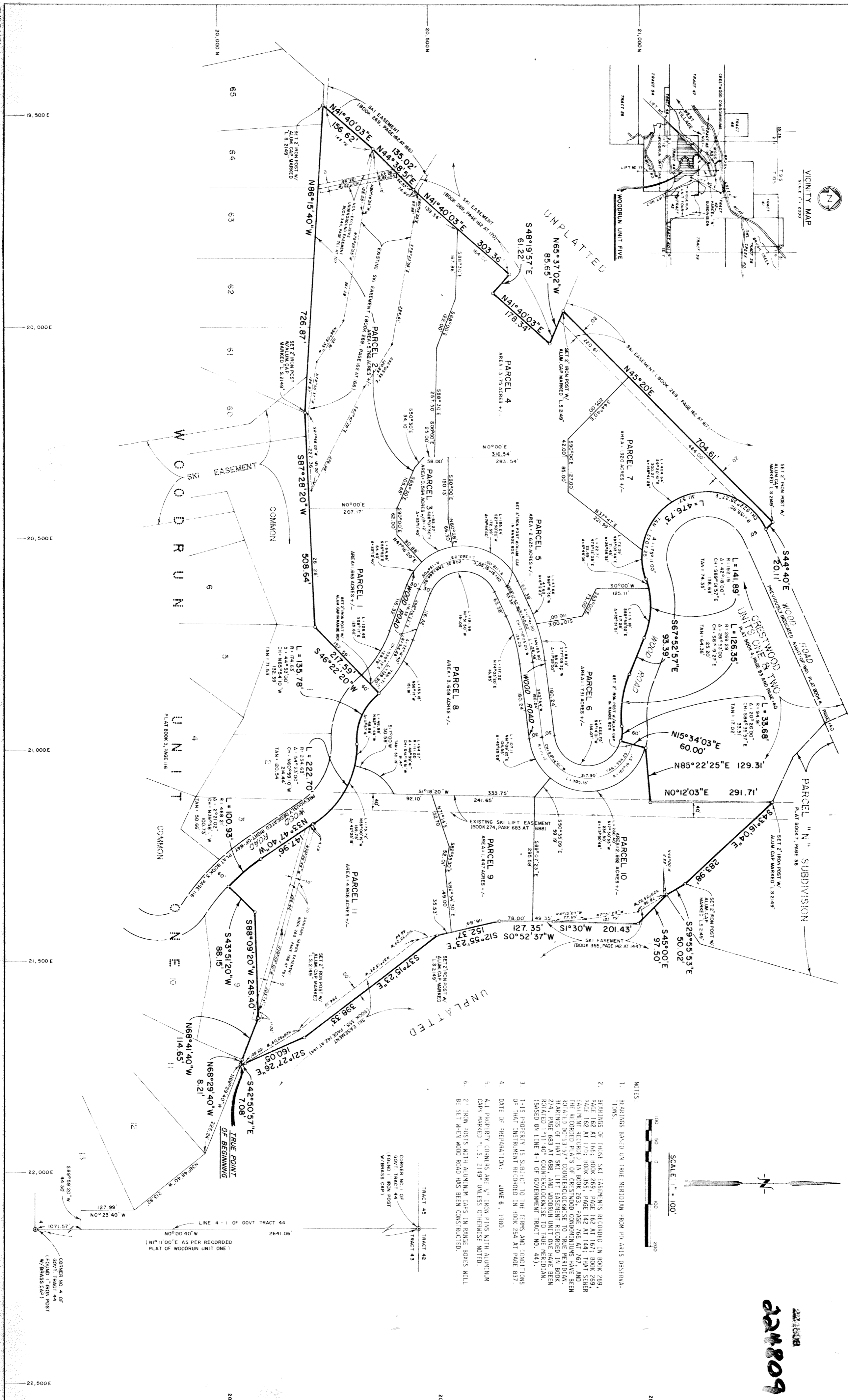
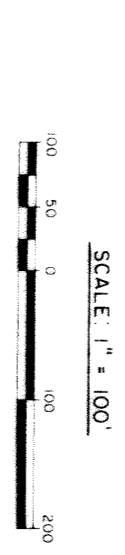


WOODRUN UNIT FIVE
A SUBDIVISION OF A PART OF TRACTS 44 AND 45, T10S, R86W OF THE 6TH P.M.,
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO
AREA = 32.087 ACRES, MORE OR LESS

Book 9 Page 80



221808
221809



NOTES:

