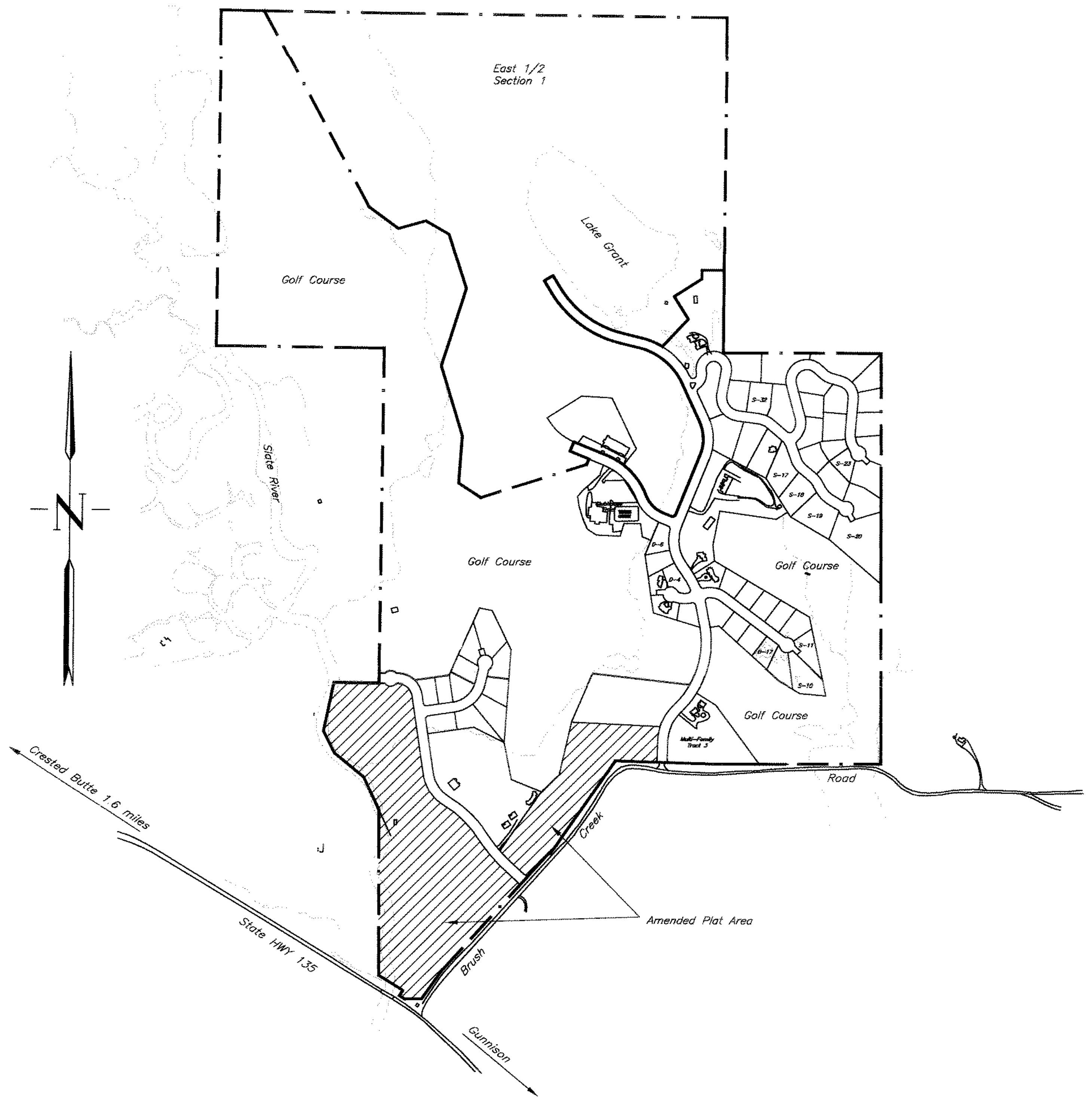
Amended Plat of Portions of Skyland

COUNTY OF GUNNISON, STATE OF COLORADO



VICINITY MAP

NOT TO SCALE

DEDICATION

N D ENTERPRISES L.L.C., a Colorado limited liability company, and SKYLAND METROPOLITAN DISTRICT, a Colorado special district, being the owners of the land described as follows:

