BOOK 35 PAGE 54

BK35 P9.54

EAST VILLAGE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PORTIONS OF THE W1/2 OF SECTION 5 AND SECTION 6, T10S, R85W OF THE 6TH P.M., TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

AREA = 369.409 ACRES, MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

1. THAT SNOWMASS LAND COMPANY, AN ILLINOIS GENERAL PARTNERSHIP ("SNOWMASS") IS THE OWNER AND BURNT MOUNTAIN CORPORATION, A NEVADA CORPORATION, IS THE MORTGAGEE UNDER THAT CERTAIN MORTGAGE RECORDED SEPTEMBER 23, 1988 IN BOOK 573 AT PAGE 955 OF THE RECORDS OF PITKIN COUNTY, COLORADO, OF THAT REAL PROPERTY SITUATED IN PITKIN COUNTY, COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF "EAST VILLAGE PLANNED UNIT DEVELOPMENT", A SUBDIVISION OF PORTIONS OF SECTIONS 5 AND 6, T10S, R85W OF THE 6TH P.M., TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO, ("PROPERTY") BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 17 AND 26 IN SECTION 5 AND IN SECTION 6, ALL IN T10S, R85W OF THE 6TH P.M., AND A PORTION OF FOX RUN DRIVE IN FOX RUN, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, PITKIN COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF GOVERNMENT TRACT 38, BEING A PART OF SECTION 36, T9S, R86W OF THE 6TH P.M., SECTION 1, T10S, R86W OF THE 6TH P.M. AND SAID SECTION 6, FROM WHICH CORNER NO. 3 OF SAID GOVERNMENT TRACT 38 BEARS S89°59'16"W, 3963.16 FEET, THENCE S06°52'48"E, 291.50 FEET TO THE SOUTHEAST CORNER OF SAID FOX RUN AND THE TRUE POINT OF BEGINNING;

THENCE N36°00'00"E, 287.85 FEET ALONG THE EASTERLY LINE OF SAID FOX RUN;

THENCE N20°33'00"E, 341.00 FEET ALONG THE EASTERLY LINE OF SAID FOX RUN;

THENCE N01°53'00"W, 420.00 FEET ALONG THE EASTERLY LINE OF SAID FOX RUN;

THENCE N20°15'00"W, 277.53 FEET ALONG THE EASTERLY LINE OF SAID FOX RUN;

THENCE SOUTHEASTERLY, 101.68 FEET ALONG A SOUTHERLY LINE OF SAID FOX RUN AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO THE SOUTHWESTERLY CORNER OF FOX RUN DRIVE – SEGMENT A IN SAID FOX RUN, SAID ARC HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 18°29'39" AND BEING SUBTENDED BY A CHORD THAT BEARS S57°45'10"E, 101.24 FEET;

THENCE N23°00'00"E, 60.00 FEET ALONG THE WESTERLY LINE OF SAID FOX RUN DRIVE – SEGMENT A TO THE NORTHWEST CORNER THEREOF;

THENCE NORTHWESTERLY, 89.01 FEET ALONG THE NORTHERLY LINE OF SAID FOX RUN AND ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 20°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N57°00'00"W, 88.56 FEET;

THENCE N47°00'00"W, 113.02 FEET ALONG THE NORTHERLY LINE OF SAID FOX RUN TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 369.49 FEET ALONG THE NORTHERLY LINE OF SAID FOX RUN AND ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 36°30'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N65°15'00"W, 363.27 FEET;

THENCE N08°20'29"E, 210.02 FEET TO THE SOUTHERLY LINE OF THE SNOWMASS CLUB SUBDIVISION, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE S88°11'47"E, 1159.96 FEET ALONG THE SOUTHERLY LINE OF SAID THE SNOWMASS CLUB SUBDIVISION TO A SOUTHEAST CORNER THEREOF AND A WESTERLY LINE OF COUNTRY CLUB UNIT ONE, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE S41°06'32"E, 42.42 FEET ALONG THE WESTERLY LINE OF SAID COUNTRY CLUB UNIT ONE TO A SOUTHWEST CORNER THEREOF;

THENCE N76°15'55"E, 94.67 FEET ALONG THE SOUTHERLY LINE OF SAID COUNTRY CLUB UNIT ONE TO A WESTERLY CORNER OF SAID THE SNOWMASS CLUB SUBDIVISION;

THENCE SOUTHEASTERLY, 122.22 FEET ALONG THE SOUTHERLY LINE OF SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 150.48 FEET, A CENTRAL ANGLE OF 46°32'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S70°37'32"E, 118.89 FEET;

THENCE S47°21'28"E, 187.62 FEET ALONG THE SOUTHERLY LINE OF SAID THE SNOWMASS CLUB SUBDIVISION TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 321.18 FEET ALONG THE SOUTHERLY LINE OF SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 21°09'08" AND BEING SUBTENDED BY A CHORD THAT BEARS S57°56'02"E, 319.36 FEET;

THENCE NORTHEASTERLY, 22.10 FEET ALONG THE SOUTHERLY LINE OF SAID THE SNOWMASS CLUB SUBDIVISION AND ALONG THE ARC OF SAID COMPOUND CURVE, SAID ARC HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 126°36'21" AND BEING SUBTENDED BY A CHORD THAT BEARS N48°11'14"E, 17.87 FEET;

THENCE N74°53'03"E, 60.00 FEET;

THENCE SOUTHEASTERLY, 248.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 30°20'05" AND BEING SUBTENDED BY A CHORD THAT BEARS S27°07'57"E, 245.94 FEET;

THENCE S42°18'00"E, 60.57 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 83.41 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 7°08'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S45°52'00"E, 83.36 FEET;

THENCE S49°26'00"E, 315.69 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 148.75 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 31°34'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S65°13'00"E, 146.88 FEET;

THENCE S81°00'00"E, 101.87 FEET TO THE NORTHWEST CORNER OF THAT STRIP OF LAND AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 601, PAGE 743 AT PAGE 744 OF THE RECORDS OF PITKIN COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINE OF THAT STRIP OF LAND AS DESCRIBED IN SAID BOOK 601, PAGE 743 AT PAGE 744:

THENCE S81°00'00"E, 50.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 298.66 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 35°39'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S63°10'30"E, 293.87 FEET;

THENCE S45°21'00"E, 83.46 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 122.24 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 41°12'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S65°57'00"E, 119.63 FEET;

THENCE S86°33'00"E, 70.56 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 190.62 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 26°58'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S73°04'00"E, 188.86 FEET;

THENCE SOUTHEASTERLY, 218.61 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 30°33'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S74°51'30"E, 216.03 FEET;

THENCE N89°52'00"E, 165.85 FEET TO THE NORTHEAST CORNER OF THAT STRIP OF LAND AS DESCRIBED IN SAID BOOK 601, PAGE 743 AT PAGE 744;

THENCE LEAVING THE NORTHERLY LINE OF THAT STRIP OF LAND AS DESCRIBED IN SAID BOOK 601, PAGE 743 AT PAGE 744, N89°52'00"E, 106.41 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 100.69 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 32°03'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S74°06'30"E, 99.38 FEET;

THENCE S58°05'00"E, 206.54 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 143.36 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 14°48'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S50°41'00"E, 142.96 FEET;

THENCE S43°17'00"E, 6.88 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 26;

THENCE S00°00'00"W, 1064.37 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOTS 26 AND 17;

THENCE S88°15'20"W, 1149.10 FEET;

THENCE S01°11'40"E, 1550.05 FEET TO THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 6;

THENCE S88°53'40"W, 2676.71 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 6 TO THE S1/4 CORNER OF SAID SECTION 6;

THENCE S88°45'50"W, 2670.02 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF SAID SECTION 6 AND THE SOUTHEAST CORNER OF RIDGERUN UNIT THREE, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE N43°15'48"E, 490.42 FEET ALONG THE EASTERLY LINE OF SAID RIDGERUN UNIT THREE;

THENCE N20°36'50"E, 1601.35 FEET ALONG THE EASTERLY LINE OF SAID RIDGERUN UNIT THREE TO THE NORTHEAST CORNER THEREOF AND THE SOUTHEAST CORNER OF RIDGERUN UNIT ONE, A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EASTERLY LINE OF SAID RIDGERUN UNIT ONE:

THENCE N12°58'34"E, 156.33 FEET;

THENCE N27°58'58"E, 167.76 FEET;

THENCE N59°12'05"E, 212.40 FEET;

THENCE N63°30'09"E, 187.99 FEET;

THENCE N39°04'06"W, 153.37 FEET;

THENCE NORTHEASTERLY, 84.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO THE SOUTHWEST CORNER OF SAID FOX RUN, SAID ARC HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 44°05'48" AND BEING SUBTENDED BY A CHORD THAT BEARS N22°13'36"E, 82.59 FEET;

THENCE, LEAVING THE EASTERLY LINE OF SAID RIDGERUN UNIT ONE, N87°37'00"E, 1176.01 FEET ALONG THE SOUTH LINE OF SAID FOX RUN TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM, ALL THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED AS FOLLOWS:

ALL OF A SUBDIVISION EXEMPTION FOR THE GRACIES CABIN PARCEL, A SUBDIVISION EXEMPTION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN GOVERNMENT LOTS 14 AND 15, SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF GOVERNMENT TRACT 38, BEING A PART OF SECTION 36, T9S, R86W OF THE 6TH P.M., SECTION 1, T10S, R86W OF THE 6TH P.M. AND SAID SECTION 6, FROM WHICH CORNER NO. 3 OF SAID GOVERNMENT TRACT 38 BEARS S89°59'16"W, 3963.16 FEET, THENCE S34°35'16"E, 1376.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S79°01'00"E, 463.00 FEET;

THENCE S10°59'00"W, 165.00 FEET;

THENCE S73°48'40"W, 295.62 FEET;

THENCE N79°01'00"W, 200.00 FEET;

THENCE N10°59'00"E, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, ALL THAT PORTION OF THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 6, T10S, R85W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 4 OF GOVERNMENT TRACT 38, BEING A PART OF SECTION 36, T9S, R86W OF THE 6TH P.M., SECTION 1, T10S, R86W OF THE 6TH P.M. AND SAID SECTION 6, FROM WHICH CORNER NO. 3 OF SAID GOVERNMENT TRACT 38 BEARS S89°59'16"W, 3963.16 FEET, THENCE N34°00'31"E, 1587.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHEASTERLY, 382.78 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID ARC HAVING A RADIUS OF 850.00 FEET, A CENTRAL ANGLE OF 25°48'08" AND BEING SUBTENDED BY A CHORD THAT BEARS S72°02'57"E, 379.56 FEET;

THENCE SOUTHEASTERLY, 136.47 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 78°11'26" AND BEING SUBTENDED BY A CHORD THAT BEARS S19°58'54"E, 126.12 FEET;

THENCE S59°04'37"E, 93.94 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 150.77 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 40°10'41" AND BEING SUBTENDED BY A CHORD THAT BEARS S38°59'17"E, 147.70 FEET;

THENCE S18°53'56"E, 52.84 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHEASTERLY, 171.06 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 16°12'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S26°59'56"E, 170.49 FEET;

THENCE S35°05'56"E, 152.03 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY, 238.09 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 68°12'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S00°59'42"E, 224.28 FEET;

THENCE N65°52'11"W, 50.83 FEET;

THENCE SOUTHWESTERLY, 24.26 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 09°15'54" AND BEING SUBTENDED BY A CHORD THAT BEARS S40°46'24"W, 24.23 FEET;

THENCE S45°24'21"W, 42.17 FEET;

THENCE N65°40'52"W, 333.15 FEET;

THENCE N26°33'28"E, 129.65 FEET;

THENCE N64°31'08"W, 135.03 FEET;

THENCE N86°31'08"W, 120.23 FEET;

THENCE N01°23'14"E, 143.49 FEET;

THENCE N87°30'06"W, 66.10 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 278.62 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 84°01'08" AND BEING SUBTENDED BY A CHORD THAT BEARS N45°29'32"W, 254.32 FEET;

THENCE N86°50'08"W, 18.18 FEET;

THENCE N13°16'20"E, 341.24 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 369.409 ACRES, MORE OR LESS.

