

BK 39 A 83

Bighorn Ridge P.U.D., Final Plat

A Parcel of Land Situated in the SE1/4SE1/4 of Section 17, and the NE1/4NE1/4 of Section 20, Township 10 South, Range 88 West, of the 6th P.M., County of Pitkin, State of Colorado

Legal Description
A tract of land situate in the SE 1/4 of the SE 1/4 of Section 17 and the NE 1/4 of the SE 1/4 of Section 20 Township 10 South, Range 88 West of the 6th Principal Meridian being more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence S 70°25'00" E 1000.00 feet along the east line of said Section 20 to the southeast corner of said NE 1/4 of the NE 1/4 of Section 20; thence S 11°14'15" E 1105.74 feet along the southeast line of said NE 1/4 of the NE 1/4 of the east line of the Redstone Subdivision as surveyed and monumented by S.L. 10398; thence along said east line the following 7 courses:

- 1) S 89°24'10" E 41.00 feet thence
- 2) S 17°12'27" E 188.82 feet thence
- 3) S 89°24'10" E 100.00 feet thence
- 4) S 89°24'10" E 100.00 feet thence
- 5) S 89°24'10" E 100.00 feet thence
- 6) S 89°24'10" E 100.00 feet thence
- 7) S 89°24'10" E 100.00 feet thence

thence along said East line of said Redstone Subdivision, thence along said East line the following 7 courses:

- 1) S 20°33'55" E 214.88 feet thence
- 2) S 20°33'55" E 174.88 feet thence
- 3) S 20°33'55" E 128.88 feet thence
- 4) S 20°33'55" E 82.88 feet thence
- 5) S 20°33'55" E 36.88 feet thence
- 6) S 20°33'55" E 100.00 feet thence
- 7) S 20°33'55" E 100.00 feet thence

thence along the southeast corner of Lot 22 of the Addition to a Portion of Redstone Subdivision as recorded in the records of the Clerk and Recorder of Pitkin County in Plat Book 5 at Page 62; thence along the east line of said Addition to Portion of Redstone Subdivision the following 12 courses:

- 1) S 42°33'38" E 200.16 feet thence
- 2) S 42°33'38" E 150.16 feet thence
- 3) S 42°33'38" E 100.16 feet thence
- 4) S 42°33'38" E 50.16 feet thence
- 5) S 42°33'38" E 100.16 feet thence
- 6) S 42°33'38" E 50.16 feet thence
- 7) S 42°33'38" E 100.16 feet thence
- 8) S 42°33'38" E 50.16 feet thence
- 9) S 42°33'38" E 100.16 feet thence
- 10) S 42°33'38" E 50.16 feet thence
- 11) S 42°33'38" E 100.16 feet thence
- 12) S 42°33'38" E 50.16 feet thence

