

WILDRIDGE UNIT 1

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 PLAN ON WHICH THIS DEDICATION IS ENDORSED (HEREINAFTER CALLED THE PLAN) WHICH PROPERTY SHALL HEREINAFTER BE KNOWN AND DESCRIBED AS WILDRIDGE UNIT ONE, PITKIN COUNTY, COLORADO.

1. OTHER AREAS NOT DEDICATED: NO AREAS SHOWN ON THE PLAN ARE DEDICATED TO PUBLIC USE BUT PORTIONS THEREOF ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS AS HEREINAFTER SPECIFIED.
2. PRIVATE ROADS: THE AREA MARKED ON THE PLAN AS OAK RIDGE ROAD IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE LOTS AND COMMON AREA CROSSED BY OR ABUTTING ON THE SAME AND FOR THE BENEFIT OF LOTS AND PROPERTY IN WILDRIDGE UNIT ONE, PITKIN COUNTY, COLORADO AND OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF WILDRIDGE UNIT ONE WHICH MAY CONVENIENTLY BE SERVED THEREBY AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY, HEREINAFTER, FROM TIME TO TIME DESIGNATE.
3. ACCESS EASEMENTS: EACH AREA MARKED ON THE PLAN 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 LOTS CROSSED BY OR ABUTTING ON THE SAME.
4. WATERCOURSE EASEMENT: THE AREA MARKED ON THE PLAN AS WATERCOURSE EASEMENT IS HEREBY DECLARED TO BE ENCUMBERED BY AN EASEMENT FOR DITCH, DRAINAGE AND WATER CARRIAGE PURPOSES.
5. RECREATION EASEMENT: EACH AREA MARKED ON THE PLAN AS RECREATION EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR RECREATIONAL, EQUESTRIAN, PEDESTRIAN AND VEHICULAR PURPOSES, AND FOR SUCH OTHER RECREATIONAL AND LEISURE-TIME USE AND ACTIVITIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS, MAY FROM TIME TO TIME DESIGNATE.
6. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MARKED ON THE PLAN AS UTILITY EASEMENT AND EACH AREA REFERRED TO IN SECTIONS 2, 3, 4, & 5 ABOVE AND EACH AREA MARKED COMMON ON THE PLAN AND AN AREA OF SIX FEET ON EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAN ARE, TO THE EXTENT ANY SUCH AREA IS WITHIN WILDRIDGE UNIT ONE, 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, TO THE EXTENT ANY SUCH AREA IS WITHIN WILDRIDGE UNIT ONE, 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 MENTIONED IN SECTIONS 4, 5 & 6 OF THE 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, HEREINAFTER, 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,

SHALL BE DEEMED A SUCCESSOR OR ASSIGN OF SNOWMASS IF SPECIFICALLY DESIGNATED AS A SUCCESSOR OR ASSIGN OF SNOWMASS UNDER THIS DEDICATION IN A WRITTEN INSTRUMENT AND ONLY AS TO THE PARTICULAR RIGHTS OR INTERESTS HEREBY SPECIFICALLY DESIGNATED IN A WRITTEN INSTRUMENT.

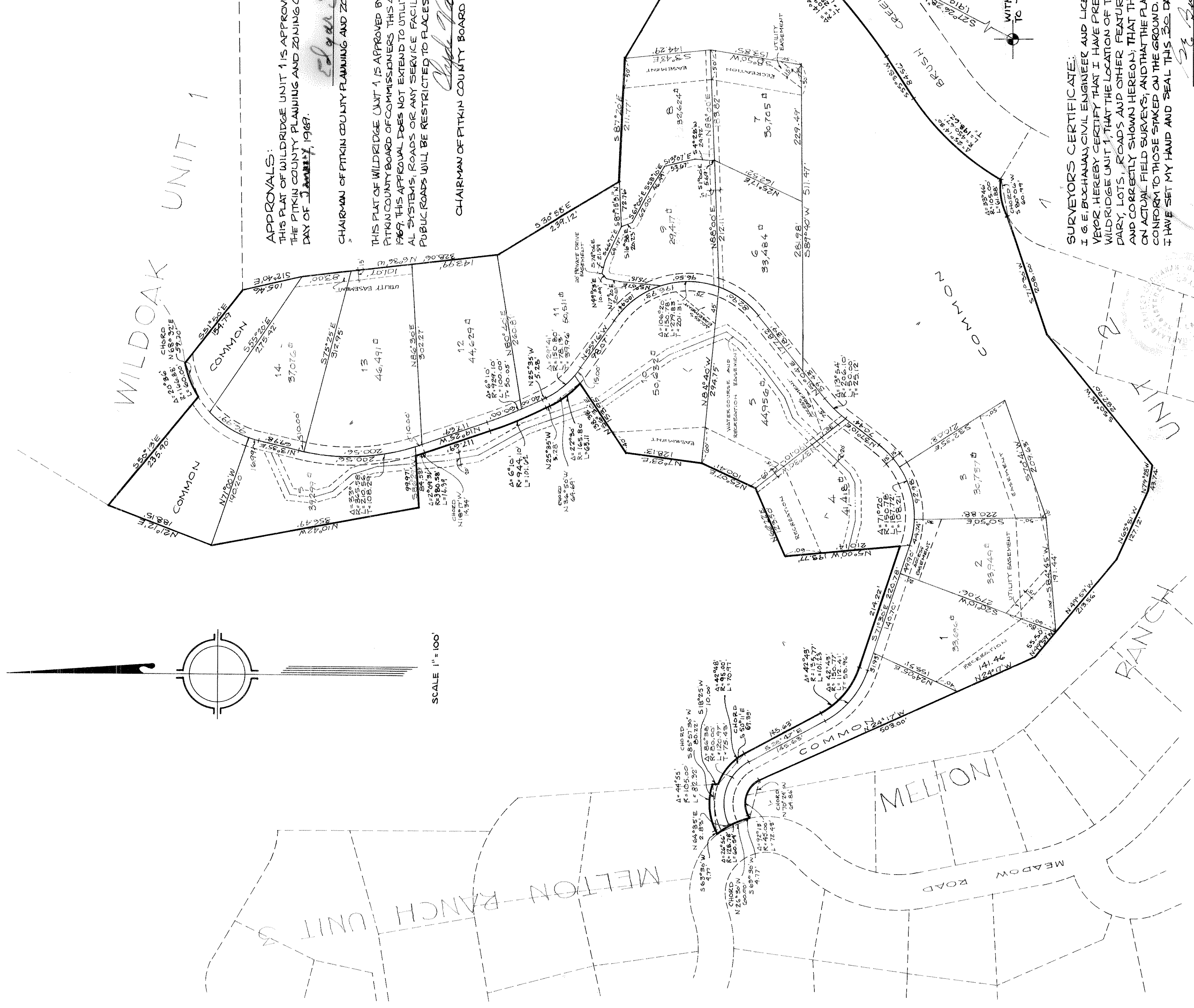
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APPROVALS:
 THIS PLAN OF WILDRIDGE UNIT 1 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 12th DAY OF JANUARY 1969. THIS APPROVAL DOES NOT EXTEND TO UTILITIES, WASTE DISPOSAL SYSTEMS, ROADS OR ANY SERVICE FACILITIES ACCESS FROM PUBLIC ROADS WHICH WILL BE RESTRICTED TO PLACES INDICATED HEREON.