2. THAT SNOWMASS HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND SURVEYED AS "EAST VILLAGE PLANNED UNIT DEVELOPMENT", IN THE TOWN OF SNOWMASS VILLAGE, PITKIN COUNTY, COLORADO, SUBJECT TO THE EASEMENTS AND OTHER LIENS AND ENCUMBRANCES SHOWN OR DESCRIBED ON THIS PLAT.

3. SNOWMASS HEREBY DEDICATES, SUBJECT TO THE EASEMENTS, LIENS AND OTHER ENCUMBRANCES AS SHOWN OR DESCRIBED ON THIS PLAT AND OTHERWISE GRANTED OR RESERVED HEREIN, THE FOLLOWING:

A. ALL PUBLIC ROADS, INCLUDING ROADWAY BRIDGES SHOWN ON THIS PLAT, BEING OWL CREEK ROAD, TWO CREEKS DRIVE, TIMBER RIDGE LANE, BLUE SPRUCE LANE, EAST FORK LANE, PINE CREST DRIVE, SPRUCE RIDGE LANE, AND FOX RUN DRIVE TO THE TOWN OF SNOWMASS VILLAGE FOR THE USE OF THE PUBLIC FOREVER.

RESERVATIONS:

SNOWMASS HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING:

1. THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PERFORMANCE OF ANY WORK FOR THE DEVELOPMENT OF THE PROPERTY, THE CREATION OF WETLANDS AND IMPLEMENTATION OF THE WILDLIFE ENHANCEMENT AND MANAGEMENT PLAN, AND THE RIGHT TO GRANT ADDITIONAL EASEMENTS AND RELOCATE AND/OR SUBSTITUTE EXISTING EASEMENTS WITH RESPECT TO THE PROPERTY AS MORE SPECIFICALLY SET FORTH AND RESERVED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAST VILLAGE P.U.D. ("EAST VILLAGE"), RECORDED ON October 14, 1994 IN BOOK 764 AT PAGE 285, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL B-TWO CREEKS, EAST VILLAGE P.U.D. RECORDED ON October 14, 1994 IN BOOK 764 AT PAGE 313, AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL G-THE PINES, EAST VILLAGE P.U.D. RECORDED ON October 14, 1994 IN BOOK 764 AT PAGE 344, ALL AS INCORPORATED BY REFERENCE HEREIN.

2. A NONEXCLUSIVE "ROAD SIDE EASEMENT" FOR GRADING, DRAINAGE, IRRIGATION, BRIDGES, RETAINING WALLS, SIGNAGE, FENCING AND LANDSCAPING PURPOSES LOCATED ADJACENT TO AND ALONG EACH SIDE OF ALL PUBLIC AND PRIVATE ROADS, AS SHOWN ON THIS PLAT, AND OUTSIDE OF THE MAJOR STRUCTURE LOCATION ENVELOPES FOR THE LOTS, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE GRADE, DRAINAGE, BRIDGES AND RETAINING WALLS ALONG THE PUBLIC AND PRIVATE ROADS.

3. A NONEXCLUSIVE EASEMENT OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY AS MAY BE ADVISABLE FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF THE UTILITIES, RETAINING WALLS, DRAINAGE, AND WATER TANK(S) TO BE LOCATED BY SNOWMASS WITHIN THE PORTION OF THE PROPERTY IDENTIFIED ON THIS PLAT AS THE "CONSERVATION CORRIDOR" INCLUDING VEHICULAR ACCESS FOR THOSE PURPOSES.

4. SNOWMASS HAS RESERVED THE RIGHT TO DEVELOP, CONSTRUCT AND SELL 21 TOWNHOMES ON PARCEL E AND 11 TOWNHOMES ON PARCEL H, AS APPROVED IN THE EAST VILLAGE PLANNED UNIT DEVELOPMENT LAND USE PLAN RECORDED ON October 14, 1994 IN BOOK Plat 35 AT PAGE 60, INCORPORATED BY REFERENCE HEREIN, AND RESERVES THE RIGHT TO GRANT FURTHER EASEMENTS AS MAY BE NECESSARY FOR THE DEVELOPMENT OF THE TOWNHOMES.

5. THE RESERVATION OF DEVELOPMENT RIGHTS OF SNOWMASS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARCEL B-TWO CREEKS, PARCEL G-THE PINES, AND EAST VILLAGE P.U.D., ALL OF WHICH ARE INCORPORATED BY REFERENCE HEREIN.

6. SNOWMASS RESERVES ALL WATER RIGHTS, DITCH RIGHTS, DITCH EASEMENTS, WATER RELATED STRUCTURES, OF ANY KIND AND NATURE WHATSOEVER, WHETHER APPURTENANT TO OR LOCATED ON THE PROPERTY OR OTHERWISE FOR ITS EXCLUSIVE USE AND BENEFIT.

7. SNOWMASS RESERVES THE RIGHT TO CONVEY BY QUITCLAIM DEED TO FOX RUN HOMEOWNER'S ASSOCIATION, INC. WATER RIGHTS, DITCH RIGHTS AND DRAINAGE EASEMENTS AS IT DEEMS ADVISABLE AND AN EASEMENT FOR THE MAINTENANCE THEREOF.

8. SNOWMASS RESERVES THE RIGHT TO CREATE AND RELOCATE SUMMER TRAIL EASEMENTS, NORDIC TRAIL EASEMENTS, EQUESTRIAN TRAIL EASEMENTS, SKI TRAIL EASEMENTS NO. 1 AND NO. 2 AND TWO CREEKS ALPINE SKI TRAIL EASEMENT THROUGHOUT THE EAST VILLAGE PLANNED UNIT DEVELOPMENT PROVIDED THESE ARE LOCATED OUTSIDE THE THE MAJOR STRUCTURE LOCATION ENVELOPES.

9. THE RIGHT TO CONVEY, LOT 3, PARCEL A TO THE TOWN OF SNOWMASS VILLAGE ("TOWN"), OR TWO CREEKS HOMEOWNER'S ASSOCIATION, OR THIRD PARTIES, SUBJECT TO EASEMENTS REFERRED TO IN THIS PLAT OR HEREAFTER GRANTED, AND SUBJECT TO THE GOLF RESERVATION AGREEMENT, AS AMENDED, THE CLARIFICATION AND AMENDMENT TO AGREEMENT FOR RESERVATION FOR GOLF COURSE ADDITION AND THE EAST VILLAGE PLANNED UNIT DEVELOPMENT LAND USE PLAN, RESPECTIVELY RECORDED IN BOOK 643 AT PAGE 139, BOOK 764 AT PAGE 408, AND BOOK 35 AT PAGE 60 (Plat), IN THE RECORDS OF PITKIN COUNTY, COLORADO, ALL AS INCORPORATED BY REFERENCE HEREIN.

10. NONEXCLUSIVE IRRIGATION AND DRAINAGE EASEMENTS, INCLUDING THE RIGHT OF VEHICULAR ACCESS TO MAINTAIN THEM AS MAY BE ADVISABLE FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF IRRIGATION AND DRAINAGE WITHIN THE DEVELOPMENT.

11. SUCCESSOR AND ASSIGN OF SNOWMASS, AS USED HEREIN, SHALL BE DEEMED A SUCCESSOR AND ASSIGN OF SNOWMASS FOR THE PURPOSES HEREOF ONLY IF SPECIFICALLY DESIGNATED BY SNOWMASS BY AN INSTRUMENT RECORDED IN THE RECORDS OF PITKIN COUNTY, COLORADO, AND ONLY TO THE PARTICULAR RIGHTS AND INTERESTS SPECIFICALLY DESIGNATED THEREIN.

SNOWMASS, BY SEPARATE DOCUMENTS, AND NOT BY THIS PLAT, WILL BE GRANTING THE FOLLOWING EASEMENTS:

1. A NONEXCLUSIVE EASEMENT TO THE ASPEN SKIING COMPANY FOR ACCESS PURPOSES OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "ASPEN SKIING COMPANY SKI TRAIL EASEMENT" SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

2. A NONEXCLUSIVE EASEMENT TO ASPEN SKIING COMPANY FOR INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF A SKI LIFT AND FOR ALPINE SKIING OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "ASPEN SKIING COMPANY SKI LIFT EASEMENT" SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

3. A NONEXCLUSIVE EASEMENT OVER AND ACROSS LOTS 2, 3, AND 4, PARCEL B-TWO CREEKS TO THE FOX-RUN HOMEOWNER'S ASSOCIATION, INC. OVER AND ACROSS THOSE PORTIONS DESIGNATED AS "FOX RUN TOW LIFT EASEMENT" ON THIS PLAT FOR A SURFACE TOW LIFT AND ALPINE SKI ACCESS BY THE MEMBERS OF THE FOX RUN HOMEOWNER'S ASSOCIATION SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

4. A NONEXCLUSIVE EASEMENT TO THE FOX RUN HOMEOWNER'S ASSOCIATION, INC. FOR ALPINE SKI ACCESS SHOWN ON THIS PLAT AS "TWO CREEKS SKI TRAIL EASEMENT" SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

5. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE OVER AND ACROSS THOSE PORTIONS SHOWN AS "SLEIGH RIDE TRAIL EASEMENT" ON THIS PLAT FOR THE SOLE USE BY HORSE DRAWN SLEIGHS SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

6. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE OVER AND ACROSS THOSE PORTIONS DESIGNATED AS "HORSE ACCESS EASEMENT" FOR THE SOLE PURPOSE OF THE HITCHING OF AND TRAVEL BY HORSES AND PEDESTRIAN EGRESS AND INGRESS TO THE SLEIGH RIDE TRAIL EASEMENT SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

7. A NONEXCLUSIVE EASEMENT TO THE FOX RUN HOMEOWNER'S ASSOCIATION, INC. FOR ALPINE SKI ACCESS SHOWN ON THIS PLAT AS "FOX RUN SKI TRAIL EASEMENT" SUBJECT TO THE TERMS OF THE SPECIFIC GRANT OF SAID EASEMENT.

