

NOTES

1. DATE OF PREPARATION: APRIL 25, 1994  
 REVISED: MAY 9, 1994, MAY 26, 1994, JUNE 7, 1994
2. BEARINGS ARE REFERRED TO THE NORTH LINE OF THE N1/4 OF SECTION 31 AS BEARING N89°39'07"E (TRUE MERIDIAN).
3. SET NO. 5 REBAR WITH ALUMINUM CAPS MARKED "D.B. & CO. P. I. S. 23529" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
4. THE INSTRUMENT RECORDED IN BOOK 632 AT PAGE 598 IS AN AGREEMENT TO VACATE THAT ELECTRIC EASEMENT GRANTED BY D.B. & CO. TO THE CROSSING ELECTRIC ASSOCIATION, INC. RECORDED IN BOOK 224 AT PAGE 16 AND GRANT NEW EASEMENTS OVER PORTIONS OF THE PROPERTY SHOWN ON THIS PLAT FOR ELECTRIC EASEMENT RECORDED IN BOOK 265 AT PAGE 976 IS NOT SHOWN ON THIS PLAT.
5. APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE NOT SHOWN ON THIS PLAT AS REQUESTED BY THE CLIENT. REQUESTS FOR EXISTING UTILITY LINES AND DRAINAGE WAYS IN EITHER THEIR CURRENT LOCATION OR AS LOCATED WILL BE GRANTED BY INSTRUMENTS RECORDED IN THE OFFICE OF THE CLERK AND RECORDED OF PITKIN COUNTY, COLORADO.
6. THE INSTRUMENTS RECORDED IN BOOK 46 AT PAGE 376 AND BOOK 92 AT PAGES 27 AND 29 ARE INSTRUMENTS REGARDING DITCH RIGHTS WHICH DO NOT CONTAIN AN EXACT LEGAL DESCRIPTION AND MAY AFFECT THIS PROPERTY.
7. THE INSTRUMENT RECORDED IN BOOK 254 AT PAGE 837 GRANTED EASEMENTS TO SNOWMASS WATER AND SANITATION DISTRICT WHICH ARE NOT SPECIFICALLY DESCRIBED AND THEREFORE CANNOT BE SHOWN ON THIS PLAT.
8. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT REGARDING WATER RIGHTS RECORDED IN BOOK 238 AT PAGE 164.
9. RECORDED EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ACCORDING TO ASPEN TITLE CORPORATION TITLE COMMITMENT ORDER NO. 403866-C, EFFECTIVE DATE: MAY 6, 1994.
10. BUILDING EAVE/ROOF LINES ARE PARALLEL OR CONCENTRIC WITH THE ADJACENT LOT LINES UNLESS OTHERWISE NOTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE TOWN OF SNOWMASS VILLAGE, A COLORADO HOME RULE MUNICIPALITY (HEREINAFTER REFERRED TO AS "TOWN"), BEING A SUBDIVISION OF PARCEL A, HORSE RANCH, AND LIVING WITHIN THE JURISDICTION OF THE CROSSINGS AT HORSE RANCH, A RESUBDIVISION OF PARCEL A, HORSE RANCH, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 27 AT PAGE 27 OF THE RECORDS OF THE CLERK AND RECORDED OF PITKIN COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ("PROPERTY");

ALL OF PARCEL A, HORSE RANCH A SUBDIVISION IN THE COUNTY OF PITKIN, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SECTION 31, T9S, R85W OF THE 6TH P.M., FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 31 BEARS N89°39'07"E, 2571.01 FEET TO THE POINT OF BEGINNING;

AND THE SOUTHWEST CORNER OF SAID PARCEL A AND THE SOUTHWEST CORNER OF SAID PARCEL A;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID PARCEL A:

- THENCE N85°40'00"E, 752.00 FEET;
  - THENCE N49°24'25"E, 64.17 FEET;
  - THENCE N54°07'00"E, 219.00 FEET;
  - THENCE N83°55'00"E, 107.00 FEET;
  - THENCE S16°34'00"E, 240.00 FEET;
  - THENCE S32°40'00"W, 223.00 FEET;
  - THENCE S20°14'00"E, 126.00 FEET;
  - THENCE S12°32'00"W, 162.00 FEET;
  - THENCE S02°00'15"W, 33.00 FEET;
  - THENCE N87°59'49"W, 423.08 FEET;
  - THENCE S21°16'50"W, 42.29 FEET;
  - THENCE N88°32'33"W, 591.93 FEET;
  - THENCE N28°19'23"E, 13.85 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE NORTHERLY, 508.37 FEET ALONG THE ARC OF SAID CURVE TO THE THIRD POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 60°03'23" AND BEING SUBTENDED BY A CHORD THAT BEARS N01°42'19"W, 485.41 FEET.

