

# WOODS MANOR SUBDIVISION

LOCATED IN SECTION 6, T. 7 S., R. 77 W. 6 P.M.,  
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.

## 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 THE 10<sup>th</sup> 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 PARTICULARLY 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 06°45'37" W, 124.27 FEET DISTANT;  
3) N 41°01'17" E A DISTANCE OF 123.02 FEET;  
THENCE S 89°44'11" 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 10<sup>th</sup> DAY OF April, 1985 BY WIESLAW J. AND MARIA T. CHLIPALA.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: April 1987

*Jacqueline M. Anderson*  
JACQUELINE M. ANDERSON  
720 Grand Ave., Frisco, Colorado  
ADDRESS

## 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 DEDICATOR FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: Deed of Trust in favor of Empire Savings, Building and Loan Association recorded May 24, 1984 at Reception No. 278300; Financing Statement filed May 24, 1984 at Reception No. 278301; Financing, Statement filed May 24, 1984 at Reception No. 278301; Frisco, No. 10524; and 1984 taxes.

DATED THIS 10<sup>th</sup> DAY OF April, 1985  
SUMMIT COUNTY ABSTRACT COMPANY  
By: *Tom C. Shaw*  
AGENT

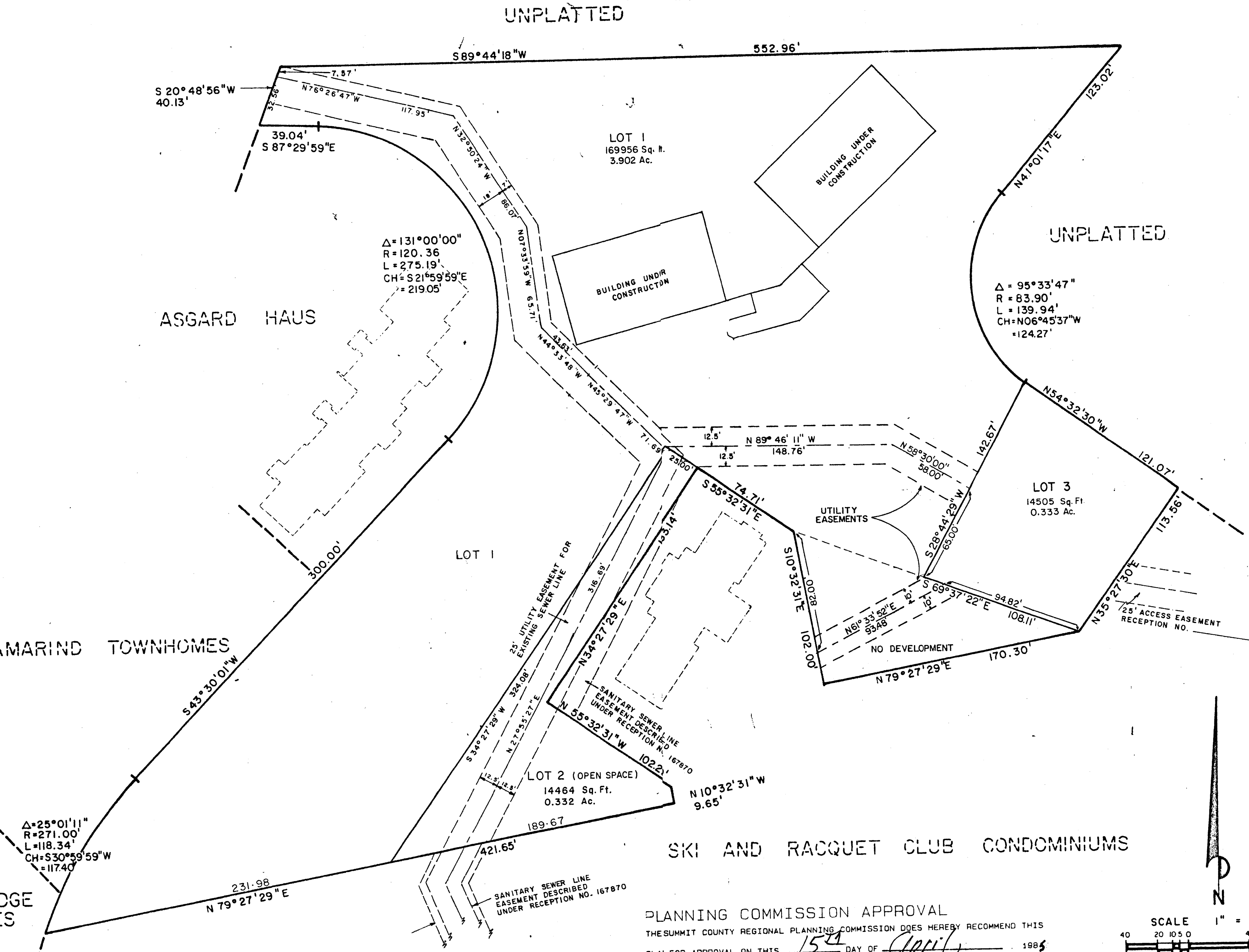
## RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE SUMMIT COUNTY CLERK

AND RECORDER ON THIS 29<sup>th</sup> DAY OF April, 1985 AT 1:32 P.M.

AND DULY FILED FOR RECORD UNDER RECEPTION NO. 295894.

*Colleen Richmond*  
COLLEEN RICHMOND  
SUMMIT COUNTY CLERK AND RECORDER DEPUTY



## PLANNING COMMISSION APPROVAL

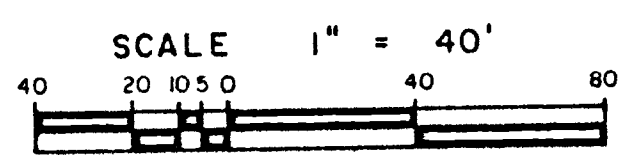
THE SUMMIT COUNTY REGIONAL PLANNING COMMISSION DOES HEREBY RECOMMEND THIS PLAT FOR APPROVAL ON THIS 15<sup>th</sup> DAY OF April, 1985

*Richard J. Severnack*  
RICHARD J. SEVERNACK  
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 [Signature]*  
DON [Signature]  
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

295894