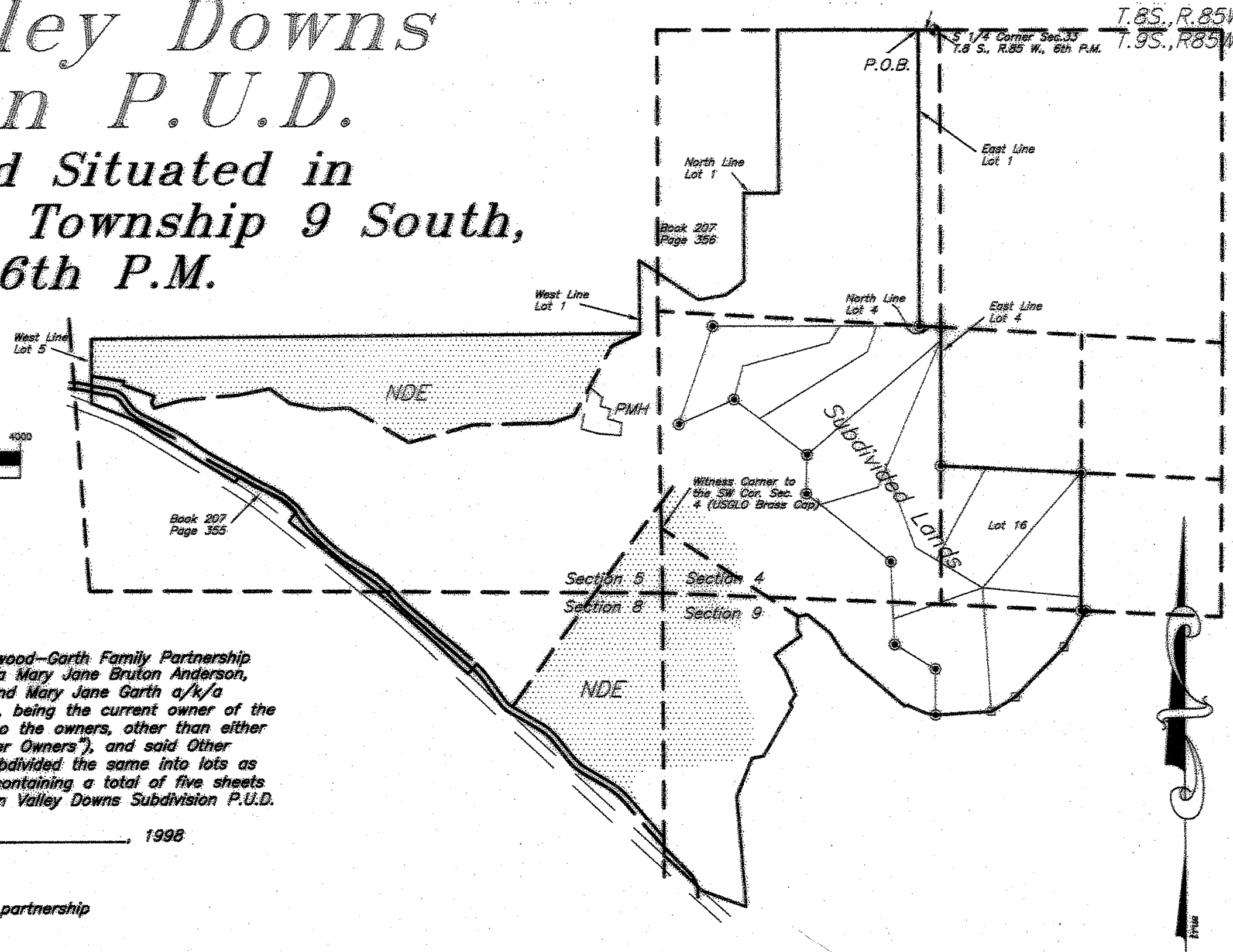
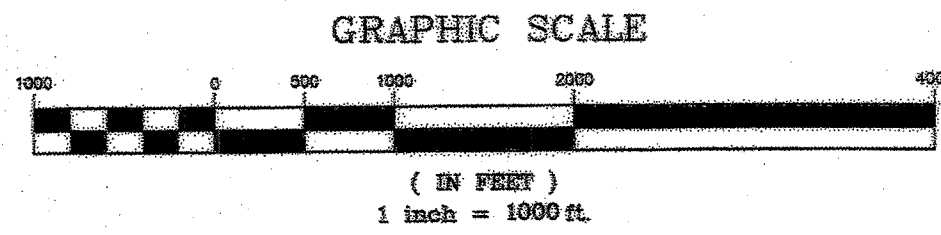


B49 P2

1st Amended Plat of Aspen Valley Downs Subdivision P.U.D. A Parcel of Land Situated in Sections 4,5,8,9, Township 9 South, Range 85 West, 6th P.M.



Certification of Dedication and Ownership:

Know all men by these presents the undersigned, Underwood-Garth Family Partnership and Mary Jane Garth a/k/a Mary Jane Underwood a/k/a Mary Jane Bruton Anderson, being collectively the Declarant under the Original Plat and Mary Jane Garth a/k/a Mary Jane Underwood a/k/a Mary Jane Bruton Anderson, being the current owner of the Entire Property less and except the individual lots sold to the owners, other than either of the Declarants, whose signatures appear below ("Other Owners"), and said Other Owners, have by these presents laid out, platted and subdivided the same into lots as shown on this Plat and described as Subdivided Lands containing a total of five sheets under the name and style of 1st Amended Plat of Aspen Valley Downs Subdivision P.U.D.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998

DECLARANT

Underwood-Garth Family Partnership, a Colorado limited partnership

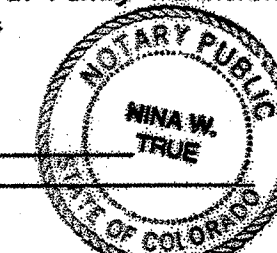
By: Mary Jane Garth  
Mary Jane Garth a/k/a Mary Jane Underwood a/k/a Mary Jane Bruton Anderson, General Partner

And: Mary Jane Garth  
Mary Jane Garth a/k/a Mary Jane Underwood a/k/a Mary Jane Bruton Anderson, individually

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 14th day of October 1998 by Mary Jane Garth a/k/a Mary Jane Underwood a/k/a Mary Jane Bruton Anderson, as General Partner for Underwood-Garth Family Partnership, a Colorado limited partnership, and for herself individually.

Witness my hand and official seal,  
My commission expires: 1/29/99  
Notary Public



OTHER OWNERS

Executed this 15th day of Dec 1998

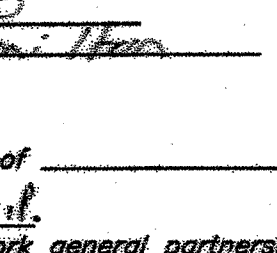
By: Jack Stievelman  
Jack Stievelman

By: Harriet Stievelman  
Harriet Stievelman

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 15th day of October 1998 by Jack Stievelman and Harriet Stievelman

Witness my hand and official seal,  
My commission expires: 10/17/00  
Notary Public



Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998

By: Woody Creek Partners, a New York general partnership

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 16th day of October 1998 by Woody Creek Partners, a New York general partnership.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998

Witness my hand and official seal,  
My commission expires: 7/29/99  
Notary Public



Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998

By: Stephen F. Brint

By: Mark Brown

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1998 by Stephen F. Brint and Mark Brown.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998  
Witness my hand and official seal,  
My commission expires: \_\_\_\_\_  
Notary Public

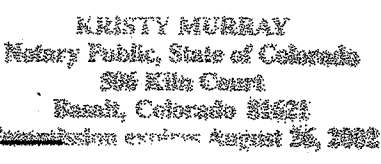
John B. Wing Holdings, Inc., a Colorado corporation.

By: John B. Wing  
John B. Wing as President of John B. Wing Holdings, Inc., a Colorado corporation.

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 24th day of Feb 1998 by John B. Wing as President of John B. Wing Holdings, Inc., a Colorado corporation.

Witness my hand and official seal,  
My commission expires: 9-26-02  
Notary Public

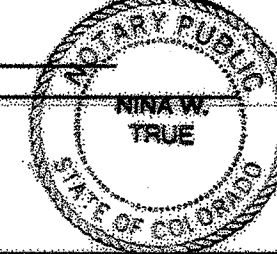


K-3 Partners, a New York general partnership.  
By: Jeffrey L. Kenner, G.P. as \_\_\_\_\_ of K-3 Partners, a New York general partnership.

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 15th day of October 1998 by Jeffrey L. Kenner as GENERAL PARTNER of K-3 Partners, a New York general partnership.

Witness my hand and official seal,  
My commission expires: 7/29/99  
Notary Public

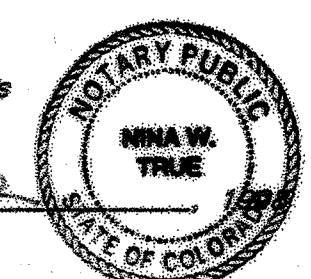


Executed this 8th day of December 1998  
By: Kevin C. Davis  
Kevin C. Davis

State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this 8th day of December 1998 by Kevin C. Davis

Executed this 8th day of December 1998  
Witness my hand and official seal,  
My commission expires: 1/29/99  
Notary Public



Executed this \_\_\_\_\_ day of \_\_\_\_\_ 1998

By: Patrick T. Lally

By: Valerie M. Lally

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1998 by Patrick T. Lally and Valerie M. Lally.