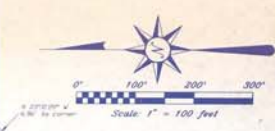
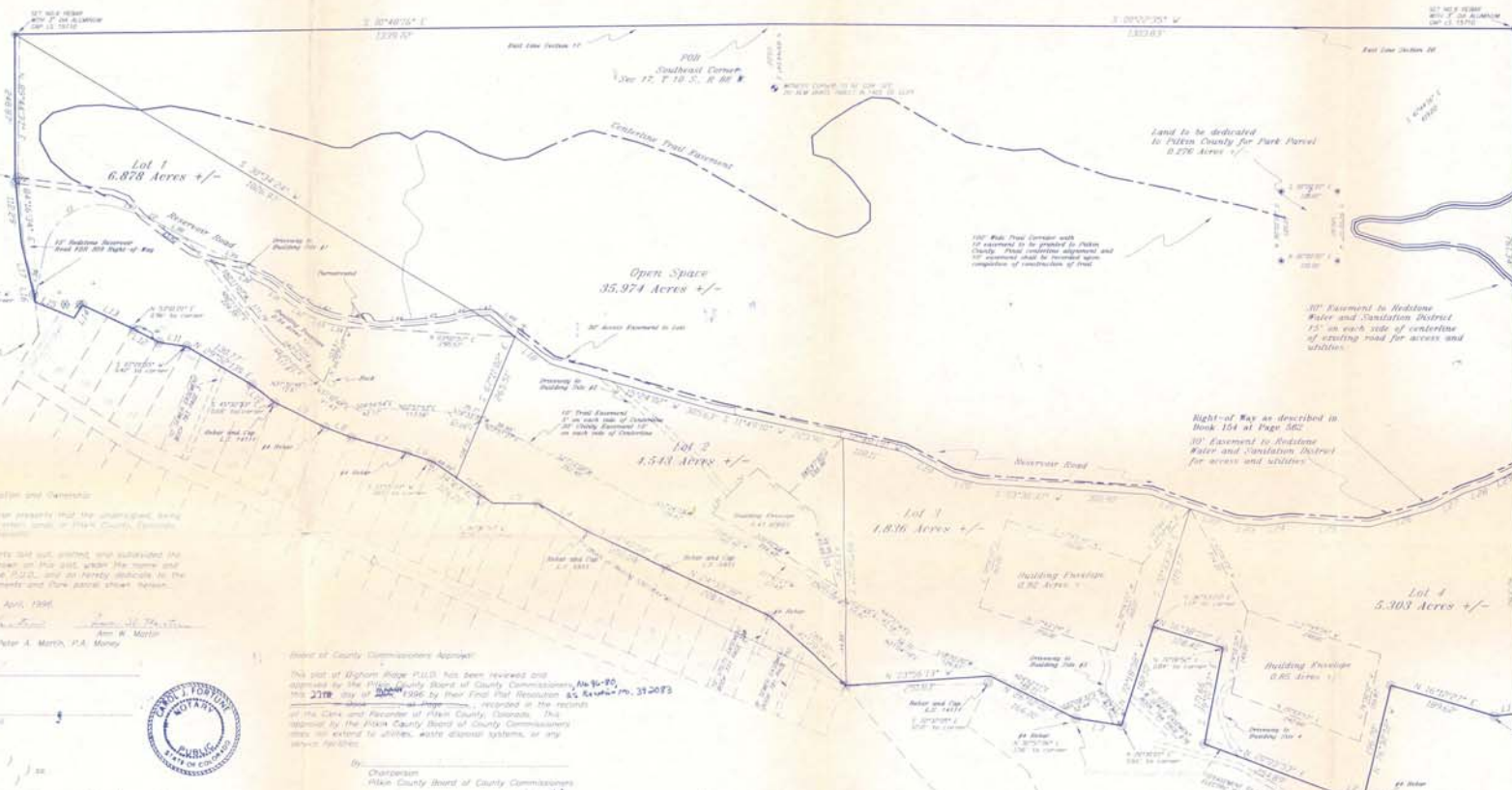
thence along the southeast corner of a tract of land described in Book 325 of Page 241 of the records of the Clerk and Recorder of Pitkin County, Colorado, thence S 82°01'27" E 75.17 feet along the east line of said tract described in Book 325 at Page 241 to the south line of a tract of land owned by Chris Linsley, Joseph S. Linsley and Dorothy J. Aron; thence along said south line the following 7 courses:

- 1) S 87°42'22" E 12.55 feet thence
- 2) S 70°26'18" E 32.50 feet thence
- 3) S 87°42'22" E 112.55 feet thence
- 4) S 87°42'22" E 248.67 feet to the east line of said Section 17; thence
- 5) S 87°42'22" E 1333.72 feet along said east line of Section 17 to the point of beginning containing 27.535 acres more or less.

