RIDGERUN UNIT FOUR

Section 1, Township 10 South, Range 86 West, 6th. Principal Meridian
SNOWMASS VILLAGE, COLORADO

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

DESIGNER
DESIGN WORKSHOP
415 S. SPRING
ASPEN, COLORADO
TELEPHONE: 925-8354

SURVEYOR
GINGERY ASSOCIATES, INC.
SUITE 207, VILLAGE PLAZA
GLENWOOD SPRINGS, COLORADO
TELEPHONE: 945-8676

SURVEYOR'S CERTIFICATE

I, KENNETH L. GLENN, LICENSED SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF RIDGERUN UNIT FOUR WAS PREPARED UNDER MY SUPERVISION AND THAT 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, AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH C.R.S. 1973, TITLE 38, ARTICLE 51.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 21 DAY OF OCTOBER, 1978.

Kenneth L. Glenn
KENNETH L. GLENN, L.S. #12770
REGISTERED LAND SURVEYOR

KENNETH LEROY GLENN REGISTERED LAND SURVEYOR 12770 STATE OF COLORADO

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF October, 1978, BY

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES June 6 1981

Ellen E. Swimm
NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT OF RIDGERUN UNIT FOUR SUBDIVISION WAS APPROVED BY THE TOWN OF SNOWMASS VILLAGE PLANNING AND ZONING COMMISSION THIS 6 DAY OF Dec., 1978.

Dick Slaughts
CHAIRMAN

TRUSTEES OF SNOWMASS VILLAGE APPROVAL AND ACCEPTANCE

THIS PLAT OF RIDGERUN UNIT FOUR SUBDIVISION AND THE DEDICATION TO THE PUBLIC OF THE FIFTY (50') FOOT WIDE ROAD RIGHT-OF-WAY STRIPS, TRAIL EASEMENT, AND ALL OTHER EASEMENTS DESCRIBED HEREON FOR THE PURPOSES SET FORTH HEREIN, ARE HEREBY ACCEPTED AND APPROVED BY THE TRUSTEES OF THE TOWN OF SNOWMASS VILLAGE, COLORADO, THIS 18th DAY OF December, 1978.

ATTEST:

Town E. Edwards
MAYOR

[signature] Asst.
TOWN CLERK

TOWN OF SNOWMASS VILLAGE, COLORADO TOWN CLERK

TOWN ENGINEER'S APPROVAL

THIS PLAT OF RIDGERUN UNIT FOUR SUBDIVISION WAS APPROVED BY THE TOWN ENGINEER, TOWN OF SNOWMASS VILLAGE, STATE OF COLORADO THIS 11 DAY OF December, 1978.

Dean Gordon
TOWN ENGINEER

RECORDING CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

I HEREBY CERTIFY THAT THIS PLAT OF RIDGERUN UNIT FOUR SUBDIVISION WAS ACCEPTED FOR FILING IN MY OFFICE AT 2:51 O'CLOCK P.M. ON THE 19 DAY OF December, 1978, AND WAS DULY FILED IN PLAT BOOK 7 AT PAGE 41 AND THAT THE RIDGERUN UNIT FOUR SUBDIVISION AGREEMENT IS RECORDED IN BOOK 360 AT PAGE 37.
210089
210089

FG Stewart deputy
PITKIN COUNTY CLERK AND RECORDER

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 OR DESCRIBED IN THE DEDICATION HEREON, OF THE SAID PROPERTY OVER WHICH EASEMENTS ARE GRANTED TO THE TOWN OF SNOWMASS VILLAGE, OR TO WHICH DEDICATIONS ARE MADE TO THE PUBLIC.

Richard C. Linquanti

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

THE FOREGOING ATTORNEY'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF December 1978, BY RICHARD C. LINQUANTI

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 2, 1982

Marjorie J. Singer
NOTARY PUBLIC

SNOWMASS WATER AND SANITATION APPROVAL AND ACCEPTANCE

THIS PLAT OF RIDGERUN FOUR AND THE GRANTING TO THE SNOWMASS WATER AND SANITATION DISTRICT OF THE EASEMENTS AS SHOWN AND NOTED HEREON, ARE HEREBY ACCEPTED AND APPROVED, AND THE LOCATION OF THE EASEMENTS (BUT NO OTHER OF THE TERMS, CONDITIONS, RIGHTS AND OBLIGATIONS) AS DESCRIBED IN INSTRUMENTS RECORDED IN BOOK 254 AT PAGE 837, AND BOOK 258 AT PAGE 164, TO THE EXTENT THEY ARE ON THE PROPERTY INCLUDED IN THIS FINAL PLAT, ARE RELEASED, THIS 12th DAY OF December, 1978.

