

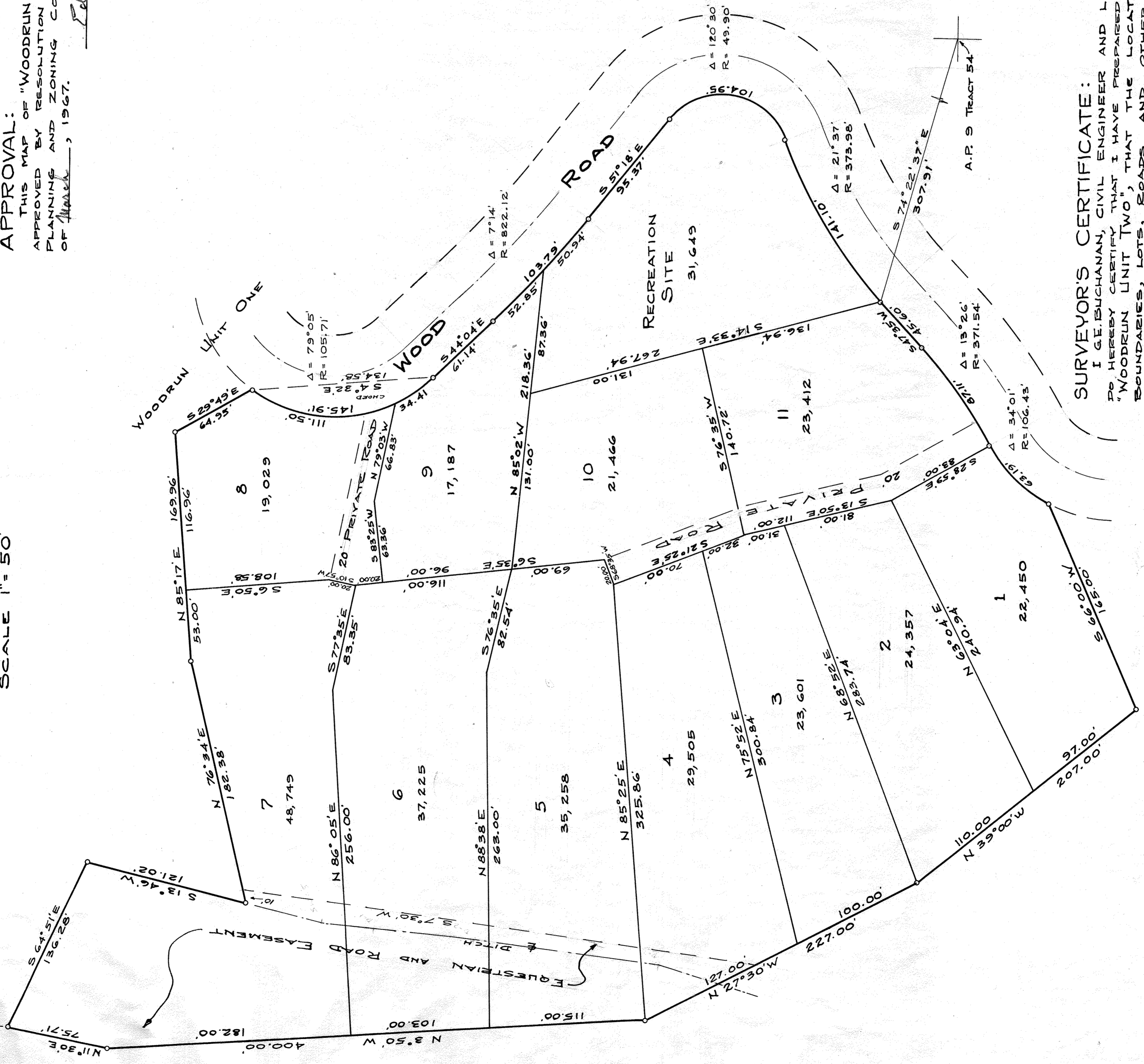
# Woodrun UNIT TWO

BEING PARTS OF TRACTS 44 & 54, TOWNSHIP 10 SOUTH,  
RANGE 86 WEST

ACCEPTED:  
CLERK AND RECORDER OF PITKIN COUNTY COLORADO  
THIS 15<sup>th</sup> DAY OF March, 1967 PLAT BOOK 3  
PAGE 130.  
*Ray E. Cole*  
CLERK AND RECORDER

APPROVAL:  
THIS MAP OF "WOODRUN UNIT TWO" WAS  
APPROVED BY RESOLUTION OF THE PITKIN COUNTY  
PLANNING AND ZONING COMMISSION THIS 6<sup>th</sup> DAY  
OF March, 1967.  
*Edgar Stetson*  
CHAIRMAN