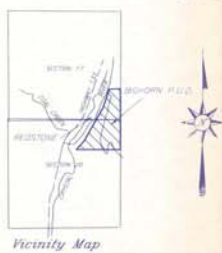
Excepting therefrom a parcel of land situate in the NE 1/4 of the NE 1/4 of Section 20, Township 10 South, Range 88 West of the 6th Principal Meridian and being more particularly described as follows:

Beginning at a point above a No. 8 rebar with a 2" aluminum cap set at the southeast corner of said NE 1/4 of Section 20; thence S 11°14'15" E a distance of 4120 feet; thence S 89°24'10" E a distance of 100.00 feet; thence S 89°24'10" E a distance of 100.00 feet; thence S 89°24'10" E a distance of 100.00 feet; thence S 89°24'10" E a distance of 100.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.278 acres, more or less.



Course	Bearing	Distance
1.1	S 89°24'10" E	412.00
1.2	S 89°24'10" E	100.00
1.3	S 89°24'10" E	100.00
1.4	S 89°24'10" E	100.00
1.5	S 89°24'10" E	100.00
1.6	S 89°24'10" E	100.00
1.7	S 89°24'10" E	100.00
1.8	S 89°24'10" E	100.00
1.9	S 89°24'10" E	100.00
1.10	S 89°24'10" E	100.00
1.11	S 89°24'10" E	100.00
1.12	S 89°24'10" E	100.00
1.13	S 89°24'10" E	100.00
1.14	S 89°24'10" E	100.00
1.15	S 89°24'10" E	100.00
1.16	S 89°24'10" E	100.00
1.17	S 89°24'10" E	100.00
1.18	S 89°24'10" E	100.00
1.19	S 89°24'10" E	100.00
1.20	S 89°24'10" E	100.00
1.21	S 89°24'10" E	100.00
1.22	S 89°24'10" E	100.00
1.23	S 89°24'10" E	100.00
1.24	S 89°24'10" E	100.00
1.25	S 89°24'10" E	100.00
1.26	S 89°24'10" E	100.00
1.27	S 89°24'10" E	100.00
1.28	S 89°24'10" E	100.00
1.29	S 89°24'10" E	100.00
1.30	S 89°24'10" E	100.00
1.31	S 89°24'10" E	100.00
1.32	S 89°24'10" E	100.00
1.33	S 89°24'10" E	100.00
1.34	S 89°24'10" E	100.00
1.35	S 89°24'10" E	100.00
1.36	S 89°24'10" E	100.00
1.37	S 89°24'10" E	100.00
1.38	S 89°24'10" E	100.00
1.39	S 89°24'10" E	100.00
1.40	S 89°24'10" E	100.00
1.41	S 89°24'10" E	100.00
1.42	S 89°24'10" E	100.00
1.43	S 89°24'10" E	100.00
1.44	S 89°24'10" E	100.00
1.45	S 89°24'10" E	100.00
1.46	S 89°24'10" E	100.00
1.47	S 89°24'10" E	100.00
1.48	S 89°24'10" E	100.00
1.49	S 89°24'10" E	100.00
1.50	S 89°24'10" E	100.00
1.51	S 89°24'10" E	100.00
1.52	S 89°24'10" E	100.00
1.53	S 89°24'10" E	100.00
1.54	S 89°24'10" E	100.00
1.55	S 89°24'10" E	100.00
1.56	S 89°24'10" E	100.00
1.57	S 89°24'10" E	100.00
1.58	S 89°24'10" E	100.00
1.59	S 89°24'10" E	100.00
1.60	S 89°24'10" E	100.00
1.61	S 89°24'10" E	100.00
1.62	S 89°24'10" E	100.00
1.63	S 89°24'10" E	100.00
1.64	S 89°24'10" E	100.00
1.65	S 89°24'10" E	100.00
1.66	S 89°24'10" E	100.00
1.67	S 89°24'10" E	100.00
1.68	S 89°24'10" E	100.00
1.69	S 89°24'10" E	100.00
1.70	S 89°24'10" E	100.00
1.71	S 89°24'10" E	100.00
1.72	S 89°24'10" E	100.00
1.73	S 89°24'10" E	100.00
1.74	S 89°24'10" E	100.00
1.75	S 89°24'10" E	100.00
1.76	S 89°24'10" E	100.00
1.77	S 89°24'10" E	100.00
1.78	S 89°24'10" E	100.00
1.79	S 89°24'10" E	100.00
1.80	S 89°24'10" E	100.00
1.81	S 89°24'10" E	100.00
1.82	S 89°24'10" E	100.00
1.83	S 89°24'10" E	100.00
1.84	S 89°24'10" E	100.00
1.85	S 89°24'10" E	100.00
1.86	S 89°24'10" E	100.00
1.87	S 89°24'10" E	100.00
1.88	S 89°24'10" E	100.00
1.89	S 89°24'10" E	100.00
1.90	S 89°24'10" E	100.00
1.91	S 89°24'10" E	100.00
1.92	S 89°24'10" E	100.00
1.93	S 89°24'10" E	100.00
1.94	S 89°24'10" E	100.00
1.95	S 89°24'10" E	100.00
1.96	S 89°24'10" E	100.00
1.97	S 89°24'10" E	100.00
1.98	S 89°24'10" E	100.00
1.99	S 89°24'10" E	100.00
2.00	S 89°24'10" E	100.00



