

SURVEYOR'S CERTIFICATE

I, HAROLD W. JOHNSON, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF RIDGERUN UNIT THREE WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION; THAT THE LOCATION OF THE OUTSIDE BOUNDARY, LOTS, ROADS AND OTHER FEATURES ARE 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 10TH DAY OF NOVEMBER, 1969.

Harold W. Johnson
HAROLD W. JOHNSON

APPROVALS:

THIS PLAT OF RIDGERUN UNIT THREE IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 7A DAY OF November, 1969.

John P. Woodhouse
CHAIRMAN, PITKIN COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT OF RIDGERUN UNIT THREE IS APPROVED BY THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 12th DAY OF November, 1969 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.

Chick Wagner
CHAIRMAN, PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE:

THIS PLAT OF RIDGERUN UNIT THREE IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, THIS 12th DAY OF November, 1969 IN PLAT BOOK ON PAGES 27 THROUGH 32.

Peggy Miklich
PEGGY MIKLICH, CLERK AND RECORDER

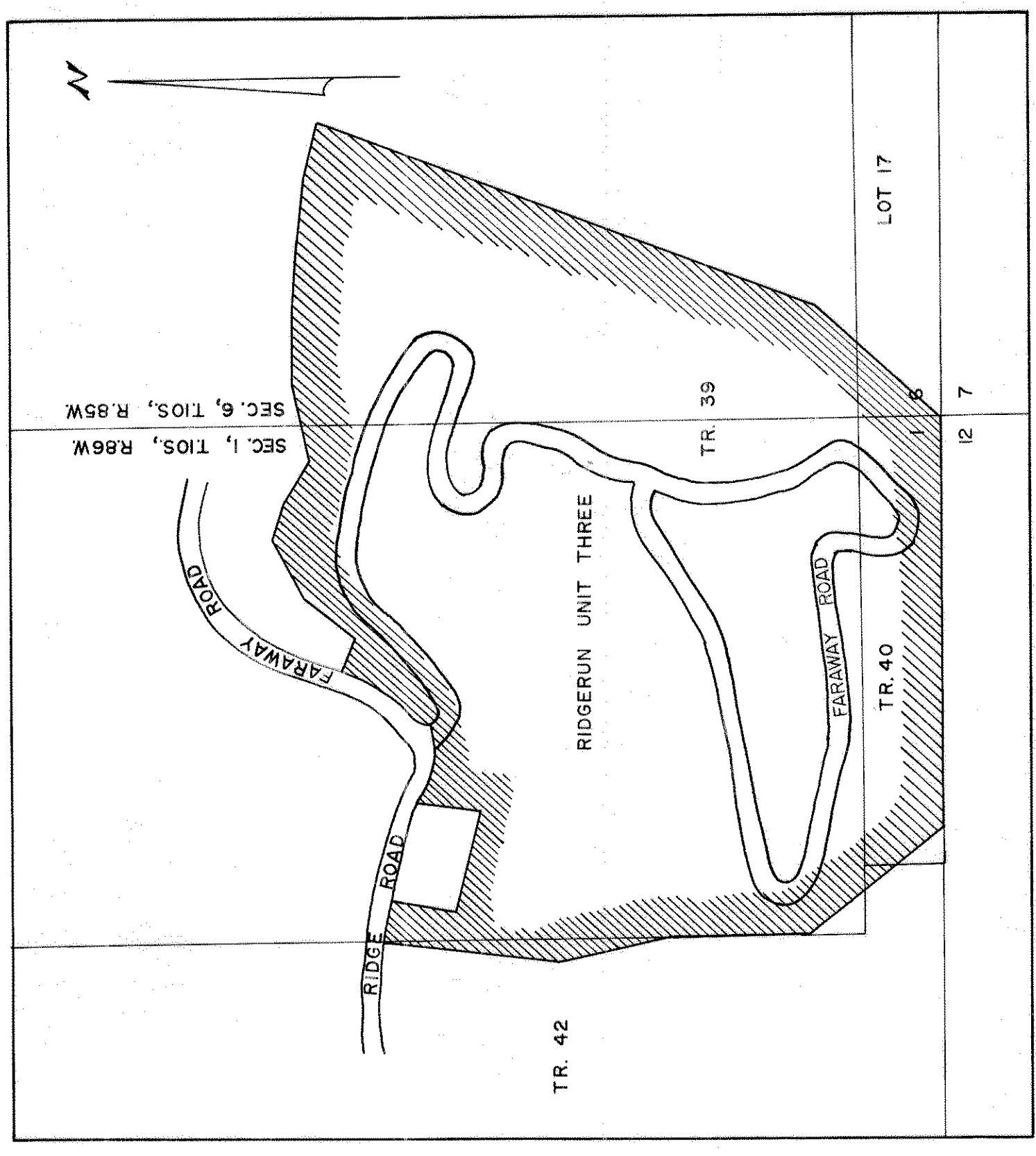
THIS APPROVAL, BY THE PITKIN COUNTY BOARD OF COMMISSIONERS, DOES NOT EXTEND TO UTILITIES, WASTE DISPOSAL SYSTEMS, ROADS OR ANY SERVICE FACILITIES.