SCALE 1" = 50'



APPROVAL:  
THIS PLAT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS  
OF PITKIN COUNTY COLORADO THIS 14<sup>th</sup> DAY OF March, 1967 AND THE  
DEDICATION OF ROADS ACCEPTED SUBJECT TO THE CONDITION  
THAT THE COUNTY SHALL UNDERTAKE MAINTENANCE OF SUCH ROADS  
ONLY AFTER CONSTRUCTION OF SUCH ROADS HAS BEEN COMPLETED  
IN ACCORDANCE WITH PITKIN COUNTY SPECIFICATIONS.

*Edgar Stetson*  
CHAIRMAN OF PITKIN CO. COM'RS.

SURVEYOR'S CERTIFICATE:  
I G.E. BUCHANAN, CIVIL ENGINEER AND LICENSED SURVEYOR,  
DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF  
"WOODRUN UNIT TWO", THAT THE LOCATION OF THE OUTSIDE  
BOUNDARIES, LOTS, ROADS AND OTHER FEATURES ARE  
ACCURATELY AND CORRECTLY SHOWN HEREON, THAT THE  
SAME ARE BASED ON FIELD SURVEYS, AND THAT THE  
PLATTED LOTS AND ROADS CONFORM TO THOSE THAT WILL  
BE STAKED ON THE GROUND AS SOON AS SET DEPTH WILL  
PERMIT. IN WITNESS WHEREOF I HAVE SET MY HAND AND  
SEAL THIS 30<sup>th</sup> DAY OF March, 1967.

*G.E. Buchanan*

"SNOWMASS-AT-ASPEN, A JOINT VENTURE (HEREINAFTER CALLED  
"SNOWMASS") CONSISTING OF JANSZ COLORADO CORPORATION, A  
CALIFORNIA CORPORATION (HEREINAFTER CALLED "JANSZ"), AND  
AMERICAN CEMENT PROPERTIES, INC., A DELAWARE CORPORATION  
(HEREINAFTER CALLED "AMERICAN CEMENT"), IS THE OWNER OF THE HERE  
INAFTER 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 HEREINAFTER  
BE KNOWN AND DESCRIBED AS "WOODRUN UNIT TWO", PITKIN  
COUNTY, COLORADO.

