permits and construction costs to build the path.
- 3). Annual maintenance cost.
- 4). Annual insurance cost.

Sincerely,
Pitchfork Association Board