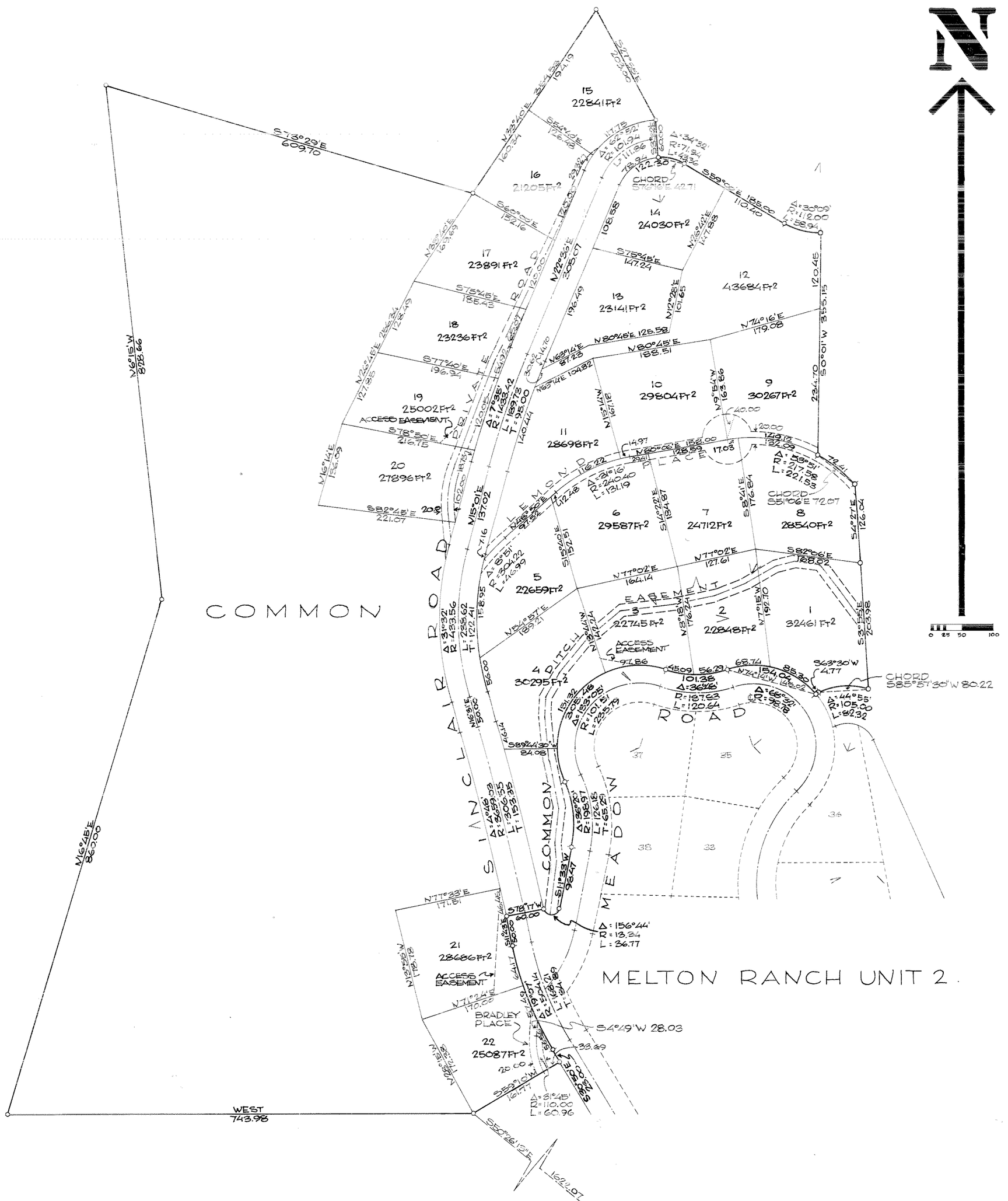
Book 3 Pg 279

MELTON RANCH UNIT 3



DEDICATION

SNOWMASS-AT-ASPEN, A JOINT VENTURE (HEREINAFTER CALLED SNOWMASS) CONSISTING OF JANSS COLORADO COR PORATION, 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 MELTON RANCH UNIT THREE, PITKIN COUNTY, COLORADO.

