BOOK 7 PAGE 39

FINAL PLAT OF
WOODRUN UNIT FOUR

DEDICATION

Know all men by these presents that The Snowmass Company Ltd, a Colorado Limited Partnership, being the owner of all the following described property situated in the Town of Snowmass Village, County of Pitkin, State of Colorado:
A parcel of land being part of Tracts 54 and 55 and being located in Sections 11 and 12, Township 10 South, Range 86 West of the 6th Principal Meridian. Said parcel is more fully described as follows: Beginning at Angle Point 4 of said Tract 55 (a brass cap in place); thence N 88°50'26" W, 1016.79 feet along line 4-3 of said Tract 55 to the intersection with a line bearing South from the Southwesterly Corner of Woodrun Unit 3 Revised; thence North 1905.26 feet to the Southwest Corner of said Woodrun Unit 3 from whence A.P. 4 of said Tract 55 bears S 27°18'49" E, 2083.07 feet; thence East 248.58 feet along the South line of Woodrun Unit 3 to the Westerly line of Woodrun Unit 2; thence S 5°50' E, 74.59 feet along the Westerly line of Woodrun Unit 2; thence S 39°00' E, 207.00 feet along the Westerly line of Woodrun Unit 2 to the most Southerly Corner of Woodrun Unit 2; thence N 66°00' E, 165.00 feet along the Southerly line of Woodrun Unit 2 to the intersection with the Westerly line of Wood Road; thence 150.46 feet around a curve to the left having a radius of 106.43 feet (the chord of which bears S 13°30' E, 138.24 feet) along the Westerly line of Wood Road; thence 154.90 feet around a curve to the right having a radius of 117.71 feet (the chord of which bears S 16°18'04" E, 143.96 feet) along the Westerly line of Wood Road; thence S 69°39' E, 60.00 feet to the Westerly line of Woodrun Unit 1; thence along the Westerly line of Lots 106, 108, 109, and 110 of Woodrun Unit 1 the following courses and distances; 60.29 feet around a curve to the right having a radius of 217.03 feet (the chord of which bears S 2°58'30" W, 60.10 feet); S 10°56' W, 35.54 feet; 100.00 feet around a curve to the left having a radius of 325.85 feet (the chord of which bears S 2°08'30" W, 99.61 feet); S 6°39' E, 25.16 feet; 100.00 feet around a curve to the left having a radius of 287.43 feet (the chord of which bears S 16°37' E, 99.49 feet); S 26°35' E, 118.00 feet; 75.81 feet around a curve to the right having a radius of 426.52 feet (the chord of which bears S 21°29'30" E, 75.71 feet) to the Southwest Corner of said Lot 110; thence East 165.88 feet along the South line of said Lot 110 to line 1-4 of said Tract 55; thence S 1°11' W, 772.26 feet to Angle Point 4 of said Tract 55 the point of beginning; subject to the existing easements of the Snowmass Skiing Corporation ski easement shown on Page 2 of the Final Plat. Said parcel contains 33.888 acres more or less.

1. Does hereby plat and subdivide said property into Lots 1 through 6, Woodrun Unit Four Subdivision, Town of Snowmass Village, County of Pitkin, State of Colorado as shown hereon.

2. Does hereby grant the private street as shown hereon to the use of the owners from time to time of the lots shown hereon and other owners of property subject to the Master Declaration recorded in Book 229 at Pages 6 to 35.

3. Does hereby grant to the owners from time to time of the lots shown hereon for their exclusive use for recreational and open space purposes the unsubdivided property shown on Page 2 of the Final Plat subject to the existing ski easements as shown thereon.

4. The Snowmass Company Ltd, as owner and subdivider of the property shown hereon as Woodrun Unit Four Subdivision does hereby reserve for itself, its successors and assigns for utility and drainage purposes as shown hereon as Utility Easements; Access Easements; and Utility Easements along all lot lines - 10' each side of rear lot line and 5' 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 5' in width, then the easements on the rear and side lot lines in the subdivision shall be 15' and 10' in width respectively.

5. Does hereby reserve for itself, its successors and assigns, an easement for ingress and egress over the northwestern portion of Lot 4 shown and labeled on Page 2 of this Final Plat as Access Easement.

6. Does hereby grant the Town of Snowmass Village a non-exclusive easement for ingress and egress across (a) Pine Lane, (b) unpaved Access Easement along the northwestern boundary of Lot 4 and (c) unpaved Access Easement in the northern portion of Lot 1, all as shown and labeled on Page 2 of this Final Plat, and further grants to such Town the right to permit the use of such easements for ingress and egress by such persons as the Town may determine from time to time in its sole discretion.

