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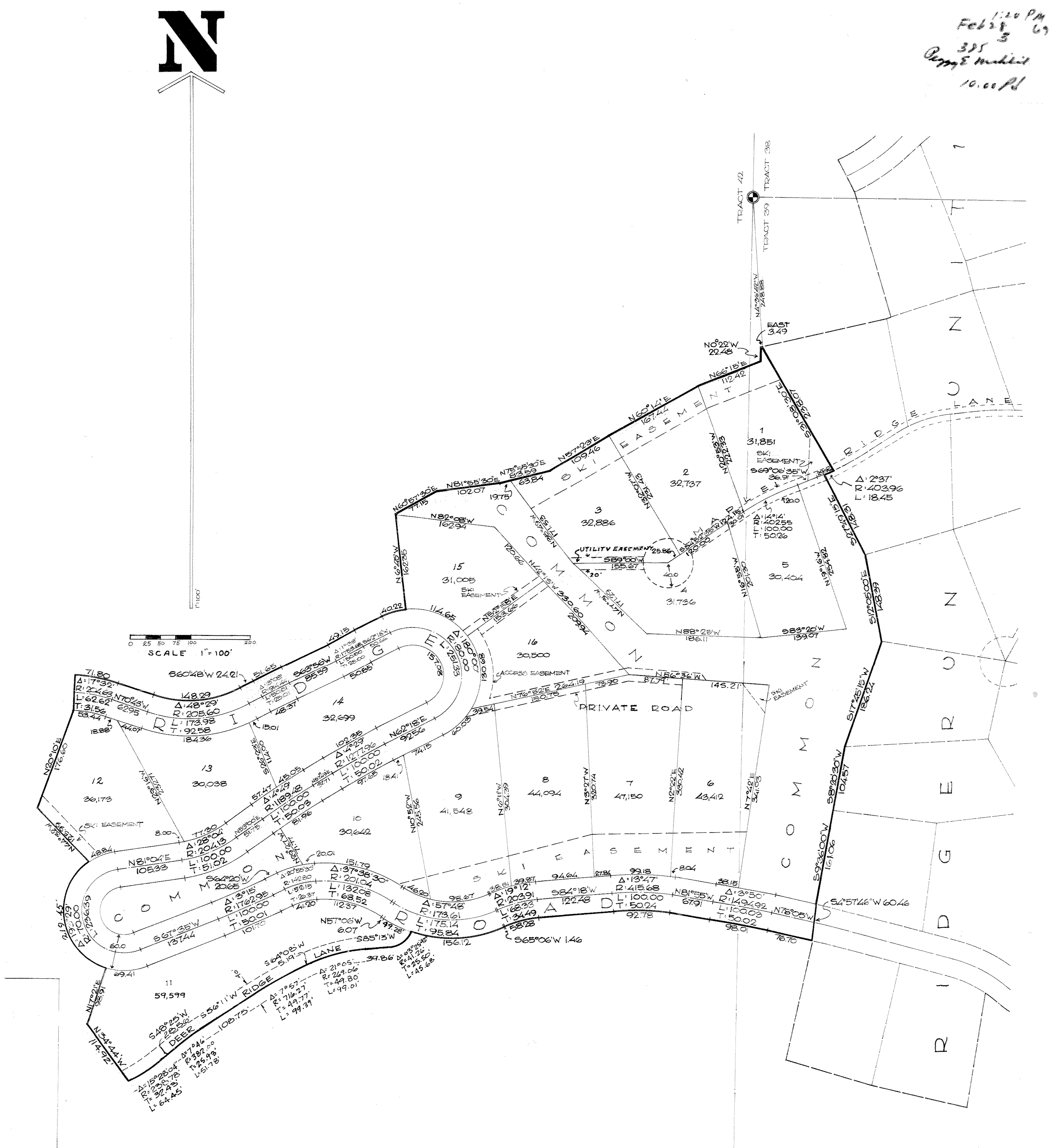

RIDGERUN UNIT 2

DEDICATION

SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION (HEREINAFTER CALLED SNOWMASS)

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 RIDGERUN UNIT 2, PITKIN COUNTY, COLORADO.

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

2. OTHER AREAS NOT DEDICATED: NO OTHER AREAS SHOWN ON THE PLAT ARE DEDICATED TO PUBLIC USE BUT PORTIONS THEREOF ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS AS HEREINAFTER SPECIFIED.