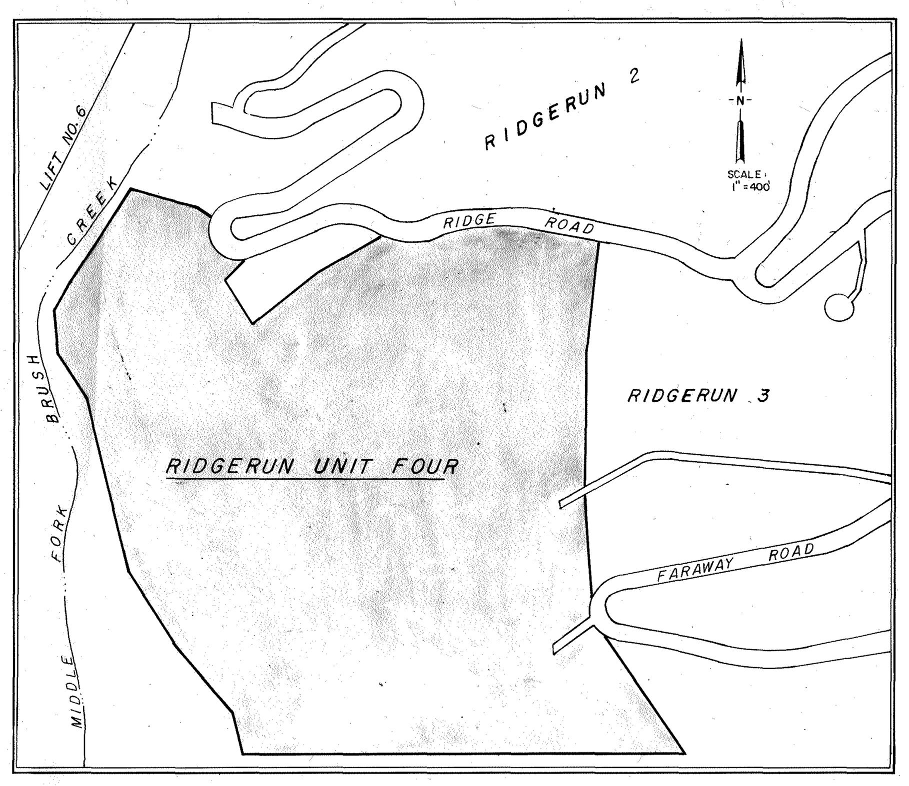
Richard G. Wall
SNOWMASS WATER AND SANITATION DISTRICT

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

THE FOREGOING SNOWMASS WATER AND SANITATION APPROVAL AND ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF DECEMBER, 1978, BY RICHARD G. WALL.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 2/7/81

[signature]
NOTARY PUBLIC



BEGINNING AT THE SOUTHWEST CORNER OF RIDGERUN UNIT FOUR SUBDIVISION, WHENCE THE SOUTHWEST CORNER OF TRACT 42 BEARS S. 89°43'58" W., 70.03 FEET; THENCE NORTHERLY ALONG THE EASTERLY LINE OF A SKI EASEMENT AS DESCRIBED IN "REVISED EXHIBIT A" DATED SEPTEMBER 6, 1978 N. 09°11'37" W., 222.42 FEET; THENCE CONTINUING ALONG SAID EASEMENT N. 47°32'01" W., 337.30 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 36°09'01" W., 111.42 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 21°52'44" W., 243.58 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 18°11'16" W., 172.78 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 13°02'31" W., 249.32 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 33°02'33" W., 243.82 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 00°41'39" E., 90.02 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 22°46'59" E., 120.04 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT N. 37°23'59" E., 457.86 FEET; THENCE PARTING SAID SKI EASEMENT S. 70°25'37" E., 265.51 FEET TO THE MOST WESTERLY CORNER OF LOT 12, RIDGERUN UNIT TWO; THENCE S. 44°32'00" E., 125.99 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 47°00'25", AN ARC LENGTH OF 82.04 FEET; THENCE S. 66°04'47" W., 170.00 FEET; THENCE N. 64°10'17" W., 99.44 FEET; THENCE S. 30°40'23" W., 272.06 FEET; THENCE S. 11°25'39" W., 235.01 FEET; THENCE S. 86°49'04" E., 195.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.66 FEET AND A CENTRAL ANGLE OF 26°43'39", AN ARC LENGTH OF 51.62 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 166.20 FEET AND A CENTRAL ANGLE OF 27°39'26", AN ARC LENGTH OF 80.23 FEET; THENCE S. 38°47'51" W., 125.00 FEET; THENCE S. 56°07'60" E., 268.64 FEET; THENCE N. 80°10'34" E., 288.385 FEET; THENCE S. 16°04'50" W., 110.62 FEET; THENCE S. 06°45'50" E., 442.37 FEET; THENCE S 29°15'52" E., 138.55 FEET; THENCE S. 00°10'29" E., 212.15 FEET; THENCE S. 89°49'31" W., 281.71 FEET TO THE POINT OF BEGINNING, CONTAINING 15.81 ACRES MORE OR LESS.