7. Does hereby grant to Snowmass Water and Sanitation District an easement for water and sewer purposes, and all uses necessary or incidental thereto, over Pine Lane and 30' W and S Easements, all as shown and labeled on Page 2 of this Final Plat, and Utility Easements along all lot lines - 10' each side of rear lot line and 5' 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 5' in width, then the easements on the rear and side lot lines in the subdivision shall be 15' and 10' in width respectively.

Executed this 11th day of December, 1978.

THE SNOWMASS COMPANY LTD

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 B. Drake
Notary Public

SURVEYOR'S CERTIFICATE

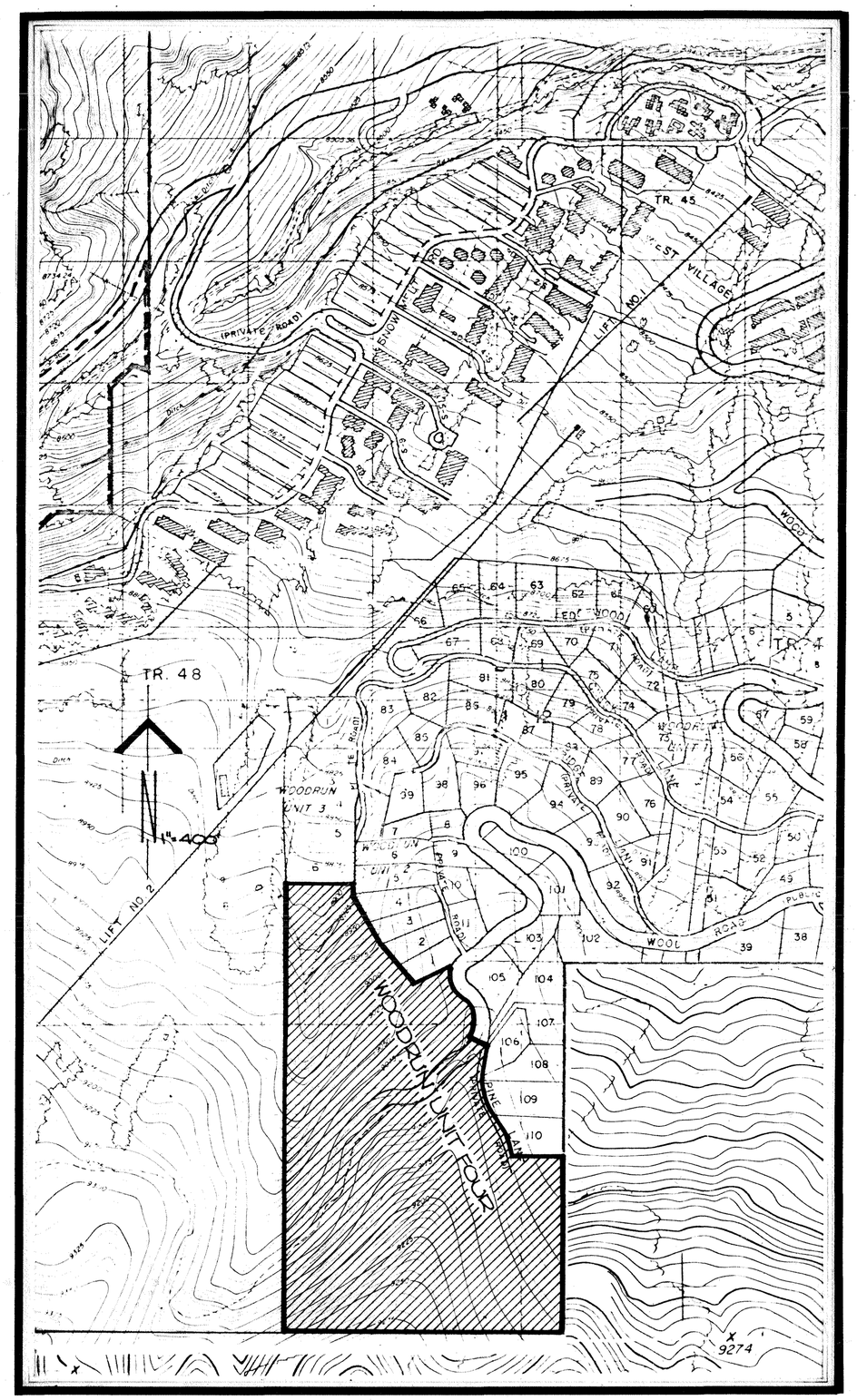
I, Harold W. Johnson, (Johnson-Longfellow & Associates Inc.) a registered surveyor in the State of Colorado, do hereby certify that this Plat of Woodrun Unit Four was prepared under my supervision and that the outside boundaries, lots, roads and other features are accurately and correctly shown hereon, 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 13th day of December, 1978, by Harold W. Johnson.