STATE OF COLORADO)
COUNTY OF PITKIN)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF November, 1969, BY R.L. HERBERG, AS PRESIDENT, AND BY C.A. VIDAL, AS ASSISTANT SECRETARY OF SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION.
MY COMMISSION EXPIRES: January 25, 1972
WITNESS MY HAND AND OFFICIAL SEAL.

R.L. Herberg
R.L. HERBERG, PRESIDENT

RIDGERUN UNIT THREE

#138022



LOCATION MAP 1" = 400'

A CURVE TO THE RIGHT HAVING A RADIUS OF 193.95 FEET (THE CHORD OF WHICH BEARS S54°03'30"E, 20.58 FEET); THENCE S51°01'00"E, 13.44 FEET; THENCE 124.43 FEET AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 152.82 FEET (THE CHORD OF WHICH BEARS S74°20'30"E 121.02 FEET); THENCE N82°20'00"E, 4.71 FEET; THENCE S86°50'52"E, 60.00 FEET; THENCE 52.27 FEET AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET (THE CHORD OF WHICH BEARS N28°06'34"E, 50.63 FEET); THENCE N53°04'00"E, 2.35 FEET; THENCE 284.90 FEET AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 461.32 FEET (THE CHORD OF WHICH BEARS N35°22'30"E, 280.38 FEET); THENCE S65°45'30"E, 104.00 FEET; THENCE N36°21'40"E, 197.70 FEET; THENCE N61°31'50"E, 111.73 FEET; THENCE N61°27'10"E, 86.06 FEET; THENCE S72°33'20"E, 112.58 FEET; THENCE S57°26'25"E, 152.40 FEET; THENCE N77°17'56"E, 241.28 FEET; THENCE S89°49'18"E, 202.36 FEET; THENCE S85°09'50"E, 203.34 FEET; THENCE S84°59'30"E, 192.35 FEET; THENCE S74°56'00"E, 173.00 FEET; THENCE S20°41'52"W, 1602.78 FEET; THENCE S43°21'05"W, 490.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 82.930 ACRES MORE OR LESS. ALL COURSES ARE BASED ON TRUE NORTH BEARINGS.

THE ABOVE-DESCRIBED REAL PROPERTY IS PART OF LOT 17 AND TRACT 39, SECTION 6, TOWNSHIP 10 SOUTH, RANGE 85 WEST; AND TRACTS 39, 40 AND 42, 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 12th DAY OF November, 1969.

SNOWMASS AMERICAN CORPORATION
A DELAWARE CORPORATION

R.L. Herberg
R. L. HERBERG, PRESIDENT

C.A. Vidal
C.A. VIDAL, ASST SECRETARY

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 THREE, PITKIN COUNTY, COLORADO.

1. PUBLIC ROAD: THE AREA MARKED ON THE PLAT AS "FARAWAY ROAD" IS HEREBY DEDICATED TO PUBLIC USE FOR ROAD PURPOSES SUBJECT TO THE EASEMENTS AND RIGHTS HEREINAFTER SPECIFIED.

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: THE AREAS MARKED ON THE PLAT AS, "BUCK LANE", "EAST RIDGE ROAD", "ERMINE LANE", "STELLAR LANE" AND "SPRUCE LANE" INCLUDING THE CIRCULAR AREAS SHOWN AT THE END OF "BUCK LANE" AND "ERMINE LANE" ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF LOTS AND OTHER PROPERTY IN RIDGERUN UNIT THREE, PITKIN COUNTY, COLORADO, AND OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF RIDGERUN UNIT THREE WHICH MAY CONVENIENTLY BE SERVED THEREBY AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS, MAY HEREAFTER DESIGNATE FROM TIME TO TIME.

4. ACCESS EASEMENTS: THE AREAS MARKED ON THE PLAT AS "ACCESS EASEMENT" ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR DRIVEWAY AND ACCESS PURPOSES AS FOLLOWS: THE "ACCESS EASEMENT" OVER LOT 8 AND LOT 10 SHALL BE FOR THE BENEFIT OF LOTS 10 AND 11. THE "ACCESS EASEMENT" OVER LOT 48 SHALL BE FOR THE BENEFIT OF LOT 47. THE "ACCESS EASEMENT" OVER LOT 62 SHALL BE FOR THE BENEFIT OF LOTS 61 AND 62.