7. DOES HEREBY RESERVE FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, THE SKI EASEMENT RESERVATION AS SHOWN AND LOCATED ON PAGE 2 OF THE FINAL PLAT, SUCH EASEMENT TO BE GRANTED BY THE SNOWMASS COMPANY, LTD., TO THE TOWN OF SNOWMASS VILLAGE OR ITS DESIGNEE, AT THE DIRECTION OF SUCH TOWN AND UPON RECEIPT OF AN INDEMNITY AND HOLD HARMLESS AGREEMENT IN FORM AND SUBSTANCE REASONABLY SATISFACTORY TO THE SNOWMASS COMPANY, LTD.

8. DOES HEREBY GRANT TO SNOWMASS WATER AND SANITATION DISTRICT AN EASEMENT FOR WATER AND SEWER PURPOSES AND ALL USES NECESSARY OR INCIDENTAL THERETO, OVER AND ALONG ALL PUBLIC AND PRIVATE ROADS AND DRIVES AND THE W AND S EASEMENTS AS SHOWN ON PAGE 2 OF THE FINAL PLAT AND ALONG ALL LOT LINES - TEN (10') FEET EACH SIDE OF REAR LOT LINE AND FIVE (5') FEET ON ALL SIDES OF SIDE LOT LINES. WHEN THE REAR OR SIDE LOT LINES ABUT ON PROPERTY OUTSIDE OF THE SUBDIVISION ON WHICH THERE ARE NOT EASEMENTS AT LEAST FIVE (5') FEET IN WIDTH, THEN THE EASEMENTS ON THE REAR AND SIDE LOT LINES IN THE SUBDIVISION SHALL BE FIFTEEN (15') FEET AND TEN (10') FEET IN WIDTH RESPECTIVELY.

EXECUTED THIS 11th DAY OF December, 1978.

THE SNOWMASS COMPANY, LTD.

BY James W. Light
GENERAL PARTNER

STATE OF COLORADO)
) ss.
COUNTY OF Pitkin)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF December, 1978, BY James W. Light, GENERAL PARTNER OF THE SNOWMASS COMPANY, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES August 3, 1981

Mary [signature]
NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SNOWMASS COMPANY, LTD., A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF ALL THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO.

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF TRACT 40, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, WHENCE THE SOUTHEAST CORNER OF SAID TRACT 40 BEARS N. 89°35'52"W., 1228.23 FEET; THENCE ALONG SAID SOUTH LINE OF TRACT 40 N. 89°35'52" W., 95.93 FEET TO THE SOUTHWEST CORNER OF TRACT 40; THENCE ALONG THE SOUTHERLY LINE OF TRACT 42, SAID SECTION 1 S. 89°43'58" W., 1,253.14 FEET TO A POINT WHENCE THE SOUTHWEST CORNER OF SAID TRACT 42 BEARS S. 89°43'58" W., 70.03 FEET: THENCE NORTHERLY ALONG THE EASTERLY LINE OF A SKI EASEMENT AS DESCRIBED IN "REVISED EXHIBIT A" DATED SEPTEMBER 6, 1978,
N. 09°11'37" W., 222.42 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 47°32'01" W., 337.30 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 36°09'01" W., 111.42 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 21°52'44" W., 243.58 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 18°11'16" W., 172.78 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 13°02'31" W., 249.32 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 33°02'33" W., 243.82 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 00°41'39" E., 90.02 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 22°46'59" E., 120.04 FEET; THENCE CONTINUING ALONG SAID SKI EASEMENT
N. 37°23'59" E., 457.86 FEET; THENCE PARTING SIAD SKI EASEMENT
S. 70°25'37" E., 265.51 FEET TO THE MOST WESTERLY CORNER OF LOT 12,