Witness my hand and official seal,  
My commission expires: \_\_\_\_\_  
Notary Public

Mortgagee Consent:

The undersigned, as mortgagee under the provisions of various mortgages and deeds of trust recorded in the records of the Clerk and Recorder of Pitkin County, Colorado encumbering portions of the property shown on this plat, hereby consents to the recording of this Plat and the matters shown hereon.

Attest:  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_

Notary Public Certificate:  
State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1998 by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and official seal,  
My commission expires: \_\_\_\_\_  
Notary Public

Mortgagee Consent:

The undersigned, as mortgagee under the provisions of various mortgages and deeds of trust recorded in the records of the Clerk and Recorder of Pitkin County, Colorado encumbering portions of the property shown on this plat, hereby consents to the recording of this Plat and the matters shown hereon.

Attest:  
By: \_\_\_\_\_ Title: \_\_\_\_\_  
By: \_\_\_\_\_ Title: \_\_\_\_\_

Notary Public Certificate:  
State of Colorado } ss.  
County of Pitkin }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1998 by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and official seal,  
My commission expires: \_\_\_\_\_  
Notary Public

PRIOR PLAT SUPERSEDED AND VACATED

Upon the recording of the 1st Amended Plat in the office of the Clerk and Recorder of Pitkin County, Colorado, the original final plat of Aspen Valley Downs Subdivision P.U.D. recorded May 14, 1992 in Plat Book 23 at Pages 90-94 of said records (the "Original Plat") and all dedications, grants and other matters set forth thereon, shall be deemed forever amended, restated and superseded hereby. Said Original Plat is hereby vacated in its entirety, and of no further force of effect whatsoever.

Dedication of Private Roads, Driveways, Waterlines, and Access Easements:  
The private roads, driveways, utility easements, waterlines, and access easements shown hereon are dedicated to the perpetual use of all utility companies, for the purpose of installing, constructing, replacing, repairing, and maintaining underground utilities and drainage facilities, including but not limited to water, sewer, electric, gas, telephone, and television lines together with the right of ingress and egress for such installation, construction, replacement, repair and maintenance. In no event shall the utility companies exercise the rights herein granted so as to interfere with the use of the private access easements for roadway purposes except to the extent reasonably necessary to enjoy the grant hereby made. Except as otherwise limited on this plat or by the protective covenants for Aspen Valley Downs Subdivision P.U.D., said roads, driveways, well and waterline easements, and access easements are hereby conveyed to the benefit and use of the Declarant, its successors and assigns and owners of Lots in Aspen Valley Downs Subdivision P.U.D. for purposes of access, ingress and egress to their respective properties and for the placement of underground utilities.

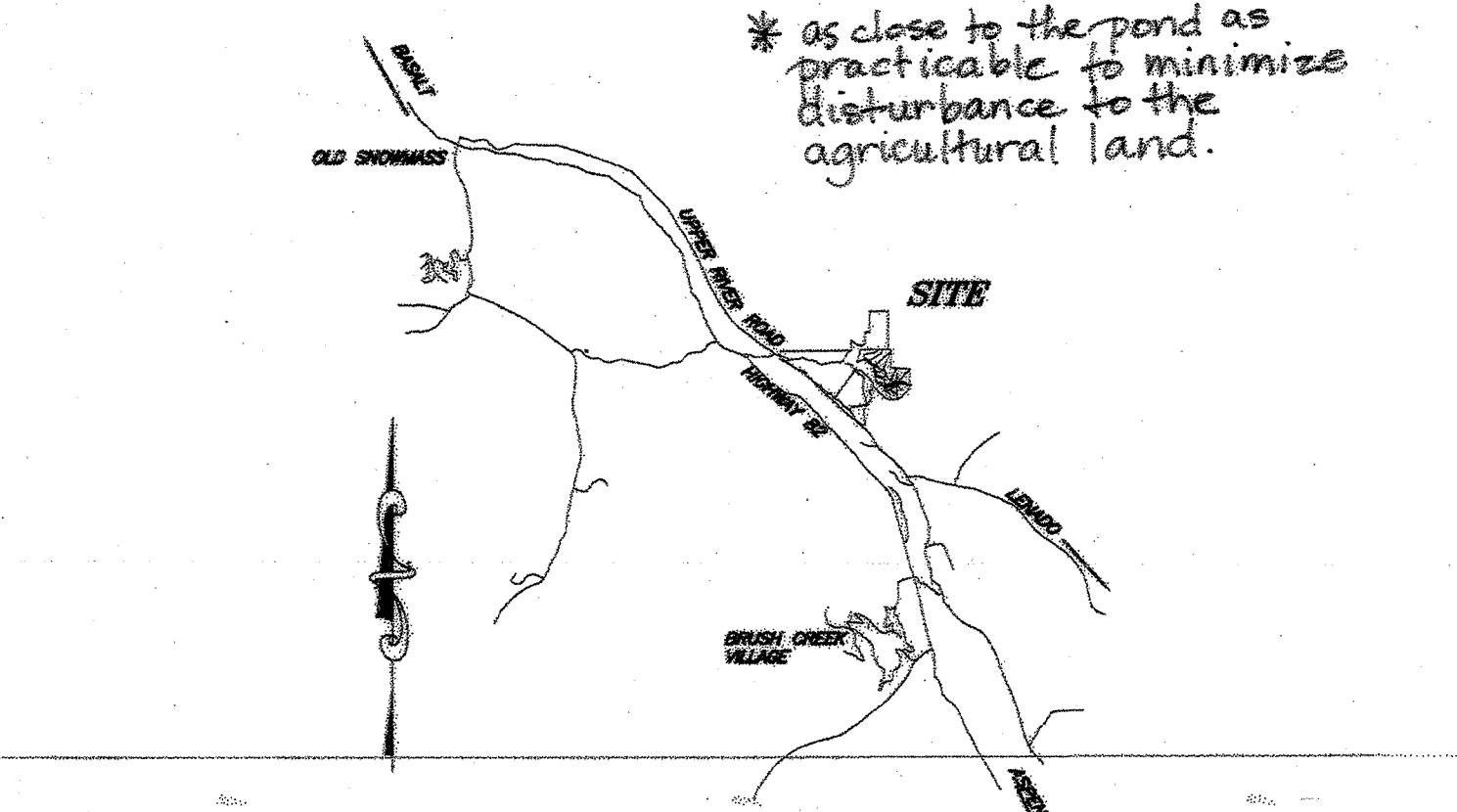
Acceptance for Recording:  
This 1st Amended Plat of Aspen Valley Downs Subdivision P.U.D. is accepted for filing in the office of the Clerk and Recorder of Pitkin County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_ 1998, in Plat Book \_\_\_\_\_ at Pages \_\_\_\_\_ and Reception No. \_\_\_\_\_

By: Christina M. [Signature]  
Clerk and Recorder  
COMMUNITY DEVELOPMENT DIRECTOR  
This 1st Amended Plat of Aspen Valley Downs Subdivision P.U.D. has been reviewed and approved by the Pitkin County \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 1998. \_\_\_\_\_  
Notary Public  
By: Christina M. [Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

Surveyor's Certificate:  
I, Kenneth R. Wilson, Professional Land Surveyor, do hereby certify that this 1st Amended Plat of Aspen Valley Downs Subdivision P.U.D. was prepared by me and under my supervision and that the location of the outside boundary, roads and other features are accurately shown and correctly shown hereon, that the same are based on field surveys performed under my supervision and that the plotted site conforms to that staked on the ground to the best of my belief and knowledge. In witness whereof, I have set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 1998.

By: Kenneth R. Wilson E.S. 15710  
Professional Land Surveyor

- Notes:  
1. The real property described herein is subject to the Pitkin County Board of County Commissioners' General Submission Resolution 93-31 in Book \_\_\_\_\_ at Page \_\_\_\_\_, Detailed Submission Resolution 92-156 in Book \_\_\_\_\_ at Page \_\_\_\_\_, and Final Plat Resolution 92-92 in Book \_\_\_\_\_ at Page \_\_\_\_\_, all of which are recorded in the records of the Clerk and Recorder of Pitkin County, Colorado.  
2. The real property described herein is subject to those certain protective covenants for Aspen Valley Downs Subdivision P.U.D. recorded on May 14, 1992 in Book 677 at Page 943, as amended by first amendment recorded November 3, 1992 in Book 693 at Page 578, and by second amendment recorded June 23, 1995 in Book 784 at Page 382 in the records of the Clerk and Recorder of Pitkin County, Colorado.  
3. The real property described herein is subject to the Subdivision Improvements Agreement for Aspen Valley Downs Subdivision P.U.D. recorded on 5/14/92 in Book 677 at Page 975 in the records of the Clerk and Recorder of Pitkin County, Colorado.  
4. The portion of the Entire Property not within the Subdivided Lands or Non Development Easements is not restricted against further development or subdivision.  
5. The owners of individual lots executing this Plat hereby agree that, subject to any necessary county approvals, the 30 foot access and utility easement and the 30 foot access easement leading to the pond, all as referred to on Sheet 5 of this Plat may be relocated and replatted in an alignment which is generally southerly and westerly of its present location and on the southwestern side of the pond which is presently in place. Such realignment and any necessary plat amendment or application thereof may be executed and implemented by the Declarant without further consents being required by the undersigned lot owners.



