# BRUSH CREEK COUNTRY CLUB
## UNIT ONE

ACCEPTED:

ACCEPTED FOR FILING IN THE OFFICE OF CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 16th DAY OF Feb, 1967 IN PLAT BOOK 3 PAGE 127.

Peggy E Cobb
CLERK AND RECORDER

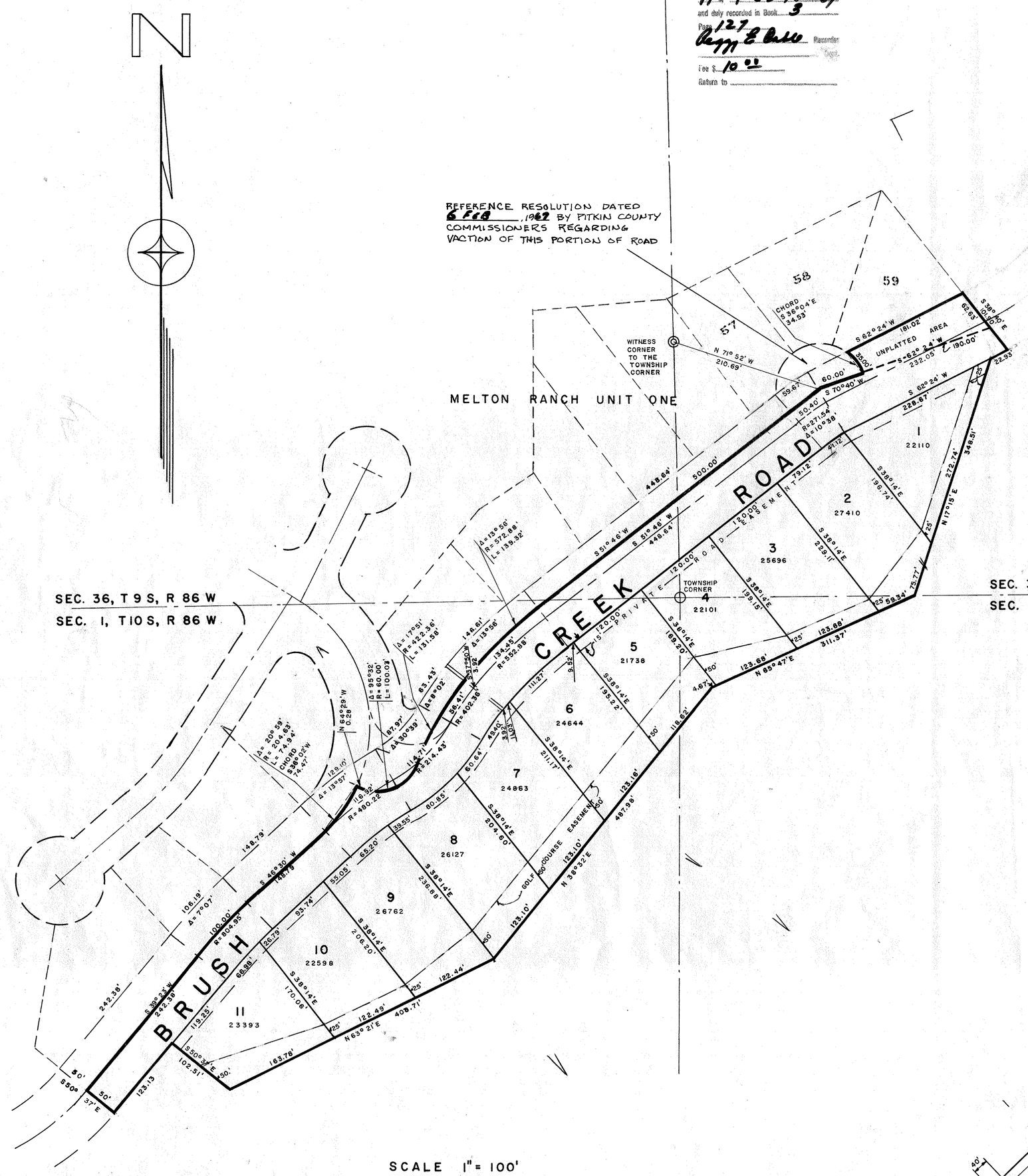
INDEXED ON BOOKS

126640

STATE OF COLORADO
COUNTY OF PITKIN

Filed for Record at 10:15 A.M. o'Clock
A.M. Feb 16 1967
and duly recorded in Book 3
Page 127
Peggy E Cobb Recorder
Fee $ 10.00
Return to

Book 3 Page 127




SCALE 1" = 100'

