

# WILDRIDGE UNIT TWO

SHEET ONE OF TWO

## 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 WILDRIDGE UNIT TWO, PITKIN COUNTY, COLORADO.

1. ROAD EASEMENTS: THE AREA MARKED ON THE PLAT AS "SINCLAIR ROAD", TO THE EXTENT IT IS WITHIN WILDRIDGE UNIT TWO, PITKIN COUNTY, COLORADO, IS 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 WILDRIDGE UNIT TWO, PITKIN COUNTY, COLORADO, AND OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF WILDRIDGE UNIT TWO WHICH MAY CONVENIENTLY BE SERVED THEREBY AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY HEREAFTER, OR FROM TIME TO TIME DESIGNATE. SNOWMASS RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE EXCLUSIVE RIGHT TO DEDICATE SUCH PORTION OF "SINCLAIR ROAD" TO PUBLIC USE AT ANY TIME OR FROM TIME TO TIME. THE AREA MARKED ON THE PLAT AS "ROAD EASEMENT" IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF SNOWMASS, ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES.

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 "LEMOND PLACE", "LEMOND CIRCLE", "WILDRIDGE LANE", AND "SUMMIT LANE", INCLUDING THE CIRCULAR AREAS SHOWN AT THE END OF "LEMOND PLACE", "WILDRIDGE LANE", AND "SUMMIT 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 WILDRIDGE UNIT TWO, PITKIN COUNTY, COLORADO, AND OF SUCH LOTS OR OTHER PROPERTY OUTSIDE OF WILDRIDGE UNIT TWO WHICH MAY CONVENIENTLY BE SERVED THEREBY AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS MAY HEREAFTER, FROM TIME TO TIME, DESIGNATE.

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 18 SHALL BE FOR THE BENEFIT OF LOTS 17 AND 18. THE "ACCESS EASEMENT" OVER LOTS 13 AND 14 SHALL BE FOR THE BENEFIT OF BOTH LOTS 13 AND 14. THE "ACCESS EASEMENT" OVER LOT 21 SHALL BE FOR THE BENEFIT OF LOT 20.

5. COMMON AREA: EACH AREA MARKED ON THE PLAT AS "COMMON" 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 EXCEPTED 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, 7, AND 8 IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR RECREATIONAL, EQUESTRIAN AND PEDESTRIAN PURPOSES, AND FOR SUCH OTHER RECREATIONAL AND LEISURE-TIME USES AND ACTIVITIES AS SNOWMASS, ITS SUCCESSORS OR ASSIGNS, MAY FROM TIME TO TIME DESIGNATE.

7. WATER COURSE EASEMENT: EACH AREA MARKED ON THE PLAT AS "WATER COURSE EASEMENT" IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DITCH, DRAINAGE AND WATER CARRIAGE PURPOSES.

8. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MARKED ON THE PLAT AS "UTILITY EASEMENT" AND EACH AREA REFERRED TO IN SECTIONS 1, 3, 4, 5, 6 AND 7 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 WILDRIDGE UNIT TWO, 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 WILDRIDGE UNIT TWO, 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.

9. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS MENTIONED IN SECTIONS 6, 7, AND 8 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.

### SURVEYOR'S CERTIFICATE

I, HAROLD W. JOHNSON, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF WILDRIDGE UNIT TWO 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 15TH DAY OF OCTOBER, 1969.