EASEMENTS:

SNOWMASS HEREBY GRANTS, SUBJECT TO THE EASEMENTS AND OTHER ENCUMBRANCES SHOWN OR DESCRIBED ON THIS PLAT AND OTHERWISE GRANTED OR RESERVED HEREIN, THE FOLLOWING:

1. A NONEXCLUSIVE EASEMENT TO UTILITY PROVIDERS OVER, ACROSS AND UNDER (A) ALL PUBLIC ROADS AND PRIVATE ROADS SHOWN ON THIS PLAT; (B) ANY PORTIONS OF THE PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, AS HEREINAFTER IDENTIFIED AND (C) ANY PORTIONS OF THE PROPERTY WHICH MAY BE DESIGNATED BY SNOWMASS PURSUANT TO RESERVATIONS AND RIGHTS OF DECLARANT PROVIDED HEREIN OR IN THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS CONCERNING THE PROPERTY. IN NO EVENT SHALL THE UTILITY COMPANIES EXERCISE THE RIGHTS HEREIN GRANTED SO AS TO INTERFERE WITH THE USE OF THE EASEMENTS FOR ROADWAY AND TRAIL PURPOSES EXCEPT TO THE EXTENT REASONABLY AND TIMELY NECESSARY.

2. A NONEXCLUSIVE "PUBLIC ROAD SIDE EASEMENT" TO THE TOWN FOR GRADING, DRAINAGE, BRIDGES, AND RETAINING WALLS LOCATED ADJACENT TO AND ALONG EACH SIDE OF ALL PUBLIC ROADS AND COMMON AREAS, IF ANY, AS SHOWN ON THIS PLAT, AND OUTSIDE OF THE MAJOR STRUCTURE LOCATION ENVELOPES FOR THE LOTS, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE GRADE, DRAINAGE, BRIDGES, AND RETAINING WALLS ALONG THE PUBLIC ROADS AND COMMON AREAS, IF ANY, AND ACCESS FOR THOSE PURPOSES.

3. A NONEXCLUSIVE EASEMENT TO SNOWMASS WATER AND SANITATION DISTRICT OVER, ACROSS AND UNDER THOSE PORTIONS OF THE PROPERTY DESIGNATED ON THIS PLAT AS "WATER AND SANITATION EASEMENTS" OR "W & S EASEMENT" FOR THE INSTALLATION, MAINTENANCE AND ACCESS THERETO OF WATERLINES, SANITARY SEWER LINES, WATER STORAGE TANKS, PUMP STATIONS AND PRESSURE REDUCING VALVES AND APPURTENANCES.

4. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE FOR PUBLIC RECREATIONAL PURPOSES, AND THE TOWN'S MAINTENANCE THEREOF, FOR WHICH IT IS SOLELY RESPONSIBLE, OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "SUMMER TRAIL EASEMENTS" ON THIS PLAT FOR PUBLIC NON -MOTORIZED TRAVEL WHICH PERMITS HIKING AND BIKING ONLY.

5. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE FOR PUBLIC RECREATIONAL PURPOSES, AND THE TOWN'S MAINTENANCE THEREOF, FOR WHICH IT IS SOLELY RESPONSIBLE, OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "NORDIC TRAIL EASEMENTS" ON THIS PLAT FOR PUBLIC NON-MOTORIZED TRAVEL WHICH PERMITS NORDIC SKIING ONLY, PROVIDED, HOWEVER, MOTORIZED GROOMING EQUIPMENT MAY BE UTILIZED FOR THE TOWN'S MAINTENANCE THEREOF.

6. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE FOR PUBLIC RECREATIONAL PURPOSES, AND THE TOWN'S MAINTENANCE THEREOF, FOR WHICH IT IS SOLELY RESPONSIBLE, OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "EQUESTRIAN TRAIL EASEMENTS" ON THIS PLAT FOR PUBLIC NON-MOTORIZED TRAVEL WHICH PERMITS EQUESTRIAN ACTIVITY ONLY.

7. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE FOR PUBLIC RECREATIONAL PURPOSES, AND THE TOWN'S MAINTENANCE THEREOF, FOR WHICH IT IS SOLELY RESPONSIBLE, OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "ALPINE SKI TRAIL EASEMENT" ON THIS PLAT FOR PUBLIC NON-MOTORIZED TRAVEL WHICH PERMITS ALPINE SKIING ONLY, PROVIDED, HOWEVER, MOTORIZED GROOMING EQUIPMENT MAY BE UTILIZED FOR THE TOWN'S MAINTENANCE THEREOF.

8. A NONEXCLUSIVE EASEMENT TO GDBS AT SNOWMASS, INC., A COLORADO CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS THE OWNER OF OUTPARCEL #1, FOR ACCESS, ROADWAY AND UTILITIES DESIGNATED ON THIS PLAT AS "GDBS EASEMENT" PROVIDED THAT THE ROAD IS BUILT AND MAINTAINED IN CONFORMANCE WITH TOWN STANDARDS AND THE PROPERTY IS PROMPTLY RESTORED TO ITS CONDITION EXISTING BEFORE THE DISTURBANCE.

9. A NONEXCLUSIVE EASEMENT TO THE TWO CREEKS HOMEOWNER'S ASSOCIATION, INC. FOR ALPINE SKI ACCESS PURPOSES OVER AND ACROSS THAT PORTION OF THE PROPERTY SHOWN AS "SKI TRAIL EASEMENT NO. 1" ON THIS PLAT. THE TWO CREEKS HOMEOWNER'S ASSOCIATION SHALL BE PERMITTED VEHICULAR ACCESS FOR MAINTENANCE PURPOSES ONLY.

10. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 11, 12, 13, AND 14, PARCEL B-TWO CREEKS, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS, AS SHOWN ON THIS PLAT.

11. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 16, 17, AND 18, PARCEL B-TWO CREEKS, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS, AS SHOWN ON THIS PLAT.

12. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 19, 20, AND 21, PARCEL B-TWO CREEKS, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS, AS SHOWN ON THIS PLAT.

13. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOT 31, PARCEL B-TWO CREEKS, AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 32, PARCEL B-TWO CREEKS, DESIGNATED AS "DRIVEWAY ACCESS EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING ACCESS TO LOT 31, PARCEL B-TWO CREEKS.

14. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOT 32, PARCEL B-TWO CREEKS, AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THAT PORTION OF LOT 33, PARCEL B-TWO CREEKS, DESIGNATED AS "DRIVEWAY ACCESS EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING ACCESS TO LOT 32, PARCEL B-TWO CREEKS.

15. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOT 40, PARCEL B-TWO CREEKS, AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 39, PARCEL B-TWO CREEKS, DESIGNATED AS "DRIVEWAY ACCESS EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING ACCESS TO LOT 40, PARCEL B-TWO CREEKS.

16. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOT 1 AND LOT 2, PARCEL B-TWO CREEKS, AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 2, PARCEL B-TWO CREEKS, DESIGNATED AS "COMMON DRIVEWAY EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING THE SOLE DESIGNATED ACCESS TO LOT 1 AND 2, PARCEL B-TWO CREEKS.

17. A NONEXCLUSIVE SKI TRAIL EASEMENT AND SKI LIFT EASEMENT TO THE PINES HOMEOWNER'S ASSOCIATION, INC. AND TO THE OWNERS OF UNITS WHICH MAY BE CREATED WITHIN PARCELS E AND H FOR ALPINE SKI AND LIFT ACCESS PURPOSES OVER AND ACROSS THAT PORTION OF THE PROPERTY SHOWN ON THIS PLAT AS "SKI TRAIL EASEMENT NO. 2" AND "SKI LIFT EASEMENT NO. 2". THE PINES HOMEOWNER'S ASSOCIATION, INC. SHALL BE PERMITTED VEHICULAR ACCESS FOR MAINTENANCE ONLY.

18. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 28, 29 AND 30, PARCEL G-THE PINES, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS, AS SHOWN ON THIS PLAT.

19. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 48, 49, 50, AND 51, PARCEL G-THE PINES, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS AS SHOWN ON THIS PLAT.

20. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 33, 34, AND 35, PARCEL G-THE PINES, AND TO THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, FOR DRIVEWAY AND ACCESS PURPOSES OVER AND ACROSS THE "PRIVATE ROAD EASEMENT" LOCATED ADJACENT TO THE RESPECTIVE LOTS, AS SHOWN ON THIS PLAT.

21. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOT 18, PARCEL G-THE PINES, AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 19, PARCEL G-THE PINES, DESIGNATED AS "DRIVEWAY ACCESS EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING ACCESS TO LOT 18, PARCEL G-THE PINES.

22. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 7 AND 8, PARCEL G-THE PINES AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 8, PARCEL G-THE PINES, DESIGNATED AS "COMMON DRIVEWAY EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING THE SOLE DESIGNATED ACCESS TO LOTS 7 AND 8, PARCEL G-THE PINES.

23. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 12, 13 AND 14, PARCEL G-THE PINES AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOT 12, PARCEL G-THE PINES, DESIGNATED AS "COMMON DRIVEWAY EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING THE SOLE DESIGNATED ACCESS TO LOTS 12, 13 AND 14, PARCEL G-THE PINES.

24. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 31 AND 32, PARCEL G-THE PINES AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOTS 31 AND 32, PARCEL G-THE PINES, DESIGNATED AS "COMMON DRIVEWAY EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING THE SOLE DESIGNATED ACCESS TO LOTS 31 AND 32, PARCEL G-THE PINES.

25. A NONEXCLUSIVE EASEMENT TO THE OWNERS OF LOTS 45, 46 AND 47, PARCEL G-THE PINES AND THEIR AGENTS, EMPLOYEES, LICENSEES AND INVITEES, OVER AND ACROSS THAT PORTION OF LOTS 45 AND 47, PARCEL G-THE PINES, DESIGNATED AS "COMMON DRIVEWAY EASEMENT" ON THIS PLAT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF A DRIVEWAY PROVIDING THE SOLE DESIGNATED ACCESS TO LOTS 45, 46 AND 47, PARCEL G-THE PINES.

26. A NONEXCLUSIVE EASEMENT TO ROBERT P. SINCLAIR AND ELIZABETH L. SINCLAIR, THEIR SUCCESSORS AND ASSIGNS OVER AND ACROSS THAT PORTION OF LOTS 9 AND 10, PARCEL G – THE PINES AND LOT 3, PARCEL F, SHOWN AS "SINCLAIR ROAD EASEMENT" FOR VEHICULAR ACCESS TO THE PROPERTY LOCATED ADJACENT TO THE PROPERTY DESCRIBED ON THIS PLAT.

