

Book 10 PAGE 11

Book 10 Parcel

DEDICATION (CONTINUED)

THAT IT HAS CAUSED SAID REAL PROPERTY TO BE LAYED OUT AND SURVEYED AS "WOODRUN" UNIT FIVE SUBDIVISION OF PARCEL 11, 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 "VILLAGE RUN CIRCLE" ON THE ACCOMPANYING PLAT TO THE USE OF THE PUBLIC FOREVER, AND DOES HEREBY GRANT TO PUBLIC UTILITY COMPANIES, INCLUDING WITHOUT LIMITATION SNOWMASS WATER AND SANITATION DISTRICT, THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. AND HOULI CROSS ELECTRIC CO. EASEMENTS ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION OF UTILITIES AND SERVICES, AND DOES HEREBY GRANT TO THE OWNERS OF THE LOTS IN PARCEL 11 THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS "ACCESS EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR INGRESS AND EGRESS PURPOSES, 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 "UTILITY EASEMENT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE INSTALLATION OF UTILITY VEHICLES AND PERSONNEL BY THE SNOWMASS COMPANY, LTD. OR ITS ASSIGNS OF AN INTEREST IN THE PLATTED PROPERTY AFFECTED (EXCEPT CONSUMER PURCHASERS AND EXCEPT A MORTGAGE 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 94, AND LOCATION CERTIFICATES RECORDED IN BOOK 165 AT PAGES 326 AND 329 OF THE PITKIN COUNTY, COLORADO RECORDS.

IN WITNESS WHEREOF, THE SNOWMASS COMPANY, LTD., A COLORADO LIMITED PARTNERSHIP, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 11th DAY OF APRIL, A.D., 1980.

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

ACKNOWLEDGEMENT  
STATE OF COLORADO )  
COUNTY OF SNOWMASS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, A.D., 1980 BY *James W. Light* AS A GENERAL PARTNER OF THE SNOWMASS COMPANY, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES *2/19/1984* NOTARY PUBLIC  
*Donna D. DeBenedictis*

TOWN ENGINEER'S APPROVAL

APPROVED BY THE TOWN ENGINEER OF THE TOWN OF SNOWMASS VILLAGE THIS 11th DAY OF APRIL, A.D., 1980

ATTEST TOWN CLERK  
*Deborah A. Wickham*  
ELDRADO ENGINEERING INC.  
BY DEAN GORDEN, TOWN ENGINEER

PLANNING AND ZONING COMMISSION APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SNOWMASS VILLAGE THIS 11th DAY OF APRIL, A.D., 1980.

ATTEST TOWN CLERK  
*Deborah A. Wickham*  
CHAIRMAN

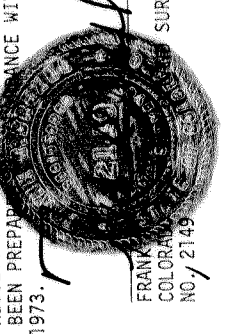
BOARD OF TRUSTEES' APPROVAL AND ACCEPTANCE

THE ACCOMPANYING PLAT, AND THE DEDICATION TO THE PUBLIC OF THE STREET SHOWN AS VILLAGE RUN CIRCLE ARE HEREBY ACCEPTED AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SNOWMASS VILLAGE, COLORADO, THIS 11th DAY OF APRIL, A.D., 1980.

ATTEST TOWN CLERK  
*Deborah A. Wickham*  
MAYOR

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 11" 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 36 OF THE COLORADO REVISED STATUTES, 1973.



CLERK AND RECORDERS' CERTIFICATE

STATE OF COLORADO )  
COUNTY OF PITKIN ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:50 O'CLOCK P.M., THIS 11th DAY OF APRIL, A.D., 1980, AND IS DULY RECORDED IN PLAT BOOK 10 AT PAGE 11 AND THAT THE WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 11 IMPROVEMENTS AGREEMENT IS RECORDED IN BOOK 55 AT PAGE 71.