RIDGERUN UNIT TWO; THENCE S. 44°32'00" E., 125.99 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RIDGE ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 125°44'08", AN ARC LENGTH OF 219.45 FEET; THENCE S. 17°21'00" W., 98.91 FEET; THENCE S. 34°44'00" E., 114.92 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF RIDGERUN UNIT TWO AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 238.78 FEET AND A CENTRAL ANGLE OF 15°28'04", AN ARC LENGTH OF 64.46 FEET; THENCE N. 48°25'00" E., 28.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS 382.00 FEET AND A CENTRAL ANGLE OF 07°46'00", AN ARC LENGTH OF 51.78 FEET; THENCE N. 56°11'00" E., 108.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 716.27 FEET AND A CENTRAL ANGLE OF 07°57'00" AN ARC LENGTH OF 99.39 FEET; THENCE N. 64°08'00" E., 5.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 269.06 FEET AND A CENTRAL ANGLE OF 21°05'00", AN ARC LENGTH OF 99.01 FEET; THENCE N. 85°13'00" E., 39.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 41.26 FEET AND A CENTRAL ANGLE OF 63°25'42", AN ARC LENGTH OF 45.68 FEET; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 203.61 FEET AND A CENTRAL ANGLE OF 43°55'57", AN ARC LENGTH OF 156.12 FEET; THENCE N. 65°06'00" E., 1.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 173.91 FEET AND A CENTRAL ANGLE OF 19°12'00", AN ARC LENGTH OF 58.28 FEET; THENCE N. 84°18'00" E., 122.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 385.68 FEET AND A CENTRAL ANGLE OF 13°47'00", AN ARC LENGTH OF 92.78 FEET; THENCE S. 81°55'00" E., 67.91 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,464.92 FEET AND A CENTRAL ANGLE OF 01°30'28", AN ARC LENGTH OF 38.55 FEET TO THE NORTHWEST CORNER OF RIDGERUN UNIT THREE; THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID RIDGERUN UNIT THREE S. 07°42'00" W., 490.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S. 09°20'00" E., 395.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S. 02°20'00" E., 475.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY S. 37°05'33" E., 504.01 FEET TO THE POINT OF BEGINNING.

1. DOES HEREBY PLAT AND SUBDIVIDE SAID PROPERTY INTO LOTS 1 THRU 41, RIDGERUN UNIT FOUR SUBDIVISION, TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO AS SHOWN HEREON.

2. DOES HEREBY DEDICATE TO THE PUBLIC USE FOR ROAD AND UTILITY PURPOSES A STRIP OF PROPERTY FIFTY (50') FEET IN WIDTH AS SHOWN HEREON AND NAMED BABY DOE LANE, ANTLER RIDGE LANE, AND DEER RIDGE LANE AND THE SNOWMASS COMPANY LTD., FOR ITSELF, ITS SUCCESSORS AND ASSIGNS (EXCLUDING INDIVIDUAL LOT OWNERS AND ANY HOMEOWNERS ASSOCIATION) HEREBY AGREES TO INDEMNIFY AND HOLD THE TOWN OF SNOWMASS VILLAGE HARMLESS AGAINST ALL CLAIMS AND DAMAGES (INCLUDING THE COST OF ROAD RECONSTRUCTION) ARISING BECAUSE OF PATENT RESERVATIONS OR LOCATION CERTIFICATES RECORDED AT BOOK 55 AT PAGES 59, 290, AND 545, BOOK 171 AT PAGE 26, BOOK 198 AT PAGE 512, AND BOOK 165 AT PAGES 326, 328, AND 329.

3. DOES HEREBY GRANT TO THE TOWN OF SNOWMASS VILLAGE FOR USE OF THE PUBLIC FOR ALL TRAIL USES THE 20 FOOT WIDE TRAIL EASEMENT SHOWN HEREON AND THE SNOWMASS COMPANY LTD., FOR ITSELF, ITS SUCCESSORS AND ASSIGNS (EXCLUDING INDIVIDUAL LOT OWNERS AND ANY HOMEOWNERS ASSOCIATION) HEREBY AGREES TO INDEMNIFY AND HOLD THE TOWN OF SNOWMASS VILLAGE HARMLESS AGAINST ALL CLAIMS AND DAMAGES (INCLUDING THE COST OF ROAD RECONSTRUCTION) ARISING BECAUSE OF PATENT RESERVATIONS OR LOCATION CERTIFICATES RECORDED AT BOOK 55 AT PAGES 59, 290, AND 545, BOOK 171 AT PAGE 26, BOOK 198 AT PAGE 512, AND BOOK 165 AT PAGES 326, 328, AND 329.