Statement Sheet 1 OF 5  
Job No. 7146  
Drawn by: R.F.  
Date: 10/4/91  
Appr. by: K.W.  
File: AV91P2

Notes:  
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



SCHMUESER GORDON MEYER INC.  
1001 GRAND AVENUE, SUITE 2-E  
GLENWOOD SPRINGS, COLORADO 81601  
(303) 945-1004 (FAX) 945-5948  
ASPEN, COLORADO (303) 925-6727

Aspen Valley Downs Sub

NUM-BER	REVISION	DATE	BY

DRAWING NUMBER B49 P2

B49 P3

DRAWING NUMBER  
B49 P3

DRAWING NUMBER  
B49 P3

DRAWING NUMBER  
B49 P3

DRAWING NUMBER  
B49 P3

The undersigned, president of Pitkin County Title, Inc., hereby certifies that:

- a. The Protective Covenants for Aspen Valley Downs Subdivision, recorded May 14, 1992, in Book 677 at Page 943 of the real property records of Pitkin County, Colorado (and as amended by that certain First Amendment to Protective Covenants for Aspen Valley Downs Subdivision, recorded November 3, 1992, in Book 693 at Page 578, and as further amended by that certain Second Amendment to Protective Covenants for Aspen Valley Downs Subdivision, recorded June 23, 1995 in Book 784 at Page 382), provide, in Article X, paragraph 2 thereof, that the plat of the Subdivision may be amended by the owners of 70% of the Residential Lots in the Subdivision, and all of the first lien holders on such Residential Lots, and all of the owner(s) of the Fathering Parcel; and
- b. The owners of 70% of the Residential Lots, and the owner of the Fathering Parcel, have executed the foregoing Plat Amendment, and that there are no first lien holders whose consent is required in connection with said Plat Amendment.

PITKIN COUNTY TITLE, INC.  
a Colorado corporation

By: [Signature]  
Name: Vincent J. Hagens  
Title: President

STATE OF COLORADO )  
COUNTY OF PITKIN ) ss.

The foregoing instrument was acknowledged before me this 14 day of February, 1999 by Vincent J. Hagens, acting in his capacity as president of Pitkin County Title, Inc., a Colorado corporation.

WITNESS my hand and seal.  
My commission expires: 2/28/2002

Charlotte D. Layhway Public  
Notary Public  
[Notary Seal]

**SGM** SURVEYORS ENGINEERS  
SCHMUESER GORDON MEYER INC.  
1001 GRAND AVENUE, SUITE 2-E  
GLENWOOD SPRINGS, COLORADO 81601  
(303) 945-1004 (FAX) 945-5948  
ASPEN, COLORADO (303) 925-6727

### Aspen Valley Downs Sub

NUM-BER	REVISION	DATE	BY

Statement Sheet

Job No. 7146  
Drawn by: R.F.  
Date: Feb 99  
Appr. by: K.W.  
File: avam1a

1a  
OF 5

B49 P4

DRAWING NUMBER  
B49  
P4

Description of Entire Property:

A parcel of land situated in Sections 4,5,8,9, Township 9 South, Range 85 West of the 6th P.M. being more particularly described as follows:

Beginning at a point on the north line of said Section 4 being also the northeast corner of Lot 1, said Section 4 whence the S1/4 corner for Section 33, Township 9 South, Range 85 West of the 6th P.M. bears S 89°58'44" E, 156.26 feet, thence;

S 00°00'00" W, 2779.07 feet along the east line of said Lot 1 to a point on the north line of Lot 4 said Section 4, thence; S 06°48'00" E, 206.39 along said north line Lot 4, thence; S 00°11'33" E, 1326.57 along the east line said Lot 4 to the NW corner of Lot 16 said Section 4, thence; S 86°56'06" E, 1327.79 feet along the north line said Lot 16 to the northeast corner said Lot 16, thence; S 00°05'25" W, 1321.96 feet along the east line of said Lot 16 to the south line of said Section 4, thence; S 87°19'00" E, 26.53 feet along said south line Section 4 to a point on a line described in a quit claim deed filed for record in the office of the Pitkin County Clerk and Recorder in Book 360 at Page 750, thence along said line recorded in Book 360 at Page 750 the following ten (10) courses:

S 30°48'31" W, 398.40 feet, thence; S 44°49'08" W, 635.29 feet, thence; S 268°29'32" W, 268.29 feet, thence; S 06°13'56" W, 528.96 feet, thence; N 79°54'10" W, 94.01 feet, thence; N 66°36'00" W, 190.54 feet, thence; S 73°50'34" W, 25.46 feet, thence; N 60°09'43" W, 694.62 feet, thence; N 40°48'29" W, 3.19 feet to a point on the northerly line of a parcel of land described in Book 607 at Page 824 and exception recorded in Book 207 at Page 351 in the office of the Pitkin County Clerk and Recorder, thence along said boundary recorded in Book 607 at Page 824 and exception recorded in Book 207 at Page 351 of the Pitkin County Clerk and Recorder records the following ten (10) courses:

N 31°42'00" W, 244.04 feet, thence; N 50°21'00" W, 276.85 feet, thence; S 77°36'00" W, 91.74 feet, thence; S 03°35'00" W, 112.12 feet, thence; S 25°59'00" E, 80.50 feet, thence; S 54°00'00" W, 308.60 feet, thence; S 36°03'00" E, 163.23 feet, thence; S 23°21'00" E, 258.25 feet, thence; S 34°15'00" W, 100.49 feet, thence; S 44°24'00" E, 35.18 feet, to a point on said line described in Book 360 at Page 750 of the records of the Pitkin County Clerk and Recorder, thence along said line described in Book 360 at Page 750 of the Pitkin County Clerk and Recorder the following four (4) courses:

S 29°59'20" W, 550.01 feet, thence; S 78°52'16" W, 111.31 feet, thence; S 22°22'18" W, 385.83 feet, thence; S 04°32'55" E, 1048.40 feet, thence;

N 89°50'55" W, 441.36 feet to a point on the northerly right-of-way line of the Denver and Rio Grande Railroad, thence;

N 47°05'56" W, 488.81 feet along said northerly right-of-way to the west line of said Section 9, Township 9 South, Range 85 West, thence;

N 00°02'48" W, 171.07 feet along said west line Section 9, to a point on the northerly right-of-way line of a county road as built and in place, thence along said northerly county road right-of-way line the following eleven (11) courses:

92.31 feet along the arc of a curve to the right, having a radius of 3790.40 feet, a central angle of 01°23'43", and subtending a chord bearing N 41°36'27" W, 92.30 feet, thence; N 40°54'35" W, 394.51 feet, thence; 267.49 feet along the arc of a curve to the left, having a radius of 818.26 feet, a central angle of 18°43'46", and subtending a chord bearing N 50°16'28" W, 266.30 feet, thence; N 59°38'21" W, 241.25 feet, thence; 185.83 feet along the arc of a curve to the right, having a radius of 478.57 feet, a central angle of 22°14'54", and subtending a chord bearing N 48°30'54" W, 184.67 feet, thence; N 37°23'27" W, 193.98 feet, thence; 209.10 feet along the arc of a curve to the left, having a radius of 540.90 feet, a central angle of 22°08'57", and subtending a chord bearing N 48°27'55" W, 207.80 feet, thence; N 69°32'24" W, 327.82 feet, thence; 86.55 feet along the arc of a curve to the right, having a radius of 214.69 feet, a central angle of 23°05'53", and subtending a chord bearing N 47°59'28" W, 85.96 feet, thence; N 36°26'31" W, 248.86 feet, thence; 192.08 feet along the arc of a curve to the left, having a radius of 1076.49 feet, a central angle of 10°13'59", and subtending a chord bearing N 41°33'31" W, 191.83 feet, thence;

S 41°28'04" W, 125.27 feet to a point on said northerly right-of-way line of the Denver and Rio Grande Railroad, thence along said northerly right-of-way line of the Denver and Rio Grande Railroad the following three (3) courses;

N 47°05'56" W, 685.74 feet, thence; 408.54 feet along the arc of a curve to the left, having a radius of 5779.65 feet, a central angle of 04°03'00", and subtending a chord bearing N 49°07'27" W, 408.45 feet, thence;

N 51°08'56" W, 1122.73 feet to a point on the boundary of a parcel of land described in Book 207 at Page 355 of the records of the Pitkin County Clerk and Recorder, thence leaving said northerly right-of-way line of the Denver and Rio Grande Railroad and following the boundary of said parcel of land described in Book 207 at Page 355 of the Pitkin County Clerk and Recorder records the following five (5) courses;

N 35°59'18" E, 111.07 feet, thence; 281.34 feet along the arc of a curve to the left, having a radius of 530.00 feet, a central angle of 30-24-52, and subtending a chord bearing N 50°14'12" W, 278.05 feet, thence;

201.94 feet along the arc of a curve to the right, having a radius of 2097.30 feet, a central angle of 05°31'00", and subtending a chord bearing N 62°41'12" W, 201.86 feet, thence;

N 89°55'42" W, 165.00 feet, thence; S 30°04'18" W, 67.00 feet to a point on said northerly right-of-way line of the Denver and Rio Grande Railroad, thence along said northerly right-of-way line of the Denver and Rio Grande Railroad the following four (4) courses:

43.24 feet along the arc of a curve to the left, having a radius of 2914.93 feet, a central angle of 00°51'00", and subtending a chord bearing N 57°39'26" W, 43.24 feet, thence;

N 58°04'56" W, 957.00 feet, thence; 256.62 feet along the arc of a curve to the left, having a radius of 1482.68 feet, a central angle of 09°55'00", and subtending a chord bearing N 63°02'26" W, 256.30 feet, thence;

N 67°59'56" W, 317.83 feet to the west line of Lot 5 said Section 5, Township 9 South, Range 85 West, thence;

N 00°00'00" E, 608.52 feet along said west line Lot 5 to the northwest corner said Lot 5, thence;

N 89°26'02" E, 5194.15 feet along the north line of Lots 5,6,7 of said Section 5, Township 9 South, Range 85 West to the south west corner of Lot 1, said Section 5, thence;

N 00°05'00" W, 695.13 feet along the west line of said Lot 1 Section 5 to a point on the south line of a parcel of land described in Book 207 at Page 356 of the records of the Pitkin County Clerk and Recorder, thence along said boundary of a parcel of land described in Book 207 at Page 356 the following five (5) courses:

S 58°00'00" E, 674.97 feet, thence; N 79°41'00" E, 263.65 feet, thence; N 52°12'00" E, 195.35 feet, thence; N 43°11'00" E, 23.22 feet, thence; N 00°00'00" E, 823.52 feet to the north line of said Lot 1, Section 4, thence;

S 89°57'05" E, 330.11 feet along said north line to an angle point on the north line of said Lot 1 Section 1, thence;

N 00°00'00" W, 1527.12 feet along the boundary of said Lot 1 to the north line of said Lot 1 being also a point on the north line of said Section 4 thence;

S 89°58'44" E, 1320.00 feet along said North line of Lot 1, to the point of beginning, said parcel contains 715.15 acres more or less.

Legal Description Non Development Easement

A parcel of land situated in Sections 4,5,8,9, Township 9 South, Range 85 West of the 6th P.M. being more particularly described as follows:

Beginning at a point whence the witness corner for the southwest corner of said Section 4 bears N 40°02'53" E, 2198.13 feet, thence;

N 35°02'00" E, 2563.32 feet, thence;

S 33°58'00" E, 181.75 feet, thence; 118.45 feet along the arc of a curve to the left, having a radius of 256.33 feet, a central angle of 26°01'41", and subtending a chord bearing S 46°58'50" E, 115.45 feet, thence;

S 59°59'41" E, 282.66 feet, thence; 52.14 feet along the arc of a curve to the right, having a radius of 123.96 feet, a central angle of 24°05'59", and subtending a chord bearing S 47°56'41" E, 51.76 feet, thence;

S 35°53'42" E, 269.01 feet, thence; 37.15 feet along the arc of a curve to the right, having a radius of 50.16 feet, a central angle of 42°26'01", and subtending a chord bearing S 14°40'41" E, 36.30 feet, thence;

S 06°32'20" W, 432.38 feet, thence; 115.94 feet along the arc of a non-tangent curve to the left, having a radius of 219.22 feet, a central angle of 30°18'05", and subtending a chord bearing S 15°54'29" W, 114.59 feet, thence;

S 01°45'27" W, 91.42 feet, thence; 87.70 feet along the arc of a curve to the left, having a radius of 440.65 feet, a central angle of 1°24'10", and subtending a chord bearing S 04°56'38" E, 87.55 feet, thence;

S 10°38'44" E, 560.73 feet, thence; 86.99 feet along the arc of a curve to the left, having a radius of 482.94 feet, a central angle of 10°19'13", and subtending a chord bearing S 15°48'20" E, 86.87 feet, thence;

S 20°57'56" E, 238.70 feet, thence; 60.78 feet along the arc of a curve to the right, having a radius of 190.00 feet, a central angle of 21°45'29", and subtending a chord bearing S 10°05'12" E, 60.40 feet, thence;

S 00°47'33" W, 119.15 feet, thence; 80.96 feet along the arc of a curve to the right, having a radius of 85.00 feet, a central angle of 41°05'31", and subtending a chord bearing S 21°20'18" W, 59.66 feet, thence;

S 41°53'04" W, 72.16 feet, thence; 77.81 feet along the arc of a curve to the right, having a radius of 110.00 feet, a central angle of 40°31'46", and subtending a chord bearing S 62°08'37" W, 76.20 feet, thence;

S 82°24'50" W, 280.67 feet, thence; 198.54 feet along the arc of a curve to the right, having a radius of 5521.39 feet, a central angle of 02°03'37", and subtending a chord bearing S 83°26'36" W, 198.53 feet, thence;

S 84°28'27" W, 370.22 feet, thence; 396.45 feet along the arc of a curve to the left, having a radius of 205.00 feet, a central angle of 110°48'15", and subtending a chord bearing S 29°04'19" W, 337.49 feet, thence;

N 40°54'35" W, 23.23 feet, thence; 267.49 feet along the arc of a curve to the left, having a radius of 818.26 feet, a central angle of 18°43'46", and subtending a chord bearing, N 50°16'28" W, 266.30 feet, thence;

N 59°38'21" W, 241.25 feet, thence; 185.83 feet along the arc of a curve to the right, having a radius of 478.57 feet, a central angle of 22°14'54", and subtending a chord bearing N 48°30'54" W, 184.67 feet, thence;

N 37°23'27" W, 193.98 feet, thence; 209.10 feet along the arc of a curve to the left, having a radius of 540.90 feet, a central angle of 22°08'57", and subtending a chord bearing N 48°27'55" W, 207.80 feet, thence;

N 59°32'24" W, 327.82 feet, to the point of beginning, said parcel contains 84.886 acres more or less.

Legal Description Non Development Easement

A parcel of land situated in Section 5, Township 9 South, Range 85 West of the 6th P.M. being more particularly described as follows:

Beginning at the SW corner of Lot 1 said Section 5, thence;

S 65°34'31" W, 292.92 feet, thence; S 27°57'23" W, 751.55 feet, thence; S 70°26'40" W, 218.36 feet, thence;

S 88°36'31" W, 310.86 feet, thence; S 88°17'28" W, 442.84 feet, thence; S 78°04'43" W, 627.71 feet, thence; N 60°00'15" W, 655.87 feet, thence;

S 87°01'16" W, 275.30 feet, thence; N 77°52'37" W, 289.81 feet, thence; N 53°35'53" W, 233.77 feet, thence; S 78°21'55" W, 293.69 feet, thence;

S 84°42'21" W, 533.85 feet, thence; S 74°21'05" W, 273.90 feet, thence; N 26°41'03" W, 59.84 feet, thence; N 25°17'04" E, 45.22 feet, thence;

N 15°41'48" E, 20.56 feet, thence; N 69°52'52" W, 314.99 feet, thence; N 16°01'12" E, 35.95 feet, thence; N 80°20'27" W, 329.54 feet to the west line of Lot 5, said Section 5, thence;

N 00°00'00" E, 348.15 feet along said west line of Lot 5 to the northwest corner of said Lot 5, thence;

N 89°26'02" E, 5194.15 feet along the north line of Lots 5,6,7 of said Section 5 to the point of beginning; said parcel contains 78.569 acres more or less.

Description of Subdivided Land:

A parcel of land situated in Sections 4,5 Township 9 South, Range 85 West of the 6th P.M. being more particularly described as follows:

Beginning at a point on the north line of Lot 4 said Section 4 whence the S1/4 corner for Section 33, Township 9 South, Range 85 West of the 6th P.M. bears N 00°00'00" E, 2779.07 feet and S 89°58'44" E, 156.26 feet, thence;

S 86°48'10" E, 209.39 along said north line Lot 4, thence; S 00°11'23" E, 1326.57 along the east line said Lot 4 to the NW corner of Lot 16 said Section 4, thence;

S 86°56'06" E, 1327.79 feet along the north line said Lot 16 to the northeast corner said Lot 16, thence; S 00°05'25" W, 1321.96 feet along the east line of said Lot 16 to the south line of said Section 4, thence;

S 87°19'00" E, 26.53 feet along said south line Section 4 to a point on a line described in a quit claim deed filed for record in the office of the Pitkin County Clerk and Recorder in Book 360 at Page 750, thence along said line recorded in Book 360 at Page 750 the following four (4) courses:

S 30°48'31" W, 398.40 feet, thence; S 44°49'08" W, 635.29 feet, thence; S 58°40'32" W, 268.29 feet, thence; S 06°13'56" W, 528.96 feet, thence;

N 00°05'31" E, 434.56 feet, thence; N 59°42'09" W, 445.52 feet, thence; N 02°29'27" W, 787.59 feet, thence;

N 50°31'43" W, 1026.94 feet, thence; N 00°45'26" E, 373.33 feet, thence; N 52°25'58" W, 870.39 feet, thence;

S 65°14'29" W, 573.48 feet, thence; N 18°44'09" E, 994.62 feet, thence; S 00°00'00" E, 1548.53 feet, thence; N 89°49'20" E, 399.76 feet to the point of beginning, said parcel contains 154.903 acres more or less.

NUM-BER	REVISION	DATE	BY

Legal Descriptions

Job No. 7146	2 OF 5
Drawn by: R.F.	
Date: 10/4/91	
Appr. by: K.W.	