> The following described tracts of land as set forth in the PLAT OF SKYLAND, INITIAL FILING, bearing Reception No. 363852 of the records of Gunnison County, Colorado and also being situated in the N1/2 of Section 12, Township 14 South, Range 86 West, 6th Principal Merdian, County of Gunnison, State of Colorado:
>
> The River Tract, Employee Housing Tract, Commercial Tract 1, Commercial Tract 2, Commercial Tract 3 and the Open Space situated westerly of Slate River Drive as shown on the plat of SKYLAND, INITIAL FILING, said tracts containing 51.654 acres more or less,

in Gunnison County, under the name of AMENDED PLAT OF PORTIONS OF SKYLAND, have laid out, platted and/or subdivided the same as shown on this plat and do hereby dedicate to the Skyland Metropolitan District, the streets, alleys, roads open space and other public areas as shown hereon, except only as hereafter set forth, and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon, except only as hereafter set forth. The dedication of the open space includes a non-exclusive easement at a location to be determined for a trail easement. The streets, alleys, roads, common areas and those portions of land labeled as easements for the installation and maintenance of utilities within that portion of the AMENDED PLAT OF PORTIONS OF SKYLAND denominated as the SKYLAND RIVER NEIGHBORHOOD are dedicated to the River Neighborhood Association, a Colorado nonprofit corporation, for the benefit of the owners of the lots, tracts, or parcels within Skyland River Neighborhood and their guests, but not to the public at large, with the common right to use the streets, alleys, roads, easements and other areas as shown hereon.

In witness whereof N D Enterprises L.L.C., a Colorado limited liability company, and Skyland Metropolitan District, a Colorado special district, have subscribed its names this 13th day of December, 1996.

N D ENTERPRISES L.L.C., a Colorado limited liability company

By ________________

Title: General Manager

SKYLAND METROPOLITAN DISTRICT,
a Colorado special district

By Greg Wiggins

Title: President

STATE OF Colorado)
) ss.
County of Gunnison)

The foregoing Amendment to Declaration of Protective Covenants was acknowledged before me this 13th day of December 1996, by Rick Dilling as General Manager of N D Enterprises L.L.C., a Colorado limited liability company.

Witness my and official seal.
My commission expires: My Commission expires 02-26-2000

Barbara Rider
Notary Public

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing Amendment to Declaration of Protective Covenants was acknowledged before me this 13th day of December 1996, by Greg Wiggins as President of Skyland Metropolitan District, a Colorado special district.

Witness my and official seal.
My commission expires: My Commission expires 02-26-2000

Barbara Rider
Notary Public

BOARD OF COUNTY COMMISSIONERS APPROVAL

The within plat of AMENDED PLAT OF PORTIONS OF SKYLAND, is approved this 24th day of December, 1996, and the private dedication of the roads and common areas to the Skyland Metropolitan District and to the River Neighborhood Association as to the roads and common areas within the Skyland River Neighborhood is approved on the condition that such roads and common areas shall be maintained and snowplowed, by and at the expense of Skyland Metropolitan District and the River Neighborhood Association, as to the Skyland River Neighborhood, and not by Gunnison County or any other public agency.

Fred R. Field
Chairman

Attest:
Joanne M Reitinger
County Clerk

GUNNISON COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Gunnison County, Colorado, hereby recommends its approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this 20th day of December 1996.

George R. Gregg
Chairman

Surveyor's Certificate

I, Stephen L. Ehlers, do hereby certify that I am a Professional Land Surveyor licensed under the law of the State of Colorado, that this plat is a true, correct and complete plat of AMENDED PLAT OF PORTIONS OF SKYLAND, as laid out, platted, dedicated and shown hereon, that such plat was made by me from an accurate survey of said property by me, or under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land. Steel Pins set at all boundary corners. I further certify that this plat satisfies requirements of the C.R.S. 38-33.3-209.

IN WITNESS WHEREOF I have set my hand and seal this 10th day of December, 1996.

Stephen L Ehlers
Professional Land Surveyor #20133

20133

GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this 3rd day of January, 1997 ~~1996~~.
Reception No. 473132, Time 2:05 PM, Date 1/3/97.
Time __________ Date __________

Joanne M Reitinger
County Clerk and Recorder

C:\SKYLAND\SKY-FP1 Tue Dec 10 02:47:35 1996

ENGINEERS
SURVEYORS
SCHMUESER
GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727

Amended Plat - Skyland

NUMBER	REVISION	DATE	BY

Gunnison County,
Colorado

Job No. 92185D
Drawn by: SE
Date: 25Sept96
Appr. by:
File: sky-fp1

1 OF 5

473132 01/03/1997 02:05P 305
1 of 5 R 51.00 D 0.00 N 0.00 Gunnison Cty Co

COMMENTS

1. The land within the Amended Plat of Portions of Skyland is subject to the Declaration of Protective Covenants of Skyland, Initial Filing, recorded in Book 574 at Page 141 of the records of Gunnison County, Colorado.
2. That portion of the land within the Amended Plat of Portions of Skyland denominated Skyland River Neighborhood are subject to the Special Covenants of Skyland River Neighborhood recorded at Reception No. 473134 of the records of Gunnison County, Colorado.
3. All of the land within the Amended Portions of Skyland are subject to the Design Guidelines recorded in Book 576 at Page 164, the Supplemental Design Guidelines recorded in Book 595 at Page 76, all in the records of Gunnison County, Colorado, and all amendments and supplements thereto.
4. All of the land within the Amended Portions of Skyland denominated Skyland River Neighborhood is subject to the Design Guidelines of Skyland River Neighborhood and all amendments and supplements thereto.