4. DOES HEREBY GRANT TO THE TOWN OF SNOWMASS VILLAGE A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF FIRE, POLICE, SANITATION, UTILITY, AND SIMILAR PUBLIC SERVICE OR EMERGENCY VEHICLES, ACROSS ALL PRIVATE ROADS AND DRIVES AS SHOWN ON PAGE 2 OF THE FINAL PLAT.

5. DOES HEREBY RESERVE FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS FOR UTILITY AND DRAINAGE PURPOSES ON AND ALONG ALL PUBLIC AND PRIVATE ROADS AND DRIVES, W AND S EASEMENTS, AS SHOWN ON PAGE 2 OF THE FINAL PLAT, AND UTILITY EASEMENTS ALONG ALL LOT LINES - TEN (10') FEET EACH SIDE OF REAR LOT LINE AND FIVE (5') FEET ON ALL SIDES OF SIDE LOT LINES. WHEN THE REAR OR SIDE LOT LINES ABUT ON PROPERTY OUTSIDE OF THE SUBDIVISION ON WHICH THERE ARE NOT EASEMENTS AT LEAST FIVE (5') FEET IN WIDTH, THEN THE EASEMENTS ON THE REAR AND SIDE LOT LINES IN THE SUBDIVISION SHALL BE FIFTEEN (15') FEET AND TEN (10') FEET IN WIDTH RESPECTIVELY.

6. DOES HEREBY GRANT TO THE OWNERS FROM TIME TO TIME OF THE LOTS SHOWN HEREON FOR RECREATIONAL AND OPEN SPACE PURPOSES THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHEAST CORNER OF RIDGERUN UNIT FOUR SUBDIVISION, THENCE ALONG THE EAST BOUNDARY OF SAID SUBDIVISION S. 07°42'00" W., 363.69 FEET; THENCE S. 77°51'20" W., 325.15 FEET; THENCE N. 22°00'53" W., 292.47 FEET; THENCE S. 75°05'45" W., 498.34 FEET; THENCE N. 55°21'35" E., 12.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 268.78 FEET AND A CENTRAL ANGLE OF 06°56'35", AN ARC LENGTH OF 32.57 FEET; THENCE N. 48°25'00" E., 28.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 352.00 FEET AND A CENTRAL ANGLE OF 07°46'00", AN ARC LENGTH OF 47.72 FEET; THENCE N. 56°11'00" E., 108.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 686.27 FEET AND A CENTRAL ANGLE OF 07°57'00", AN ARC LENGTH OF 95.22 FEET; THENCE N. 64°08'00" E., 5.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 239.06 FEET AND A CENTRAL ANGLE OF 21°05'00", AN ARC LENGTH OF 87.97 FEET; THENCE N. 85°13'00" E., 39.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 71.26 FEET AND A CENTRAL ANGLE OF 66°22'54", AN ARC LENGTH OF 82.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 203.61 FEET AND A CENTRAL ANGLE OF 35°26'46", AN ARC LENGTH OF 125.96 FEET; THENCE N. 65°06'00" E., 1.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 173.91 FEET AND A CENTRAL ANGLE OF 19°12'00", AN ARC LENGTH OF 58.28 FEET; N. 84°18'00" E., 122.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 385.68 FEET AND A CENTRAL ANGLE OF 13°47'00", AN ARC LENGTH OF 92.78 FEET; THENCE S. 81°55'00" E., 67.91 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1464.92 FEET AND A CENTRAL ANGLE OF 01°30'28", AN ARC LENGTH OF 38.55 FEET TO THE POINT OF BEGINNING, CONTAINING 4.805 ACRES MORE OR LESS.

