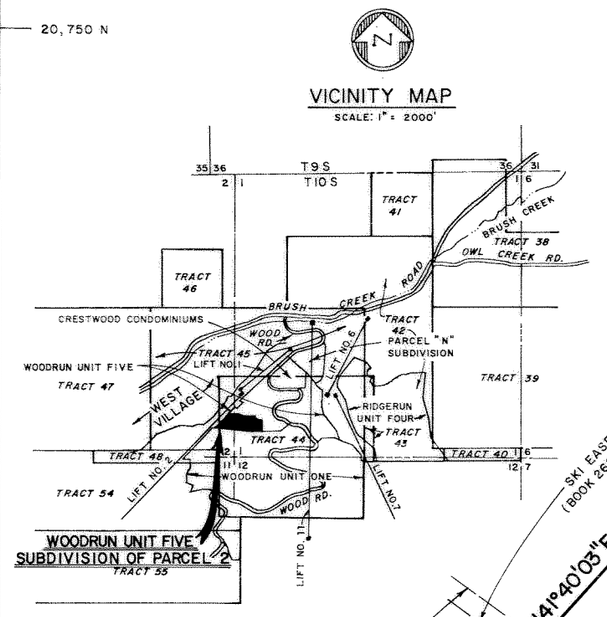
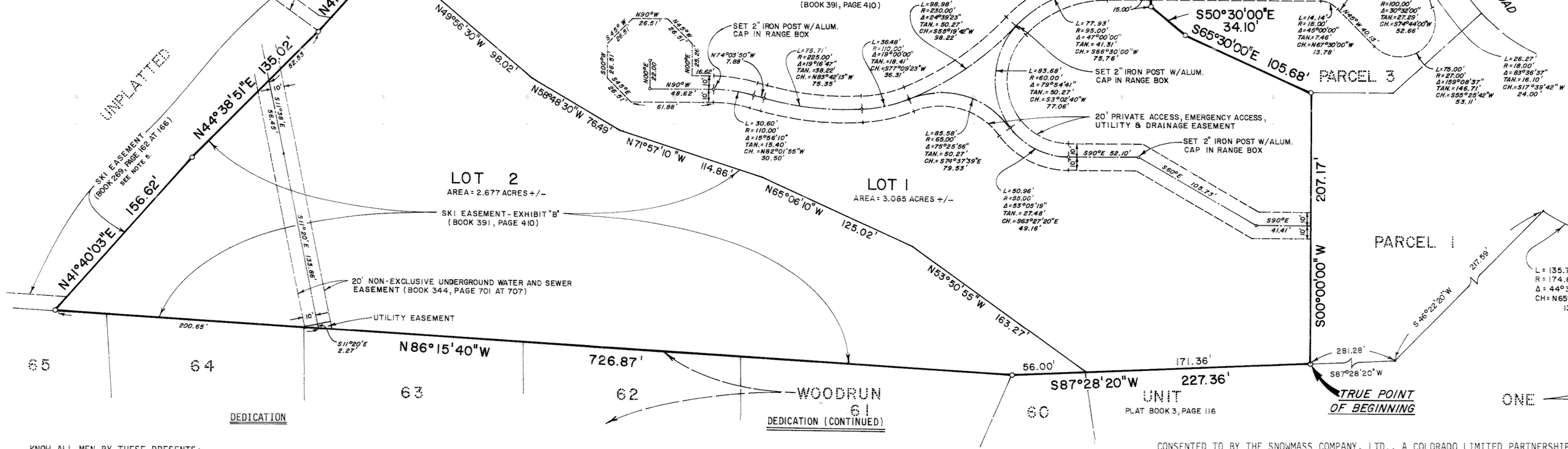
Book 10 Page 10

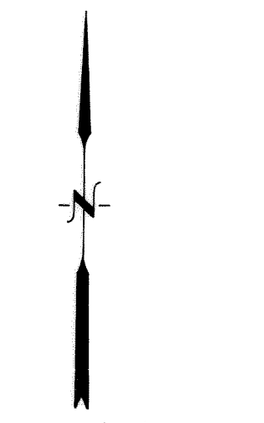
WOODRUN UNIT FIVE
SUBDIVISION OF PARCEL 2