JOHNSON-LONGFELLOW & ASSOCIATES

Harold W. Johnson L.S. 9018

HAROLD W. JOHNSON REGISTERED 9018 LAND SURVEYOR STATE OF COLORADO



Vicinity Map

RECORDING CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF Pitkin)

I hereby certify that this plat of Woodrun Unit Four Subdivision was accepted for filing in my office at 2:40 o'clock P.M. on the 19 day of December, 1978, and was duly filed in Plat Book 7 Page 39 and that the Woodrun Unit Four Subdivision agreement is recorded in Book 360 at Page 603.

210079
210079

R. Stewart Deputy
County Clerk and Recorder

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of December, 1978.

Witness my hand and official seal.
My commission expires 11-24-82

Linda Meade
Notary Public

SNOWMASS WATER AND SANITATION APPROVAL AND ACCEPTANCE

This Plat of Woodrun Unit 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 the instruments recorded in Book 254 at Page 831, 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 offical seal.
My commission expires 2/7/81

Brenda A. Petersen
Notary Public

TRUSTEES OF SNOWMASS VILLAGE APPROVAL AND ACCEPTANCE

This plat of Woodrun Unit Four Subdivision and the grant to the Town of Snowmass Village of the easements described in paragraph 6 of the dedication and the 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.

Fred E. Edwards
Mayor

Attest:

Town Clerk, Asst.

PLANNING AND ZONING COMMISSION APPROVAL

This Plat of Woodrun Unit Four Subdivision and the grant to the Town of Snowmass Village of the easements described in the Dedication and the other easements described hereon for the purposes set forth herein, are hereby approved this 6 day of Dec., 1978.

Dick Slaughter
Chairman, Planning and Zoning

Attest:

Town Clerk, Asst.

TOWN ENGINEER'S APPROVAL

This plat of Woodrun Unit Four Subdivision was approved by the Town Engineer, Town of Snowmass Village, State of Colorado this 11 day of December, 1978.

Dean Wyorlm
Town Engineer

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 above Dedication, of the said property over which easements are granted to the Town of Snowmass Village.

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 L. Singer
Notary Public

BASIS OF BEARINGS - EAST LINE, LOT 110, WOODRUN UNIT ONE
TRUE
GRID
1" = 50'
NOTE: BEARINGS ON PLAT ARE STATE GRID BEARINGS, NOT TRUE BEARINGS.
A.P.4. TRACT 55
SECTION 12
T.10S., R.86W.
(BRASS CAP IN PLACE)
S01°11'W 772.26
611.00
WOODRUN UNIT ONE
LOT 104
LOT 107
LOT 103
LOT 108
LOT 109
LOT 110
LOT 106
LOT 105
LOT 11
WOOD ROAD
PINE LANE (PRIVATE ROAD)
W & S EASEMENT & ACCESS & UTILITY EASEMENT
W & S AND UTILITY EASEMENT
ACCESS EASEMENT FOR BENEFIT OF LOTS 1 & 2
COMMON OWNERSHIP AREA
SKI EASEMENT
2.235 AC
S41°30'W 492.55
N22°06'15"E 506.32'
UTILITY EASEMENT AND W and S EASEMENT
ACCESS EASEMENT FOR BENEFIT OF LOTS 3 & 4
ACCESS EASEMENT
DRAINAGE EASEMENT
N06°45'36"W 403.21'
N52°21'28"W 32.33'
N07°31'27"E
IDENTICAL
WOODRUN UNIT FOUR
INSET
W & S EASEMENT
ACCESS EASEMENT FOR BENEFIT OF LOTS 5 & 6
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
WOODRUN UNIT TWO
UTILITY EASEMENT AND W and S EASEMENT
S03°50'E 74.59'
S69°09'47"W 51.00'
30'X30' TANK SITE
COMMON OWNERSHIP AREA
SKI EASEMENT
10.455 AC.
COMMON OWNERSHIP AREA
3.706 AC.
COMMON OWNERSHIP AREA
SKI EASEMENT
8.936 AC.
COMMON OWNERSHIP AREA
SKI EASEMENT
0.663 AC.
S1°43'08"W 498.48'
N24°50'05"W 18.20'
LOT 6, WOODRUN UNIT 3, (REVISED)
EAST 248.58'
NORTH 1905.26'