CONSENT

Skyland Community Association, a Colorado non–profit corporation, as attorney–in–fact for not less than 75% of the record owners of the lots and tracts within Skyland, Initial Filing and Skyland, Second Filing, in accordance with Article XI, paragraph 3 of the Declaration of Protective Covenants recorded in Book 574 at page 141 of the records of Gunnison County, Colorado, as identified by the Powers of Attorney recorded herewith, hereby consents to this Amended Plat of Portions of Skyland.

Dated December 13, 1996

SKYLAND COMMUNITY ASSOCIATION, a Colorado non–profit corporation, as attorney–in–fact for not less than 75% of the record owners of the lots and tracts within Skyland, Initial Filing and Skyland, Second Filing, in accordance with Article XI, paragraph 3 of the Declaration of Protective Covenants recorded in Book 574 at page 141 of the records of Gunnison County, Colorado, as identified by the Powers of Attorney recorded herewith.

By: ______________________________

Title: Secretary

STATE OF COLORADO)
) ss.
County of Gunnison)

The foregoing Amendment to Declaration of Protective Covenants was acknowledged before me this 13th day of December, 1996, by Jim Gebhart, as Secretary of Skyland Community Association, a Colorado non–profit corporation, as attorney–in–fact for not less than 75% of the record owners of the lots and tracts within Skyland, Initial Filing and Skyland, Second Filing, in accordance with Article XI, paragraph 3 of the Declaration of Protective Covenants recorded in Book 574 at page 141 of the records of Gunnison County, Colorado, as identified by the Powers of Attorney recorded herewith.

Witness my hand and official seal.
My commission expires: My Commission expires 02-26-2000

____
Notary Public

ATTORNEY'S OPINION

I, Harrison F. Russell, an attorney duly licensed to practice in the State of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is held in the name of N D Enterprises L.L.C., a Colorado limited liability company, and Skyland Metropolitan District, a Colorado special district, and is free and clear of all liens, defects,encumbrances, restrictions and reservations except as follows:

1. The reservations and exceptions as contained in the Patent from the United States of America.
2. Any taxes, fees, assessments or charges by reason of the inclusion of the subject property within Skyland Metropolitan District and East River Sanitation District.
3. The Declaration of Protective Covenants of Skyland, Initial Filing, recorded in Book 574 at Page 141 of the records of Gunnison County, Colorado.
4. Certification that all lands within Skyland, Initial Filing, are subject to Design Guidelines as required by the Protective Covenants recorded in Book 576 at Page 164 of the records of Gunnison County, Colorado.
5. The easements as set forth on the Plat of Skyland, Initial Filing, bearing Reception No. 363852 and the easements to the Skyland Metropolitan District recorded in Book 652 at Page 885, in Book 652 at Page 838, and in Book 652 at Page 854, all in the records of Gunnison County, Colorado.
6. An easement and right–of–way to East Sanitation District in and Easement Deed recorded in Book 610 at Page 600 of the records of Gunnison County, Colorado.
7. A Water Use Agreement recorded in Book 667 at Page 952 of the records of Gunnison County, Colorado.
8. The Membership Covenant Skyland Country Club recorded in Book 682 at Page 486 and the Consent and Recognition thereof recorded in Book 862 at Page 490, all of the records of Gunnison County, Colorado.
9. Development Agreement and Agreement to Purchase of Infrastructure Improvements recorded in Book 652 at Page 861 of the records of Gunnison County, Colorado.
10. Infrastructure Capital Improvement Fee Resolution of Skyland Metropolitan District recorded in Book 652 at Page 890 and the Resolution of the Board of Directors of Skyland Metropolitan District recorded in Book 697 at Page 782 and the Agreement for Release of Lien for Capital Improvement Agreement recorded in Book 736 at Page 283, all in the records of Gunnison County, Colorado.
11. Agreement Respecting Development recorded September 3, 1996 in Book 789 at at Page 905 of the records of Gunnison County, Colorado.
12. Resolution No. 34, Series 1996 of the Board of County Commissioners of Gunnison County recorded July 18, 1996 in Book 787 at Page 215 of the records of Gunnison County, Colorado.