*Harold W. Johnson*  
HAROLD W. JOHNSON

### APPROVALS:

THIS PLAT OF WILDRIDGE UNIT TWO IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 17th DAY OF October, 1969

*E. J. ...*  
CHAIRMAN, PITKIN COUNTY PLANNING AND ZONING COMMISSION

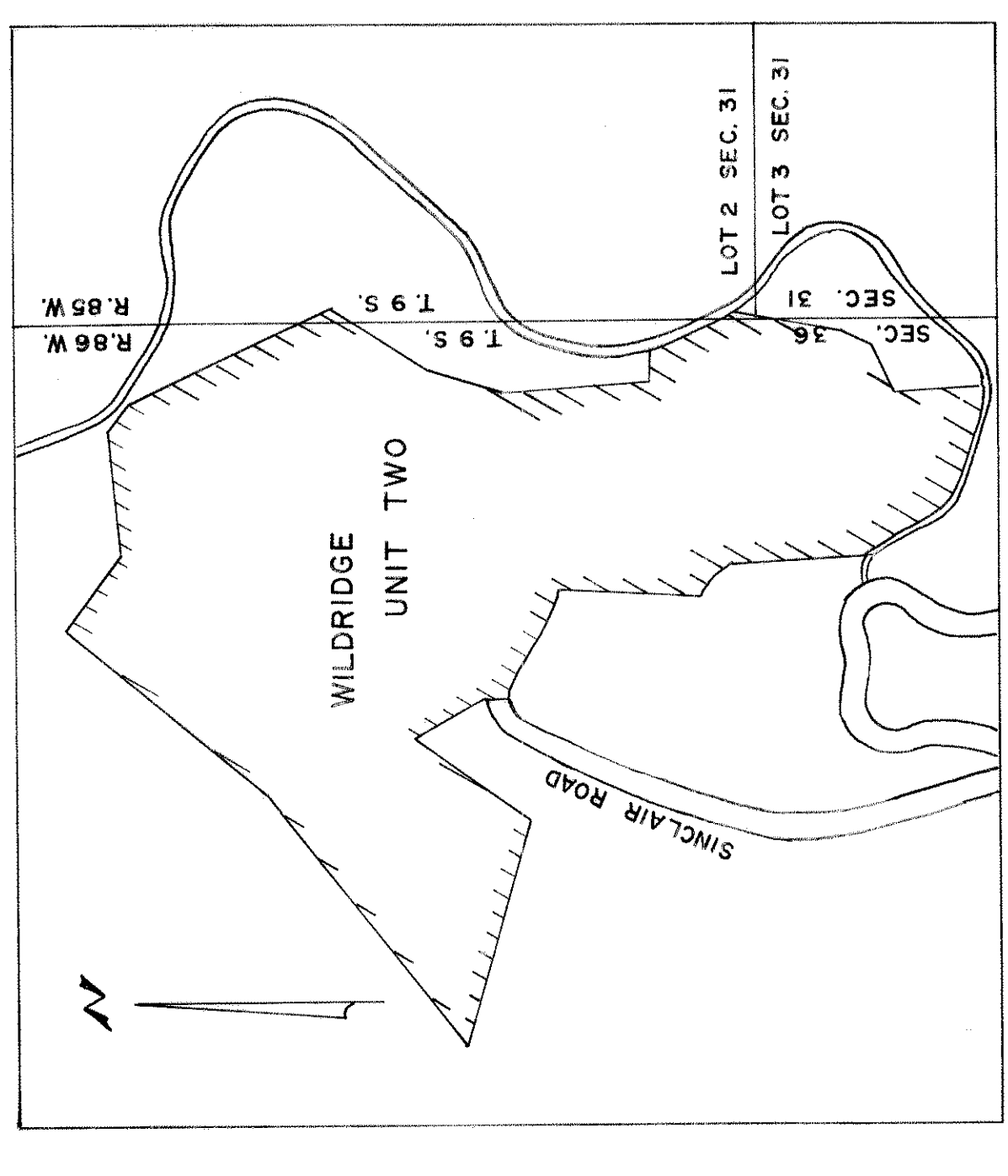
THIS PLAT OF WILDRIDGE UNIT TWO IS APPROVED BY THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 17th DAY OF October, 1969 AND THE DEDICATION OF ROADS IS ACCEPTED SUBJECT TO THE CONDITION THAT PITKIN COUNTY SHALL UNDERTAKE MAINTENANCE OF SUCH ROADS IN ACCORDANCE WITH PITKIN COUNTY SPECIFICATIONS. HAS BEEN COMPLETED IN ACCORDANCE WITH PITKIN COUNTY SPECIFICATIONS.