1. BEARINGS BASED ON TRUE MERIDIAN FROM POLARIS OBSERVATIONS.
2. BEARINGS OF THOSE SKI EASEMENTS RECORDED IN BOOK 269, PAGE 162 AT 166; BOOK 269, PAGE 162 AT 170; BOOK 355, PAGE 142 AT 144; TRACT SEWER EASEMENT RECORDED IN BOOK 263, PAGE 766 AT 767, AND EASEMENTS RECORDED IN BOOK 263, PAGE 766 AT 767, AND ROTATED PLANS OF WOODRUM CONDOMINIUMS HAVE BEEN RECORDED IN BOOK 263, PAGE 766 AT 767, AND WOODRUM UNIT ONE HAVE BEEN RECORDED IN BOOK 274, PAGE 683 AT 688, AND WOODRUM UNIT ONE HAVE BEEN ROTATED 1°11'40\"
3. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT INSTRUMENT RECORDED IN BOOK 258 AT PAGE 837.
4. DATE OF PREPARATION: JUNE 6, 1980.
5. ALL PROPERTY CORNERS ARE 1/2\"
6. 2\" IRON POSTS WITH ALUMINUM CAPS IN RANGE BOXES WILL BE SET WHEN WOODRUM ROAD HAS BEEN CONSTRUCTED.

B27-51

Book 9 Page 81

WOODRUN UNIT FIVE

A SUBDIVISION OF A PART OF TRACTS 44 AND 45, T10S, R66W OF THE 6TH P.M., TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO
AREA = 32.087 ACRES, MORE OR LESS

GROSS PARCEL PLAT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE SNOWMASS COMPANY, LTD., A COLORADO LIMITED PARTNERSHIP, IS THE OWNER OF THAT REAL PROPERTY SITUATED IN PITKIN COUNTY, COLORADO AND LYING WITHIN THE EXTERIOR BOUNDARY OF "WOODRUN UNIT FIVE", A SUBDIVISION OF A PORTION OF GOVERNMENT TRACTS 44 AND 45, BEING A PART OF SECTIONS 1, 2, 11 AND 12, T10S, R66W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF SAID GOVERNMENT TRACT 44 FROM WHICH CORNER NO. 1 OF SAID GOVERNMENT TRACT 44 BEARS N0°00'40"W, 2641.06 FEET; THENCE N0°00'40"W, 1571.57 FEET ALONG THE EAST LINE OF SAID GOVERNMENT TRACT 44 AND ALONG THE EAST LINE OF GOVERNMENT TRACT 45 TO THE POINT OF BEGINNING; THENCE S89°59'20"W, 44.30 FEET; THENCE N23°40'00"W, 217.99 FEET; THENCE N38°48'40"W, 213.82 FEET; THENCE N68°29'40"W, 225.24 FEET TO THE TRUE POINT OF BEGINNING;

THE FOLLOWING CALLS ARE ALONG THE NORTHERLY LINE OF SAID WOODRUN UNIT ONE:

THENCE S89°59'20"W, 44.30 FEET;
THENCE N23°40'00"W, 217.99 FEET;
THENCE N38°48'40"W, 213.82 FEET;
THENCE N68°29'40"W, 225.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N68°29'40"W, 8.21 FEET;
THENCE N68°41'40"W, 114.65 FEET;
THENCE S88°09'20"W, 248.40 FEET;
THENCE S43°51'20"W, 88.15 FEET;

THENCE NORTHEASTERLY, 100.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 468.21 FEET; A DELTA ANGLE OF 12°21'02" AND BEING SUBTENDED BY A CHORD THAT BEARS N39°58'11"W, 100.73 FEET.

THENCE N33°47'40"W, 147.96 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHEASTERLY, 222.70 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT TO SAID CURVE HAVING A RADIUS OF 231.66 FEET; A DELTA ANGLE OF 54°23'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N65°59'10"W, 214.44 FEET;

THENCE NORTHEASTERLY, 135.78 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID ARC HAVING A RADIUS OF 174.63 FEET, A DELTA ANGLE OF 44°33'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N65°54'10"W, 132.39 FEET;
THENCE S46°22'20"W, 217.59 FEET;
THENCE S87°28'20"W, 508.64 FEET;

THENCE N86°15'40"W, 726.87 FEET TO THE EASTERLY LINE EXTENDED SOUTHWESTERLY OF THAT SKI EASEMENT DESCRIBED IN DEED RECORDED IN BOOK 162 AT 166 OF THE RECORDS OF PITKIN COUNTY, COLORADO;

THENCE, LEAVING THE NORTHERLY LINE OF SAID WOODRUN UNIT ONE, N41°40'03"E, 156.62 FEET ALONG THE EASTERLY LINE EXTENDED SOUTHWESTERLY, AND ALONG THE EASTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 166;

THENCE N44°38'51"E, 135.02 FEET TO THE MOST SOUTHERLY POINT OF THAT SKI EASEMENT DESCRIBED IN DEED RECORDED IN BOOK 269 AT PAGE 162 AT 170 OF THE RECORDS OF PITKIN COUNTY, COLORADO.