This opinion does not address mortgages, deeds of trust or similar instruments wherein the subject property is utilized as security for a promissory note or other written instrument of debt; nor does it address instruments affecting title but not recorded as of the date of this opinion.

Dated DECEMBER 13, 1996.

____
Harrison F. Russell, Esq. Reg. No. 4450
RUSSELL & WILDERSON, P.C.
120 North Taylor – P.O. Box 179
Gunnison, Colorado 81230
Telephone: 970–641–3326
Telecopier: 970–641–3094

C:\SKYLAND\SKY-FP2 Tue Dec 10 02:50:13 1996

ENGINEERS
SURVEYORS
SCHMUESER
GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727

Amended Plat – Skyland

NUMBER	REVISION	DATE	BY

Gunnison County,
Colorado

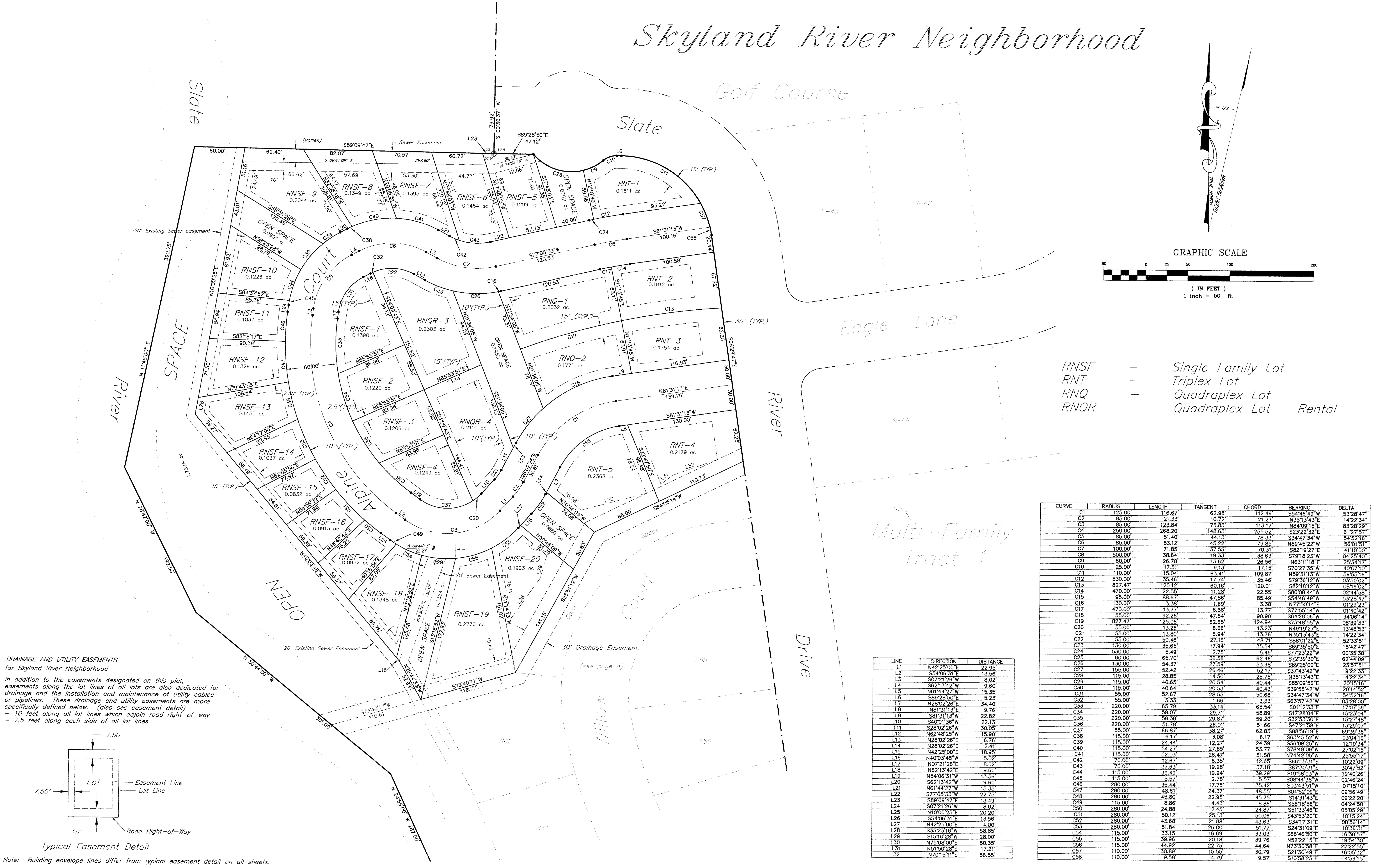
Job No. 92185D
Drawn by: SE
Date: 25Sept96
Appr. by:
File: sky–fp2