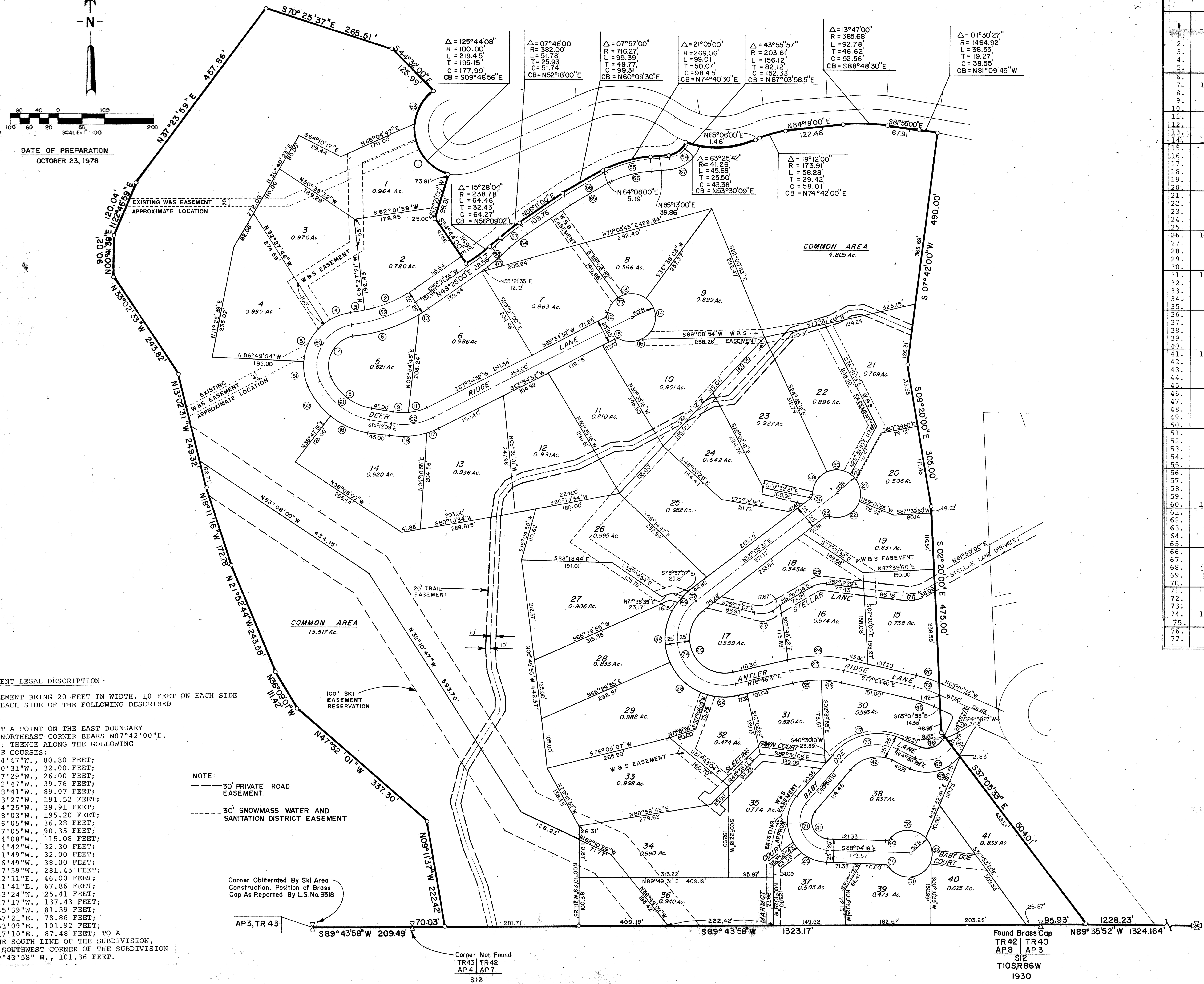
PREPARED BY
GINGERY ASSOCIATES, INC.
Consulting Engineers, Suite 207 Village Plaza
Glenwood Springs, Colorado 81601
TELEPHONE (303) 945-8676