**THE CROSSINGS AT HORSE RANCH**  
 A SUBDIVISION OF PARCEL A, HORSE RANCH, ACCORDING TO THE PLAT  
 RECORDED IN PLAT BOOK 27 AT PAGE 27  
 LOCATED IN THE N1/2 OF SECTION 31, T9S, R85W OF THE 6TH P.M.  
 TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO  
 AREA = 13.527 ACRES, MORE OR LESS

THAT THE TOWN HAS CAUSED SAID REAL PROPERTY TO BE LAYD OUT AND SURVEYED AS "THE CROSSINGS AT HORSE RANCH" IN THE TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO, SUBJECT TO THE EASEMENTS AND OTHER LINES AND ENCUMBRANCES SHOWN OR DESCRIBED ON THIS PLAT.

- THE TOWN HEREBY RESERVES TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE FOLLOWING:
1. A NONEXCLUSIVE "DRAINAGE EASEMENT", AS SHOWN ON THIS PLAT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES.
  2. THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PERFORMANCE OF ITS WORK FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES AND FOR THE EASEMENTS AND BELONGING AND BELONGING TO THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CROSSINGS AT HORSE RANCH RECORDED IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ IN THE RECORDS OF PITKIN COUNTY, COLORADO.
  3. A NONEXCLUSIVE EASEMENT FOR LANDSCAPING PURPOSES OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "PUBLIC TRAIL EASEMENT" ON THIS PLAT, INCLUDING WITHOUT LIMITATION, BERMS, SEEDING AND TREE PLANTINGS.
  4. A NONEXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES OVER AND ACROSS THOSE PORTIONS OF THE PROPERTY DESIGNATED AS "PUBLIC TRAIL EASEMENT" ON THIS PLAT FOR PUBLIC NON-MOTORIZED TRAVEL.
  5. THE RIGHT TO GRANT EASEMENTS FOR UTILITY AND PUBLIC PURPOSES ON ANY PORTIONS OF THE PROPERTY DESIGNATED AN EASEMENT ON THIS PLAT.

THE TOWN 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 ALL WATER, SEWER AND TELEPHONE PROVIDERS OVER, ACROSS AND UNDER (A) ALL PUBLIC ROADS AS SHOWN ON THIS PLAT, AND (B) ANY OTHER PORTIONS OF THE PROPERTY DESIGNATED AS "UTILITY EASEMENT" ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITY LINES AND APPURTENANCES.

IN WITNESS WHEREOF, THE TOWN OF SNOWMASS VILLAGE, A COLORADO HOME RULE MUNICIPALITY, HAS CAUSED ITS NAME TO BE HEREBY SUBSCRIBED THIS 12th DAY OF July, 1994.

TOWN OF SNOWMASS VILLAGE,  
 A COLORADO HOME RULE MUNICIPALITY  
 JAMES H. HOOPER  
 MAYOR

STATE OF COLORADO )  
 COUNTY OF PITKIN ) SS  
 I, James H. Hooper, Mayor of the Town of Snowmass Village, a Colorado Home Rule Municipality, do hereby certify that this instrument was prepared in accordance with Article 51 of Title 38 of the Colorado Revised Statutes.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 6/19/97

TOWN COUNCIL'S APPROVAL AND ACCEPTANCE  
 THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF SNOWMASS VILLAGE, COLORADO, THIS 12th DAY OF July, 1994.