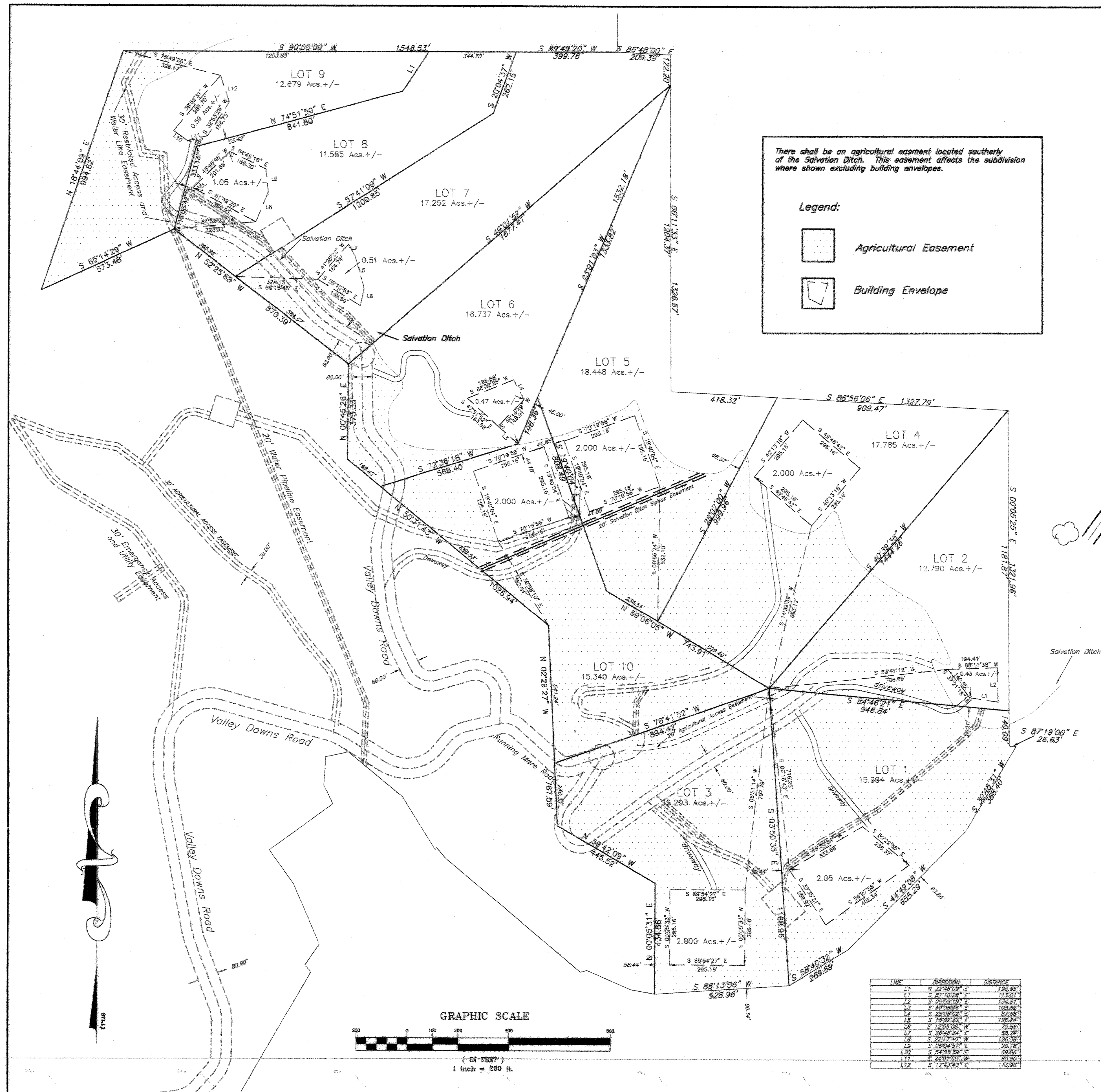
File: AVRP004

**SCHMUESER GORDON MEYER INC.**  
1001 GRAND AVENUE, SUITE 2-E  
GLENWOOD SPRINGS, COLORADO 81601  
(303) 945-1004 (FAX) 945-5948  
ASPEN, COLORADO (303) 925-6727

**Aspen Valley Downs Sub**

**SGM**  
SURVEYORS  
ENGINEERS

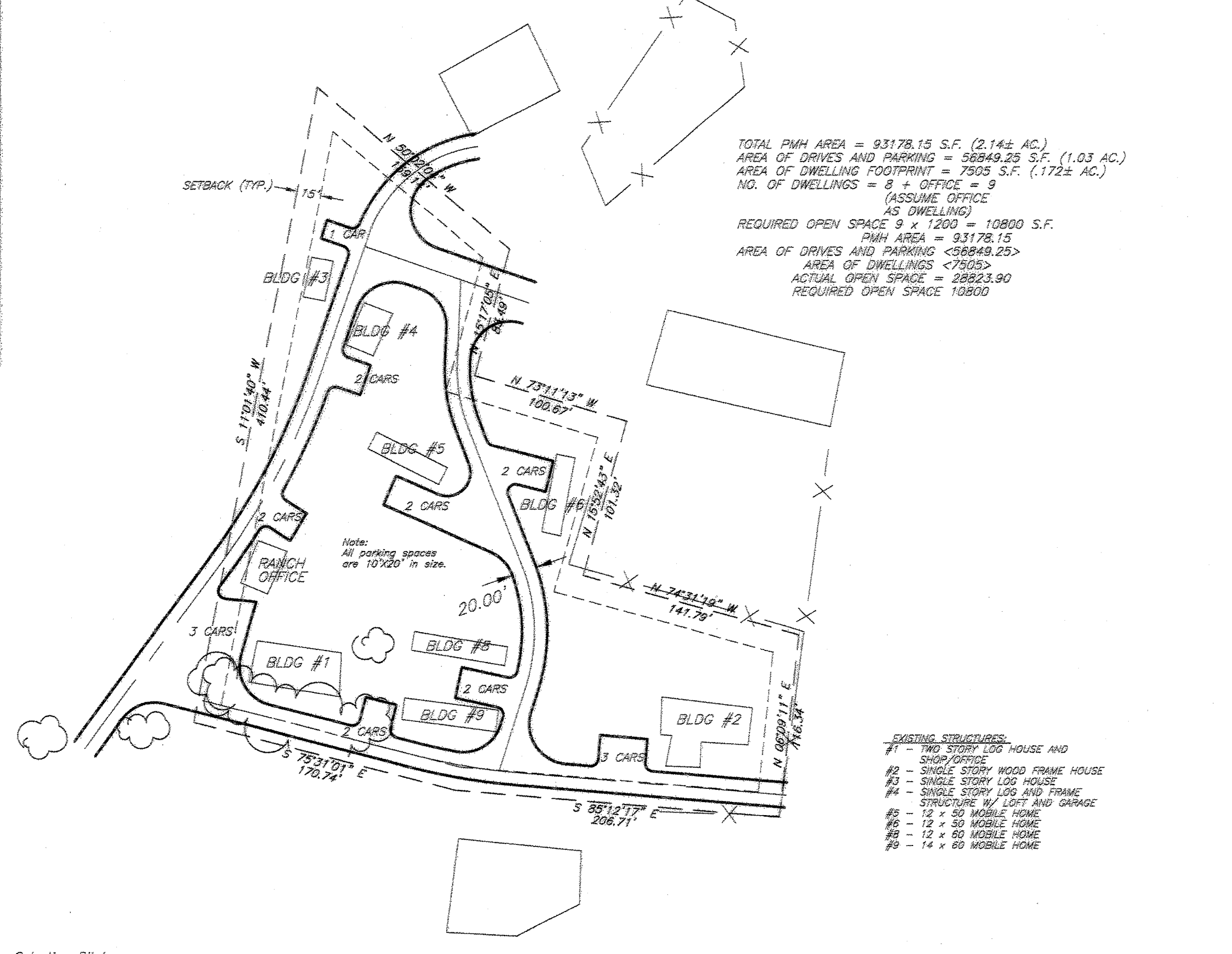
# B49 P5



There shall be an agricultural easement located southerly of the Salvation Ditch. This easement affects the subdivision where shown excluding building envelopes.