## DEDICATION:

SNOWMASS-AT-ASPEN, A JOINT VENTURE (HEREINAFTER CALLED "SNOWMASS") CONSISTING OF JANSS COLORADO CORPORATION, A CALIFORNIA CORPORATION (HEREINAFTER CALLED "JANSS") AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION (HEREINAFTER CALLED "AMERICAN CEMENT") IS THE OWNER OF THE HEREINAFTER DESCRIBED REAL PROPERTY AND HAS LAID OUT AND SUBDIVIDED THE SAME AS SHOWN ON THE PLAT ON WHICH THIS DEDICATION IS ENDORSED (HEREINAFTER CALLED THE "PLAT") WHICH PROPERTY SHALL HEREAFTER BE KNOWN AND DESCRIBED AS BRUSH CREEK COUNTRY CLUB UNIT ONE, PITKIN COUNTY, COLORADO.

1. PUBLIC ROAD: THE AREA MARKED ON THE PLAT AS BRUSH CREEK ROAD IS HEREBY DEDICATED TO PUBLIC USE FOR ROAD PURPOSES SUBJECT TO THE EASEMENTS AND RIGHTS HEREINAFTER STATED.

2. OTHER AREAS NOT DEDICATED: THE OTHER AREAS SHOWN ON THE PLAT ARE NOT DEDICATED TO PUBLIC USE BUT CERTAIN AREAS THEREON ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS, AS HEREINAFTER SPECIFIED.

3. PRIVATE ROAD EASEMENT: THE AREA MARKED PRIVATE ROAD EASEMENT ON THE PLAT, OVER THE FRONT OF ALL LOTS IN BRUSH CREEK COUNTRY CLUB UNIT ONE, IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF EACH LOT CROSSED BY AND ABUTTING ON THE SAME.

4. GOLF COURSE EASEMENT: THE AREA MARKED GOLF COURSE EASEMENT ON THE PLAT OVER THE AREA OF LOTS IN BRUSH CREEK COUNTRY CLUB UNIT ONE, IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR EQUESTRIAN PURPOSES, FOR RECREATIONAL PURPOSES WHICH DO NOT REQUIRE OR INCLUDE CONSTRUCTION OF STRUCTURES, FOR PARKING IN THE EASEMENT AREA, AND FOR GOLF PURPOSES INCLUDING CONSTRUCTION OPERATION AND MAINTENANCE OF PART OF A GOLF COURSE THEREON AND OF ANY LANDSCAPING AND FACILITIES CUSTOMARILY INCIDENT TO TEE BOXES, GREENS, FAIRWAYS AND HAZARDS ON A GOLF COURSE BUT NOT INCLUDING CONSTRUCTION, OPERATION OR MAINTENANCE OF BUILDINGS, SHEDS OR OTHER SUBSTANTIAL ABOVE GROUND IMPROVEMENTS.

5. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MENTIONED IN SECTION 4 AND 5 OF THIS DEDICATION INCLUDING THE ROAD DEDICATED TO PUBLIC USE, AND AN AREA 8 FEET IN EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAT, ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR PURPOSES OF DRAINAGE AND FOR UTILITIES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE. AN ADDITIONAL AREA OF 5 FEET ON EITHER SIDE OF SAID EASEMENTS FOR DRAINAGE AND UTILITIES IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

6. EASEMENTS EXCEPTED AND RESERVED: THE EASEMENTS MENTIONED IN SECTIONS 4 AND 5 OF THIS DEDICATION SHALL BE EXCLUSIVELY FOR THE BENEFIT OF SNOWMASS, ITS SUCCESSORS AND ASSIGNS, AND SUCH PROPERTY, PERSONS OR PARTIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY, HEREAFTER, FROM TIME TO TIME DESIGNATE. SAID EASEMENTS TOGETHER WITH THE EXCLUSIVE RIGHT TO AUTHORIZE USE OF THE SAME, ARE HEREBY EXPRESSLY EXCEPTED AND RESERVED EXCLUSIVELY TO SNOWMASS ITS SUCCESSORS AND ASSIGNS. NO RIGHT IN OR TO, OR POWER OR AUTHORITY WITH RESPECT TO, SAID EASEMENTS SHALL ACCRUE TO ANY SUCCESSORS OR ASSIGNS OF SNOWMASS, EXCEPT JANSS OR AMERICAN CEMENT AS A SUCCESSOR IN INTEREST TO SNOWMASS AND EXCEPT A SUCCESSOR TO JANSS OR AMERICAN CEMENT BY MERGER OR CONSOLIDATION, UNLESS AND EXCEPT TO THE EXTENT SUCH RIGHT, POWER OR AUTHORITY IS SPECIFICALLY GRANTED IN OR BY AN INSTRUMENT OF CONVEYANCE OR ASSIGNMENT.

7. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AND SHOWN ON THE PLAT IS AS FOLLOWS: A TRACT OF LAND BEING PART OF TRACT 37, T 10 S, R 85 W OF THE 6TH P.M.; TRACT 37, T 9 S, R 85 W OF THE 6TH P.M.; TRACTS 37 AND 38, T 9 S, R 86 W OF THE 6TH P.M.; AND TRACTS 37 AND 38, T 10 S, R 86 W OF THE 6TH P.M. SAID TRACT OF LAND IS MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHENCE THE WITNESS CORNER TO THE SOUTHWEST CORNER OF T 9 S, R 85 W BEARS N 71° 52' W 210.69 FEET; THENCE S 51° 46' W 500.00 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 572.88 FEET A DISTANCE OF 139.32 FEET; THENCE S 37° 50' W 139.32 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 422.36 FEET A DISTANCE OF 131.58 FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET A DISTANCE OF 100.03 FEET; THENCE N 64° 29' W 0.28 FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 204.63 FEET A DISTANCE OF 74.94 FEET (THE CHORD OF WHICH CURVE BEARS S 36° 02' W 74.47 FEET); THENCE S 46° 30' W 148.79 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 804.95 FEET A DISTANCE OF 100.00 FEET; THENCE S 39° 33' W 242.38 FEET; THENCE S 50° 37' E 50.00 FEET; THENCE N 65° 21' E 408.71 FEET; THENCE N 38° 32' E 487.98 FEET; THENCE N 65° 47' E 311.37 FEET; THENCE N 19° 15' E 348.37 FEET; THENCE N 62° 24' E 223.93 FEET; THENCE N 38° 40' W 101.90 FEET; THENCE S 62° 26' W 181.02 FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET A DISTANCE OF 36.00 FEET (THE CHORD OF WHICH CURVE BEARS S 39° 04' E 34.83 FEET); THENCE S 70° 40' W 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11.3 ACRES MORE OR LESS. EXCEPT THAT PORTION THEREOF HEREINAFTER DESCRIBED IN THE FOLLOWING SECTION OF THIS DEDICATION ENTITLED UNPLATTED AREA WHICH IS NOT AND SHALL NOT BE CONSIDERED PART OF BRUSH CREEK COUNTRY CLUB UNIT ONE.

8. UNPLATTED AREA: THE HEREINAFTER DESCRIBED PROPERTY IS SHOWN ON THE PLAT FOR PURPOSES OF DEDICATING THE SAME AS PART OF BRUSH CREEK ROAD BUT IS NOT AND SHALL NOT BE CONSIDERED PART OF BRUSH CREEK COUNTRY CLUB UNIT ONE: COMMENCING AT A POINT WHENCE THE WITNESS CORNER TO THE SOUTHWEST CORNER OF T 9 S, R 85 W OF THE 6TH P.M. BEARS N 71° 52' W 210.69 FEET; THENCE N 70° 40' E 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 19° 40' W 190.00 FEET; THENCE N 38° 40' W 62.63 FEET; THENCE S 62° 24' W 181.02 FEET; THENCE AROUND A CURVE TO THE RIGHT WITH A RADIUS OF 60.00 FEET A DISTANCE OF 36.00 FEET (THE CHORD OF WHICH BEARS S 39° 04' E 34.83 FEET) TO THE TRUE POINT OF BEGINNING. CONTAINING 0.199 ACRES MORE OR LESS.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 6th DAY OF FEBRUARY, 1967.

SNOW(M)ASS-AT-ASPEN, A JOINT VENTURE, AND JANSS COLORADO CORPORATION, AS A MEMBER THEREOF, AND AMERICAN CEMENT PROPERTIES, INC., AS A MEMBER THEREOF

By R. L. Herberg
R. L. HERBERG, ATTORNEY-IN-FACT

STATE OF COLORADO )
COUNTY OF PITKIN ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF FEBRUARY, 1967, BY R. L. HERBERG, AS ATTORNEY-IN-FACT FOR SNOWMASS-AT-ASPEN, A JOINT VENTURE, AND FOR JANSS COLORADO CORPORATION, A CORPORATION, AS A MEMBER OF SAID JOINT VENTURE, AND FOR AMERICAN CEMENT PROPERTIES, INC., A CORPORATION, AS A MEMBER OF SAID JOINT VENTURE.