1392.003

BOOK 7 PAGE 42

RIDGERUN UNIT FOUR

DATE OF PREPARATION
OCTOBER 23, 1978



CURVE DATA						
#	Δ	RADIUS(')	ARC LENGTH(')	TANGENT(')	CHORD(')	CHORD BEARINGS
1.	78°43'43"	100.00	137.41	82.04	126.85	S. 33°17'08" E.
2.	23°17'47"	289.83	117.85	59.75	117.04	S. 67°00'29" W.
3.	5°38'00"	289.83	28.50	14.26	28.48	S. 81°28'19" W.
4.	33°06'56"	110.66	63.96	32.90	63.07	S. 67°43'54" W.
5.	47°59'30"	110.66	92.69	49.26	90.00	S. 27°10'41" W.
6.	25°00'02"	339.83	148.28	75.34	147.11	S. 71°47'21" W.
7.	107°50'05"	60.66	114.16	83.23	98.04	S. 30°22'20" W.
8.	57°39'26"	116.20	116.94	63.96	112.07	S. 52°22'26" E.
9.	14°22'52"	123.98	31.12	15.64	31.04	S. 88°23'33" E.
10.	03°55'45"	339.83	23.30	11.66	23.30	N. 57°19'30" E.
11.	20°50'07"	123.98	45.08	22.79	44.84	S. 73°59'54" W.
12.	52°01'12"	15.0	13.62	7.32	13.16	S. 37°34'16" W.
13.	73°26'24"	50.00	64.09	37.30	59.79	N. 89°55'49" E.
14.	116°02'42"	50.00	101.27	80.09	84.83	N. 04°40'24" E.
15.	52°01'12"	15.00	13.62	7.32	13.16	N. 89°35'28" E.
16.	52°54'20"	50.00	46.17	24.88	44.55	N. 89°08'54" E.
17.	09°19'54"	173.98	28.34	14.20	28.30	N. 68°14'46" E.
18.	29°59'60"	166.20	87.02	44.53	86.03	S. 66°12'10" E.
19.	25°53'05"	173.96	78.60	39.98	77.93	N. 85°51'19" E.
20.	09°48'22"	290.27	49.68	24.90	49.62	N. 72°10'30" W.
21.	58°43'52"	50.00	51.25	28.13	49.04	N. 08°23'32" W.
22.	84°06'19"	50.00	73.40	45.10	66.98	S. 63°01'34" W.
23.	52°01'12"	15.00	13.62	7.32	13.16	S. 79°04'07" W.
24.	26°08'49"	274.76	125.39	63.81	124.30	S. 89°50'55" W.
25.	37°02'27"	50.00	32.32	16.75	31.76	N. 79°16'18" E.
26.	156°17'01"	75.00	204.58	357.19	146.80	N. 25°04'59" W.
27.	43°37'49"	50.00	38.08	20.01	37.16	N. 82°33'59" E.
28.	48°41'50"	125.00	106.24	56.57	103.07	S. 47°51'00" E.
29.	49°04'11"	85.00	72.80	38.80	70.59	S. 63°32'12" E.
30.	52°01'12"	15.00	13.62	7.32	13.16	S. 62°03'41" E.
31.	121°46'04"	50.00	106.26	89.77	87.36	N. 83°03'53" E.
32.	65°46'08"	50.00	57.39	32.33	54.30	N. 10°42'13" W.
33.	79°30'17"	85.00	117.95	70.70	108.70	S. 00°45'02" W.
34.	31°01'34"	125.00	67.69	34.70	66.87	S. 87°42'42" E.
35.	15°05'46"	224.76	59.22	29.78	59.05	N. 84°19'23" E.
36.	52°01'12"	15.00	13.62	7.32	13.16	N. 27°02'55" E.
37.	07°22'16"	125.00	16.08	8.05	16.07	N. 49°22'23" E.
38.	61°26'12"	125.00	134.03	74.27	127.70	S. 07°13'01" W.
39.	96°30'13"	50.00	84.22	56.02	74.61	S. 88°09'36" W.
40.	52°01'12"	15.00	13.62	7.32	13.16	S. 65°55'06" W.
41.	128°34'28"	35.00	78.54	72.68	63.07	N. 23°47'04" W.
42.	74°53'21"	75.00	98.03	57.43	91.20	N. 77°56'51" E.
43.	77°56'11"	85.00	115.62	68.75	106.91	N. 76°25'26" E.
44.	11°03'03"	224.76	43.35	21.74	43.28	S. 82°36'12" E.
45.	12°03'07"	240.27	50.54	25.36	50.45	S. 71°03'08" E.
46.	90°25'04"	35.00	55.23	35.26	49.68	S. 70°10'59" W.
47.	74°53'21"	125.00	163.38	95.72	152.00	S. 77°56'51" W.
48.	64°22'30"	50.00	56.18	31.47	53.27	N. 33°13'33" E.
49.	07°45'08"	125.00	16.91	8.47	16.90	S. 41°48'41" W.
50.	58°59'24"	50.00	51.48	28.28	49.24	S. 85°05'30" E.
51.	26°43'39"	110.66	51.62	26.29	51.15	S. 10°10'53" E.
52.	27°39'26"	166.20	80.23	40.91	79.45	S. 37°22'25" E.
53.	47°00'25"	100.00	82.04	43.49	79.76	N. 29°34'56" E.
54.	63°48'10"	46.26	51.51	28.80	48.89	S. 55°18'44" W.
55.	21°05'00"	264.06	97.17	49.14	96.62	S. 74°40'30" W.
56.	07°57'00"	711.27	98.69	49.42	98.61	S. 60°09'30" W.
57.	07°46'00"	377.00	51.10	25.59	51.06	S. 52°18'00" W.
58.	06°56'35"	243.78	29.54	14.79	29.52	S. 51°53'18" W.
59.	28°55'47"	314.83	158.96	81.22	157.28	S. 69°49'28" W.
60.	107°50'05"	85.66	161.21	117.54	138.45	S. 30°22'20" W.
61.	57°39'26"	141.20	142.09	77.72	136.17	S. 52°22'26" E.
62.	35°12'59"	148.98	91.57	47.28	90.13	N. 81°11'21" E.
63.	06°56'35"	268.78	32.57	16.30	32.55	N. 51°53'18" E.
64.	07°46'00"	352.00	47.72	23.89	47.68	N. 52°18'00" E.
65.	07°57'00"	686.27	95.22	47.69	95.15	N. 60°09'30" E.
66.	21°05'00"	239.06	87.97	44.49	87.47	N. 74°40'30" E.
67.	66°22'54"	71.26	82.56	47.62	78.02	N. 52°01'33" E.
68.	05°45'30"	60.00	6.03	3.02	6.03	N. 27°51'12" E.
69.	84°39'34"	60.00	88.66	54.65	80.81	N. 73°03'44" E.
70.	74°53'21"	100.00	130.71	76.58	121.60	S. 77°56'51" W.
71.	128°34'28"	60.00	134.64	124.60	108.12	S. 23°47'04" E.
72.	12°03'07"	265.26	55.80	28.00	55.70	N. 71°03'07" W.
73.	26°08'49"	249.76	113.98	58.00	112.99	S. 89°50'55" W.
74.	156°17'00"	100.00	272.77	476.25	195.73	N. 25°04'59" W.
75.	17°50'21"	50.00	05.57	7.85	15.51	S. 46°40'38" E.
76.	35°57'31"	50.00	31.38	16.23	30.87	N. 79°48'45" E.
77.	41°38'58"	50.00	36.35	19.02	35.55	N. 32°23'08" E.