PITKIN COUNTY CLERK AND RECORDER  
*Deborah A. Wickham*  
825771

# WOODRUN UNIT FIVE SUBDIVISION OF PARCEL 11 A SUBDIVISION OF PARCEL 11, WOODRUN UNIT FIVE, IN TRACT 44, T10S, R86W OF THE 6TH P.M. TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO AREA = 4.906 ACRES, MORE OR LESS

## 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 SUBDIVISION OF PARCEL 11", A SUBDIVISION OF PARCEL 11, 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., 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 LINE 4-1 OF WOODRUN UNIT ONE, 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;

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, 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 S42°51'20"W, 88.15 FEET;

THENCE NORTHWESTERLY, 100.93 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCENTRIC 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 NORTHWESTERLY 179.72 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 468.21 FEET; A DELTA ANGLE OF 12°21'02" AND BEING SUBTENDED BY A CHORD THAT BEARS N52°00'19"W, 169.78 FEET;

THENCE, LEAVING THE NORTHERLY LINE OF SAID WOODRUN UNIT ONE, N17°00'00"E, 30.58 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY 94.27 FEET ALONG THE ARC OF SAID CURVE TO THE WEST LINE OF THAT SKI EASEMENT AS DESCRIBED IN DEED RECORDED IN BOOK 688, PAGE 688 OF THE RECORDS OF PITKIN COUNTY, COLORADO, HAVING A RADIUS OF 111.00 FEET; A DELTA ANGLE OF 48°39'41" AND BEING SUBTENDED BY A CHORD THAT BEARS N41°19'51"E, 91.47 FEET;

THENCE N1°18'20"E, 92.10 FEET ALONG THE WEST LINE OF THAT SKI EASEMENT AS RECORDED IN SAID BOOK 274 AT PAGE 683 AT 688;

THENCE S82°55'30"E, 52.01 FEET;  
THENCE N86°34'30"E, 149.00 FEET TO THE WESTERLY LINE OF THAT SKI EASEMENT DESCRIBED IN DEED RECORDED IN BOOK 355 AT PAGE 142 AT 144 OF THE RECORDS OF PITKIN COUNTY, COLORADO;

THENCE S12°55'23"E, 35.53 FEET ALONG THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 385 AT PAGE 142 AT 144;

THENCE S37°15'23"E, 398.33 FEET;  
THENCE S21°27'26"E, 160.08 FEET TO THE WESTERLY LINE OF THAT SKI EASEMENT RECORDED IN SAID BOOK 385 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 385 AT PAGE 142 AT 144 TO THE TRUE POINT OF BEGINNING.

OWNER AND SUBDIVIDER  
THE SNOWMASS COMPANY, LTD.  
5331 OWL CREEK ROAD  
SNOWMASS VILLAGE, COLORADO 81615  
TELEPHONE: 923-4500

DESIGNERS  
DESIGN WORKSHOP, INC.  
415 S. SPRING STREET  
P.O. BOX 9376  
DENVER, COLORADO 80202  
TELEPHONE: 925-8364

ENGINEERS AND SURVEYORS  
DREXEL, BARRELL AND COMPANY  
1675 BROADWAY, SUITE 2600  
DENVER, COLORADO 80202  
TELEPHONE: 623-2700