5. COMMON AREA: EACH AREA MARKED ON THE PLAT AS "COMMON AREA" IS NOW OWNED BY SNOWMASS AND IS AND SHALL BE HELD BY SNOWMASS SUBJECT TO THE PROVISIONS WITH RESPECT TO SUCH AREAS SET FORTH IN THE MASTER DECLARATION OF PROTECTIVE COVENANTS FOR SNOWMASS: AT-ASPEN RESIDENTIAL AREAS, AS RECORDED IN BOOK 225 AT PAGE 6 OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, AS AMENDED, AND IS HEREBY ACCEPTED AND RESERVED EXCLUSIVELY TO SNOWMASS, ITS SUCCESSORS AND ASSIGNS. NO RIGHT IN OR TO ANY SUCH AREA SHALL ACCRUE TO ANY ASSIGN OF SNOWMASS UNLESS SUCH RIGHT IS SPECIFICALLY GRANTED IN OR BY AN INSTRUMENT OF CONVEYANCE OR ASSIGNMENT.

6. RECREATION EASEMENT: EACH AREA MARKED ON THE PLAT AS "RECREATION EASEMENT" AND EACH AREA REFERRED TO IN SECTIONS 1, 3, 5 AND 7 IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR SKIING AND RECREATIONAL SNOW VEHICLE OPERATION PURPOSES, INCLUDING DEVELOPMENT, OPERATION AND MAINTENANCE OF SNOW VEHICLE, OR SKI TRAILS AND BRIDGES THEREON AND ACTUAL SKIING AND OPERATION OF OVER-THE-SNOW VEHICLES THEREON; AND FOR RECREATIONAL, EQUESTRIAN AND PEDESTRIAN PURPOSES; AND FOR SUCH OTHER RECREATIONAL AND LEISURE-TIME USES AND ACTIVITIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS, MAY DESIGNATE FROM TIME TO TIME.

7. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MARKED ON THE PLAT AS "UTILITY EASEMENT" AND EACH AREA REFERRED TO IN SECTIONS 1, 3, 4, 5 AND 6 ABOVE, AND AN AREA OF SIX FEET ON EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAT, TO THE EXTENT ANY SUCH AREA IS WITHIN RIDGERUN UNIT THREE, IS 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 EACH SIDE OF SAID EASEMENTS FOR DRAINAGE AND FOR UTILITIES, TO THE EXTENT ANY SUCH AREA IS WITHIN RIDGERUN UNIT THREE, IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR USE IN CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF DRAINAGE AND UTILITIES FACILITIES.

8. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS MENTIONED IN SECTIONS 6 AND 7 OF THIS DEDICATION SHALL BE EXCLUSIVELY FOR THE BENEFIT OF SNOWMASS, ITS SUCCESSORS OR 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.

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 WITH RESPECT TO THIS DEDICATION IN A WRITTEN INSTRUMENT AND ONLY AS TO THE PARTICULAR RIGHTS OR INTERESTS HEREUNDER SPECIFICALLY DESIGNATED IN SUCH WRITTEN INSTRUMENT.

10. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS RIDGERUN UNIT THREE AND SHOWN ON THE PLAT IS AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE SOUTHEAST CORNER (A.P. 4) OF TRACT 40, SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE N59°37'42"W, 1228.23 FEET; THENCE N36°43'00"W, 504.53 FEET; THENCE N02°20'00"W, 475.00 FEET; THENCE N09°20'00"W, 305.00 FEET; THENCE N07°42'00"E, 490.00 FEET; THENCE 59.46 FEET AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 1464.92 FEET (THE CHORD OF WHICH BEARS S79°14'46"E, 59.46 FEET); THENCE S78°05'00"E, 76.70 FEET; THENCE S11°00'00"W, 200.80 FEET; THENCE S73°53'35"E, 1468.84 FEET; THENCE S78°11'00"E, 159.84 FEET; THENCE N07°57'15"E, 194.62 FEET; THENCE 20.59 FEET AROUND

RIDGERUN UNIT THREE

UNIT ONE



$\Delta: 02^{\circ}19'32''$
 $R: 1464.92$
 $L: 59.46$
 $CH: S.79^{\circ}44'46'' E. 59.46$

(AP 4) SE. COR. TRACT 40
 SEC. 1, T10S, R86W