THENCE N41°40'03"E, 303.36 FEET ALONG THE SOUTHEASTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 170;

THENCE S48°19'57"E, 61.22 FEET ALONG THE SOUTHWESTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 170;

THENCE N41°40'03"E, 178.34 FEET ALONG THE SOUTHWESTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 170;

THENCE N65°37'02"W, 85.65 FEET ALONG THE NORTHEASTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 170;

THENCE N45°20'00"E, 704.61 FEET;
THENCE S44°40'00"E, 20.11 FEET;

THENCE SOUTHERLY, 416.79 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 155.92 FEET, A DELTA ANGLE OF 175°11'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S22°35'27"E, 311.57 FEET;

THENCE EASTERLY, 141.89 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 192.19 FEET, A DELTA ANGLE OF 42°18'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S89°01'57"E, 138.69 FEET;

THENCE S67°52'57"E, 93.39 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE EASTERLY, 126.95 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 269.29 FEET, A DELTA ANGLE OF 26°53'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S81°19'27"E, 125.20 FEET;

THENCE EASTERLY, 33.68 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID ARC HAVING A RADIUS OF 94.91 FEET, A DELTA ANGLE OF 20°20'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S84°35'57"E, 33.51 FEET;
THENCE N15°34'03"E, 60.00 FEET;
THENCE N85°22'25"E, 129.31 FEET;

OWNER AND SUBDIVIDER
THE SNOWMASS COMPANY, LTD.
P.O. BOX 5000
SNOWMASS VILLAGE, COLORADO 81615
TELEPHONE: 923-4500

DESIGNERS
DESIGN WORKSHOP, INC.
415 S. SPRING STREET
P.O. BOX 9376
ASPEN, COLORADO 81611
TELEPHONE: 925-8354

ENGINEERS AND SURVEYORS
DREXEL, BARRELL & CO.
1700 38TH STREET
BOULDER, COLORADO 80301
TELEPHONE: 442-4338

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY PARCEL IN WOODRUN UNIT FIVE PRIOR TO DETAILED FINAL PLAT APPROVAL. EACH DETAILED FINAL PLAT SUBMISSION SHALL BE IN SUBSTANTIAL CONFORMITY WITH THE APPROVED PRELIMINARY PLAT AND THIS GROSS PARCEL PLAT, AND SHALL INCLUDE REQUIRED DEDICATIONS, A SUBDIVISION IMPROVEMENTS AGREEMENT, A LANDSCAPING PLAN AND SCHEDULE, GENERAL BUILDING LAYOUT AND CONFIGURATION, AND OTHER ITEMS REQUIRED BY THE PRELIMINARY APPROVAL RESOLUTION NO. 16, SERIES SERIES 808, 1980, PURSUANT TO SUBDIVISION RESOLUTION NO. 17 OF THE TOWN SUBDIVISION REGULATIONS, AS AMENDED PROVIDING FOR EXTENSION OF TIME FOR FILING FINAL PLATS. DETAILED FINAL PLATS MAY BE SUBMITTED FOR APPROVAL IN ANNUAL PHASES, ACCORDING TO THE PHASING SCHEDULE SET FORTH IN THE PID PLAN RECORDED IN PITKIN COUNTY, COLORADO IN PLAT BOOK 269 AT PAGE 162. THE COMPLETION OF CONSTRUCTION OF NON-PUBLIC IMPROVEMENTS FOR ONE PHASE IS NOT A PRECONDITION TO THE SUBMISSION AND APPROVAL OF A PLAT FOR THE NEXT PHASE. ANY TRANSFER OF OWNERSHIP OF LAND WITHIN THE PROJECT SHALL BE SUBJECT TO THE SUBDIVISION REGULATIONS, BEING THE OBLIGATION FOR THE FILING OF THE DETAILED FINAL PLAT FOR EACH PARCEL AS AGENTS FOR THE OWNER AND PROOF OF SAME TO THE TOWN PLANNER.

TOWN ENGINEER'S APPROVAL
APPROVED BY THE TOWN ENGINEER OF THE TOWN OF SNOWMASS VILLAGE THIS 15 DAY OF JUNE, A.D., 1980

ATTEST
TOWN CLERK
BY DEAN GORDEN, TOWN ENGINEER

PLANNING AND ZONING COMMISSION APPROVAL
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SNOWMASS VILLAGE THIS 15 DAY OF JUNE, A.D., 1980.