1. PUBLIC ROAD: WOODRUN UNIT TWO ADJOINS WOOD ROAD WHICH  
HAS HERETOFORE BEEN DEDICATED TO PUBLIC USE FOR ROAD PURPOSES  
AS PART OF WOODRUN UNIT ONE.  
2. AREAS NOT DEDICATED: NO PORTION OF WOODRUN UNIT TWO  
IS DEDICATED TO PUBLIC USE BUT CERTAIN AREAS THEREIN ARE HEREBY  
DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS AS  
HEREINAFTER SPECIFIED:  
3. PRIVATE ROADS: EACH AREA MARKED PRIVATE ROAD ON  
THE PLAT, OVER LOTS 8, 10 AND 11, IS HEREBY DECLARED TO BE AND  
SHALL BE ENCUMBERED BY AN EASEMENT FOR DRIVEWAY AND ACCESS  
PURPOSES FOR THE BENEFIT OF EACH LOT CROSSED BY OR ABUTTING ON  
THE SAME.  
4. EQUESTRIAN AND ROAD EASEMENTS: EACH AREA MARKED EQUESTRIAN  
AND ACCESS EASEMENT ON THE PLAT, OVER LOTS 4, 5, 6 AND 7, IS  
HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS  
FOR EQUESTRIAN AND SKIING PURPOSES AND FOR ROAD PURPOSES.  
5. UTILITIES AND DRAINAGE EASEMENTS: EACH AREA MENTIONED IN  
SECTIONS 3 AND 4 OF THIS DEDICATION, AND AN AREA OF 6 FEET ON  
EACH SIDE OF EACH LOT SHOWN ON THE PLAT, ARE HEREBY  
DECLARED TO BE AND SHALL BE ENCUMBERED BY EASEMENTS FOR PURPOSES  
OF DRAINAGE AND FOR UTILITIES, INCLUDING WATER, SEWER, GAS, ELECTRIC,  
TELEPHONE AND CABLE TELEVISION SERVICE. AN ADDITIONAL AREA OF 5  
FEET ON EITHER SIDE OF SAID EASEMENTS FOR DRAINAGE AND UTILITIES  
IS HEREBY DECLARED TO BE AND SHALL BE ENCUMBERED BY AN  
EASEMENT FOR USE IN CONSTRUCTION AND MAINTENANCE OF UTILITIES  
AND DRAINAGE FACILITIES.  
6. EASEMENTS EXCEPTED AND RESERVED: THE EASEMENTS  
MENTIONED IN SECTIONS 4 AND 5 OF THIS 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, HEREAFTER, FROM TIME TO TIME DESIGNATE. SAID  
EASEMENTS, TOGETHER WITH THE EXCLUSIVE RIGHT TO AUTHORIZE USE OF  
THE SAME, ARE HEREBY EXPRESSLY ASSIGNED AND RESERVED EXCLUSIVELY  
TO SNOWMASS, ITS SUCCESSORS AND ASSIGNS, AND RESERVED EXCLUSIVELY  
TO ANY SUCCESSOR OR ASSIGN OF SAID EASEMENTS IN OR TO, OR  
AMERICAN CEMENT OR ASSIGN OF SAID EASEMENTS, EXCEPT JANSZ OR  
EXCEPT A SUCCESSOR OR ASSIGN IN INTEREST TO SNOWMASS AND  
CON SOLIDATION, UNLESS AND EXCEPT TO THE EXTENT SUCH RIGHT, POWER  
OR AUTHORITY IS SPECIFICALLY GRANTED IN OR BY AN INSTRUMENT OF  
CONVEYANCE OR ASSIGNMENT.  
7. DESCRIPTION: THE DESCRIPTION OF THE REAL PROPERTY LAID  
OUT AND SUBDIVIDED AND SHOWN ON THE PLAT IS AS FOLLOWS:  
BEGIN AT A POINT ON THE WESTERLY R.O.W. LINE OF WOOD ROAD  
FROM WHICH A.P. 9 OF TRACT 54 BEARS S 74° 22' 57" E 307.91 FEET.  
THENCE S 47° 55' W 45.60 FEET. THENCE S 71° 11' E 106.19 FEET  
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 106.43 FEET.  
THENCE S 66° 00' W 165.00 FEET. THENCE N 39° 00' W 207.00 FEET.  
THENCE N 27° 30' W 227.00 FEET. THENCE N 3° 50' W 400.00 FEET.  
THENCE N 11° 50' E 75.71 FEET. THENCE S 64° 51' E 136.28 FEET.  
THENCE S 13° 46' W 121.02 FEET. THENCE N 76° 34' E 182.38 FEET.  
THENCE N 85° 17' E 169.96 FEET. THENCE S 29° 49' E 64.95 FEET.  
THENCE 145.91 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS  
OF 105.71 FEET, THE CHORD OF WHICH BEARS S 4° 32' E 134.58 FEET.  
THENCE S 44° 04' E 61.14 FEET. THENCE 103.79 FEET ALONG A CURVE TO  
THE LEFT HAVING A RADIUS OF 822.12 FEET. THENCE S 51° 18' E 95.37  
FEET. THENCE 104.95 FEET ALONG A CURVE TO THE RIGHT HAVING A  
RADIUS OF 49.90 FEET. THENCE 141.10 FEET ALONG A CURVE TO  
THE LEFT HAVING A RADIUS OF 373.98 FEET TO THE POINT OF  
BEGINNING, CONTAINING 7.665 ACRES.  
THE ABOVE-DESCRIBED REAL PROPERTY IS PART OF TRACTS 44 AND  
54, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, PITKIN COUNTY, COLORADO.

IN WITNESS WHEREOF, SNOWMASS HAS EXECUTED THIS  
DEDICATION THIS 17<sup>th</sup> DAY OF FEBRUARY, 1967.

SNOWMASS-AT-ASPEN, A JOINT VENTURE  
AND JANSZ COLORADO CORPORATION,  
AS A MEMBER THEREOF, AND  
AMERICAN CEMENT PROPERTIES,  
INC., AS A MEMBER THEREOF

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY  
OF FEBRUARY, 1967, BY R. L. HERBERG, AS ATTORNEY-IN-FACT FOR SNOWMASS-AT-ASPEN,  
A JOINT VENTURE, AND FOR JANSZ COLORADO CORPORATION, A CORPORATION, AS A MEMBER  
OF SAID JOINT VENTURE, AND FOR AMERICAN CEMENT PROPERTIES, INC., AS A MEMBER,  
AS A MEMBER OF SAID JOINT VENTURE.

MY COMMISSION EXPIRES Sept 30, 1967

WITNESS MY HAND AND OFFICIAL SEAL.

*Ray E. Cole*  
NOTARY PUBLIC

(SEAL)