

WOODS MANOR SUBDIVISION

LOCATED IN SECTION 6, T. 7 S., R. 77 W. 6 PM.,
SUMMIT COUNTY, COLORADO.

GENERAL NOTES

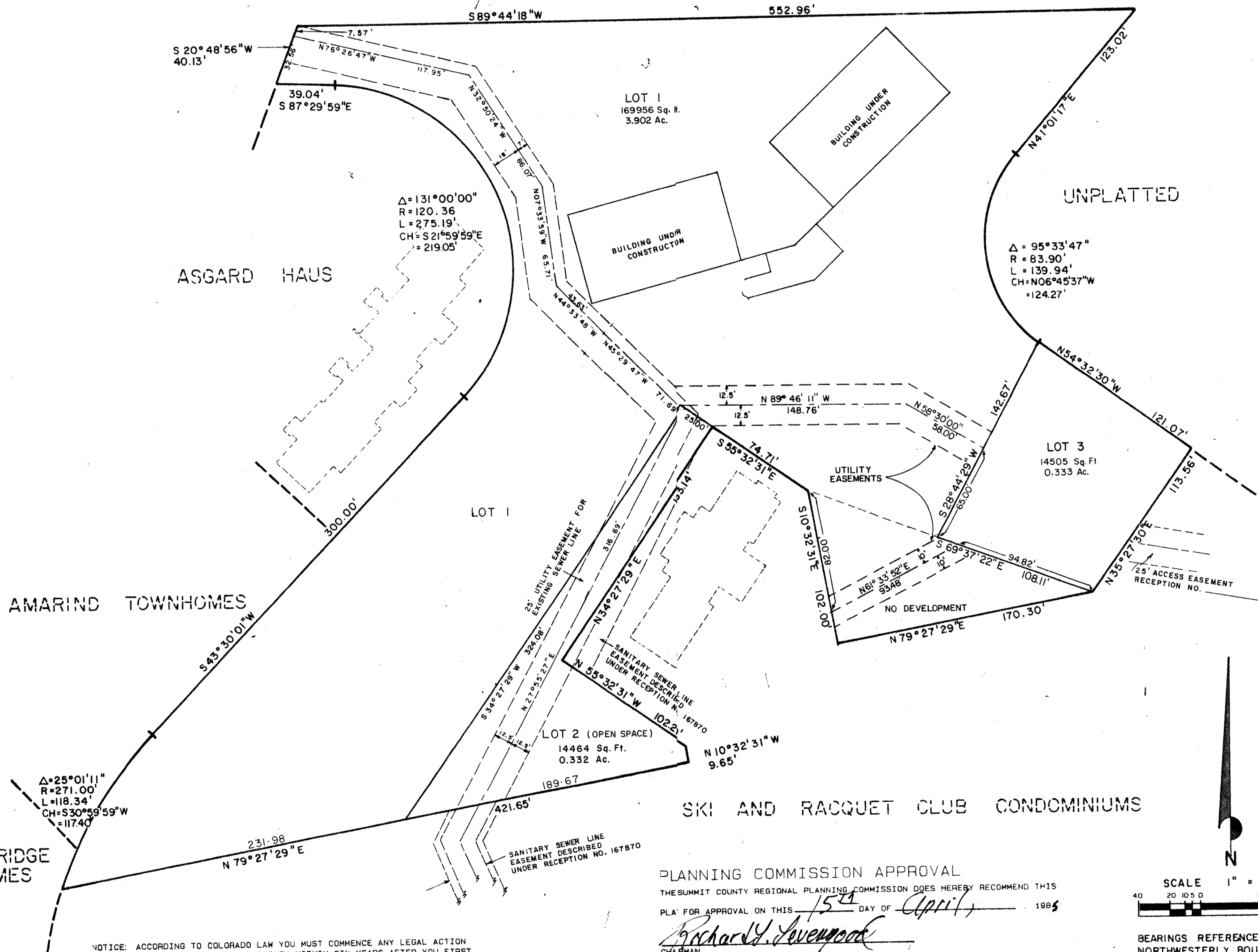
LOT 1: 25 DWELLING UNITS.
PLAT NOTE: LOT 1 IS ALLOWED DEVELOPMENT OF NO MORE THAN 25 DWELLING UNITS. THE AREA MARKED "NO DEVELOPMENT" IS SO DESIGNATED IN ORDER TO CLARIFY THAT UNDER NO CIRCUMSTANCES IS FUTURE DEVELOPMENT ALLOWED IN THIS AREA.