Creation of Dedication and Covenants
Know all men to these presents that the undersigned, being the sole owners of certain land in Pitkin County, Colorado, do hereby create and dedicate to the public the following easements and flow parcel shown hereon:

Noted by these presents that said easements and subdivided the same lots as shown on this plat, upon the terms and stipulations of Bighorn Ridge P.U.D., and do hereby dedicate to the public the said easements and flow parcel shown hereon.

Witness my hand and official seal, this 28th day of April, 1996.

Deed of Dedication for Utility Purposes
Unless otherwise specified, all utility easements, as well as all public and private rights-of-way, shown hereon, are dedicated to the perpetual use of all utility companies, for the purpose of installing, constructing, repairing, replacing, and maintaining underground utilities and storage 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, as well as the right to trim interfering trees and shrubs, in no event shall the utility companies exercise the rights herein granted so as to interfere with the use of the right-of-way for roadway purposes except to the extent reasonably necessary to enjoy the grant hereby made.

Board of County Commissioners Approval
This plat of Bighorn Ridge P.U.D. has been reviewed and approved by the Pitkin County Board of County Commissioners, No. 91-70, this 27th day of April, 1996, by their Final Plat Resolution 85 Resolution, 312073 of the Clerk and Recorder of Pitkin County, Colorado. This resolution by the Pitkin County Board of County Commissioners does not extend to utilities, waste disposal systems, or any other services.

Surveyor's Certificate
I, Kenneth E. Wilson, Professional Land Surveyor, do hereby certify that this plat of Bighorn Ridge P.U.D. was prepared by me and under my supervision and that the location of the various 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 platted site conforms to that situated on the ground to the best of my belief and knowledge.

Acceptance for Recording
This plat of Bighorn Ridge P.U.D. accepted for filing in the office of the Clerk and Recorder of Pitkin County, Colorado, this 30th day of April, 1996, in Plat Book 39, at Page 83, and Reception No. 393171.

Mortgage Consent
The undersigned, in mortgage under the provisions of a certain mortgage dated Jan. 31, 1994 and recorded in the records of the Clerk and Recorder of Pitkin County, Colorado in Book 420, at Page 778 hereby consents to the Plat as herein shown.

Author
According to Colorado law, you must commence any final plat within three years after you have received the final plat. This document must reflect the actual survey and the actual boundaries of the plat as shown on the date of the completion of the survey.

SGM SURVEYORS ENGINEERS
SCHMUESER GORDON MEYER INC.

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(303) 945-1004 (FAX) 945-5348
Aspen, Colorado (303) 925-6722

Bighorn Ridge P.U.D.
Revision History Table

NO.	DATE	BY	REVISION
1	11/15/95	R.P.	REVISED DRAWING TO PER PERMITS LETTER DATED 11-16-95

Final Plat
Job No. 82 0399
Drawn by R.P.
Date: 11/15/95
Asm. by K.W.
File: PROBAB

1 of 1