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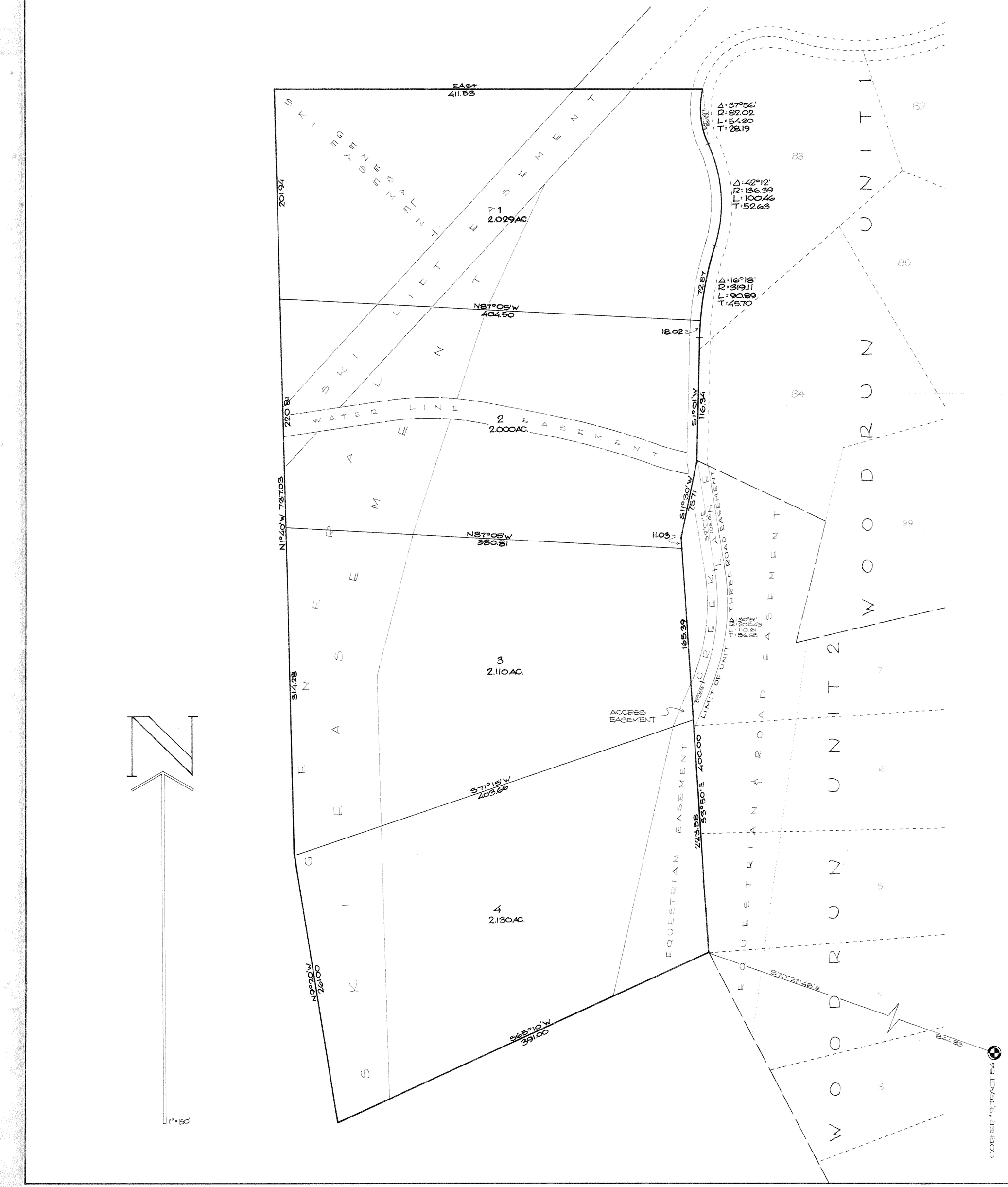
WOODRUN UNIT 3



DEDICATION

SNOWMASS-AT-ASPEN, A JOINT VENTURE (HEREINAFTER CALLED SNOWMASS) CONSISTING OF JANSS COLORADO CORPORATION, A CALIFORNIA CORPORATION (HEREINAFTER CALLED JANSS) AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION (HEREINAFTER CALLED AMERICAN CEMENT), 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 WOODRUN UNIT THREE, PITKIN COUNTY, COLORADO.

1. AREAS NOT DEDICATED: NO 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.

2. PRIVATE ROAD: THE AREA MARKED ON THE PLAT AS CREEK LANE IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS PURPOSES FOR THE BENEFIT OF THE LOTS IN WOODRUN UNIT THREE CROSSED BY OR ABUTTING ON THE SAME.

3. ACCESS EASEMENT: THE 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 LOTS IN WOODRUN UNIT THREE CROSSED BY OR ABUTTING THE SAME.

4. EQUESTRIAN EASEMENT: THE AREA MARKED ON THE PLAT AS EQUESTRIAN EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR EQUESTRIAN AND PEDESTRIAN PURPOSES.

5. SKI LIFT EASEMENT: THE AREA MARKED ON THE PLAT AS SKI LIFT EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF SKI TOWS AND SKI LIFTS, AND TOWERS, CABLES, CHAIRS AND OTHER FACILITIES NECESSARY OR DESIRABLE IN CONNECTION THEREWITH.