27. A NONEXCLUSIVE EASEMENT TO THE TOWN OF SNOWMASS VILLAGE OVER AND ACROSS PORTIONS OF THE PROPERTY DESIGNATED AS "EMERGENCY ACCESS EASEMENT" ON THIS PLAT FOR USE BY THE TOWN OF SNOWMASS VILLAGE FOR PUBLIC EMERGENCY VEHICLES AND PERSONNEL.

SIGNATURES AND APPROVALS

CONSENT AND SUBORDINATION OF MORTGAGEE:

BURNT MOUNTAIN CORPORATION, A NEVADA CORPORATION, AS MORTGAGEE UNDER THAT CERTAIN MORTGAGE RECORDED SEPTEMBER 23, 1988 IN BOOK 573 AT PAGE 955 IN THE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO (THE "MORTGAGE"), HEREBY JOINS IN AND CONSENTS TO THE GRANT OF THIS PLAT, SUBORDINATES THE LIEN OF THE MORTGAGE TO THIS PLAT, AGREES THAT ANY FORECLOSURE OF THE MORTGAGE SHALL NOT ADVERSELY AFFECT THE EXISTENCE OR CONTINUING VALIDITY OF THIS PLAT, WHICH PLAT, THE DEDICATIONS, RESERVATIONS AND GRANTS THEREIN, SHALL RUN WITH THE LAND AND REMAIN IN FULL FORCE AND EFFECT AS IF SUCH PLAT WERE DELIVERED AND RECORDED PRIOR TO THE DELIVERY AND RECORDING OF THE MORTGAGE. NOTWITHSTANDING SUCH CONSENT AND SUBORDINATION, THE PROPERTY, EXCEPT THE DEDICATIONS CONTAINED HEREIN, SHALL BE ENCUMBERED BY SUCH MORTGAGE UNLESS RELEASED IN ACCORDANCE WITH APPLICABLE LAWS.

IN WITNESS WHEREOF, BURNT MOUNTAIN CORPORATION, A NEVADA CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 28 DAY OF September, 1994.

BURNT MOUNTAIN CORPORATION, A NEVADA CORPORATION

BY: [signature], PRESIDENT

ACKNOWLEDGEMENT

STATE OF New Jersey)
COUNTY OF Union) SS

THIS PLAT HAS BEEN DULY ACKNOWLEDGED BEFORE ME THIS 28th DAY OF September 1994 BY D.P. Feldman AS PRESIDENT OF BURNT MOUNTAIN CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: December 30, 1996

[signature]
NOTARY PUBLIC

UDAY P. SHAH
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires December 30, 1996

CERTIFICATION OF OWNERSHIP:

SNOWMASS LAND COMPANY, AN ILLINOIS GENERAL PARTNERSHIP, DOES HEREBY CONFIRM AND ACKNOWLEDGE THAT IT IS THE SOLE OWNER OF THE PROPERTY DESCRIBED HEREIN.

SNOWMASS LAND COMPANY, AN ILLINOIS GENERAL PARTNERSHIP

BY: Kenneth R. Sontheim
KENNETH R. SONTHEIM, AS ITS ATTORNEY-IN-FACT, PURSUANT TO POWER OF ATTORNEY RECORDED IN BOOK 590 AT PAGE 443 IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF PITKIN) SS

THIS PLAT HAS BEEN DULY ACKNOWLEDGED BEFORE ME THIS 7th DAY OF September 1994 BY KENNETH R. SONTHEIM AS ATTORNEY-IN-FACT FOR SNOWMASS LAND COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 17, 1998

[signature]
NOTARY PUBLIC

SURVEYOR'S NOTES

1. DATE OF PREPARATION AUGUST 4, 1994. REVISED: AUGUST 10, 1994, AUGUST 17, 1994, AUGUST 26, 1994.

2. BEARINGS ARE BASED ON LINE 4-3 OF GOVERNMENT TRACT 38 AS BEARING S89°59'16"W – TRUE MERIDIAN.

3. RECORDED EASEMENTS AND RIGHTS OF WAY ARE SHOWN ACCORDING TO PITKIN COUNTY TITLE INC. TITLE COMMITMENT NO. PCT-9062C3 AND NO. PCT-9063C3, EFFECTIVE DATE: MAY 10, 1994.

4. SET NO. 5 REBARS WITH ALUMINUM CAPS MARKED "D.B. & CO. P.L.S. 23529" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

5. THE INSTRUMENT RECORDED IN BOOK 746 AT PAGE 478 IS AN AGREEMENT TO VACATE THAT ELECTRIC EASEMENT GRANTED IN BOOK 412, PAGE 733 AT PAGE 737 – EAST SPACE CABLE.

6. BEARINGS IN THE LEGAL DESCRIPTIONS OF THOSE EASEMENTS RECORDED IN BOOK 346 AT PAGE 745 AND BOOK 412 AT PAGE 733 WERE ASSUMED TO REFER TO TRUE MERIDIAN.

7. APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE NOT SHOWN ON THIS PLAT AS REQUESTED BY THE CLIENT. EASEMENTS FOR EXISTING UTILITY LINES AND DRAINAGE WAYS IN EITHER THEIR CURRENT LOCATION OR AS MAY BE RELOCATED WILL BE GRANTED BY INSTRUMENTS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO.

8. THAT TRASH ENCLOSURE AND ACCESS EASEMENT AS DESCRIBED IN TOWN COUNCIL RESOLUTION NO. 3 RECORDED IN BOOK 503, PAGE 616 AT PAGE 619 IS TO BE VACATED AND IS NOT SHOWN ON THIS PLAT.

9. THIS PROPERTY IS SUBJECT TO MINERAL RIGHTS AND RIGHTS-OF-WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES RESERVED IN UNITED STATES PATENTS RECORDED IN BOOK 55 AT PAGE 146, BOOK 55 AT PAGE 13, BOOK 55 AT PAGE 271, BOOK 55 AT PAGE 557, BOOK 44 AT PAGE 480, BOOK 171 AT PAGES 26, 27 AND 319, BOOK 55 AT PAGE 547 AND BOOK 167 AT PAGE 578.

10. PREPARED BY: DREXEL BARRELL & CO.
4840 PEARL EAST CIRCLE
SUITE 114
BOULDER, CO 80301-2475
(303) 442-4338

11. IN ACCORDANCE WITH C.R.S. 13-80-105:
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLAT NOTES

1. SUBJECT TO THE SPECIFIC EASEMENTS GRANTED OR IDENTIFIED HEREIN, DEDICATIONS OR RIGHTS RESERVED BY SNOWMASS, A SCENIC, NATURAL, OPEN-SPACE AND WILDLIFE CORRIDOR IDENTIFIED ON THIS MAP AS "CONSERVATION CORRIDOR" SHALL BE PRESERVED OVER, UNDER AND ACROSS THE FOLLOWING: (1) LOT 3, PARCEL F; (2) OVER, UNDER AND ACROSS THE LAND WEST OF THE "FOX RUN TOW LIFT EASEMENT" AND THE "SKI TRAIL EASEMENT NO. 1" LOCATED ON LOTS 2, 3, 4, 7, 8, 9, 10, 11, 12, 13 AND 49, PARCEL B-TWO CREEKS; AND (3) OVER, UNDER AND ACROSS THE LAND EAST OF THE "SKI TRAIL EASEMENT NO. 2" LOCATED ON LOTS 8, 9, 10, 11, 12, 35, 36 AND 37, PARCEL G-THE PINES.

THE USE MAY NOT BE CHANGED OR PHYSICAL CONDITION OF THIS CONSERVATION CORRIDOR MAY NOT BE MODIFIED, IMPROVED OR OTHERWISE ALTERED IN ANY MANNER BY THE ABOVE LOT OWNERS; PROVIDED, HOWEVER, THAT NOTHING HEREIN SHALL PREVENT THE INSTALLATION AND MAINTENANCE OF STORAGE WATER TANK(S) OR UTILITIES BY SNOWMASS, ITS SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES PURSUANT TO ITS RESERVATION OF RIGHTS.

TWO CREEKS HOMEOWNER'S ASSOCIATION, INC., FOR THAT PORTION OF THE PROPERTY LOCATED WITHIN PARCEL B-TWO CREEKS, AND THE PINES HOMEOWNER'S ASSOCIATION, INC., FOR THAT PORTION OF THE PROPERTY LOCATED WITHIN PARCEL G-THE PINES, AND THE TOWN OF SNOWMASS VILLAGE MAY EACH ENFORCE THE PROVISIONS OF THE CONSERVATION CORRIDOR RESTRICTIONS WHICH COVENANTS SHALL RUN WITH THE LAND AND ANY MODIFICATION OR AMENDMENT HEREOF SHALL REQUIRE THE CONSENT OF BOTH.

2. EACH LOT OWNER SHALL BE RESPONSIBLE FOR DIRECTING ONSITE AND OFFSITE DRAINAGE AROUND THE BUILDING ENVELOPE AND DIRECTING IT TO THE ROADWAY DRAINAGE IMPROVEMENTS, A DRAINAGE SWALE OR OTHER SUITABLE DRAINAGE COURSE.

3. ALL REFERENCES TO THE RECORDED DOCUMENTS REFER TO THE REAL ESTATE RECORDS OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO.

TITLE EXAMINER'S CERTIFICATE

I, VINCENT HIGENS AS PRESIDENT OF PITKIN COUNTY TITLE, INC. DO HEREBY CERTIFY THAT I HAVE CAUSED AN EXAMINATION TO BE MADE OF THE PROPERTY AND BASED ON THAT EXAMINATION, SNOWMASS LAND COMPANY, AN ILLINOIS GENERAL PARTNERSHIP, IS THE OWNER IN FEE SIMPLE OF THE PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN AND DESCRIBED ON THIS PLAT, WHICH WOULD ADVERSELY AFFECT THE INTENDED USE OF THE PROPERTY TO WHICH DEDICATIONS ARE MADE TO THE PUBLIC.

DATED: Sept 12, 1994 BY: [signature]
VINCENT HIGENS

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF PITKIN) SS

THE FOREGOING TITLE EXAMINER'S CERTIFICATE HAS BEEN ACKNOWLEDGED BEFORE ME THIS 12th DAY OF Sept, 1994 BY VINCENT HIGENS AS PRESIDENT OF PITKIN COUNTY TITLE, INC.

WITNESS MY HAND AND OFFICAL SEAL
MY COMMISSION EXPIRES: 11/5/96

Shauna Cagnoni
NOTARY PUBLIC

NOTARY PUBLIC SHAUNA CAGNONI STATE OF COLORADO
My Commission Expires 11/05/96

PLANNING COMMISSION ACKNOWLEDGEMENT

THIS PLAT IS HEREBY ACKNOWLEDGED BY THE PLANNING COMMISSION OF THE TOWN OF SNOWMASS VILLAGE, COLORADO, THIS 7th DAY OF Sept, 1994.