3. PRIVATE ROADS: EACH AREA MARKED ON THE PLAT AS MAPLE RIDGE LANE, AND DEER RIDGE LANE (INCLUDING ANY CIRCULAR PORTION AT THE END THEREOF) AND THE AREA MARKED ON THE PLAT AS PRIVATE ROAD ON EITHER SIDE OF THE NORTHERLY LOT LINES OF LOT 6 THROUGH 9, ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE LOTS OR COMMON AREA WITHIN RIDGERUN UNIT 2 RESPECTIVELY CROSSED BY OR ABUTTING ON THE SAME AND, WITH RESPECT TO DEAR RIDGE LANE, ALSO FOR THE BENEFIT OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF RIDGERUN UNIT 2 WHICH MAY BE 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 IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE RESPECTIVE LOTS CROSSED BY OR ABUTTING ON THE SAME.

5. SKI, EQUESTRIAN AND RECREATION EASEMENTS: EACH AREA MARKED ON THE PLAT AS SKI EASEMENT AND EACH AREA MARKED COMMON ON THE PLAT AND EACH AREA MENTIONED IN SECTIONS 1, 3, 4 AND 6 HEREIN, ARE EACH HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR SKIING AND RECREATIONAL SNOW VEHICLE OPERATION PURPOSES, INCLUDING DEVELOPMENT, OPERATION AND MAINTENANCE OF SKI OR SNOW VEHICLE TRAILS AND BRIDGES THEREON AND ACTUAL SKIING AND OPERATION OF OVER-THE-SNOW VEHICLES THEREON FOR RECREATIONAL EQUESTRIAN AND PEDESTRIAN PURPOSES, AND FOR SUCH OTHER RECREATIONAL AND LEISURE-TIME USE AND ACTIVITIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS, MAY, HEREAFTER, FROM TIME TO TIME DESIGNATE.

6. UTILITIES AND DRAINAGE EASEMENTS: AN AREA OF 6 FEET ON EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAT AND EACH AREA MARKED COMMON ON THE PLAT AND EACH AREA MENTIONED IN SECTION 1 AND 3 THROUGH 5 ABOVE ARE, TO THE EXTENT ANY SUCH AREA IS WITHIN RIDGERUN UNIT 2, 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 5 FEET ON EITHER SIDE OF SAID EASEMENTS FOR DRAINAGE AND UTILITIES, TO THE EXTENT SUCH AREA IS WITHIN RIDGERUN UNIT 2, IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

7. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS MENTIONED IN SECTIONS 5 AND 6 HEREIN 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. DRIVEWAY AND ACCESS EASEMENT FROM RIDGERUN UNIT 1: THE REAL PROPERTY LAID OUT AND SUBDIVIDED BY THIS PLAT ADJOINS, IN PART, THAT PROPERTY HERETOFORE SUBDIVIDED BY SNOWMASS AS RIDGERUN UNIT 1, PITKIN COUNTY, COLORADO. SNOWMASS HEREBY GRANTS UNTO THE OWNERS OF LOTS 1 THROUGH 5, INCLUSIVE, SHOWN ON THIS PLAT, AN EASEMENT FOR DRIVEWAY, ACCESS, AND SKI PURPOSES OVER AND ACROSS THE AREA MARKED MAPLE RIDGE LANE ON THE PLAT OF RIDGERUN UNIT 1.

9. SUCCESSORS AND ASSIGNS: AS USED HEREIN, A SUCCESSOR OR ASSIGN OF SNOWMASS,

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 WITH RESPECT TO THE PARTICULAR RIGHTS OR INTERESTS HEREUNDER SPECIFICALLY DESIGNATED IN A WRITTEN INSTRUMENT.

10. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS RIDGERUN UNIT 2 AND SHOWN ON THE PLAT IS AS FOLLOWS: BEGIN AT A POINT FROM WHICH AP 2 OF TRACT 39, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO, BEARS N4°36'42"E 248.88 FEET; THENCE S31°08'30"E 233.07 FEET; THENCE 18.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 403.96 FEET, THE CHORD OF WHICH BEARS S66°11'W 18.45 FEET; THENCE S27°49'15"E 148.31 FEET; THENCE S12°05'00"E 148.39 FEET; THENCE S17°45'15"W 186.24 FEET; THENCE S89°20'30"W 104.57 FEET; THENCE S9°36'00"W 161.06 FEET; THENCE S4°57'46"W 60.46 FEET; THENCE N78°05'W 76.70 FEET; THENCE 98.01 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1464.92 FEET; THENCE N81°55'W 67.91 FEET, THENCE 92.78 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 385.68 FEET, THENCE S84°18'W 122.48 FEET, THENCE 58.28 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 173.91 FEET, THENCE S65°06'W 1.46 FEET, THENCE 156.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 203.61 FEET, THENCE 45.68 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 41.26 FEET, THE CHORD OF WHICH BEARS S53°30'09"W 43.38 FEET, THENCE S85°13'W 39.86 FEET, THENCE 99.01 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.06 FEET, THENCE S64°08'W 5.19 FEET, THENCE 99.39 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 716.27 FEET, THENCE S56°11'W 108.75 FEET, THENCE 51.78 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 382.00 FEET, THENCE 64.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 238.78 FEET, THENCE N34°44'W 114.92 FEET, THENCE N17°21'E 98.91 FEET, THENCE 219.45 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.0 FEET, THE CHORD OF WHICH BEARS N09°47'W 177.99 FEET, THENCE N44°32'W 125.99; THENCE N20°10'E 176.60 FEET; THENCE N1°45'E 60.00 FEET; THENCE 71.80 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 234.63 FEET THE CHORD OF WHICH BEARS S79°29'48"E 71.52 FEET, THENCE S70°43'E 62.95 FEET, THENCE 149.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.60 FEET, THENCE N60°28'E 24.21 FEET, THENCE 51.65 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 94.44 FEET, THENCE N63°56'E 85.59 FEET; THENCE 49.15 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1723.68 FEET; THENCE N62°18'E 50.66 FEET; THENCE 40.22 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET; THENCE N6°45'W 162.35 FEET; THENCE N60°57'30"E 77.15 FEET; THENCE N81°55'30"E 102.07 FEET; THENCE N75°55'30"E 83.59 FEET; THENCE N57°23'E 109.46 FEET; THENCE N60°44'E 167.44 FEET; THENCE N66°15'E 112.40 FEET; THENCE N0°22'W 22.48 FEET; THENCE EAST 3.49 FEET TO THE POINT OF BEGINNING, CONTAINING 20.665 ACRES. THE ABOVE DESCRIBED REAL PROPERTY IS PART OF TRACTS 39 AND 42 IN SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 17th DAY OF January, 1969.

SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION

BY R. L. Herberg
R.L. HERBERG - PRESIDENT

ATTEST: C.A. Vidal
C.A. VIDAL ASST. SECRETARY

STATE OF COLORADO)
COUNTY OF PITKIN) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January 1969, BY R.L. HERBERG AS PRESIDENT AND C.A. VIDAL AS ASSISTANT SECRETARY FOR SNOWMASS AMERICAN CORPORATION A DELAWARE CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES Feb. 20, 1973

Diane J. Barnes
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I G. E. BUCHANAN, CIVIL ENGINEER AND LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF RIDGERUN UNIT 2, THAT THE LOCATION OF THE OUTSIDE BOUNDARY, LOTS, ROADS AND OTHER FEATURES IS ACCURATELY AND CORRECTLY SHOWN HEREON; THAT THE SAME IS BASED ON ACTUAL 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 17th DAY OF January, 1969.

G E Buchanan
G. E. BUCHANAN

APPROVALS:

THIS PLAT OF RIDGERUN UNIT 2 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 17th DAY OF January, 1969.

Edgar Stanton
CHAIRMAN OF PITKIN COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT OF RIDGERUN UNIT 2 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF ________ 1969. THIS APPROVAL DOES NOT EXTEND TO UTILITIES, WASTE DISPOSAL SYSTEMS, ROADS OR ANY SERVICE FACILITIES. ACCESS FROM PUBLIC ROADS WILL BE RESTRICTED TO PLACES INDICATED HEREON.

Clyde Vagneur
CHAIRMAN OF PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE:

THIS PLAT OF RIDGERUN UNIT 2 IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 28th DAY OF Feb, 1969 IN PLAT BOOK 3 ON PAGE 385.

Peggy E. Mulkins
CLERK AND RECORDER

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