A SUBDIVISION OF PARCEL 2, WOODRUN UNIT FIVE, IN TRACT 44, T10S, R86W OF THE 6TH P.M., TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

AREA = 5.762 ACRES, MORE OR LESS







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, HAVE BEEN ROTATED 0°53'57" COUNTERCLOCKWISE TO TRUE MERIDIAN. BEARINGS OF WOODRUN UNIT ONE HAVE BEEN ROTATED 1°11'40" COUNTERCLOCKWISE TO TRUE MERIDIAN. (BASED ON LINE 4-1 OF GOVERNMENT TRACT NO. 44).
3. DATE OF PREPARATION: JULY 22, 1980.
4. ALL PROPERTY CORNERS ARE ½" IRON PINS WITH ALUMINUM CAPS (MARKED L.S. 2149) UNLESS OTHERWISE NOTED.
5. ALL THAT PORTION OF THAT SKI EASEMENT RECORDED IN BOOK 269 AT PAGE 162 LYING WITHIN THE EXTERIOR BOUNDARY OF PARCEL 2, WOODRUN UNIT FIVE HAS BEEN CONVEYED TO THE SNOWMASS CO., LTD. IN EXHIBIT A, BOOK 391, PAGE 410.
6. 2" IRON POSTS WITH ALUMINUM CAPS IN RANGE BOXES WILL BE SET WHEN PRIVATE ACCESS ROAD HAS BEEN CONSTRUCTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE WOODRUN TOWNHOUSES, 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 SUBDIVISION OF PARCEL 2", A SUBDIVISION OF PARCEL 2, WOODRUN UNIT FIVE, A SUBDIVISION OF PORTIONS OF GOVERNMENT TRACTS 44 AND 45, BEING A PART OF SECTIONS 1, 2, 11 AND 12, T10S, R86W OF THE 6TH P.M., PITKIN COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY 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, 1071.57 FEET ALONG LINE 4-1 OF SAID GOVERNMENT TRACT NO. 44 AND ALONG THE EAST LINE OF WOODRUN UNIT ONE, A SUBDIVISION OF PORTIONS OF GOVERNMENT TRACTS 44, 45, 48, 54, AND 55, BEING A PART OF SECTIONS 1, 2, 11 AND 12, T10S, R86W OF THE 6TH P.M., PITKIN COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

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

THENCE S89°59'20"W, 44.30 FEET;
THENCE N0°23'40"W, 127.99 FEET;
THENCE N38°48'40"W, 213.82 FEET;
THENCE N68°29'40"W, 233.45 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 NORTHWESTERLY, 100.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, 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 NORTHWESTERLY, 222.70 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 234.63, A DELTA ANGLE OF 54°23'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N60°59'10"W, 214.44 FEET;
THENCE NORTHWESTERLY, 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, 281.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S87°28'20"W, 227.36 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 269 AT PAGE 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 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;

DEDICATION (CONTINUED)

THENCE N41°40'03"E, 139.34 FEET ALONG THE SOUTHEASTERLY LINE OF THAT SKI EASEMENT AS DESCRIBED IN SAID BOOK 269 AT PAGE 162 AT 170;

THENCE S88°30'00"E, 167.86 FEET;

THENCE S68°00'00"E, 122.00 FEET;

THENCE S88°30'00"E, 257.50 FEET;

THENCE S0°00'00"W, 25.00 FEET;

THENCE S50°30'00"E, 34.10 FEET;

THENCE S65°30'00"E, 105.68 FEET;

THENCE S0°00'00"W, 207.17 FEET TO THE TRUE POINT OF BEGINNING.