LOT 2: OPEN SPACE.
PLAT NOTE: LOT 2 SHALL BE USED AS OPEN SPACE AND IS NOT TO BE DEVELOPED EXCEPT AS ACCESS FOR SKI AND RACQUET CLUB CONDOS CLUBHOUSE AND LANDSCAPING AREA. NO DEVELOPMENT OF STRUCTURES OR BUILDINGS IS ALLOWED DUE TO TRANSFER OF DEVELOPMENT RIGHTS TO LOT 1.

LOT 3: DUPLEX.
PLAT NOTE: LOT 3 IS ALLOWED DEVELOPMENT OF NO MORE THAN TWO UNITS IN ONE STRUCTURE.

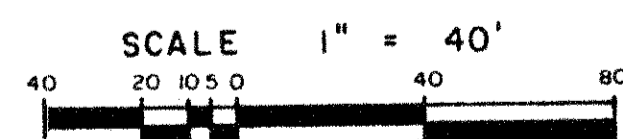
UNPLATTED

UNPLATTED



PLANNING COMMISSION APPROVAL
THE SUMMIT COUNTY REGIONAL PLANNING COMMISSION DOES HEREBY RECOMMEND THIS
PLAT FOR APPROVAL ON THIS 15th DAY OF April, 1985
Richard J. Greenwood
CHAIRMAN

COMMISSIONERS' APPROVAL
THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO DOES HEREBY APPROVE
THIS PLAT AT A MEETING OF SAID BOARD HELD ON THIS 17 DAY OF April, 1985
Don P. ...
CHAIRMAN



BEARINGS REFERENCED TO THE
NORTHWESTERLY BOUNDARY OF
THE RECORDED PLAT OF SKI AND
RACQUET CLUB CONDOMINIUMS.

MONUMENTS LOCATED AS PER C.R.S.
(1973) 38-51-101.

PREPARATION DATE: 10/31/84.
REVISED 3/27/85

SURVEYOR'S CERTIFICATE

I, RICHARD A. BACKLUND, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO
DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM
A SURVEY MADE BY ME AND UNDER MY SUPERVISION, AND THAT BOTH THE PLAT AND THE SURVEY
ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 10th DAY OF April, 1985
Richard A. Backlund
RICHARD A. BACKLUND, COLORADO L.S. NO. 10847

OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WIESLAW J. AND MARIA T. CHLIPALA, BEING THE
OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND

A TRACT OF LAND BEING ALL OF THAT PARCEL OF LAND DESCRIBED IN BOOK 217
AT PAGE 770 OF THE SUMMIT COUNTY RECORDS, LYING NORTH OF SKI AND RACQUET CLUB
CONDOMINIUMS, AS FILED FOR RECORD IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDER, SAID TRACT LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO AND BEING MORE PARTI-
CULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ASGARD HAUS CONDOMINIUMS, AS FILED
FOR RECORD IN SAID OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER; THENCE
ALONG SAID ASGARD HAUS CONDOMINIUMS BOUNDARY FOR THE FOLLOWING THREE COURSES:
1) S 87° 29' 59" E A DISTANCE OF 39.04 FEET;
2) 275.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL
ANGLE OF 131° 00' 00", A RADIUS OF 120.36 FEET AND A CHORD WHICH BEARS
S 21° 59' 59" E 219.05 FEET DISTANT;
3) S 43° 30' 01" W A DISTANCE OF 124.19 FEET TO THE SOUTHEAST CORNER
OF SAID ASGARD HAUS CONDOMINIUMS BEING THE SAME AS THE NORTHEAST CORNER
OF AMARIND TOWNHOMES;
THENCE ALONG SAID AMARIND TOWNHOMES BOUNDARY FOR THE FOLLOWING TWO COURSES:
1) S 43° 30' 01" W A DISTANCE OF 175.81 FEET;
2) 118.34 FEET ALONG SAID AMARIND TOWNHOMES BOUNDARY AND EAGLE RIDGE TOWNHOMES
BOUNDARY, AS RECORDED IN SAID OFFICE OF THE SUMMIT COUNTY CLERK AND
RECORDER AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A
CENTRAL ANGLE OF 25° 01' 11", A RADIUS OF 271.00 FEET AND A CHORD WHICH
BEARS S 30° 59' 2" W 117.40 FEET DISTANT TO A POINT BEING THE NORTHWEST
CORNER OF THE SKI AND RACQUET CLUB CONDOMINIUMS;
THENCE ALONG SAID SKI AND RACQUET CLUB CONDOMINIUMS BOUNDARY FOR THE FOLLOWING
EIGHT COURSES:
1) N 79° 27' 29" E A DISTANCE OF 421.65 FEET;
2) N 10° 32' 31" W A DISTANCE OF 9.65 FEET;
3) N 55° 32' 31" W A DISTANCE OF 102.29 FEET;
4) N 34° 27' 29" E A DISTANCE OF 183.14 FEET;
5) S 55° 32' 31" E A DISTANCE OF 74.71 FEET;
6) S 10° 32' 31" E A DISTANCE OF 102.00 FEET;
7) N 79° 27' 29" E A DISTANCE OF 170.30 FEET;
8) N 35° 27' 30" E A DISTANCE OF 113.56 FEET TO A POINT ON THE WESTERLY BOUNDARY
OF THAT TRACT OF LAND DESCRIBED IN BOOK 215 AT PAGE 141;
THENCE ALONG SAID WESTERLY BOUNDARY FOR THE FOLLOWING THREE COURSES:
1) N 54° 32' 30" W A DISTANCE OF 121.07 FEET;
2) 139.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
95° 33' 47", A RADIUS OF 83.90 FEET AND A CHORD WHICH BEARS N 08° 45' 37" W
124.27 FEET DISTANT;
3) N 41° 01' 17" E A DISTANCE OF 123.02 FEET;
THENCE S 89° 44' 18" W A DISTANCE OF 552.96 FEET TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF BROKEN LANCE DRIVE, THENCE S 20° 48' 56" W ALONG SAID EASTERLY
RIGHT-OF-WAY LINE A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING CONTAINING
4.567 ACRES, MORE OR LESS.

HAS LAID OUT, PLATTED AND SUBDIVIDED SAME, UNDER THE NAME AND STYLE OF
WOODS MANOR SUBDIVISION, AS SHOWN HEREON.

Wieslaw J. Chlipala
WIESLAW J. CHLIPALA

Maria T. Chlipala
MARIA T. CHLIPALA

ACKNOWLEDGEMENT

STATE OF COLORADO }
COUNTY OF SUMMIT } ss.

THE FOREGOING OWNERS' CERTIFICATE WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF
April, 1985 BY WIESLAW J. AND MARIA T. CHLIPALA.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: May 5, 1987

Joseph M. Anderson
NOTARY PUBLIC
220 Grandview
Kaiser, Colorado

TITLE COMPANY CERTIFICATE

TRANSAMERICA TITLE COMPANY DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE
TO ALL LANDS AS SHOWN HEREON AND TITLE TO SUCH LANDS IS IN THE DEEDATOR FREE AND
CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: *Deed of Trust in*
favor of Eagle Savings, Building and Loan Association recorded May 31,
1984, at Reception No. 2783009 Financing Statement filed May 31, 1984,
at Reception No. 278301, Filing No. 10524, and 1984 taxes.

DATED THIS 10th DAY OF April, 1985
SUMMIT COUNTY ABSTRACT COMPANY
BY: *Thomas E. Dault*
AGENT

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK
AND RECORDER ON THIS 29th DAY OF April, 1985 AT 1:30 P.M.

AND DULY FILED FOR RECORD UNDER RECEPTION NO. 295894

Colleen Richmond / *Joanne R. Peterson*
SUMMIT COUNTY CLERK AND RECORDER DEPUTY

295894