*Chairman*  
CHAIRMAN, PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE: WILDRIDGE UNIT TWO IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO, THIS 17th DAY OF October, 1969 IN PLAT BOOK 4 ON PAGES 15 THROUGH 16.

*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.



LOCATION MAP 1" = 400'

10. 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.

II. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS WILDRIDGE UNIT TWO AND SHOWN ON THE PLAT IS AS FOLLOWS: BEGINNING AT A POINT WHENE THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SECTION 36, T.9S., R.86W., BEARS S04°17'53"E, 1646.43 FEET; THENCE S 05°00'E, 193.77 FEET; THENCE N 71°30'W, 214.22 FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 135.77 FEET A DISTANCE OF 101.23 FEET; THENCE N 28°47'W, 145.63 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 95.00 FEET, A DISTANCE OF 70.97 FEET; THENCE N8°25'E, 100.00 FEET; THENCE N03°55'W, 203.98 FEET; THENCE N04°27'W, 126.04 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 217.58 FEET, A DISTANCE OF 72.41 FEET, THE CHORD OF WHICH BEARS N51°06'W, 72.07 FEET; THENCE N 00°01'E, 395.15 FEET; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 112.00 FEET, THE DISTANCE OF 58.94 FEET, THE CHORD OF WHICH BEARS N 71°04'30"W, 58.26 FEET; THENCE N 59°00'W, 185.00 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 71.94 FEET A DISTANCE OF 43.36 FEET; THENCE N03°32'W, 60.00 FEET; THENCE N 27°55'W, 203.00 FEET; THENCE S 33°40'W, 354.53 FEET; THENCE N 73°29'W, 563.23 FEET; THENCE N 49°25'48"E, 702.74 FEET; THENCE N 54°24'37"E, 60.00 FEET; THENCE N 42°28'15"E, 635.24 FEET; THENCE S 53°25'E, 243.94 FEET; THENCE N 83°00'E, 272.00 FEET; THENCE S 33°05'E, 621.86 FEET; THENCE S 31°10'W, 314.13 FEET; THENCE S 21°12'W, 188.15 FEET; THENCE S 10°42'E, 356.49 FEET; THENCE N 86°29'E, 84.53 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 380.58 FEET, A DISTANCE OF 14.34 FEET, HAVING A CHORD WHICH BEARS S18°20'17"E, 14.34 FEET; THENCE S 19°25'E, 117.69 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 944.10 FEET A DISTANCE OF 101.62 FEET; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 165.80 FEET A DISTANCE OF 65.11 FEET; THENCE S 56°30'W, 138.38 FEET; THENCE S 07°23'W, 128.13 FEET; THENCE S 28°07'W, 100.41 FEET; THENCE S 66°22'W, 123.50 FEET TO THE POINT OF BEGINNING, CONTAINING 40.070 ACRES MORE OR LESS. THE ABOVE-DESCRIBED REAL PROPERTY IS PART OF THE EAST ONE HALF OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 86 WEST, AND LOT 2, SECTION 31, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, PITKIN COUNTY, COLORADO.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 18th DAY OF October 1969.

SNOWMASS AMERICAN CORPORATION  
A DELAWARE CORPORATION

*C.A. Vidal*  
C.A. VIDAL, ASSISTANT SECRETARY

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

STATE OF COLORADO )  
COUNTY OF PITKIN )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF October, 1969, BY R. L. HERBERG, AS PRESIDENT, AND BY C.A. VIDAL, AS ASSISTANT SECRETARY OF SNOWMASS AMERICAN CORPORATION, A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL,  
MY COMMISSION EXPIRES June 25, 1973