ATTEST: James H. Hooper  
 TOWN CLERK

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 SHEET 1 OF 2

APPROVED AS TO FORM  
Stephen R. Connor  
 STEPHEN R. CONNOR, TOWN ATTORNEY

APPROVED AS TO CONTENT  
Doug Dotson  
 DOUG DOTSON, TOWN PLANNER

TITLE EXAMINER'S CERTIFICATE

I, \_\_\_\_\_ AS \_\_\_\_\_ OF ASPEN TITLE CORPORATION DO HEREBY CERTIFY THAT I HAVE CAUSED AN EXAMINATION TO BE MADE OF THE PROPERTY AND BASED ON THAT EXAMINATION, THE TOWN OF SNOWMASS VILLAGE, COLORADO, IN THE SINGLE OF THE PROPERTY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, UNLESS OTHERWISE 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 July 18 1994 BY [Signature]

TOWN ENGINEER'S APPROVAL

APPROVED FOR CONTENT AND FORM ONLY AND NOT THE ACCURACY OF SURVEY, CALCULATIONS OR DRAWING. WITNESSED TO C.R.S. 1973, 38-51-102, AS AMENDED, BY THE TOWN ENGINEER OF THE TOWN OF SNOWMASS VILLAGE, COLORADO, THIS 12th DAY OF July, 1994.

ATTEST: James H. Hooper  
 TOWN CLERK

William K. Wright  
 BY: DEAN GORDON, TOWN ENGINEER

CLERK AND RECORDER'S CERTIFICATE

I, WILLIAM K. WRIGHT, A duly registered professional land surveyor in the STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "THE CROSSINGS AT HORSE RANCH" TRULY AND CORRECTLY REPRESENTS THE SURVEYING WHICH WAS UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING WHICH WAS PREPARED IN ACCORDANCE WITH ARTICLE 51 OF TITLE 38 OF THE COLORADO REVISED STATUTES.

DATE July 18

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

STATE OF COLORADO )  
 COUNTY OF PITKIN ) SS  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ P.M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1994, AS RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_ AS RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_.