ATTEST: [signature]
TRUDI WORLINE
TOWN CLERK

[signature]
T. MICHAEL MANCHESTER
CHAIRMAN

APPROVED AS TO FORM
[signature]
STEPHEN R. CONNOR, TOWN ATTORNEY

APPROVED AS TO CONTENT
[signature]
DOUG DOTSON, TOWN PLANNER

TOWN ENGINEER'S APPROVAL

THIS PLAT IS HEREBY APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEYS, CALCULATIONS OR DRAFTING, PURSUANT TO C.R.S. 1973, 38-51-102, AS AMENDED, BY THE TOWN ENGINEER OF THE TOWN OF SNOWMASS VILLAGE, COLORADO THIS 7th DAY OF September, 1994.

ATTEST: [signature]
TRUDI WORLINE
TOWN CLERK

[signature]
DEAN GORDON
TOWN ENGINEER

TOWN COUNCIL'S APPROVAL AND ACCEPTANCE:

THIS PLAT AND THE DEDICATIONS CONTAINED IN THIS PLAT ARE HEREBY ACCEPTED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SNOWMASS VILLAGE, COLORADO THIS 7th DAY OF Sept, 1994.

ATTEST: [signature]
TRUDI WORLINE
TOWN CLERK

[signature]
MAYOR JAMES H. HOOKER

SURVEYOR'S CERTIFICATE

I, WILLIAM K. WRIGHT, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "EAST VILLAGE PLANNED UNIT DEVELOPMENT" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, WHICH SURVEY WAS PREPARED IN ACCORDANCE WITH ARTICLE 51 OF TITLE 38 OF THE COLORADO REVISED STATUTES, AND THAT THIS PLAT CONTAINS ALL THE INFORMATION REQUIRED BY COLORADO REVISED STATUTES 38-33.3-209.

8/26/94
DATE

William K. Wright
WILLIAM K. WRIGHT
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 23529

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF PITKIN) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 8:32 O'CLOCK A.M., THIS 14th DAY OF October, 1994 AND IS DULY RECORDED IN PLAT BOOK 35 AT PAGE 54-59, AS RECEPTION NO. 375244 IN THE RECORDS OF PITKIN COUNTY, COLORADO.

[signature] Deputy
PITKIN COUNTY CLERK AND RECORDER

8/26/94
8/17/94
8/13/94

B53-62

BOOK 35 PAGE 55

SHEET 2 OF 6

EAST VILLAGE
PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PORTIONS OF THE W1/2 OF SECTION 5
AND SECTION 6, T10S, R85W OF THE 6TH P.M.,
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO
AREA = 369.409 ACRES, MORE OR LESS

EAST VILLAGE PLANNED UNIT DEVELOPMENT

VICINITY MAP

LEGEND

- DENOTES MAJOR STRUCTURE LOCATION ENVELOPE
- FOUND #5 REBAR W/ ALUM. CAP MARKED "D.B. & CO. L.S. 17664"
- THIS PROPERTY IS SUBJECT TO DEVELOPMENT RIGHTS AS SET FORTH IN RESERVATION NOTES 4, 5 AND 9 ON SHEET 1.

THE SNOMASS CLUB SUBDIVISION PARCEL 10

COUNTRY CLUB UNIT ONE

THE SNOMASS CLUB SUBDIVISION PARCEL 9

UNPLATTED

PARCEL A LOT 1 * 4.947 ACRES ±

OUTPARCEL #2

0.997 ACRES ±

PARCEL D

PARCEL A LOT 2 4.401 ± ACRES

PARCEL A LOT 3 * 19.628 ACRES ±

PARCEL E * 5.988 ACRES ±

PARCEL F LOT 1 * 13.513 ACRES ±

PARCEL H 4.420 ACRES ±

PARCEL F LOT 2 * 5.334 ACRES ±

PARCEL F LOT 3 18.635 ACRES ±

PARCEL A LOT 1 * 33.637 ACRES ±

PARCEL A LOT 4 * 33.637 ACRES ±

PARCEL B – TWO CREEKS 109.143 ACRES ±
SEE SHEETS 3 & 4

PARCEL C * 24.461 ACRES ±

PARCEL G – THE PINES 112.016 ACRES ±
SEE SHEETS 5 & 6

OUTPARCEL #1 A SUBDIVISION EXEMPTION FOR THE GRACIES CABIN PARCEL

NOT A PART OF THIS PLAT

FOX RUN

RIDGERUN UNIT ONE

RIDGERUN UNIT THREE

TWO CREEKS DRIVE

FOX RUN DRIVE

PINE CREST DRIVE

SNOWCREST DRIVE

SNOWMASS DRIVE

CREEK ROAD

FAIRWAY ROAD

HIGHLINE DRIVE

SNOWMASS CIRCLE

SNOWMASS LANE

SNOWCREST LANE

MOUNTAIN VIEW LANE

SERVICEBERRY LANE

CHOKECHERRY LANE

BLUE SPRUCE LANE

SPRUCE GROVE LANE

PINE CREST LANE

SIDE LANE

CORE LANE

CREST DRIVE

EAST RIVER ROAD

SNOWMASS CREEK ROAD

COMMON AREA

SET #5 REBAR W/ ALUM. CAP MARKED "D.B. & CO. P.L.S. 23529"

FOUND 2" IRON POSTS W/ ALUM. CAPS MARKED "D.B. & CO. L.S. 17664"

FOUND #5 REBAR W/ YELLOW PLASTIC CAP MARKED "HAROLD JOHNSON L.S. 9018"

FOUND #5 REBARS W/ YELLOW PLASTIC CAPS MARKED "HAROLD JOHNSON L.S. 9018"

FOUND #5 REBARS W/ YELLOW PLASTIC CAPS MARKED "HAROLD JOHNSON L.S. 9018"

FOUND #5 REBAR W/ YELLOW PLASTIC CAP MARKED "CLAYCOMB ENGR LS13174"

FOUND #5 REBAR W/ YELLOW PLASTIC CAP MARKED "ALPINE ENGINEERING LS 9664"

FOUND 2 1/2" GLO BRASS CAP ON 2" IRON PIPE PROPERLY STAMPED AND MARKED "WC"

FOUND SPIKE 1.7' EAST

FOUND 3 1/2" GLO BRASS CAP ON 3" IRON PIPE PROPERLY STAMPED

FOUND 2 3/8" GLO BRASS CAP ON BENT 1" IRON PIPE – REPLACED W/ #5 REBAR W/ 2 1/2" ALUM. CAP PROPERLY STAMPED AND MARKED "D.B. & CO. P.L.S. 23529"

FOUND 2 1/2" GLO BRASS CAP ON 2" IRON PIPE MARKED S8 | S7 | C | C T10S,R85W

SW COR. SEC. 6

S/4 COR. SEC. 6

SE COR. SEC. 6 (NOT FOUND OR SET)

SE COR SEC. 6

PROPERTY LINE IS 1'-3' N. OF EXISTING FENCE

PROPERTY LINE IS 1'-3' W. OF EXISTING FENCE

FENCE AGREEMENT BOOK 506, PAGE 849

EAST LINE SEC. 6

EAST LINE SEC/4 SECTION 6

SCALE : 1" = 200'

200 100 0 200 400

B53-62A

DRAWING NUMBER

BK 35 PG 55

Book 35 Page 56

SHEET 3 OF 6

DETAIL OF

PARCEL B – TWO CREEKS,

EAST VILLAGE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PORTIONS OF THE W1/2 OF SECTION 5

AND SECTION 6, T10S, R85W OF THE 6TH P.M.,

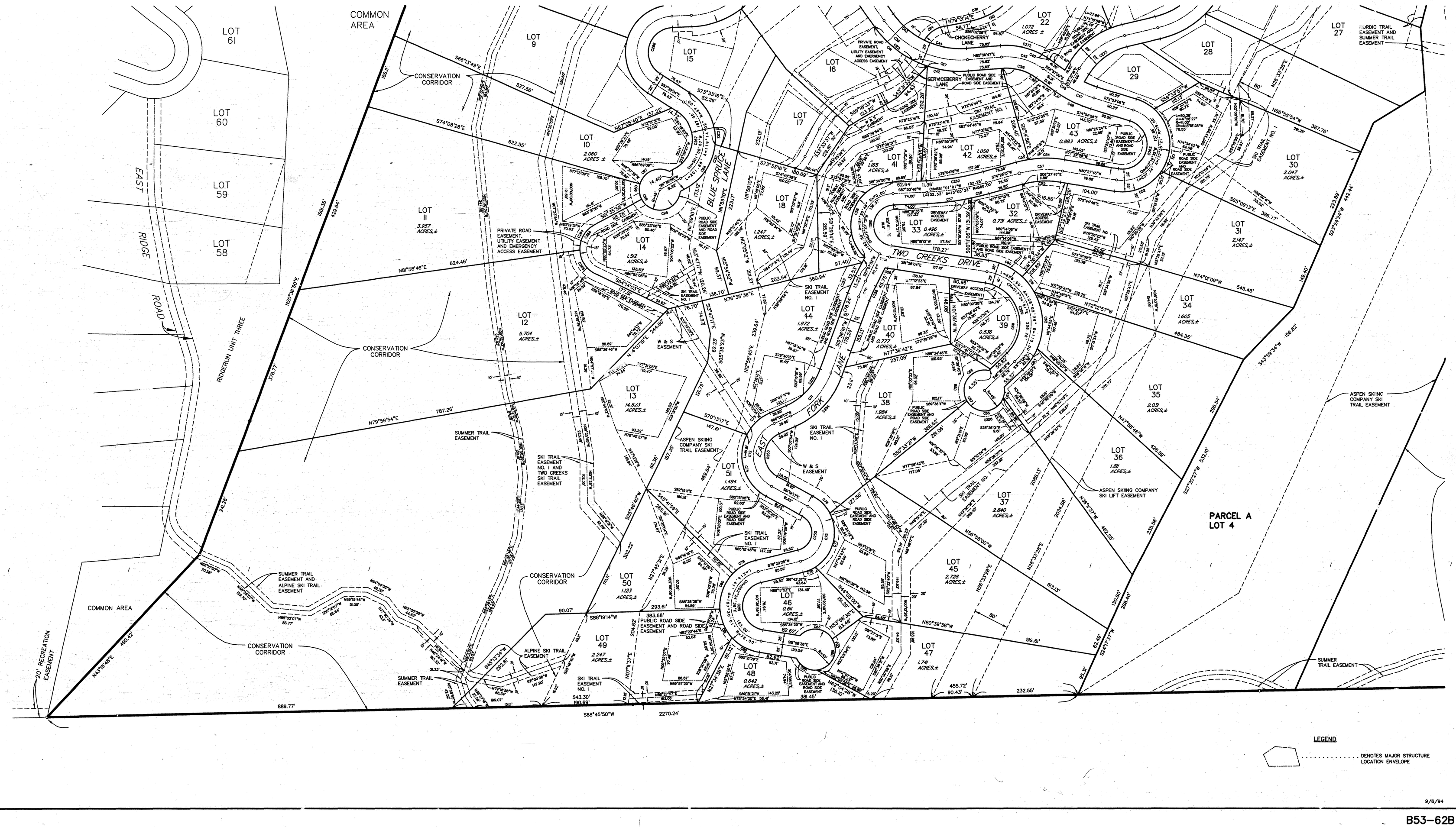
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