ATTEST
TOWN CLERK
CHAIRMAN

BOARD OF TRUSTEE'S APPROVAL AND ACCEPTANCE
THE ACCOMPANYING PLAT, AND THE DEDICATION TO THE PUBLIC OF THE STREET SHOWN AS WOOD ROAD, ARE HEREBY ACCEPTED AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SNOWMASS VILLAGE, COLORADO THIS 15 DAY OF JUNE, A.D., 1980.

ATTEST
TOWN CLERK
MAYOR

ATTORNEY'S CERTIFICATE
I, RICHARD C. LINQUANTI, BEING AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE CAUSED AN EXAMINATION TO BE MADE OF THE OWNERSHIP OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE SNOWMASS COMPANY, LTD. IS THE OWNER IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES NOT SHOWN ON OR DESCRIBED ON THIS PLAT WHICH WOULD ADVERSELY AFFECT THE INTENDED USE OF THE PROPERTY TO WHICH DEDICATIONS ARE MADE TO THE PUBLIC.

ATTEST
TOWN CLERK
NOTARY PUBLIC

STATE OF COLORADO) SS
COUNTY OF PITKIN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JUNE, A.D., 1980 BY RICHARD C. LINQUANTI AS ATTORNEY FOR THE SNOWMASS COMPANY, LTD.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES 2/19/84

DEDICATION (CONTINUED)

THENCE N0°12'09"E, 291.71 FEET TO THE SOUTHWESTERLY LINE OF PARCEL "N" SUBDIVISION, A SUBDIVISION OF PORTIONS OF GOVERNMENT TRACTS 44 AND 45, BEING A PART OF SECTIONS 1, 2, 11 AND 12, T10S, R66W OF THE 6TH P.M., PITKIN COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE S43°16'04"E, 283.96 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "N" SUBDIVISION;

THENCE S29°55'53"E, 50.02 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "N" SUBDIVISION TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE S45°00'00"E, 97.50 FEET;

THENCE S01°20'00"W, 201.43 FEET TO THE WESTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN DEED RECORDED IN BOOK 355 AT PAGE 142 AT 144 OF THE RECORDS OF PITKIN COUNTY, COLORADO;

THENCE S0°52'37"W, 127.35 FEET ALONG THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 355 AT PAGE 142 AT 144;

THENCE S12°55'23"E, 152.37 FEET ALONG THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 355 AT PAGE 142 AT 144;

THENCE S37°15'23"E, 398.33 FEET;

THENCE S21°27'26"E, 160.06 FEET TO THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 355 AT PAGE 142 AT 144;

THENCE S42°50'57"E, 7.08 FEET ALONG THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 355 AT PAGE 142 AT 144 TO THE TRUE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE Laid Out AND SURVEYED AS "WOODRUN UNIT FIVE", A SUBDIVISION IN THE TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO, SUBJECT TO THE EASEMENTS AND ENCUMBRANCES SHOWN HEREON, AND DOES HEREBY SET APART AND DEDICATE THE STREET SHOWN AS WOOD ROAD ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER. THE SNOWMASS COMPANY, LTD., OR ITS ASSIGNS OF AN INTEREST IN THE PLATTED PROPERTY AFFECTED (EXCEPT CONSUMER PURCHASERS AND EXCEPT A MORTGAGEE ACQUIRING AN INTEREST IN THIS PROPERTY THROUGH FORECLOSURE OR DEED IN LIEU THEREOF) HEREBY AGREES TO INDEMNIFY AND HOLD THE TOWN OF SNOWMASS VILLAGE, COLORADO HARMLESS AGAINST ALL CLAIMS AND DAMAGES (INCLUDING THE COST OF ROAD REPAIRS, MAINTENANCE AND REPAIRS) WHICH MAY BE ASSERTED AGAINST THE TOWN OF SNOWMASS VILLAGE, COLORADO AND SAID DEDICATION CERTIFICATE RECORDED IN BOOK 165 AT PAGES 369 AND 393 OF THE PITKIN COUNTY, COLORADO RECORDS.

IN WITNESS WHEREOF, THE SNOWMASS COMPANY, LTD., A COLORADO LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREINTO SUBSCRIBED THIS 15 DAY OF JUNE, A.D., 1980.

THE SNOWMASS COMPANY, LTD.
GENERAL PARTNER

ACKNOWLEDGEMENT
STATE OF COLORADO) SS
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF JUNE, A.D., 1980 BY _____ AS A GENERAL PARTNER OF THE SNOWMASS COMPANY, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2/19/84
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "WOODRUN UNIT FIVE", TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES, 1973.

FRANK R. DREXEL
COLORADO
NO. 2149
SURVEYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF PITKIN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 4:10 O'CLOCK THIS 20 DAY OF JUNE, A.D., 1980, AND WAS DULY RECORDED IN PLAT BOOK 17 AT PAGE 80.

PITKIN COUNTY CLERK AND RECORDER