1. PUBLIC ROAD: THE AREA MARKED ON THE PLAT AS SINCLAIR 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, INCLUDING THE AREAS MARKED LEMOND PLACE, BRADLEY PLACE, PRIVATE ROAD, ACCESS EASEMENTS, DITCH EASEMENT, AND COMMON, ARE NOT DEDICATED TO PUBLIC USE BUT PORTIONS THEREOF ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS AS HEREINAFTER SPECIFIED.
3. PRIVATE ROADS: THE AREA MARKED ON THE PLAT AS LEMOND PLACE OVER LOTS 5 THROUGH 11 (INCLUDING THE CIRCULAR PORTION THEREOF AFFECTING LOTS 7 THROUGH 10) AND THE AREA MARKED ON THE PLAT AS BRADLEY PLACE OVER LOT 22, AND THE AREA MARKED ON THE PLAT AS PRIVATE ROAD OVER LOTS 15 THROUGH 20, ARE EACH HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE LOTS CROSSED BY THE SAME AND FOR THE BENEFIT OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF MELTON RANCH UNIT THREE WHICH MAY CONVENIENTLY BE SERVED THEREBY AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY, HEREAFTER, FROM TIME TO TIME, DESIGNATE.
4. ACCESS EASEMENTS: EACH AREA MARKED ON THE PLAT AS ACCESS EASEMENT OVER, RESPECTIVELY, LOT 3, LOT 19, AND LOT 21, IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF, RESPECTIVELY, LOT 4, LOT 20, AND LOT 22.
5. DITCH EASEMENT: THE AREA MARKED ON THE PLAT AS DITCH EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DITCH, DRAINAGE, AND WATER CARRIAGE PURPOSES
6. UTILITIES AND DRAINAGE EASEMENTS: SINCLAIR ROAD, LEMOND PLACE, BRADLEY PLACE, THE PRIVATE ROAD, EACH ACCESS EASEMENT, THE DITCH EASEMENT, EACH AREA MARKED COMMON ON THE PLAT AND AN AREA OF SIX FEET ON EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAT ARE EACH HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR DRAINAGE AND FOR UTILITIES INCLUDING WITHOUT LIMITATION, WATER, SEWER, GAS, HEAT, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE. AN ADDITIONAL AREA OF FIVE FEET ON EITHER SIDE OF SAID EASEMENTS FOR DRAINAGE AND UTILITIES IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.
7. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS IN SECTIONS 5 AND 6 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, AND 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.
8. SUCCESSORS AND ASSIGNS: AS USED HEREIN, A SUCCESSOR OR ASSIGN OF SNOWMASS, OTHER THAN JANSS OR AMERICAN CEMENT, AND OTHER THAN A SUCCESSOR TO EITHER BY CONSOLIDATION OR MERGER, SHALL BE DEEMED A SUCCESSOR OR ASSIGN OF SNOWMASS ONLY IF SPECIFICALLY DESIGNATED AS A SUCCESSOR OR ASSIGN OF SNOWMASS UNDER THIS DEDICATION IN A WRITTEN INSTRUMENT AND ONLY TO THE PARTICULAR RIGHTS OR INTERESTS HEREUNDER SPECIFICALLY DESIGNATED IN A WRITTEN INSTRUMENT
9. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS MELTON RANCH UNIT THREE AND SHOWN ON THE PLAT IS AS FOLLOWS:

BEGIN AT A POINT FROM WHICH THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO BEARS S60°26' 15" E 1622.07 FEET;
THENCE WEST 743.98 FEET;
THENCE N16°46' E 860.00 FEET;
THENCE N61°18' W 828.46 FEET;
THENCE S78°29'15" E 609.70 FEET;
THENCE N38°40' E 854.53 FEET;
THENCE S27°55' E 208.00 FEET;
THENCE S08°32' E 60.00 FEET;
THENCE 43.36 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 71.94 FEET THE CHORD OF WHICH BEARS S76°16' E 42.71 FEET;
THENCE S 88°00' E 195.00 FEET;
THENCE 58.34 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 112.00 FEET;
THENCE S 03°01' W 288.15 FEET;
THENCE 72.41 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 217.86 FEET, THE CHORD OF WHICH BEARS S 91°09' E 72.07 FEET;
THENCE S 24°12'15" E 126.04 FEET;
THENCE S 62°26' E 223.76 FEET;
THENCE 82.32 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 108.00 FEET; THE CHORD OF WHICH BEARS S 85°57'30" W 80.22 FEET;
THENCE S 63°30' W 4.77 FEET;
THENCE 154.04 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 128.75 FEET, THE CHORD OF WHICH BEARS N 74°14' W 145.92 FEET;
THENCE 101.38 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 157.88 FEET;
THENCE S 08°48 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 131.54 FEET;
THENCE 107.18 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 148.97 FEET;
THENCE S 17°38' W 98.47 FEET;
THENCE 36.49 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13.34 FEET;
THENCE S 78°17' W 60.00 FEET;
THENCE S 11°48'E 80.00 FEET;
THENCE 176.22 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1564.16 FEET;
THENCE S 30°39' E 218.00 FEET;
THENCE S 59° 10' W 161.77 FEET TO THE POINT OF BEGINNING CONTAINING 34.0246 ACRES. THE ABOVE DESCRIBED REAL PROPERTY IS PART OF SECTION 36 TOWNSHIP 9 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 4 DAY OF DECEMBER 1967.

SNOWMASS-AT-ASPEN, A JOINT VENTURE CONSISTING OF JANSS COLORADO CORPORATION AND AMERICAN CEMENT PROPERTIES INC.

BY R. L. Herberg
R. L. HERBERG ATTORNEY-IN-FACT

STATE OF COLORADO } ss.
COUNTY OF PITKIN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF DECEMBER, 1967, BY R. L. HERBERG AS ATTORNEY-IN-FACT FOR SNOWMASS-AT-ASPEN, A JOINT VENTURE CONSISTING OF JANSS COLORADO CORPORATION, A CALIFORNIA CORPORATION AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

Matilda C. Dawson
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/19/71

SURVEYORS CERTIFICATE:

I, G. E. BUCHANAN, CIVIL ENGINEER AND LICENSED SURVEYOR DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF MELTON RANCH UNIT 3; THAT THE LOCATION OF THE OUTSIDE BOUNDARY, LOTS, ROADS, AND OTHER FEATURES IS 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 4 DAY OF DECEMBER, 1967.

G E Buchanan
G. E. BUCHANAN

APPROVALS:

THIS PLAT OF MELTON RANCH UNIT 3 IS HEREBY APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION, THIS 4 DAY OF DECEMBER, 1967.

ACTING
CHAIRMAN: PITKIN COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT OF MELTON RANCH UNIT 3 IS HEREBY APPROVED BY THE BOARD OF COMMISSIONERS OF PITKIN COUNTY, COLORADO THIS 21st DAY OF DECEMBER, 1967; AND THE DEDICATION OF ROADS IS ACCEPTED SUBJECT TO THE CONDITION THAT PITKIN COUNTY SHALL UNDERTAKE MAINTENANCE OF SUCH ROADS ONLY AFTER CONSTRUCTION OF SUCH ROADS HAS BEEN COMPLETED IN ACCORDANCE WITH PITKIN COUNTY SPECIFICATIONS.

J. Sterling Barte 2nd
CHAIRMAN OF PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 21 DAY OF DECEMBER, 1967 IN PLAT BOOK 3, PAGE 279.

CLERK AND RECORDER

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