AREA = 369.409 ACRES, MORE OR LESS

SCALE : 1" = 100'

100 50 0 100 200

SEE SHEET 4



LEGEND

..... DENOTES MAJOR STRUCTURE LOCATION ENVELOPE

9/6/94

B53-62B

BK 35 PG 56

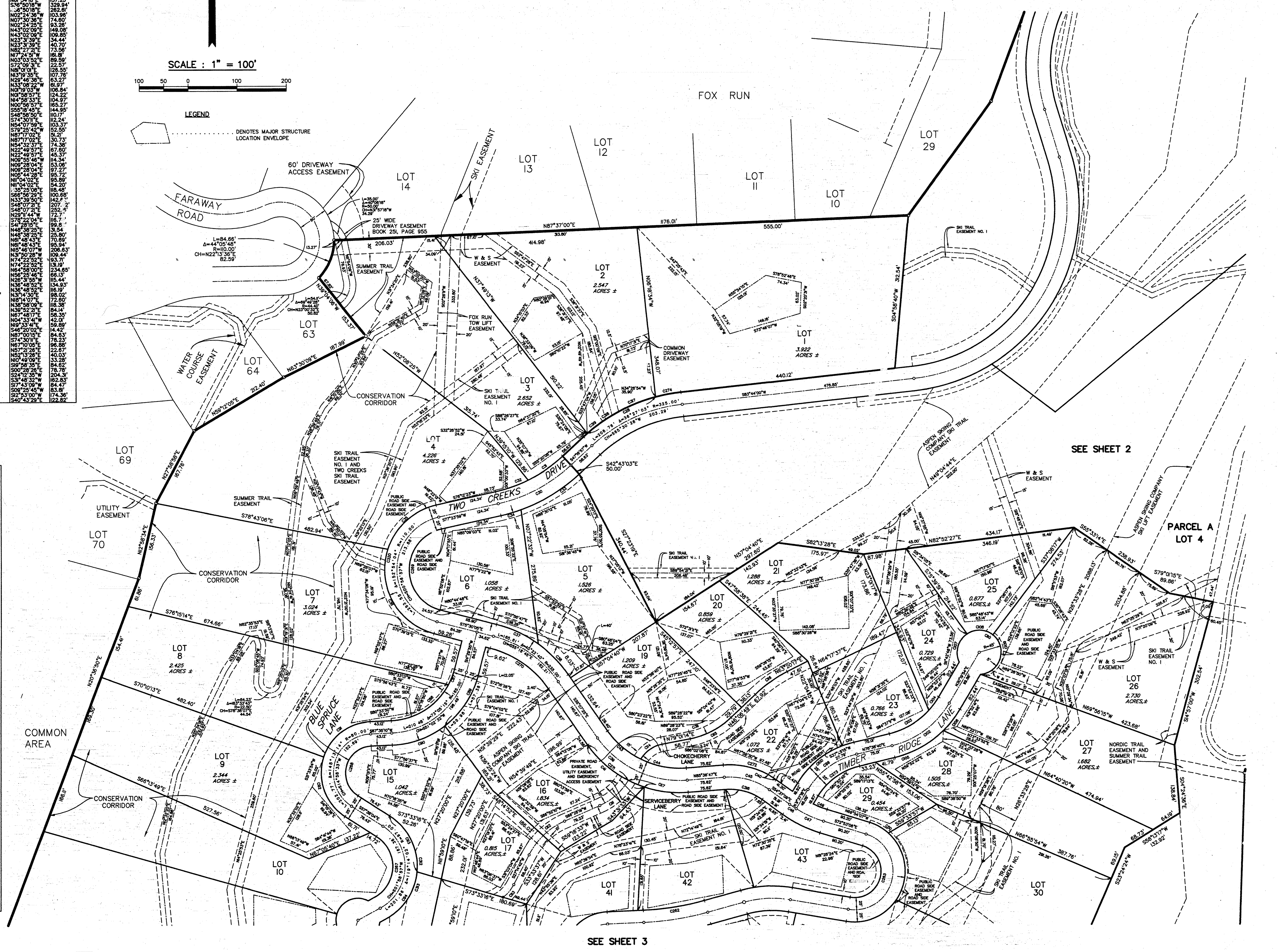
DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

DETAIL OF
PARCEL B - TWO CREEKS

EAST VILLAGE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PORTIONS OF THE W1/2 OF SECTION 5
AND SECTION 6, T10S, R85W OF THE 6TH P.M.,
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO
AREA = 369.409 ACRES, MORE OR LESS



CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C101	24.73'	07°39'38"	185.00'	N72°48'51"E	24.72'
C102	149.54'	46°18'46"	185.00'	N53°29'17"E	145.50'
C103	95.59'	34°13'55"	160.00'	N59°31'42"E	94.18'
C104	33.74'	12°04'51"	160.00'	N36°22'19"E	33.67'
C105	114.84'	31°19'57"	210.00'	N60°58'41"E	113.41'
C106	54.91'	14°58'49"	210.00'	N37°49'18"E	54.75'
C107	64.34'	81°55'30"	45.00'	N15°02'35"E	59.00'
C108	56.56'	72°00'58"	45.00'	S87°59'11"E	52.91'
C109	108.83'	138°33'40"	45.00'	N17°18'08"E	84.18'
C110	229.73'	292°30'07"	45.00'	S59°40'06"E	50.00'
C111	78.64'	36°02'51"	125.00'	S48°26'53"W	77.35'
C112	102.70'	39°13'37"	150.00'	S46°51'30"W	100.70'
C113	33.76'	25°47'32"	75.00'	S40°08'28"W	33.48'
C114	54.72'	48°14'18"	65.00'	N54°54'05"E	53.12'
C115	94.77'	32°54'25"	165.00'	N62°34'02"E	93.47'
C116	81.17'	17°13'28"	270.00'	N54°43'33"E	80.86'
C117	35.38'	08°48'52"	230.00'	S67°14'42"E	35.35'
C119	165.37'	65°20'48"	145.00'	N27°11'08"E	156.56'
C120	42.00'	16°35'45"	145.00'	N68°09'25"E	41.85'
C121	219.04'	64°21'34"	195.00'	N26°41'31"E	207.70'
C122	59.83'	17°34'41"	195.00'	N67°39'39"E	59.59'
C123	84.23'	29°14'51"	165.00'	S61°48'43"W	83.31'
C124	146.41'	45°20'39"	185.00'	S69°51'36"W	142.62'
C125	74.55'	20°20'28"	210.00'	N57°21'31"E	74.16'
C126	91.64'	25°00'10"	210.00'	N80°01'50"E	90.92'
C127	51.44'	18°25'11"	160.00'	N56°23'53"E	51.22'
C128	75.19'	26°55'27"	160.00'	N79°04'12"E	74.50'
C129	75.42'	33°14'21"	130.00'	S75°54'45"W	74.36'
C130	31.63'	13°56'24"	130.00'	S52°19'23"W	31.55'
C131	82.18'	30°22'44"	155.00'	N77°20'33"E	81.22'
C132	86.46'	47°10'45"	105.00'	N68°56'34"E	84.04'
C133	28.69'	06°34'28"	250.00'	S48°38'25"W	28.67'
C134	100.87'	48°09'43"	120.00'	N69°12'42"E	97.93'
C135	135.80'	64°50'27"	120.00'	S54°17'13"E	128.67'
C136	188.67'	108°05'55"	100.00'	N02°07'19"W	161.91'
C137	137.35'	78°41'54"	100.00'	N84°28'48"E	126.81'
C138	72.91'	14°39'29"	285.00'	N29°11'44"W	72.71'
C139	18.38'	03°41'40"	285.00'	S38°22'18"E	18.37'
C140	169.92'	34°09'35"	285.00'	S57°17'56"E	167.41'
C141	31.84'	14°35'36"	125.00'	S67°04'55"E	31.75'
C142	130.13'	59°38'44"	125.00'	N29°57'45"W	124.33'
C143	100.92'	46°15'23"	125.00'	N22°59'19"E	98.20'
C144	137.17'	62°52'29"	125.00'	N77°33'15"E	130.39'
C145	71.37'	32°42'55"	125.00'	S54°39'03"E	70.41'
C146	86.64'	39°42'53"	125.00'	N65°58'26"E	84.92'
C147	50.53'	23°09'36"	125.00'	S82°35'19"E	50.18'
C148	79.97'	83°18'47"	55.00'	S60°55'32"W	73.11'
C149	85.85'	140°32'34"	35.00'	S32°18'39"W	65.89'
C150	66.08'	44°32'27"	85.00'	S60°13'51"E	64.43'
C151	130.00'	57°17'45"	130.00'	N66°56'29"W	124.65'
C152	110.15'	40°42'55"	155.00'	S58°39'04"E	107.84'
C153	44.85'	16°34'49"	155.00'	S87°17'56"E	44.70'
C154	154.07'	68°41'53"	128.50'	N50°03'43"E	145.01'
C155	65.68'	29°17'10"	128.50'	N01°04'11"E	64.97'
C156	77.41'	49°16'51"	90.00'	S11°04'01"W	75.05'
C157	77.85'	52°28'45"	85.00'	S09°28'04"W	75.16'
C158	117.88'	45°01'31"	150.00'	S05°44'27"W	114.87'
C159	79.82'	26°08'06"	175.00'	N03°42'15"W	79.13'
C160	57.70'	18°53'26"	175.00'	N18°48'31"E	57.44'
C161	105.19'	40°10'52"	150.00'	N08°09'48"E	103.05'
C162	24.01'	06°52'43"	200.00'	N24°48'52"E	24.00'
C163	241.61'	69°13'01"	200.00'	N13°14'00"W	227.19'
C164	26.87'	07°41'53"	200.00'	S51°41'27"E	26.85'
C165	114.18'	43°36'46"	150.00'	N33°44'01"W	111.44'
C166	167.17'	91°13'17"	105.00'	S09°55'46"E	150.07'
C167	104.06'	45°51'45"	130.00'	N32°36'31"W	101.30'
C168	102.92'	45°21'31"	130.00'	N13°00'07"E	100.25'
C169	24.30'	10°42'29"	130.00'	N30°19'38"E	24.26'
C170	56.96'	25°41'53"	127.00'	S22°49'56"W	56.48'
C171	31.62'	45°17'15"	40.00'	S02°57'24"W	30.80'
C172	117.30'	176°51'40"	38.00'	S82°49'48"E	75.97'
C173	118.26'	45°10'12"	150.00'	N06°09'16"E	115.22'
C174	124.23'	37°27'48"	190.00'	N35°09'44"W	122.03'
C175	121.32'	89°07'14"	78.00'	S54°32'37"W	109.46'
C176	70.80'	39°22'57"	103.00'	N29°40'29"E	69.41'
C177	89.41'	49°44'16"	103.00'	N74°14'05"E	86.63'
C178	41.26'	23°38'24"	100.00'	S87°17'02"W	40.97'
C179	124.19'	47°26'19"	150.00'	N80°49'01"W	120.68'
C180	111.04'	36°21'19"	175.00'	S86°21'31"E	109.19'
C181	33.85'	11°05'01"	175.00'	S62°38'21"E	33.80'
C182	73.88'	33°51'10"	125.00'	S87°36'36"E	72.79'
C183	29.64'	13°35'10"	125.00'	S63°53'26"E	29.57'
C184	75.80'	96°31'03"	45.00'	S65°05'23"E	67.15'
C185	67.39'	85°48'24"	45.00'	N26°04'21"E	61.27'
C186	86.53'	110°10'40"	45.00'	S55°56'07"E	73.80'
C187	229.73'	292°30'07"	45.00'	N32°54'09"E	50.00'
C188	122.87'	23°51'53"	295.00'	N80°30'02"E	121.99'
C189	165.76'	32°11'41"	295.00'	N52°28'15"E	163.59'
C190	134.73'	26°10'06"	295.00'	N23°17'22"E	133.56'
C191	19.19'	07°19'45"	150.00'	N65°52'31"E	19.17'
C192	113.91'	59°20'05"	110.00'	S39°52'22"W	108.89'
C193	172.88'	63°54'12"	155.00'	S53°22'51"E	164.05'
C194	94.56'	34°57'14"	155.00'	N03°57'08"W	93.10'
C195	136.42'	50°25'34"	155.00'	N38°44'16"E	132.06'
C196	149.17'	81°24'00"	105.00'	N23°15'03"E	136.94'
C197	201.92'	110°11'02"	105.00'	S72°32'29"E	172.21'
C198	115.27'	44°01'44"	150.00'	N74°22'52"E	112.[illegible]
C199	23.06'	09°47'15"	135.00'	N74°25'37"E	23.03'
C200	84.81'	35°59'42"	135.00'	N51°32'08"E	83.42'
C201	87.90'	45°46'57"	110.00'	N56°25'45"E	85.58'
C202	161.70'	52°56'27"	175.00'	S60°00'30"W	156.01'
C203	30.29'	09°55'00"	175.00'	N88°33'46"W	30.25'
C204	162.04'	84°24'13"	110.00'	S58°28'39"E	147.78'
C205	67.56'	35°11'32"	110.00'	N01°19'13"E	66.51'
C206	55.10'	28°41'57"	110.00'	N33°15'58"E	54.52'
C207	126.31'	21°36'08"	335.00'	S36°48'52"W	125.56'
C208	116.24'	06°49'51"	975.00'	N29°25'43"E	116.17'
C209	95.58'	05°37'00"	975.00'	N3[illegible]°39'10"E	95.54'
C210	164.90'	09°13'04"	1025.00'	N3[illegible]°37'20"E	164.72'
C211	57.78'	03°13'48"	1025.00'	N36°50'46"E	57.78'
C212	91.78'	40°27'06"	130.00'	S18°14'07"W	89.89'
C213	40.62'	15°00'58"	155.00'	N30°57'10"E	40.51'
C214	68.81'	25°26'07"	155.00'	N10°43'38"E	68.25'
C215	90.98'	115°50'05"	45.00'	N00°19'27"W	76.28'
C216	63.84'	81°17'23"	45.00'	S81°45'42"E	58.62'
C217	74.91'	95°22'39"	45.00'	N06°34'19"E	66.55'
C218	229.73'	292°30'07"	45.00'	N88°00'34"E	50.00'