2 OF 5

473132 01/03/1997 02:05P
2 of 5 R 51.00 D 0.00 N 0.00 Gunnison Cty Co

473132

Skyland River Neighborhood



RNSF — Single Family Lot
RNT — Triplex Lot
RNQ — Quadraplex Lot
RNQR — Quadraplex Lot – Rental

LINE	DIRECTION	DISTANCE
L1	N42°25'00"E	22.95'
L2	S54°06'31"E	13.56'
L3	S07°21'26"W	8.02'
L4	S62°13'42"W	9.60'
L5	N61°44'27"W	15.35'
L6	S89°28'50"E	5.23'
L7	N28°02'26"E	34.40'
L8	N81°31'13"E	9.76'
L9	S81°31'13"W	22.82'
L10	S40°01'36"W	22.13'
L11	S28°02'26"W	30.05'
L12	N62°48'25"W	15.90'
L13	N28°02'26"E	6.76'
L14	N28°02'26"E	2.41'
L15	N42°25'00"E	18.95'
L16	N40°03'48"W	5.02'
L17	N07°21'26"E	8.02'
L18	N62°13'42"E	9.60'
L19	N54°06'31"W	13.56'
L20	S62°13'42"W	9.60'
L21	N61°44'27"W	15.35'
L22	S77°05'33"W	22.75'
L23	S89°09'47"E	13.49'
L24	S07°21'26"W	8.02'
L25	N10°00'25"E	20.20'
L26	S54°06'31"E	13.56'
L27	N42°25'00"E	4.00'
L28	S35°23'16"W	58.85'
L29	S15°16'28"W	28.00'
L30	N75°08'00"E	80.35'
L31	N51°50'28"E	17.21'
L32	N70°15'11"E	56.55'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	125.00'	116.67'	62.98'	112.49'	S54°46'49"W	53°28'47"
C2	85.00'	21.33'	10.72'	21.27'	N35°13'43"E	14°22'34"
C3	85.00'	123.84'	75.83'	113.17'	N84°09'15"E	83°28'29"
C4	250.00'	268.20'	148.63'	255.52'	S23°22'32"E	61°27'57"
C5	85.00'	81.40'	44.13'	78.33'	S34°47'34"W	54°52'16"
C6	85.00'	83.12'	45.22'	79.85'	N89°45'22"W	56°01'51"
C7	100.00'	71.85'	37.55'	70.31'	S82°19'27"E	41°10'00"
C8	500.00'	38.64'	19.33'	38.63'	S79°18'23"W	04°25'40"
C9	60.00'	26.78'	13.62'	26.56'	N63°11'18"E	25°34'17"
C10	25.00'	17.51'	9.13'	17.15'	S70°27'35"W	40°07'10"
C11	110.00'	115.04'	63.41'	109.87'	N59°31'13"W	59°55'16"
C12	530.00'	35.46'	17.74'	35.46'	S79°36'12"W	03°50'02"
C13	827.47'	120.12'	60.16'	120.01'	S82°18'12"W	08°19'02"
C14	470.00'	22.55'	11.28'	22.55'	S80°08'44"W	02°44'58"
C15	95.00'	88.67'	47.86'	85.49'	S54°46'49"W	53°28'47"
C16	130.00'	3.38'	1.69'	3.38'	N77°50'14"E	01°29'23"
C17	470.00'	13.77'	6.88'	13.77'	S77°55'54"W	01°40'42"
C18	155.00'	92.26'	47.54'	90.90'	S64°28'06"W	34°06'14"
C19	827.47'	125.06'	62.65'	124.94'	S73°48'55"W	08°39'33"
C20	55.00'	13.26'	6.66'	13.23'	N49°19'27"E	13°48'53"