TRAIL EASEMENT LEGAL DESCRIPTION

A TRAIL EASEMENT BEING 20 FEET IN WIDTH, 10 FEET ON EACH SIDE 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST BOUNDARY WHENCE THE NORTHEAST CORNER BEARS N07°42'00"E. 418.42 FEET; THENCE ALONG THE GOLLOWING TWENTY-THREE COURSES:

1. N. 65°44'47"W., 80.80 FEET;
2. N. 70°00'31"W., 32.00 FEET;
3. S. 86°47'29"W., 26.00 FEET;
4. S. 61°52'47"W., 39.76 FEET;
5. S. 71°38'41"W., 89.07 FEET;
6. S. 42°23'27"W., 191.52 FEET;
7. S. 85°04'25"W., 39.91 FEET;
8. S. 61°58'03"W., 195.20 FEET;
9. S. 86°56'05"W., 36.28 FEET;
10. S. 64°37'05"W., 90.35 FEET;
11. S. 76°14'08"W., 115.08 FEET;
12. S. 62°54'42"W., 32.30 FEET;
13. S. 40°11'49"W., 32.00 FEET;
14. S. 06°36'49"W., 38.00 FEET;
15. S. 03°07'59"W., 281.45 FEET;
16. S. 04°12'11"E., 46.00 FEET;
17. S. 17°31'41"E., 67.86 FEET;
18. S. 09°33'24"W., 25.41 FEET;
19. S. 32°27'17"W., 137.43 FEET;
20. S. 13°35'39"W., 81.39 FEET;
21. S. 14°57'21"E., 78.86 FEET;
22. S. 22°33'09"E., 101.92 FEET;
23. S. 12°17'10"E., 87.48 FEET; TO A POINT ON THE SOUTH LINE OF THE SUBDIVISION, WHENCE THE SOUTHWEST CORNER OF THE SUBDIVISION BEARS S. 89°43'58" W., 101.36 FEET.

1392.003