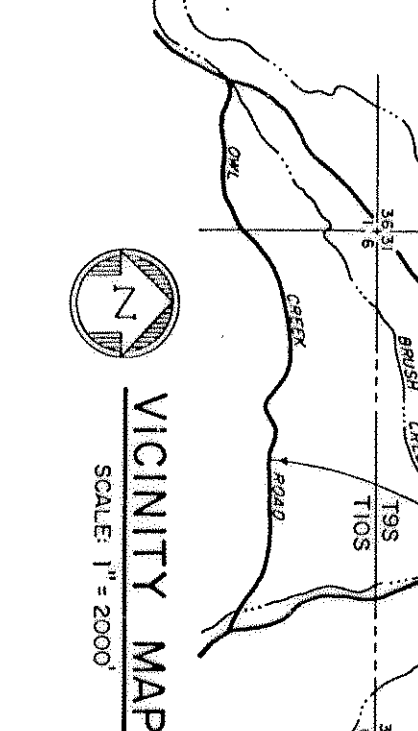
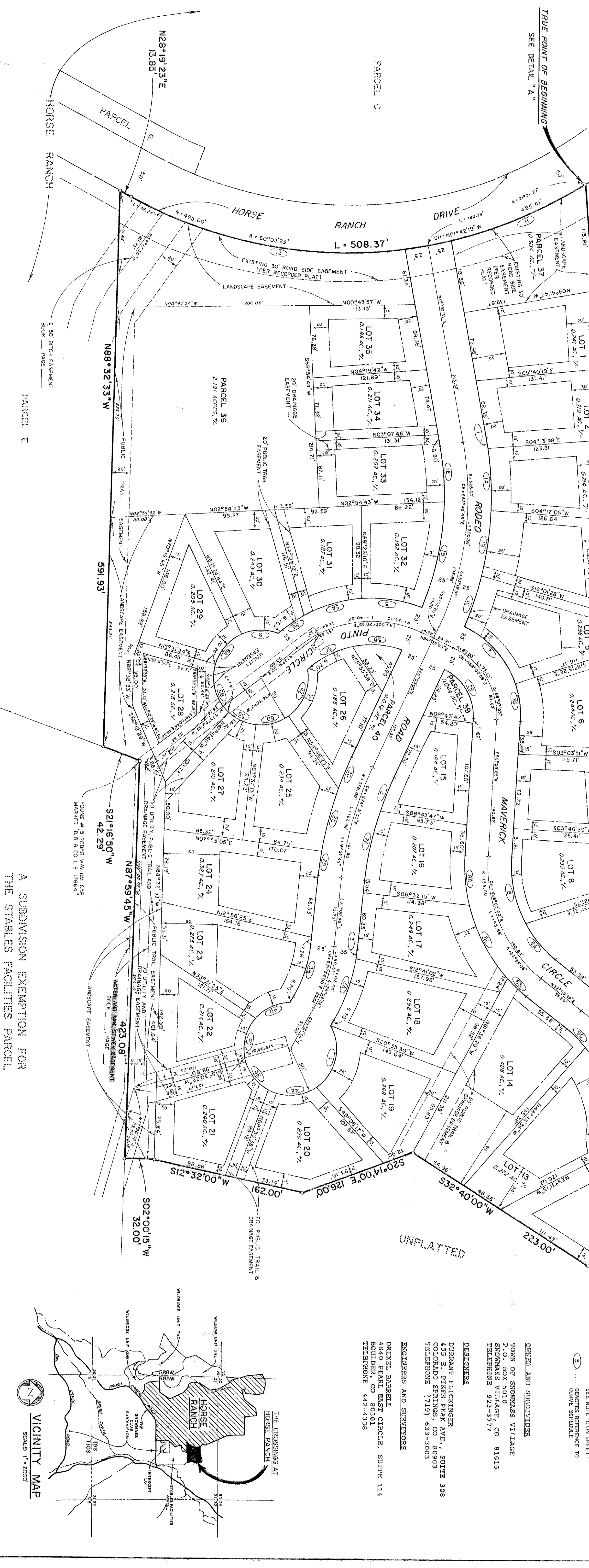