C21	55.00'	13.80'	6.94'	13.76'	N35°13'43"E	14°22'34"
C22	55.00'	50.46'	27.16'	48.71'	S88°01'22"E	52°33'51"
C23	130.00'	35.65'	17.94'	35.54'	S69°35'50"E	15°42'47"
C24	530.00'	5.49'	2.75'	5.49'	S77°23'22"W	00°35'38"
C25	60.00'	65.70'	36.58'	62.46'	S72°39'30"E	62°44'09"
C26	130.00'	54.37'	27.59'	53.98'	S89°26'09"E	23°57'51"
C27	155.00'	52.42'	26.46'	52.17'	S37°43'42"W	19°22'33"
C28	115.00'	28.85'	14.50'	28.78'	N35°13'43"E	14°22'34"
C29	115.00'	40.65'	20.54'	40.44'	S85°09'56"E	20°15'16"
C30	115.00'	40.64'	20.53'	40.43'	S39°55'42"W	20°14'52"
C31	55.00'	52.67'	28.55'	50.68'	S34°47'34"W	54°52'16"
C32	55.00'	3.33'	1.66'	3.33'	S63°57'42"W	03°28'00"
C33	220.00'	65.79'	33.14'	65.54'	S01°12'33"E	17°07'59"
C34	220.00'	59.07'	29.71'	58.89'	S17°28'04"E	15°23'04"
C35	220.00'	59.38'	29.87'	59.20'	S32°53'30"E	15°27'48"
C36	220.00'	51.78'	26.01'	51.66'	S47°21'58"E	13°29'07"
C37	55.00'	66.87'	38.27'	62.83'	S88°56'19"E	69°39'36"
C38	115.00'	6.17'	3.08'	6.17'	S63°45'52"W	03°04'19"
C39	115.00'	24.44'	12.27'	24.39'	S56°08'25"W	12°10'34"
C40	115.00'	54.27'	27.65'	53.77'	S78°49'09"W	27°02'15"
C41	115.00'	52.03'	26.47'	51.58'	N74°42'05"W	25°55'17"
C42	70.00'	12.67'	6.35'	12.65'	S66°55'31"E	10°22'09"
C43	70.00'	37.63'	19.28'	37.18'	S87°30'31"E	30°47'52"
C44	115.00'	39.49'	19.94'	39.29'	S19°58'03"W	19°40'26"
C45	115.00'	5.57'	2.78'	5.57'	S08°44'38"W	02°46'24"
C46	280.00'	35.44'	17.75'	35.42'	S03°43'51"W	07°15'10"
C47	280.00'	48.61'	24.37'	48.55'	S04°52'09"E	09°56'49"
C48	280.00'	45.80'	22.95'	45.75'	S14°31'43"E	09°22'20"
C49	115.00'	8.86'	4.43'	8.86'	S56°18'56"E	04°24'50"
C50	280.00'	24.88'	12.45'	24.87'	S51°33'46"E	05°05'29"
C51	280.00'	50.12'	25.13'	50.06'	S43°53'20"E	10°15'24"
C52	280.00'	43.68'	21.88'	43.63'	S34°17'31"E	08°56'14"
C53	280.00'	51.84'	26.00'	51.77'	S24°31'09"E	10°36'31"
C54	115.00'	33.15'	16.69'	33.03'	S66°46'50"E	16°30'57"
C55	115.00'	39.96'	20.18'	39.76'	N52°22'15"E	19°54'30"
C56	115.00'	44.92'	22.75'	44.64'	N73°30'58"E	22°22'55"
C57	110.00'	30.89'	15.55'	30.79'	S21°30'49"E	16°05'32"
C58	110.00'	9.58'	4.79'	9.57'	S10°58'25"E	04°59'15"