**Legend:**

- Agricultural Easement
- Building Envelope



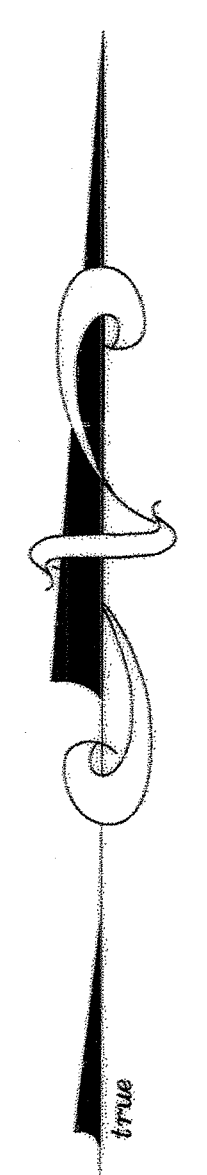
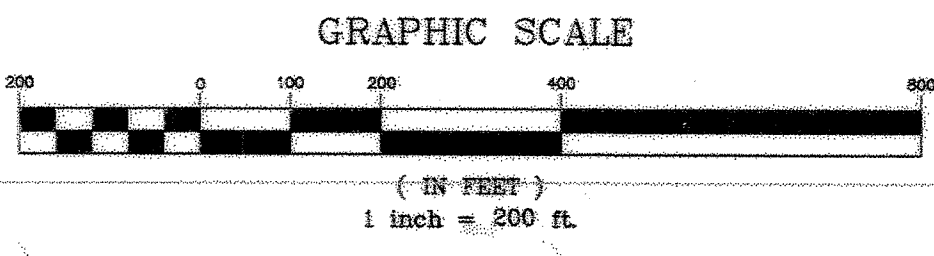
TOTAL PMH AREA = 93178.15 S.F. (2.145 AC.)  
 AREA OF DRIVES AND PARKING = 58849.25 S.F. (1.03 AC.)  
 AREA OF DWELLING FOOTPRINT = 7905 S.F. (.172± AC.)  
 NO. OF DWELLINGS = 8 + OFFICE = 9  
 (ASSUME OFFICE AS DWELLING)  
 REQUIRED OPEN SPACE 9 x 1200 = 10800 S.F.  
 PMH AREA = 93178.15  
 AREA OF DRIVES AND PARKING <68849.25>  
 AREA OF DWELLINGS <7905>  
 ACTUAL OPEN SPACE = 28823.90  
 REQUIRED OPEN SPACE 10800

- EXISTING STRUCTURES:**
- #1 - TWO STORY LOG HOUSE AND SHED/STABLE
  - #2 - SINGLE STORY WOOD FRAME HOUSE
  - #3 - SINGLE STORY LOG HOUSE
  - #4 - SINGLE STORY LOG AND FRAME STRUCTURE W/ LEFT AND GARAGE
  - #5 - 12 x 80 MOBILE HOME
  - #6 - 12 x 80 MOBILE HOME
  - #7 - 12 x 80 MOBILE HOME
  - #8 - 14 x 80 MOBILE HOME

NOTE: THE 20' AGRICULTURAL ACCESS EASEMENT SHOWN HEREON IS RESERVED BY DECLARANT, ITS HEIRS, SUCCESSORS, ASSIGNS, LICENSEES OR INVITEES FOR RANCHING AND ACCESS PURPOSES.

- NOTES:**
- Building envelopes 9,6,5,2 and 1 lie within the required 100' front yard setback and these setback variances have been approved thru the PUD process.
  - Prior to issuance of a building permit on any lot for which a building permit is sought, the Environmental Health Department shall review and approve a final drainage plan which addresses control of irrigation water and drainage water as they relate to sewage disposal system operations for said lot.

LINE	DIRECTION	DISTANCE
L1	N 32°46'09" E	130.00'
L2	S 87°10'25" E	133.01'
L3	S 20°09'10" E	134.81'
L4	S 49°08'46" E	103.82'
L5	S 28°03'03" E	67.08'
L6	S 18°02'57" E	126.24'
L7	S 72°39'08" W	70.88'
L8	S 28°44'24" E	58.74'
L9	S 22°17'40" W	126.38'
L10	S 08°04'57" E	60.11'
L11	S 42°55'39" W	69.09'
L12	S 24°31'50" W	60.80'
L13	S 72°43'49" E	173.00'



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Notice:  
 According to Colorado law, you will commence any legal action based upon any defect in this survey within three years after your first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**SGM SURVEYORS ENGINEERS**  
**SCHMUESER GORDON MEYER INC.**  
 1001 GRAND AVENUE, SUITE 2-E  
 GLENWOOD SPRINGS, COLORADO 81601  
 (303) 945-1004 (FAX) 945-5948  
 ASPEN, COLORADO (303) 925-6727

## Aspen Valley Downs Sub

NUM-REV	REVISION	DATE	BY

**Lot and Building Env Dimension Plan**

Job No. 7146	<b>3</b> OF 5
Drawn by: R.F.	
Date: 8/1/91	
Appr. by: K.W. File: AVFFR02	

DRAWING NUMBER B49 P5

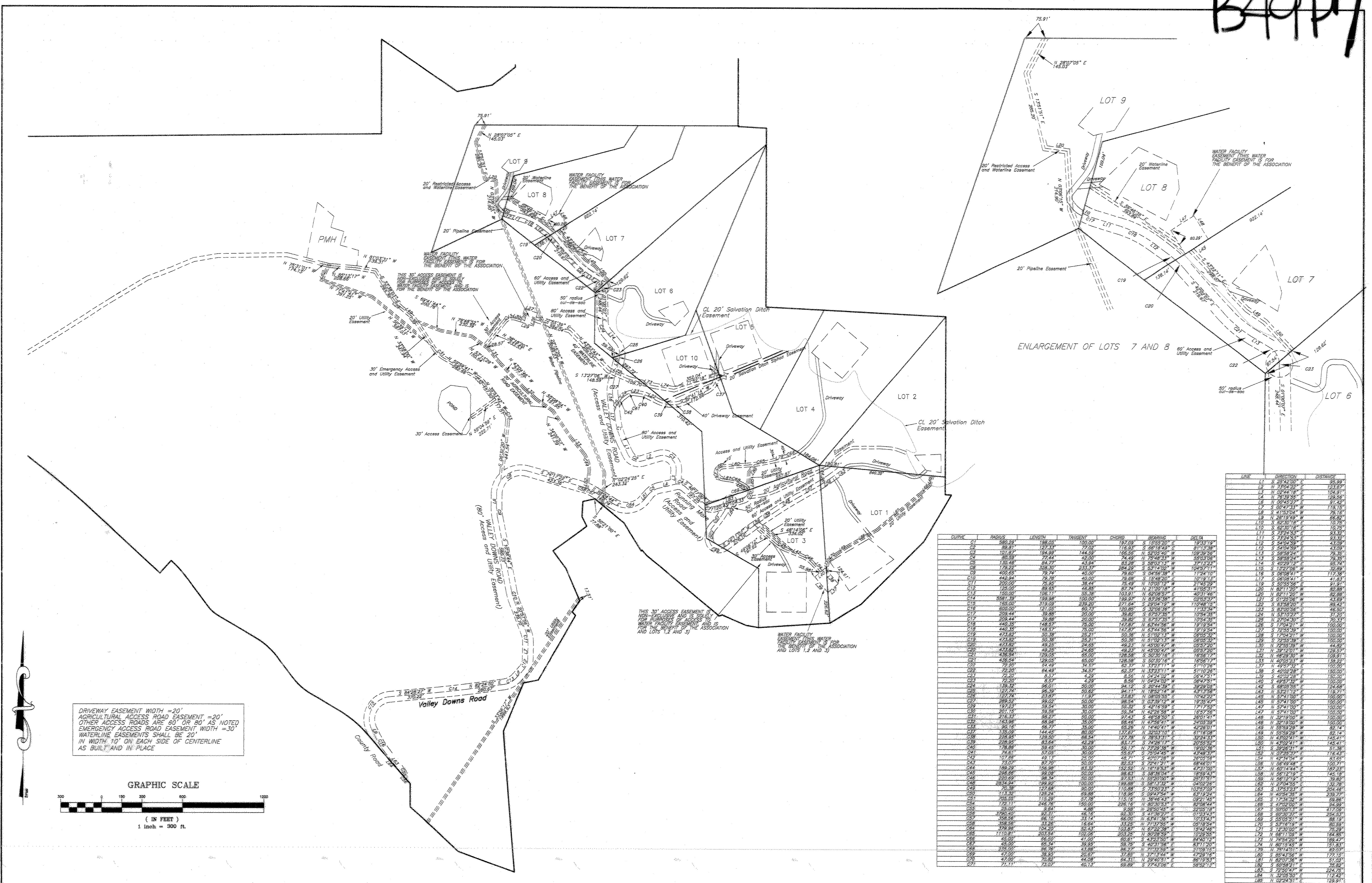
B49P7

DRAWING NUMBER

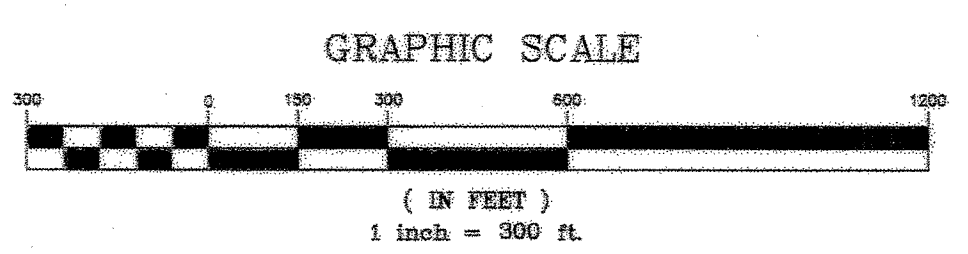
DRAWING NUMBER

B49

P77



DRIVEWAY EASEMENT WIDTH = 20'  
 AGRICULTURAL ACCESS ROAD EASEMENT = 20'  
 OTHER ACCESS ROADS ARE 60' OR 80' AS NOTED  
 EMERGENCY ACCESS ROAD EASEMENT WIDTH = 30'  
 WATERLINE EASEMENTS SHALL BE 20'  
 IN WIDTH, 10' ON EACH SIDE OF CENTERLINE  
 AS BUILT AND IN PLACE