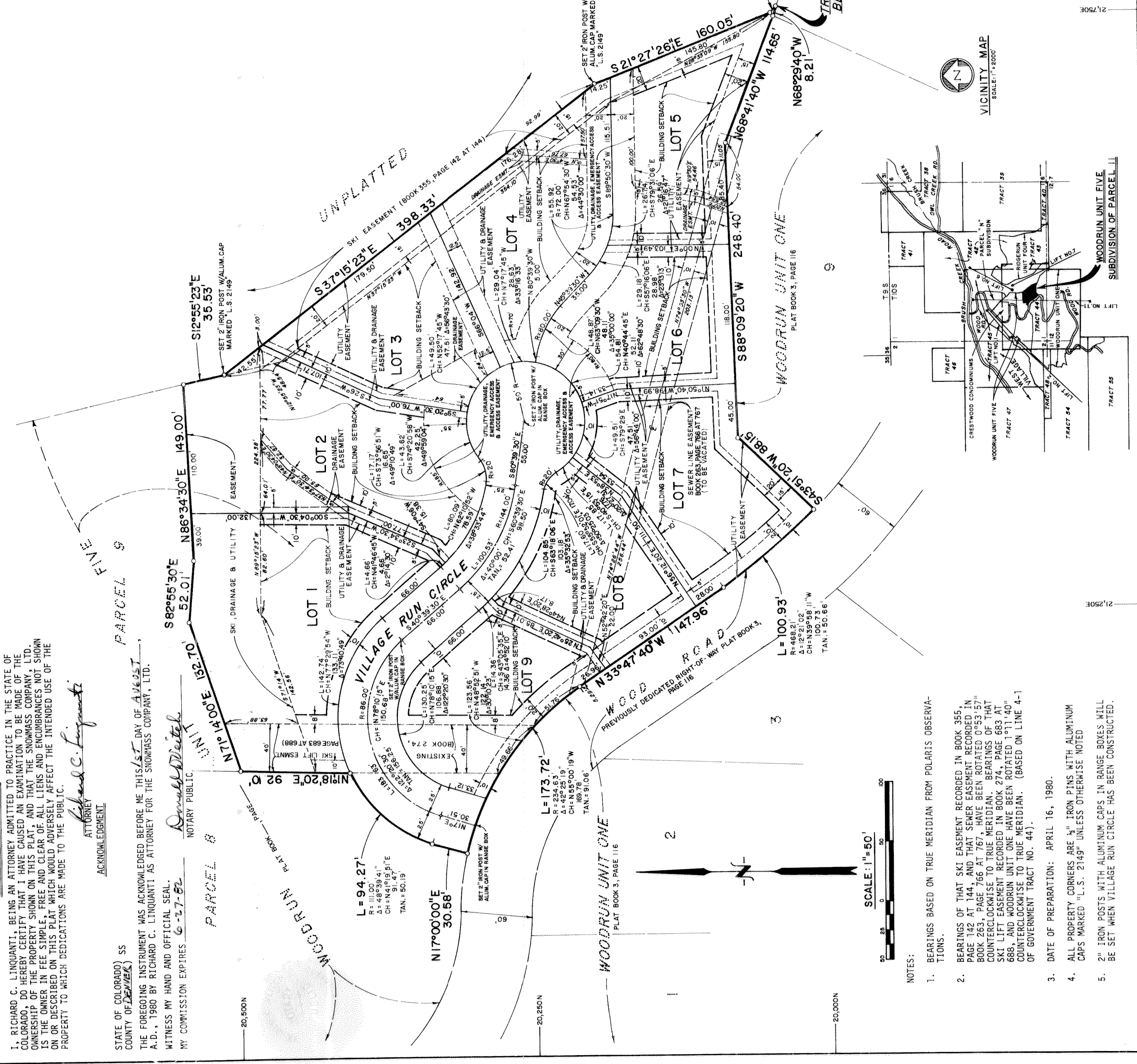
ATTORNEYS  
IRELAND, STAPLETON AND PRYOR, P.C.  
1675 BROADWAY, SUITE 2600  
DENVER, COLORADO 80202  
TELEPHONE: 623-2700

NOTARY PUBLIC  
*Donna D. DeBenedictis*  
NOTARY PUBLIC

ACKNOWLEDGEMENT  
STATE OF COLORADO )  
COUNTY OF SNOWMASS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF APRIL, A.D., 1980 BY RICHARD C. LINQUIANTI AS ATTORNEY FOR THE SNOWMASS COMPANY, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES *6-27-82*



- NOTES:
1. BEARINGS BASED ON TRUE MERIDIAN FROM POLARIS OBSERVATIONS.
  2. BEARINGS OF THAT SKI EASEMENT RECORDED IN BOOK 355, PAGE 142 AT 144, AND THAT SEWER EASEMENT RECORDED IN BOOK 253, PAGE 66 AT 67, AND THE BEARINGS OF THAT SKI EASEMENT RECORDED IN BOOK 274, PAGE 683 AT 688, AND 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: APRIL 16, 1980.
  4. ALL PROPERTY CORNERS ARE 2" IRON PINS WITH ALUMINUM CAPS MARKED "L.S. 2119" UNLESS OTHERWISE NOTED.
  5. 2" IRON PINS WITH ALUMINUM CAPS IN RANGE BOXES WILL BE SET WHEN VILLAGE RUN CIRCLE HAS BEEN CONSTRUCTED.