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C219	61.94'	11°15'56"	315.00'	S54°08'19"E	61.84'
C220	85.94'	21°53'04"	225.00'	S50°06'46"W	85.42'
C221	260.30'	66°17'07"	225.00'	S06°43'51"E	246.03'
C222	192.93'	59°45'03"	185.00'	S31°10'46"W	184.30'
C223	245.07'	59°45'03"	235.00'	N31°10'46"E	234.11'
C224	308.27'	100°55'42"	175.00'	N10°35'27"E	269.93'
C225	41.22'	07°16'00"	325.00'	S53°34'32"E	41.19'
C226	34.88'	07°16'00"	275.00'	N53°34'32"W	34.85'
C227	351.35'	85°39'52"	235.00'	N02°57'32"E	319.53'
C228	276.60'	85°39'52"	185.00'	S02°57'32"W	251.55'
C229	13.92'	03°23'41"	235.00'	N38°10'33"W	13.92'
C230	12.37'	03°49'50"	185.00'	N37°57'29"W	12.37'
C231	356.49'	62°50'53"	325.00'	S14°22'01"W	338.89'
C232	301.65'	62°50'53"	275.00'	N14°22'01"E	286.75'
C233	166.40'	25°25'29"	375.00'	N71°01'16"E	165.04'
C234	571.72'	100°47'25"	325.00'	S33°20'18"W	500.80'
C235	268.63'	47°21'28"	325.00'	N06°37'19"E	261.05'
C236	37.95'	05°47'55"	375.00'	S80°05'03"W	37.93'
C237	222.67'	36°27'03"	350.00'	S65°30'29"W	218.93'
C238	190.86'	36°27'03"	300.00'	N65°30'29"E	187.65'
C239	90.89'	07°08'00"	730.00'	S45°52'00"E	90.83'
C240	181.81'	31°34'00"	330.00'	S65°13'00"E	179.52'
C241	240.68'	33°38'04"	410.00'	S64°10'58"E	237.24'
C242	165.39'	41°12'00"	230.00'	S65°57'00"E	161.85'
C243	162.38'	26°58'00"	345.00'	S73°04'00"E	160.88'
C244	216.16'	26°21'05"	470.00'	S72°45'32"E	214.26'
C245	34.44'	04°11'55"	470.00'	S88°02'02"E	34.43'
C246	67.13'	32°03'00"	120.00'	S74°06'30"E	66.25'
C247	127.86'	14°48'00"	495.00'	S50°41'00"E	127.51'
C248	159.65'	34°31'06"	265.00'	N61°54'18"E	157.25'
C249	361.98'	84°39'07"	245.00'	S36°50'18"W	329.94'
C250	288.10'	84°39'07"	195.00'	[illegible]36°50'18"E	262.61'
C251	145.69'	157°30'01"	53.00'	N02°24'36"W	103.96'
C252	96.11'	137°39'38"	40.00'	N07°30'36"E	74.60'
C253	115.67'	127°27'16"	52.00'	N02°24'25"E	93.26'
C254	153.19'	46°11'47"	190.00'	N43°02'09"E	149.08'
C255	112.88'	46°11'47"	140.00'	N43°02'09"E	109.85'
C256	34.46'	07°10'46"	275.00'	N23°31'39"E	34.44'
C257	40.72'	07°10'46"	325.00'	N23°31'39"E	40.70'
C258	79.95'	80°21'52"	57.00'	N82°27'21"E	73.56'
C259	201.13'	128°02'26"	90.00'	N17°24'51"W	161.81'
C260	132.73'	168°59'52"	45.00'	N03°03'52"E	89.59'
C261	22.67'	18°33'06"	70.00'	S72°09'31"E	22.57'
C262	126.82'	13°05'33"	555.00'	N81°01'01"E	126.55'
C263	162.50'	172°25'21"	54.00'	N13°19'35"E	107.76'
C264	66.65'	63°38'39"	60.00'	N29°46'38"E	63.27'
C265	65.12'	62°11'22"	60.00'	N33°08'22"W	61.97'
C266	131.77'	125°50'01"	60.00'	N01°19'03"W	106.84'
C267	149.83'	119°14'02"	72.00'	N01°58'57"E	124.22'
C268	139.40'	145°13'14"	55.00'	N14°58'33"E	104.97'
C269	226.83'	152°54'04"	85.00'	N00°56'57"E	165.27'
C270	147.99'	40°22'40"	210.00'	S55°18'45"E	144.95'
C271	111.25'	27°42'51"	230.00'	S48°58'50"E	110.17'
C272	114.52'	39°46'04"	165.00'	S74°30'11"E	112.24'
C273	106.08'	45°01'22"	135.00'	N54°07'59"E	103.37'
C274	52.60'	08°36'37"	350.00'	S79°25'42"W	52.55'
C275	51.57'	23°38'24"	125.00'	N87°17'02"E	51.21'
C276	30.94'	23°38'24"	75.00'	N87°17'02"E	30.73'
C277	82.44'	89°07'14"	53.00'	N54°32'37"E	74.38'
C278	68.17'	25°41'53"	152.00'	N22°49'57"E	67.60'
C279	45.75'	25°41'53"	102.00'	N22°49'57"E	45.37'
C280	127.37'	91°13'17"	80.00'	N09°55'46"W	114.34'
C281	54.96'	52°28'45"	60.00'	N09°28'04"E	53.06'
C282	100.75'	52°28'45"	110.00'	N09°28'04"E	97.27'
C283	98.23'	45°01'31"	125.00'	N05°44'28"E	95.72'
C284	98.91'	49°16'51"	115.00'	N11°04'02"E	95.89'
C285	55.91'	49°16'51"	65.00'	N11°04'02"E	54.20'
C286	134.25'	97°59'03"	78.50'	[illegible]35°25'08"E	118.48'
C287	105.00'	57°17'45"	105.00'	S66°56'29"E	100.68'
C288	282.85'	216°05'07"	75.00'	N33°39'50"E	142.[illegible]
C289	215.38'	52°30'44"	235.00'	S48°07'21"E	207.[illegible]
C290	261.21'	52°30'44"	285.00'	S48°07'21"E	252.[illegible]
C291	72.91'	14°39'29"	285.00'	N29°11'44"W	72.7[illegible]
C292	138.06'	113°00'10"	70.00'	S78°22'04"E	116.7[illegible]
C293	163.01'	186°47'48"	50.00'	S41°28'15"E	99.8[illegible]
C294	31.55'	06°34'28"	275.00'	N48°38'25"E	31.54'
C295	25.82'	06°34'28"	225.00'	N48°38'25"E	25.80'
C296	71.46'	29°14'51"	140.00'	N61°48'43"E	70.69'
C297	96.99'	29°14'51"	190.00'	N61°48'43"E	95.94'
C298	292.19'	159°26'19"	105.00'	N15°46'07"W	206.63'
C299	183.91'	191°35'03"	55.00'	N31°50'28"W	109.44'
C300	96.06'	44°01'44"	125.00'	N74°22'52"E	93.71'
C301	134.48'	44°01'44"	175.00'	N74°22'52"E	131.19'
C302	246.84'	62°51'27"	225.00'	N64°58'00"E	234.65'
C303	67.92'	45°46'57"	85.00'	N56°25'46"E	66.13'
C304	155.29'	148°17'42"	60.00'	N26°31'55"W	115.44'
C305	135.73'	21°36'08"	360.00'	N36°48'52"E	134.93'
C306	116.88'	21°36'08"	310.00'	N36°48'52"E	116.19'
C307	98.06'	05°28'53"	1025.00'	N31°14'30"E	98.02'
C308	74.13'	40°27'06"	105.00'	N18°14'07"E	72.60'
C309	121.69'	46°29'01"	150.00'	N38°58'09"E	118.38'
C310	88.03'	59°20'05"	85.00'	N39°52'21"E	84.14'
C311	58.73'	22°25'55"	150.00'	N67°48'17"E	58.35'
C312	42.22'	19°49'45"	122.00'	N04°33'41"W	42.01'
C313	60.51'	28°25'00"	122.00'	N19°33'41"E	59.89'
C314	14.42'	01°58'[illegible]"	420.00'	S46°20'02"E	14.42'
C315	85.31'	25°04'00"	195.00'	N87°00'15"E	84.63'
C316	79.82'	39°46'04"	115.00'	S74°30'11"E	78.23'
C317	97.19'	15°54'37"	350.00'	N67°10'05"E	96.88'
C318	22.67'	03°42'40"	350.00'	N57°21'26"E	22.67'
C319	40.05'	06°33'21"	350.00'	N52°13'26"E	40.03'
C320	33.36'	14°09'37"	135.00'	N10°49'09"E	33.28'
C321	84.94'	17°2[illegible]'54"	280.00'	S19°58'35"E	84.62'
C322	79.25'	21°37'22"	210.00'	S00°28'26"E	78.78'
C323	207.33'	33°56'24"	350.00'	S24°12'35"W	204.31'
C324	163.55'	18°44'[illegible]"	500.00'	S31°48'32"W	162.83'
C325	84.54'	08°04'22"	600.00'	S17°43'09"W	84.47'
C326	83.89'	08°30'26"	565.00'	S09°25'45"W	83.81'
C327	174.88'	15°24'56"	650.00'	S12°53'00"W	174.36'
C328	149.82'	122°37'54"	70.00'	S40°43'29"E	122.82'