CHAIRMAN OF PITKIN COUNTY PLANNING AND ZONING COMMISSION
Clear Stanton

THIS PLAN OF WILDRIDGE UNIT 1 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 12th DAY OF JANUARY 1969. THIS APPROVAL DOES NOT EXTEND TO UTILITIES, WASTE DISPOSAL SYSTEMS, ROADS OR ANY SERVICE FACILITIES ACCESS FROM PUBLIC ROADS WHICH WILL BE RESTRICTED TO PLACES INDICATED HEREON.

CHAIRMAN OF PITKIN COUNTY BOARD OF COMMISSIONERS
John H. ...



SURVEYOR'S CERTIFICATE:
 I, G. E. BUCHANAN, CIVIL ENGINEER AND LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAN OF WILDRIDGE UNIT 1, 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 SHOWN ON THE GROUND. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 12th DAY OF DECEMBER, 1968.

G. E. BUCHANAN
 SURVEYOR

9. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS WILDRIDGE UNIT ONE AND SHOWN ON THE PLAN IS AS FOLLOWS: BEGIN AT A POINT FROM WHICH THE WITNESS CORNER TO THE SOUTHWEST CORNER OF TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO, BEARS S 27° 26' 28" W 1910.28 FEET; THENCE S 40° 51' W 114.04 FEET; THENCE 281.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1090.06 FEET; THENCE S 55° 38' W 84.56 FEET; THENCE 198.62 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.67 FEET; THENCE 64.88 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 105.00 FEET; THENCE 70.97 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET; THENCE 528.47 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 101.23 FEET; THENCE 135.77 FEET; THENCE S 71° 30' E 214.22 FEET; THENCE N 5° 00' W 193.77 FEET; THENCE N 66° 22' E 123.50 FEET; THENCE N 25° 01' E 100.41 FEET; THENCE N 7° 23' E 128.13 FEET; THENCE N 56° 20' E 138.38 FEET; THENCE 65.11 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 165.80 FEET; THENCE 165.80 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 944.10 FEET; THENCE 171.69 FEET; THENCE 14.84 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 380.58 FEET; THENCE 118.97 FEET; THENCE 14.84 FEET; THENCE 586.23 W 84.93 FEET; THENCE N 10° 42' W 74.34 FEET; THENCE N 21° 02' E 188.15 FEET; THENCE 356.44 FEET; THENCE N 21° 02' E 188.15 FEET; THENCE 500.15 E 235.90 FEET; THENCE 60.00 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 166.88 FEET; THENCE 166.88 FEET; THENCE N 68° 52' E 59.70 FEET; THENCE S 51° 50' E 104.77 FEET; THENCE S 12° 40' E 105.45 FEET; THENCE S 6° 36' E 328.06 FEET; THENCE 530.88 E 291.12 FEET; THENCE S 81° 25' E 211.77 FEET; THENCE S 59° 25' E 323.44 FEET; TO THE POINT OF BEGINNING, CONTAINING 22.656 ACRES. THE ABOVE DESCRIBED REAL PROPERTY IS PART OF SECTION 36, T9S, R80W, AND SECTION 51, T9S, R85W OF THE 6TH PM, PITKIN COUNTY, COLORADO.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 12th DAY OF JANUARY 1969.

SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION

ATTEST: *Calvin*
 C.A. VIDAL - ASST. SECRETARY

STATE OF COLORADO
 COUNTY OF PITKIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF 1969, BY R.L. HERBERG AS PRESIDENT AND CAVIDAL AS ASSISTANT SECRETARY FOR SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES 1972

ACCEPTANCE:
 THIS PLAN OF WILDRIDGE UNIT ONE IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 22nd DAY OF FEBRUARY, 1969 IN PLAT BOOK 3 ON PAGE 381.

CLERK AND RECORDER
James E. ...