6. GENERAL SKI EASEMENTS: THE AREAS MARKED ON THE PLAT AS GENERAL SKI EASEMENT AND SKI LIFT EASEMENT ARE 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 IN CONNECTION THEREWITH 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, FROM TIME TO TIME, DESIGNATE.

7. WATER LINE EASEMENT: THE AREA MARKED ON THE PLAT AS WATER LINE EASEMENT IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR UNDERGROUND WATER PIPELINES AND APPURTENANCES THERETO.

8. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MARKED ON THE PLAT AS UTILITY EASEMENT AND AN AREA OF 6 FEET ON EACH SIDE OF EACH LOT LINE SHOWN ON THE PLAT, AND EACH AREA MENTIONED IN SECTIONS 2, 3, 4, 5, 6 AND 7 ABOVE (TO THE EXTENT ANY SUCH AREA IS WITHIN WOODRUN UNIT THREE) ARE 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 IS (TO THE EXTENT ANY SUCH AREA IS WITHIN WOODRUN UNIT THREE) HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN EASEMENT FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES.

9. GRANT OF RIGHTS IN OTHER EASEMENTS: SNOWMASS HAS HERETOFORE PLATTED CERTAIN REAL PROPERTY UNDER THE NAME AND STYLE OF WOODRUN UNIT ONE AND WOODRUN UNIT TWO, WHICH SUBDIVISION PLATS APPEAR OF RECORD IN THE RECORDS IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF PITKIN COUNTY COLORADO. THE AREAS MARKED CREEK LANE AND EDGEWOOD LANE ON SAID PLAT OF WOODRUN UNIT ONE, AND THAT PORTION OF THE EQUESTRIAN AND ROAD EASEMENT SHOWN ON THE PLAT OF WOODRUN UNIT TWO WHICH LIES WESTERLY OF THE LINE DESIGNATED ON THIS PLAT AS "LIMIT OF UNIT THREE ROAD EASEMENT" ARE HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR ACCESS PURPOSES FOR THE BENEFIT OF ALL LOTS IN WOODRUN UNIT THREE.

10. EASEMENTS EXCEPTED AND RESERVED TO SNOWMASS: ALL OF THE EASEMENTS MENTIONED IN SECTIONS 4, 5, 6, 7 AND 8 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.

11. SUCCESSORS AND ASSIGNS: AS USED HEREIN, A SUCCESSOR OR ASSIGN OF SNOWMASS, OTHER THAN JANSS OR AMERICAN CEMENT, AND OTHER THAN A SUCCESSOR TO EITHER BY CONSOLIDATION OR MERGER, 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.

12. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID OUT AND SUBDIVIDED AS WOODRUN UNIT THREE AND SHOWN ON THE PLAT IS AS FOLLOWS:
BEGIN AT A POINT WHICH IS THE NORTHWEST CORNER OF LOT 4 WOODRUN UNIT TWO, AND WHICH IS ALSO THE SOUTHWEST CORNER OF LOT 5 WOODRUN UNIT TWO, FROM WHICH POINT CORNER #9 OF TRACT 54, SECTION 11, T10S, R86W OF THE 6TH P.M. BEARS S70°27'48"E 844.83 FEET; THENCE S68°10'W 391.00 FEET; THENCE N1°40'W 261.00 FEET; THENCE N1°40'W 737.03 FEET; THENCE EAST 411.53 FEET; THENCE 54.30 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 82.02 FEET, THE CHORD OF WHICH BEARS S5°54'E 53.32 FEET; THENCE 100.46 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 136.39 FEET; THENCE 90.89 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 319.11 FEET; THENCE S1°01'W 116.34 FEET; THENCE S11°30'W 75.71 FEET; THENCE S3°50'E 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.269 ACRES. THE ABOVE DESCRIBED REAL PROPERTY IS PART OF TRACT 54, IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH P.M., PITKIN COUNTY, COLORADO. IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS DEDICATION THIS 18th DAY OF July, 1968. SNOWMASS-AT-ASPEN A JOINT VENTURE CONSISTING OF JANSS COLORADO CORPORATION AND AMERICAN CEMENT PROPERTIES, INC.

BY R. L. Herberg
R.L. HERBERG, ATTORNEY-IN-FACT

STATE OF COLORADO)
) ss.
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF July 1968, BY R. L. HERBERG, AS ATTORNEY-IN-FACT FOR SNOWMASS-AT-ASPEN, A JOINT VENTURE CONSISTING OF JANSS COLORADO CORPORATION, A COLORADO CORPORATION, AND AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 4/27/72 Paula Hoffmann
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:
I, G. E. BUCHANAN, CIVIL ENGINEER AND LICENSED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF WOODRUN UNIT 3, 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 2nd DAY OF July, 1968.

G.E. Buchanan
G.E. BUCHANAN

APPROVALS:
THIS PLAT OF WOODRUN UNIT 3 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING COMMISSION THIS 13th DAY OF June, 1968.

Edgar Fuller
CHAIRMAN OF PITKIN COUNTY PLANNING AND ZONING COMMISSION.

THIS PLAT OF WOODRUN UNIT 3 IS APPROVED BY RESOLUTION OF THE PITKIN COUNTY BOARD OF COMMISSIONERS THIS 18th DAY OF July, 1968. 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.

T. P. Sands
CHAIRMAN OF PITKIN COUNTY BOARD OF COMMISSIONERS

ACCEPTANCE:
THIS PLAT OF WOODRUN UNIT 3 IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS 24th DAY OF July, 1968 IN PLAT BOOK 3, ON PAGE 302.

Penny E. Dale
CLERK AND RECORDER