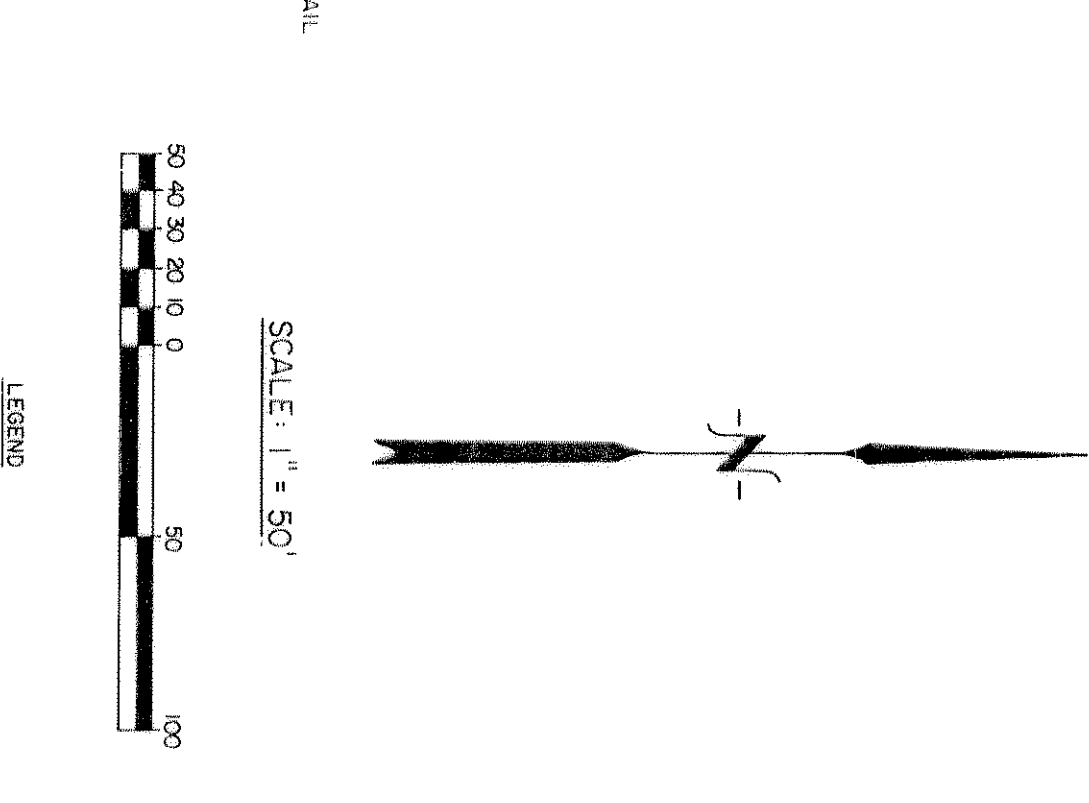
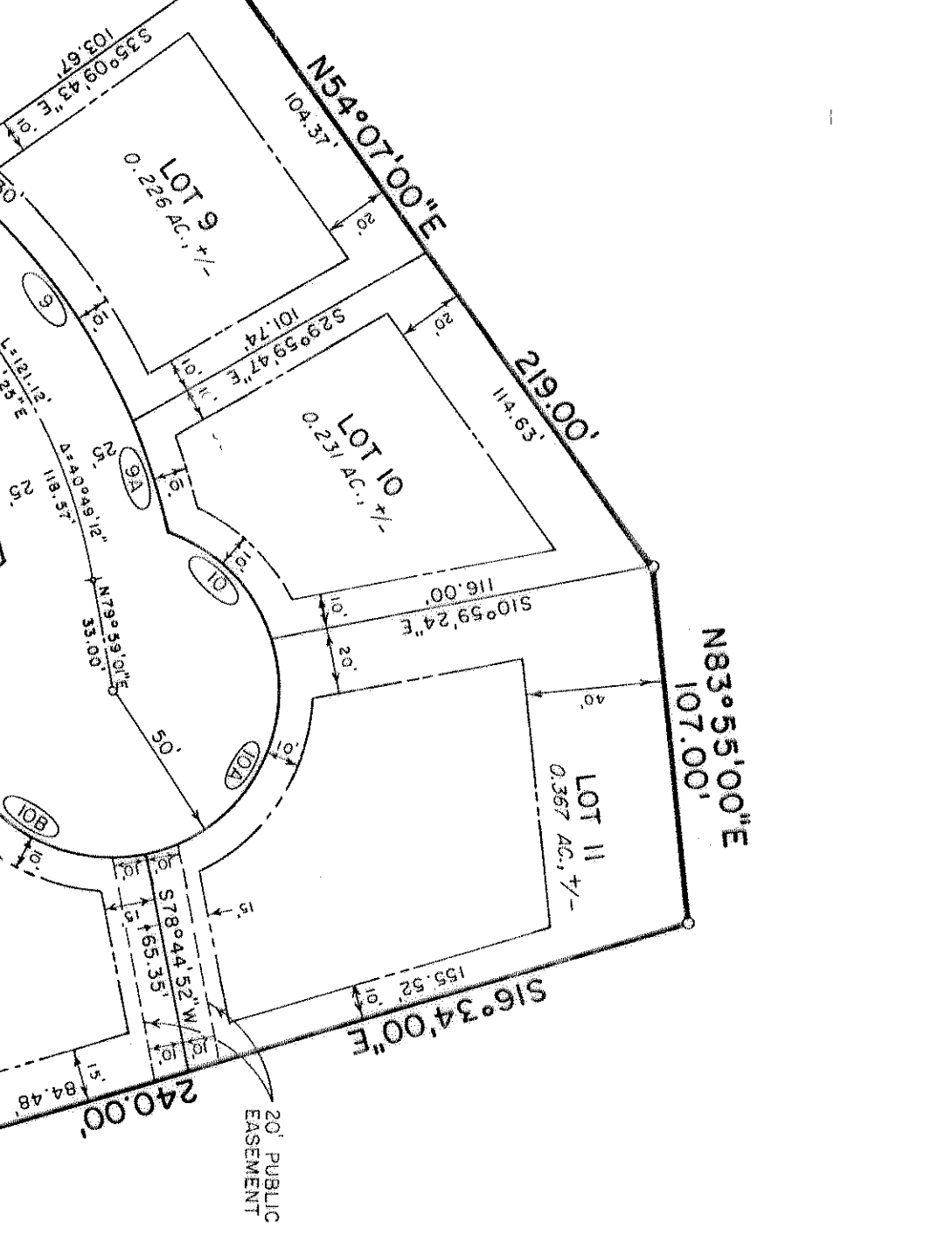