*Notary Public*  
NOTARY PUBLIC

#137669

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Peggy Miklich  
Recorder

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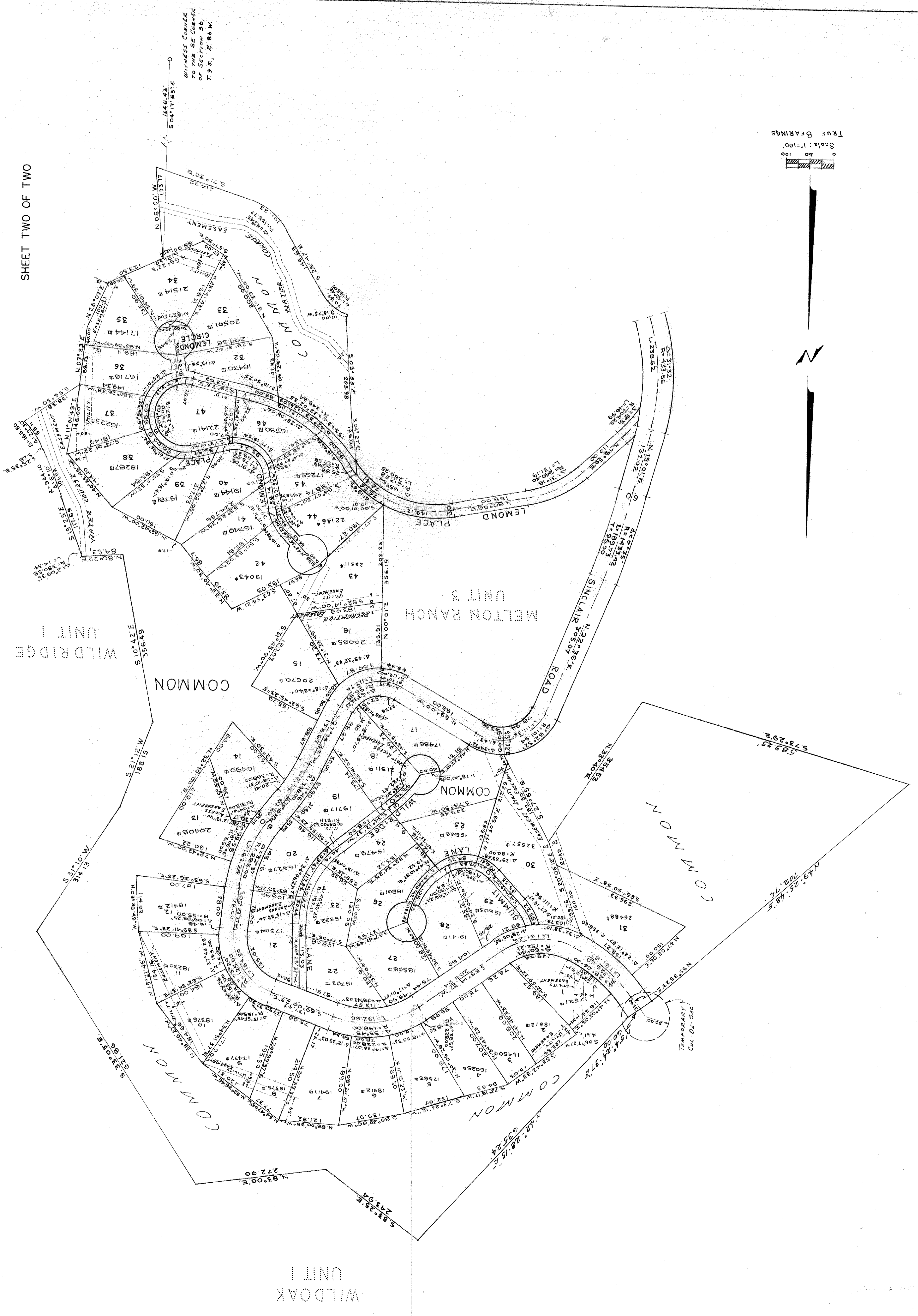
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# WILDRIDGE UNIT TWO

SHEET TWO OF TWO



True Bearings  
Scale: 1"=100'