THIS 30' ACCESS EASEMENT IS NOT EXCLUSIVE AND IS SUBJECT TO THE RIGHTS OF THE WATER FACILITY EASEMENT AND IS TO BE FOR THE BENEFIT OF THE ASSOCIATION AND LOTS 1, 2 AND 3.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C01	580.22	198.05	100.00	197.99	S 19.55 20' E	19.55 20'
C02	88.81	123.54	77.02	118.81	S 69.18 49' E	69.18 49'
C03	101.87	184.89	144.89	186.55	N 52.05 40' W	109.39 26'
C04	80.59	27.44	22.00	74.49	N 79.48 19' W	39.03 06'
C05	130.48	84.77	43.84	83.08	S 26.11 14' W	171.32 11'
C06	178.23	138.30	233.17	284.59	S 53.14 59' W	104.57 11'
C07	600.05	78.74	46.00	78.68	S 14.48 00' E	17.74 10'
C08	442.84	75.26	46.00	75.26	S 14.48 00' E	17.74 10'
C09	200.00	75.26	38.44	75.49	N 10.00 17' W	21.42 39'
C10	125.00	88.65	66.88	87.74	N 21.58 18' E	17.74 10'
C11	150.00	106.11	58.38	103.91	N 62.08 47' E	40.31 46'
C12	200.00	139.98	100.00	199.97	N 83.26 58' E	62.08 47'
C13	180.00	174.00	239.00	271.84	S 29.54 17' W	17.74 10'
C14	600.00	121.05	80.73	120.85	S 32.08 18' E	17.74 10'
C15	200.00	39.88	20.00	39.87	S 87.57 35' E	10.94 10'
C16	275.44	36.08	20.00	36.07	S 87.57 35' E	10.94 10'
C17	246.39	148.57	75.00	127.87	N 83.44 58' W	18.19 54'
C18	148.57	148.57	75.00	147.97	N 83.44 58' W	18.19 54'
C19	473.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C20	473.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C21	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C22	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C23	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C24	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C25	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C26	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C27	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C28	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C29	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C30	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C31	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C32	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C33	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C34	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C35	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C36	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C37	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C38	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C39	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C40	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C41	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C42	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C43	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C44	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C45	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C46	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C47	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C48	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C49	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C50	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C51	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C52	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C53	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C54	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C55	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C56	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C57	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C58	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C59	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C60	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C61	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C62	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C63	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C64	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
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C66	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C67	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C68	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C69	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C70	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'
C71	124.82	30.36	25.71	30.36	N 51.02 13' W	08.09 10'

LINE	DESCRIPTION	DISTANCE
L1	S 25.42 00' E	24.89
L2	N 73.04 22' E	123.87
L3	N 76.58 10' E	126.56
L4	N 80.43 27' E	91.42
L5	N 84.15 27' E	118.75
L6	S 41.53 04' W	78.18
L7	N 28.19 44' W	66.82
L8	S 28.07 18' E	107.75
L9	S 22.32 18' E	102.75
L10	S 22.32 18' E	102.75
L11	S 22.32 18' E	102.75
L12	S 24.04 59' E	43.09
L13	N 54.54 29' E	41.81
L14	S 58.50 24' E	79.35
L15	S 58.50 24' E	79.35
L16	S 58.50 24' E	79.35
L17	S 58.50 24' E	79.35
L18	S 58.50 24' E	79.35
L19	S 58.50 24' E	79.35
L20	S 58.50 24' E	79.35
L21	S 58.50 24' E	79.35
L22	S 58.50 24' E	79.35
L23	S 58.50 24' E	79.35
L24	S 58.50 24' E	79.35
L25	S 58.50 24' E	79.35
L26	S 58.50 24' E	79.35
L27	S 58.50 24' E	79.35
L28	S 58.50 24' E	79.35
L29	S 58.50 24' E	79.35
L30	S 58.50 24' E	79.35
L31	S 58.50 24' E	79.35
L32	S 58.50 24' E	79.35
L33	S 58.50 24' E	79.35
L34	S 58.50 24' E	79.35
L35	S 58.50 24' E	79.35
L36	S 58.50 24' E	79.35
L37	S 58.50 24' E	79.35
L38	S 58.50 24' E	79.35
L39	S 58.50 24' E	79.35
L40	S 58.50 24' E	79.35
L41	S 58.50 24' E	79.35
L42	S 58.50 24' E	79.35
L43	S 58.50 24' E	79.35
L44	S 58.50 24' E	79.35
L45	S 58.50 24' E	79.35
L46	S 58.50 24' E	79.35
L47	S 58.50 24' E	79.35
L48	S 58.50 24' E	79.35
L49	S 58.50 24' E	79.35
L50	S 58.50 24' E	79.35
L51	S 58.50 24' E	79.35
L52	S 58.50 24' E	79.35
L53	S 58.50 24' E	79.35
L54	S 58.50 24' E	79.35
L55	S 58.50 24' E	79.35
L56	S 58.50 24' E	79.35
L57	S 58.50 24' E	79.35
L58	S 58.50 24' E	79.35
L59	S 58.50 24' E	79.35
L60	S 58.50 24' E	79.35
L61	S 58.50 24' E	79.35
L62	S 58.50 24' E	79.35
L63	S 58.50 24' E	79.35
L64	S 58.50 24' E	79.35
L65	S 58.50 24' E	79.35
L66	S 58.50 24' E	79.35
L67	S 58.50 24' E	79.35
L68	S 58.50 24' E	79.35
L69	S 58.50 24' E	79.35
L70	S 58.50 24' E	79.35
L71	S 58.50 24' E	79.35
L72	S 58.50 24' E	79.35
L73	S 58.50 24' E	79.35
L74	S 58.50 24' E	79.35
L75	S 58.50 24' E	79.35
L76	S 58.50 24' E	79.35
L77	S 58.50 24' E	79.35
L78	S 58.50 24' E	79.35
L79	S 58.50 24' E	79.35
L80	S 58.50 24' E	79.35
L81	S 58.50 24' E	79.35
L82	S 58.50 24' E	79.35
L83	S 58.50 24' E	79.35
L84	S 58.50 24' E	79.35
L85	S 58.50 24' E	79.35
L86	S 58.50 24' E	79.35
L87	S 58.50 24' E	79.35
L88	S 58.50 24' E	79.35
L89	S 58.50 24' E	79.35
L90	S 58.50 24' E	79.35
L91	S 58.50 24' E	79.35
L92	S 58.50 24' E	79.35
L93	S 58.50 24' E	79.35
L94	S 58.50 24' E	79.35
L95	S 58.50 24' E	79.35
L96	S 58.50 24' E	79.35
L97	S 58.50 24' E	79.35
L98	S 58.50 24' E	79.35
L99	S 58.50 24' E	79.35
L100	S 58.50 24' E	79.35

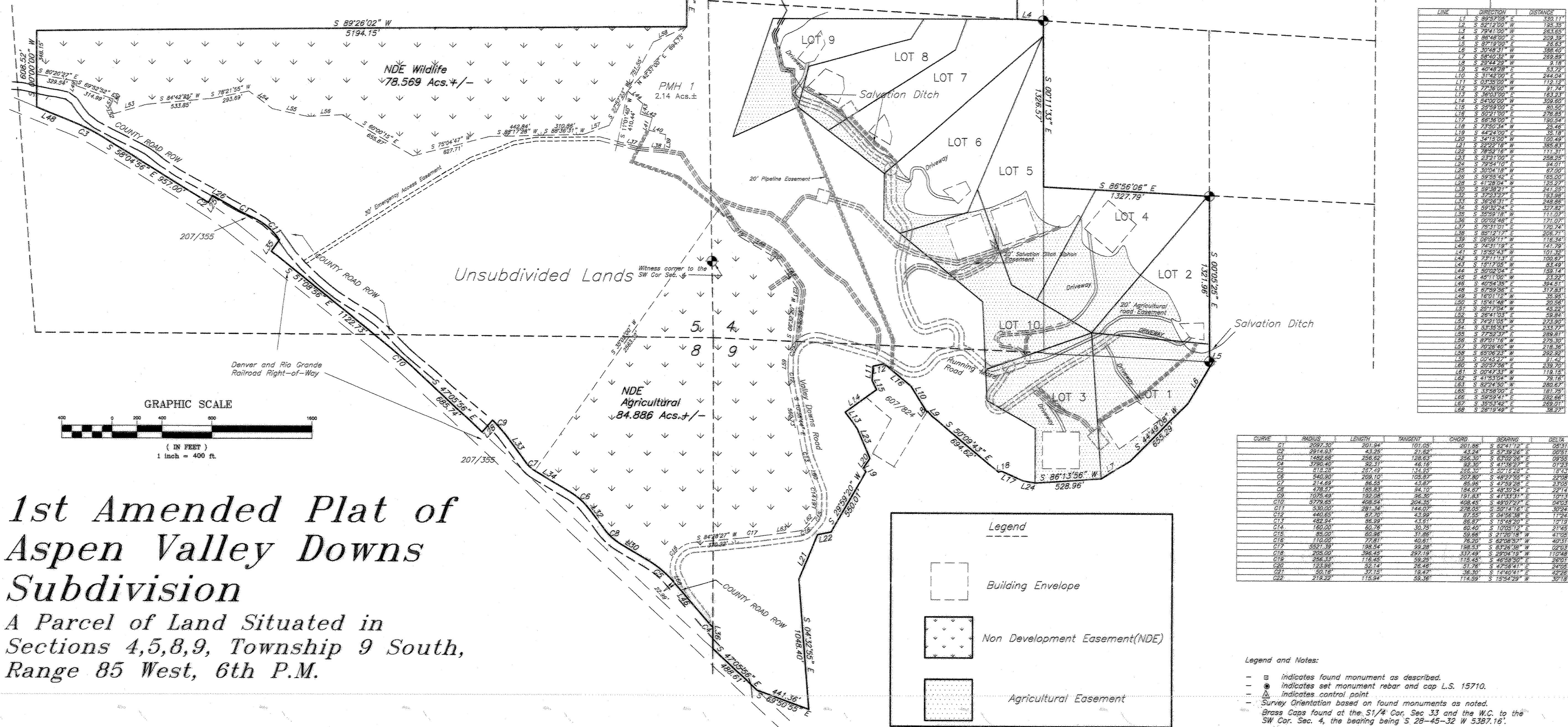
<p>SCHMUESER GORDON MEYER INC.          1001 GRAND AVENUE, SUITE 2-E          GLENWOOD SPRINGS, COLORADO 81601          (303) 945-1004 (FAX) 945-5948          ASPEN, COLORADO (303) 925-6727</p>	<p>Aspen Valley Downs Sub</p>				<p>Job No. 7146</p>
	<p>NUM-REV</p>	<p>REVISION</p>	<p>DATE</p>	<p>BY</p>	<p>Drawn by: R.F.</p>
<p>Road, Driveway and Easement Plan</p>				<p>Date: 8/1/91</p>	<p>5 OF 5</p>
<p>SURVEYORS ENGINEERS</p>				<p>Appr. by: K.W.</p>	<p>File: AVRPRD3</p>