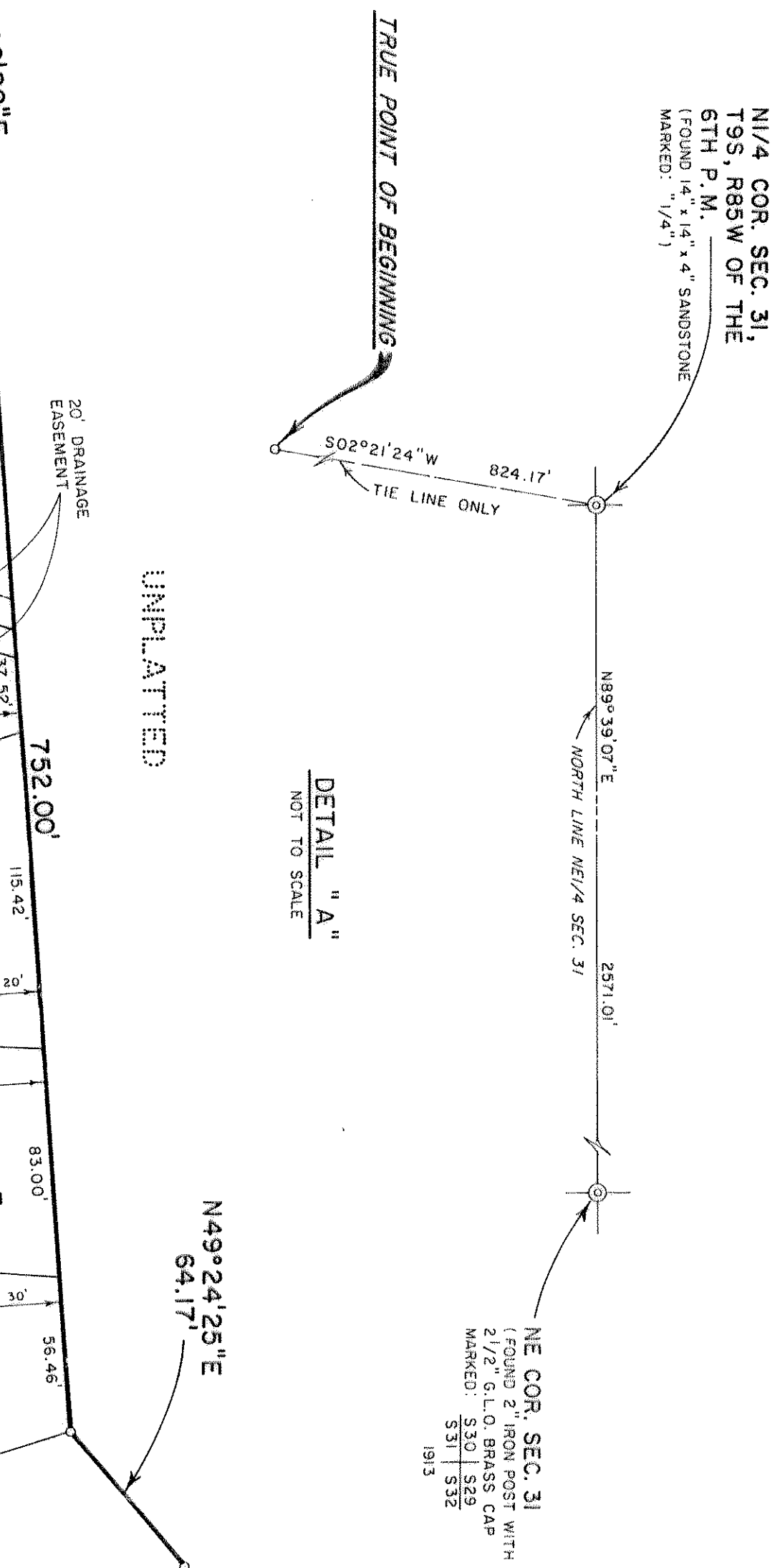
[Signature]  
 PITKIN COUNTY CLERK AND RECORDER