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 2", 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 GRANT TO PUBLIC UTILITY COMPANIES, INCLUDING WITHOUT LIMITATION SNOWMASS WATER AND SANITATION DISTRICT, MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO., AND HOLY CROSS ELECTRIC CO. THOSE PORTIONS OF SAID REAL PROPERTY DESIGNATED AS "UTILITY EASEMENTS" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION OF UTILITIES AND SERVICES AND DOES HEREBY GRANT TO THE PUBLIC THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "DRAINAGE EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR DRAINAGE PURPOSES AND DOES HEREBY GRANT THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR PUBLIC EMERGENCY AND UTILITY VEHICLES AND PERSONNEL. THE WOODRUN TOWNHOUSES, 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 RECONSTRUCTION) ARISING BECAUSE OF U.S. PATENT RESERVATIONS RECORDED IN BOOK 55 AT PAGES 93 AND 545, AND LOCATION CERTIFICATES RECORDED IN BOOK 165 AT PAGES 326 AND 329 OF THE PITKIN COUNTY, COLORADO RECORDS.

IN WITNESS WHEREOF, THE WOODRUN TOWNHOUSES, LTD., A COLORADO LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 28th DAY OF July, A.D., 1980.

THE WOODRUN TOWNHOUSES, LTD.
James W. Light
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF COLORADO) SS
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF July A.D., 1980 BY James W. Light AS GENERAL PARTNER OF THE WOODRUN TOWNHOUSES, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2-22-81.

Patricia A. Manuel
NOTARY PUBLIC

CONSENTED TO BY THE SNOWMASS COMPANY, LTD., A COLORADO LIMITED PARTNERSHIP, AS APPLICANT.

THE SNOWMASS COMPANY, LTD.
James W. Light
GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF COLORADO) SS
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July A.D., 1980 BY James W. Light AS GENERAL PARTNER OF THE SNOWMASS COMPANY, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2-22-81.

Patricia A. Manuel
NOTARY PUBLIC

OWNER AND SUBDIVIDER	DESIGNERS	ATTORNEYS
THE WOODRUN TOWNHOUSES, LTD. 5131 OWL CREEK ROAD SNOWMASS VILLAGE, COLORADO 81615 TELEPHONE: 923-4500	DESIGN WORKSHOP, INC. 415 S. SPRING STREET P.O. BOX 9376 ASPEN, COLORADO 81611 TELEPHONE: 925-8354	IRELAND, STAPLETON PRYOR, P.C. 1675 BROADWAY, SUITE 2600 DENVER, COLORADO 80202 TELEPHONE: 623-2700
APPLICANT		**ENGINEERS AND SURVEYORS**
THE SNOWMASS COMPANY, LTD. 5131 OWL CREEK ROAD SNOWMASS VILLAGE, COLORADO 81615 TELEPHONE: 923-4500		DREXEL, BARRELL & CO. 1700 38TH STREET BOULDER, COLORADO 80301 TELEPHONE: 442-4338

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 SUBDIVISION OF PARCEL 2", 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
FRANK R. DREXEL
COLORADO REGISTERED LAND SURVEYOR
NO. 2149

TOWN ENGINEER'S APPROVAL

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF SNOWMASS VILLAGE THIS 31st DAY OF July A.D., 1980.

ATTEST: Janet DeLorme
acting TOWN CLERK

Dean Gordon
ELDORADO ENGINEERING, INC.
BY: DEAN GORDON, TOWN ENGINEER

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SNOWMASS VILLAGE THIS 30th DAY OF July A.D., 1980.

ATTEST Janet DeLorme
acting TOWN CLERK

Mick Haughton
CHAIRMAN

BOARD OF TRUSTEES APPROVAL AND ACCEPTANCE.

THE ACCOMPANYING PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SNOWMASS VILLAGE THIS 30th DAY OF July A.D., 1980

ATTEST Janet DeLorme
acting TOWN CLERK

Thor Larsen
MAYOR

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) SS
COUNTY OF PITKIN)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 11:52 A.M. O'CLOCK P.M., THIS 5th DAY OF August A.D., 1980, AND IS DULY RECORDED IN PLAT BOOK 10 AT PAGE 10, AND THAT THE "WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 2" IMPROVEMENTS AGREEMENT IS RECORDED IN BOOK 312 AT PAGE 703

225770

Luella Haver Woods
PITKIN COUNTY CLERK AND RECORDER