DRAINAGE AND UTILITY EASEMENTS
for Skyland River Neighborhood

In addition to the easements designated on this plat, easements along the lot lines of all lots are also dedicated for drainage and the installation and maintenance of utility cables or pipelines. These drainage and utility easements are more specifically defined below. (also see easement detail)
– 10 feet along all lot lines which adjoin road right-of-way
– 7.5 feet along each side of all lot lines

Typical Easement Detail

Note: Building envelope lines differ from typical easement detail on all sheets.

ENGINEERS SURVEYORS
SCHMUESER GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727

Amended Plat – Skyland

NUMBER	REVISION	DATE	BY

Gunnison County,
Colorado

Job No. 92185D
Drawn by: SE
Date: 25Sept96
Appr. by:
Dwg. Name: sky-fp3

3 OF 5

473132 01/03/1997 02:05P 305
3 of 5 R 51.00 D 0.00 N 0.00 Gunnison Cty Co

473132

C:\SKYLAND\SKY-FP3 Thu Dec 26 03:05:53 1996

Multi-Family Tract 1

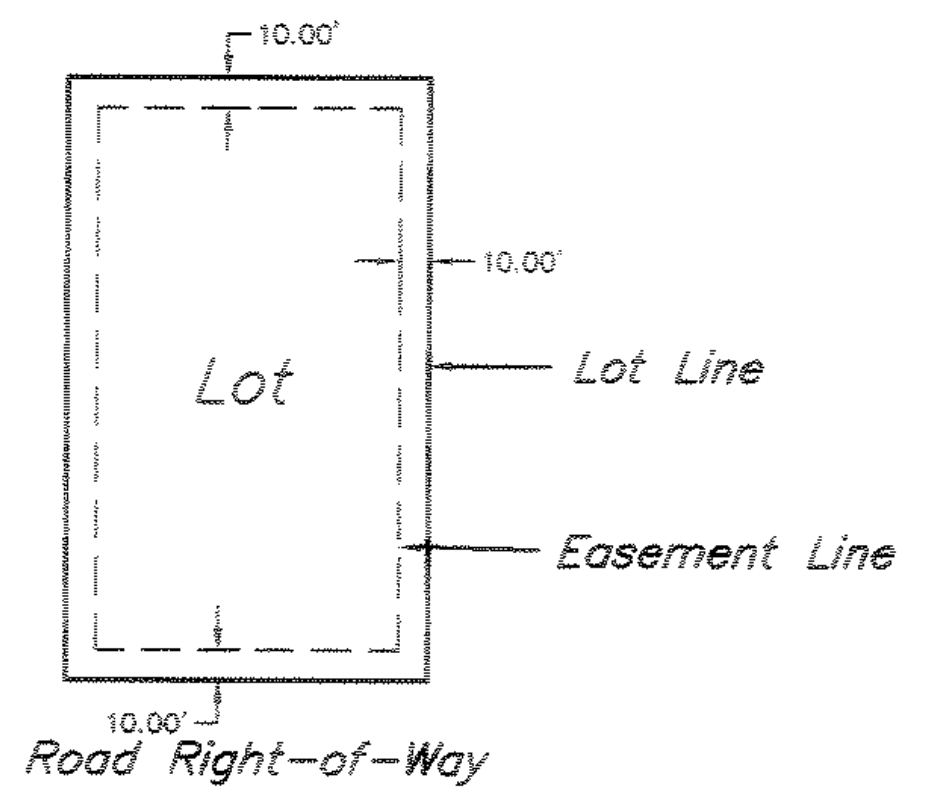
LINE	DIRECTION	DISTANCE
L1	S31°33'29"W	50.00'
L2	S14°37'25"W	39.72'
L3	S17°57'46"E	15.96'
L4	N76°13'03"E	11.05'
L5	S04°34'36"E	60.88'
L6	S49°05'27"W	19.63'
L7	S49°05'27"W	19.63'
L8	S48°03'25"E	22.26'
L9	N50°10'16"E	55.31'
L10	S01°28'46"W	26.25'
L11	S42°49'42"W	50.00'
L12	N36°39'31"E	60.44'
L13	N36°39'31"E	60.44'
L14	N65°01'00"E	64.90'
L15	N22°59'45"W	53.80'
L16	S13°12'35"E	23.41'
L17	S13°12'35"E	23.41'
L18	S84°43'37"E	55.78'
L19	N81°31'13"E	49.86'
L20	N81°31'13"E	49.86'
BEL1	S43°16'47"E	35.35'
BEL2	N01°28'46"E	9.29'
BEL3	S50°06'22"E	39.51'
BEL4	S50°10'16"W	22.09'
BEL5	N01°28'46"E	25.05'
BEL6	N36°39'31"E	28.47'
BEL7	S13°12'35"E	23.41'
BEL8	N22°59'45"W	42.66'
BEL9	N73°40'17"E	103.56'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DRAINAGE AND UTILITY EASEMENTS

In addition to the easements designated on this plat, easements along the lot lines of all lots are also dedicated for drainage and the installation and maintenance of utility cables or pipelines. These drainage and utility easements are more speccifically defined below. (also see easement detail)
- 10 feet along all lot lines which adjoin road right-of-way
- 10 feet along each side of all lot lines