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CURVE NO.	RADIUS	CENTRAL ANGLE	LENGTH	CHORD
1	350.00'	01°50'20"	11.23'	89°02'30"W - 11.23'
1A	350.00'	10°50'12"	66.21'	89°52'57"W - 66.11'
1B	350.00'	11°33'20"	70.59'	88°15'51"W - 70.47'
1C	350.00'	09°17'33"	56.76'	87°19'48"W - 56.70'
1D	300.00'	22°01'54"	115.36'	87°09'29"W - 114.65'
1E	300.00'	11°16'03"	59.00'	88°15'31"W - 58.90'
2	300.00'	02°52'00"	25.57'	87°42'34"W - 25.57'
2A	300.00'	03°42'34"	25.57'	88°09'29"W - 25.57'
2B	300.00'	10°04'16"	69.43'	87°51'04"W - 69.34'
2C	300.00'	05°10'56"	35.73'	86°38'28"W - 35.71'
3	150.00'	03°07'26"	10.36'	88°27'03"W - 10.36'
3A	150.00'	21°02'09"	59.75'	87°02'17"W - 59.36'
3B	150.00'	04°41'52"	21.42'	87°43'13"W - 21.42'
4	50.00'	84°15'52"	73.53'	87°02'17"W - 67.00'
4A	50.00'	63°17'01"	52.23'	84°15'52"W - 52.46'
4B	50.00'	43°48'52"	38.23'	84°36'05"W - 37.31'
4C	50.00'	60°11'28"	52.53'	87°33'45"W - 50.14'
4D	50.00'	49°26'47"	42.28'	82°40'38"W - 41.03'
5	150.00'	23°06'39"	65.74'	80°13'32"W - 65.21'
5A	150.00'	02°52'00"	25.57'	87°42'34"W - 25.57'
5B	150.00'	10°34'57"	27.71'	83°31'02"W - 27.47'
5C	100.00'	27°15'38"	47.58'	82°00'43"W - 47.13'
5D	100.00'	31°10'40"	54.41'	80°32'28"W - 53.75'
5E	100.00'	44°48'26"	39.10'	80°02'43"W - 38.11'
6A	50.00'	50°01'30"	43.16'	84°57'41"W - 42.28'
6B	50.00'	02°52'00"	25.57'	87°42'34"W - 25.57'
6C	50.00'	02°52'00"	25.57'	87°42'34"W - 25.57'
6D	50.00'	40°59'21"	35.33'	81°07'57"W - 34.60'
6E	50.00'	64°15'53"	56.08'	86°07'34"W - 53.19'
7	105.00'	45°56'00"	84.18'	84°8'14"W - 81.94'
7A	105.00'	21°41'43"	39.76'	83°9'14"W - 39.52'
7B	105.00'	06°59'28"	14.68'	89°35'11"W - 14.74'
7C	105.00'	02°52'00"	25.57'	87°42'34"W - 25.57'
8A	180.00'	08°42'44"	27.37'	88°09'11"W - 27.34'
8B	180.00'	27°57'28"	87.83'	86°11'17"W - 86.96'
8C	180.00'	17°14'54"	54.19'	88°27'28"W - 83.98'
8D	180.00'	17°14'54"	54.19'	88°27'28"W - 83.98'
9	195.00'	27°36'11"	93.94'	85°29'54"W - 93.04'
9A	195.00'	10°40'29"	34.52'	87°19'14"W - 34.47'
9B	195.00'	11°15'32"	24.48'	86°42'42"W - 24.41'
9C	195.00'	53°03'06"	45.42'	84°59'18"W - 43.88'
10	50.00'	95°47'48"	83.60'	86°06'18"W - 74.20'
10A	50.00'	81°50'10"	71.42'	82°22'44"W - 65.50'
10B	50.00'	70°43'11"	61.28'	87°35'36"W - 57.52'
11	485.00'	18°24'12"	155.78'	82°21'55"W - 155.11'
12	485.00'	35°44'38"	302.15'	81°27'04"W - 297.60'

# THE CROSSINGS AT HORSE RANCH

A SUBDIVISION OF PARCEL A, HORSE RANCH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 27 AT PAGE 27  
 LOCATED IN THE N1/2 OF SECTION 31, T9S, R85W OF THE 6TH P.M.  
 TOWN OF SNOWMASS VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO  
 AREA = 13.527 ACRES, MORE OR LESS



OWNER AND SUBDIVIDER  
 TOWN OF SNOWMASS VILLAGE  
 P.O. BOX 5010  
 SNOWMASS VILLAGE, CO 81615  
 TELEPHONE 923-3777

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ENGINEERS AND SURVEYORS  
 DEREK BARRETT  
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