MY COMMISSION EXPIRES Sept. 5, 1967

WITNESS MY HAND AND OFFICIAL SEAL.

Peggy E Cobb
NOTARY PUBLIC

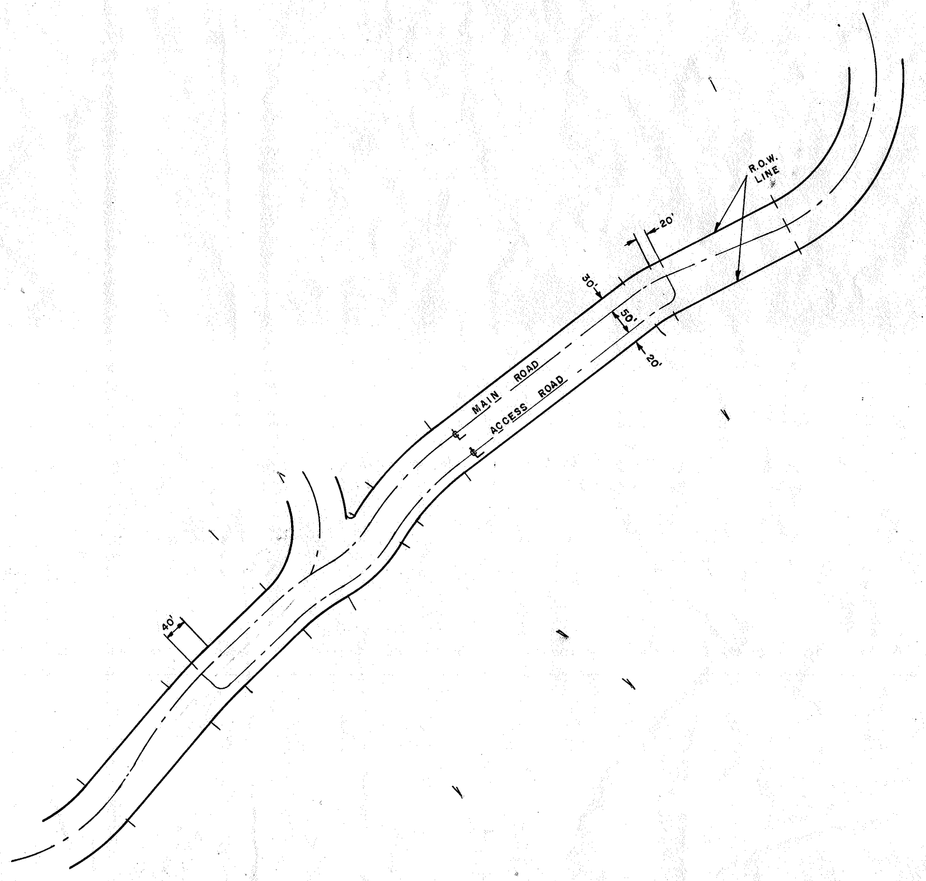
## SURVEYOR'S CERTIFICATE

I G.E. BUCHANAN, CIVIL ENGINEER AND LICENSED SURVEYOR DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF "BRUSH CREEK COUNTRY CLUB UNIT ONE"; THAT THE LOCATION OF THE OUTSIDE BOUNDARIES, LOTS, ROADS AND OTHER FEATURES ARE ACCURATELY AND CORRECTLY SHOWN HEREON; THAT THE SAME ARE BASED ON FIELD SURVEYS AND THAT THE PLATTED LOTS AND ROADS CONFORM TO THOSE STAKED ON THE GROUND.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 8TH DAY OF Feb, 1967.

G E Buchanan

GARLAND E. BUCHANAN REGISTERED 1595 LAND SURVEYOR STATE OF COLORADO




LOCATION OF MAIN ROAD AND ACCESS ROAD WITHIN R.O.W.

SCALE 1" = 200'

## APPROVAL:

THIS MAP OF "BRUSH CREEK COUNTRY CLUB UNIT ONE" WAS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 17TH DAY OF January, 1967.

Victor A Bondi
acting chairman Pitkin Co. Planning & Zoning Comm.

## APPROVAL:

THIS PLAT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO THIS 6 DAY OF Feb, 1967 AND THE DEDICATION OF ROADS ACCEPTED SUBJECTED TO THE CONDITION THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF SUCH ROADS ONLY AFTER CONSTRUCTION OF SUCH ROADS HAS BEEN COMPLETED IN ACCORDANCE WITH PITKIN COUNTY SPECIFICATIONS.

J Stirling Boyd
CHAIRMAN OF PITKIN CO. COMM.