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DETAIL OF

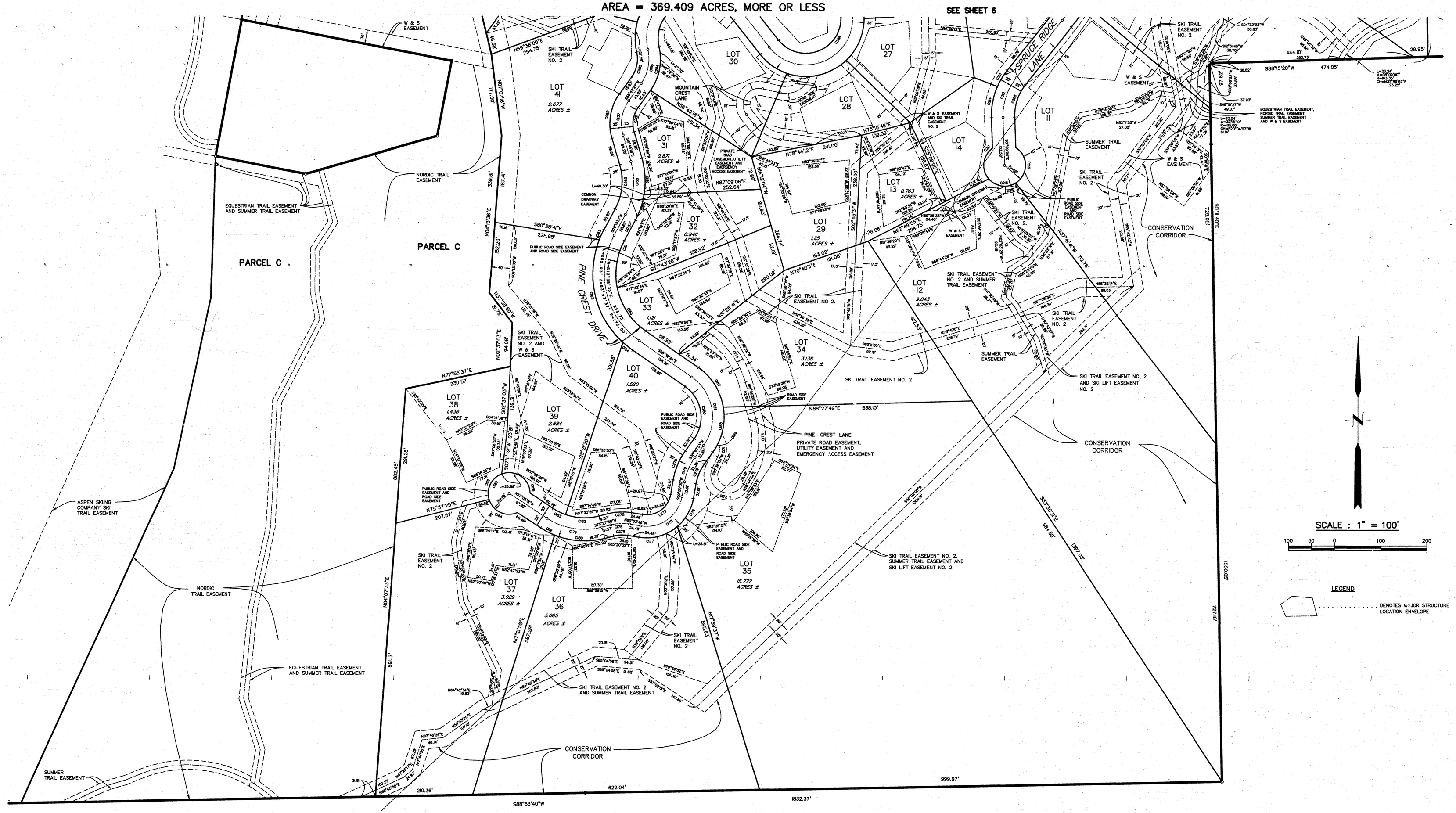
PARCEL G – THE PINES,

EAST VILLAGE PLANNED UNIT DEVELOPMENT

A SUBDIVISION OF PORTIONS OF THE W1/2 OF SECTION 5
AND SECTION 6, T10S, R85W OF THE 6TH P.M.,
TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO

AREA = 369.409 ACRES, MORE OR LESS

SEE SHEET 6



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pg 58

BOOK 35 PAGE 59

DETAIL OF
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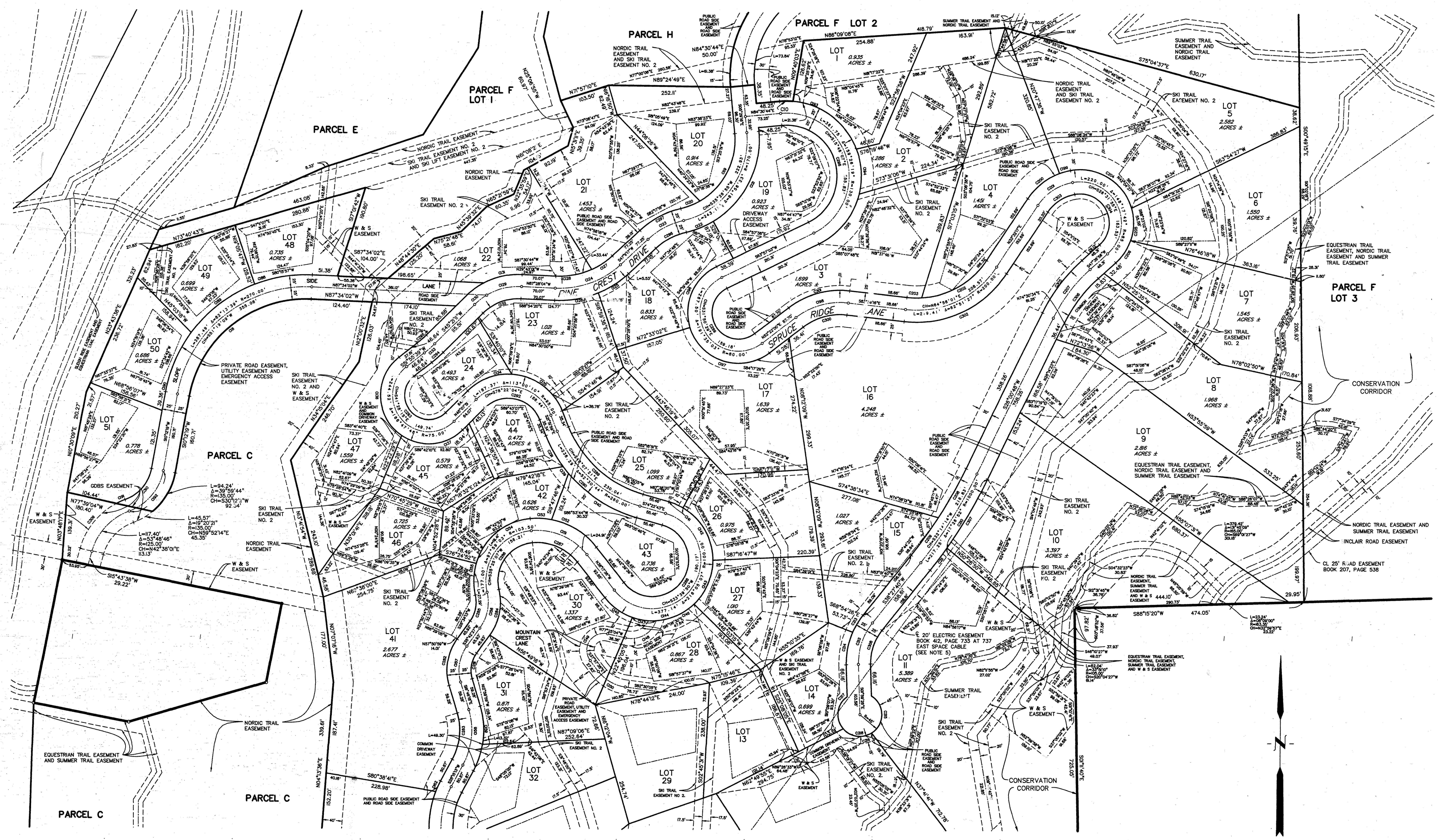
LEGEND

DENOTES MAJOR STRUCTURE LOCATION ENVELOPE



SEE SHEET 5

SCALE : 1" = 100'

100 50 0 100 200

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