D:\Projects\AVRPRD3\Drawings\Title Page 18 11:41:12 1999 SGM, Inc. KM

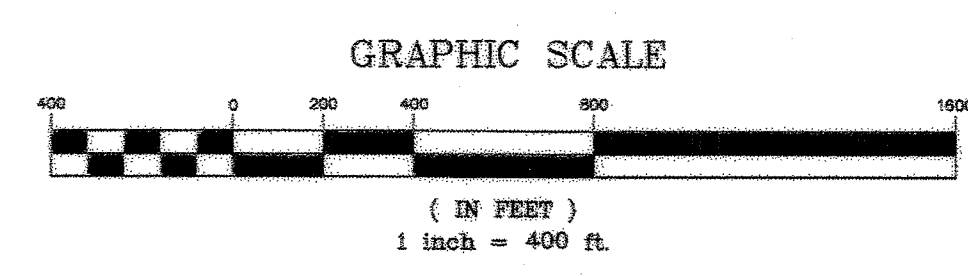
B49 P6

Land Use Table

PMH 1 -	2.14 Acs. +/-
Subdivision	154.90 Acs. +/-
NDE/Open Space	163.45 Acs. +/-
Subtotal	322.14 Acs. +/-
Unsubdivided Lands remaining 394.66 Acs. +/-	



LINE	DIRECTION	DISTANCE
L1	S 89°58'44" E	1320.00
L2	S 89°58'44" E	156.26
L3	S 89°58'44" E	156.26
L4	S 89°58'44" E	156.26
L5	S 89°58'44" E	156.26
L6	S 89°58'44" E	156.26
L7	S 89°58'44" E	156.26
L8	S 89°58'44" E	156.26
L9	S 89°58'44" E	156.26
L10	S 89°58'44" E	156.26
L11	S 89°58'44" E	156.26
L12	S 89°58'44" E	156.26
L13	S 89°58'44" E	156.26
L14	S 89°58'44" E	156.26
L15	S 89°58'44" E	156.26
L16	S 89°58'44" E	156.26
L17	S 89°58'44" E	156.26
L18	S 89°58'44" E	156.26
L19	S 89°58'44" E	156.26
L20	S 89°58'44" E	156.26
L21	S 89°58'44" E	156.26
L22	S 89°58'44" E	156.26
L23	S 89°58'44" E	156.26
L24	S 89°58'44" E	156.26
L25	S 89°58'44" E	156.26
L26	S 89°58'44" E	156.26
L27	S 89°58'44" E	156.26
L28	S 89°58'44" E	156.26
L29	S 89°58'44" E	156.26
L30	S 89°58'44" E	156.26
L31	S 89°58'44" E	156.26
L32	S 89°58'44" E	156.26
L33	S 89°58'44" E	156.26
L34	S 89°58'44" E	156.26
L35	S 89°58'44" E	156.26
L36	S 89°58'44" E	156.26
L37	S 89°58'44" E	156.26
L38	S 89°58'44" E	156.26
L39	S 89°58'44" E	156.26
L40	S 89°58'44" E	156.26
L41	S 89°58'44" E	156.26
L42	S 89°58'44" E	156.26
L43	S 89°58'44" E	156.26
L44	S 89°58'44" E	156.26
L45	S 89°58'44" E	156.26
L46	S 89°58'44" E	156.26
L47	S 89°58'44" E	156.26
L48	S 89°58'44" E	156.26
L49	S 89°58'44" E	156.26
L50	S 89°58'44" E	156.26
L51	S 89°58'44" E	156.26
L52	S 89°58'44" E	156.26
L53	S 89°58'44" E	156.26
L54	S 89°58'44" E	156.26
L55	S 89°58'44" E	156.26
L56	S 89°58'44" E	156.26
L57	S 89°58'44" E	156.26
L58	S 89°58'44" E	156.26
L59	S 89°58'44" E	156.26
L60	S 89°58'44" E	156.26
L61	S 89°58'44" E	156.26
L62	S 89°58'44" E	156.26
L63	S 89°58'44" E	156.26
L64	S 89°58'44" E	156.26
L65	S 89°58'44" E	156.26
L66	S 89°58'44" E	156.26
L67	S 89°58'44" E	156.26
L68	S 89°58'44" E	156.26



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2097.30	201.94	101.05	201.96	S 89°47'12" E	08°37'00"
C2	2818.81	432.81	216.41	432.82	S 89°47'12" E	16°54'00"
C3	1482.28	258.62	129.31	258.62	S 89°47'12" E	08°27'00"
C4	3780.40	59.31	29.65	59.32	S 89°47'12" E	02°13'45"
C5	812.50	257.50	128.75	257.50	S 89°47'12" E	16°54'00"
C6	540.80	208.10	104.05	208.10	S 89°47'12" E	08°27'00"
C7	214.80	86.50	43.25	86.50	S 89°47'12" E	04°13'45"
C8	429.60	173.00	86.50	173.00	S 89°47'12" E	08°27'00"
C9	1074.50	432.81	216.41	432.82	S 89°47'12" E	16°54'00"
C10	3780.40	59.31	29.65	59.32	S 89°47'12" E	02°13'45"
C11	540.80	208.10	104.05	208.10	S 89°47'12" E	08°27'00"
C12	440.60	87.70	43.85	87.70	S 89°47'12" E	04°13'45"
C13	482.50	96.50	48.25	96.50	S 89°47'12" E	05°07'00"
C14	180.00	60.70	30.35	60.70	S 89°47'12" E	02°07'00"
C15	80.00	30.35	15.17	30.35	S 89°47'12" E	01°03'30"
C16	110.00	72.81	36.41	72.81	S 89°47'12" E	03°07'00"
C17	5521.30	108.54	54.27	108.54	S 89°47'12" E	02°03'30"
C18	200.00	39.64	19.82	39.64	S 89°47'12" E	01°01'45"
C19	400.00	79.28	39.64	79.28	S 89°47'12" E	02°03'30"
C20	153.86	30.74	15.38	30.74	S 89°47'12" E	01°01'45"
C21	307.72	61.48	30.74	61.48	S 89°47'12" E	02°03'30"
C22	219.22	110.54	55.27	219.22	S 89°47'12" E	03°07'00"

Legend

- Building Envelope
- Non Development Easement(NDE)
- Agricultural Easement

Legend and Notes:  
 - indicates found monument as described.  
 - indicates set monument rebar and cap L.S. 15710.  
 - indicates control point.  
 Survey Orientation based on found monuments as noted.  
 Brass Caps found at the S1/4 Cor, Sec 33 and the W.C. to the SW Cor. Sec. 4, the bearing being S 28°-45'-32" W 5387.16'.

**1st Amended Plat of Aspen Valley Downs Subdivision**  
 A Parcel of Land Situated in Sections 4,5,8,9, Township 9 South, Range 85 West, 6th P.M.

	<b>SCHMUESER GORDON MEYER INC.</b> 1001 GRAND AVENUE, SUITE 2-E GLENWOOD SPRINGS, COLORADO 81601 (303) 945-1004 (FAX) 945-5948 ASPEN, COLORADO (303) 925-6727	<b>Aspen Valley Downs Sub</b>		NUM. REVISION DATE BY	<b>Land Use Plan</b>	Job No. 7146 Drawn by: R.F. Date: 8/1/91 Appr. by: K.W. File: AVRFP01	4 OF 5
				Date:			

DRAWING NUMBER  
 B49 P6  
 DRAWING NUMBER  
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