Typical Easement Detail

Note: Building envelope lines differ from typical easement detail on all sheets.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1960.00'	47.74'	23.87'	47.74'	N57°44'28"W	01°23'44"
C2	60.00'	60.07'	32.82'	57.59'	N79°16'54"W	57°21'45"
C3	60.00'	89.87'	55.77'	81.70'	S29°07'38"W	85°49'11"
C4	60.00'	84.61'	51.06'	77.77'	S54°10'46"E	80°47'38"
C5	60.00'	54.80'	29.48'	52.92'	N59°15'26"E	52°19'57"
C6	340.00'	201.83'	103.98'	198.88'	N66°05'47"E	34°00'40"
C7	260.00'	156.93'	80.94'	154.56'	N66°22'56"E	34°34'58"
C8	25.00'	39.27'	25.00'	35.36'	N03°03'25"W	90°00'00"
C9	1366.06'	130.41'	65.26'	130.36'	S45°19'19"E	05°28'11"
C10	1366.06'	80.01'	40.02'	80.00'	S40°54'33"E	03°21'21"
C11	1366.06'	138.49'	69.31'	138.43'	S36°19'37"E	05°48'32"
C12	851.88'	62.05'	31.04'	62.04'	N35°30'33"W	04°10'25"
C13	851.88'	194.09'	97.47'	193.67'	N44°07'23"W	13°03'15"
C14	60.00'	29.34'	14.97'	29.04'	N19°07'12"W	28°00'47"
C15	60.00'	60.90'	33.36'	58.32'	N23°57'48"E	58°09'13"
C16	60.00'	30.70'	15.70'	30.37'	N67°41'58"E	29°19'07"
C17	60.00'	25.51'	12.95'	25.32'	S85°27'32"E	24°21'53"
C18	60.00'	28.79'	14.68'	28.52'	S59°31'44"E	27°29'43"
C19	60.00'	95.33'	61.09'	85.61'	S00°15'59"E	91°01'46"
C20	60.00'	18.85'	9.51'	18.78'	S54°15'02"W	18°00'16"
C21	310.00'	73.50'	36.92'	73.32'	N08°16'16"E	13°35'01"
C22	390.00'	92.46'	46.45'	92.25'	N08°16'16"E	13°35'01"
C23	690.00'	9.97'	4.99'	9.97'	S01°53'36"W	00°49'41"
C24	610.00'	23.89'	11.95'	23.89'	S02°36'05"W	02°14'38"
C25	610.00'	132.07'	66.29'	131.81'	S09°55'32"W	12°24'18"
C26	690.00'	111.74'	55.99'	111.62'	S06°56'48"W	09°16'44"
C27	690.00'	122.40'	61.36'	122.24'	S16°40'05"W	10°09'51"
C28	610.00'	152.08'	76.44'	151.69'	S23°16'13"W	14°17'05"
C29	690.00'	109.26'	54.74'	109.15'	S26°17'11"W	09°04'22"
C30	690.00'	70.28'	35.17'	70.25'	S33°44'27"W	05°50'09"
C31	610.00'	66.50'	33.28'	66.46'	S33°32'08"W	06°14'45"
C32	851.88'	80.03'	40.04'	80.00'	N53°20'29"W	05°22'57"
C33	851.88'	39.26'	19.63'	39.25'	N57°21'10"W	02°38'25"
C34	348.71'	116.28'	58.68'	115.74'	S49°07'13"E	19°06'19"
C35	348.71'	70.87'	35.56'	70.75'	S33°44'44"E	11°38'39"
C36	348.71'	118.34'	59.74'	117.77'	S18°12'06"E	19°26'38"
C37	460.00'	19.96'	9.98'	19.96'	S23°37'51"E	02°29'09"
C38	60.00'	75.78'	43.88'	70.84'	N39°36'35"W	72°21'49"
C39	60.00'	59.33'	32.34'	56.94'	N24°53'52"E	56°39'05"
C40	60.00'	64.96'	36.08'	61.84'	N84°14'28"E	62°02'07"
C41	60.00'	61.44'	33.72'	58.79'	S35°24'28"E	58°40'00"
C42	60.00'	27.81'	14.16'	27.56'	S07°12'19"W	26°33'34"
C43	540.00'	86.80'	43.49'	86.71'	S20°40'51"E	09°12'35"
C44	460.00'	73.69'	36.92'	73.61'	S17°47'56"E	09°10'42"
C45	125.00'	10.02'	5.01'	10.01'	S10°54'51"E	04°35'28"
C46	540.00'	27.01'	13.51'	27.01'	S14°38'34"E	02°51'59"
C47	205.00'	66.13'	33.35'	65.84'	S03°58'06"E	18°28'58"
C48	205.00'	272.81'	160.88'	253.12'	S43°23'48"W	76°14'50"
C49	125.00'	196.65'	125.30'	176.99'	S36°27'03"W	90°08'20"
BEC1	90.00'	52.34'	26.93'	51.60'	N59°10'13"E	33°19'04"
BEC2	370.00'	84.83'	42.60'	84.65'	N74°35'02"E	13°08'12"
BEC3	230.00'	99.45'	50.52'	98.68'	N63°46'08"E	24°46'29"
BEC4	1396.06'	69.99'	35.00'	69.98'	S36°35'29"E	02°52'21"
BEC5	821.88'	132.42'	66.35'	132.28'	N43°50'24"W	09°13'53"
BEC6	580.00'	53.88'	26.96'	53.86'	S33°59'50"W	05°19'22"
BEC7	580.00'	116.48'	58.43'	116.28'	S22°33'18"W	11°30'22"
BEC8	580.00'	96.34'	48.28'	96.23'	S08°56'25"W	09°31'01"
BEC9	420.00'	99.57'	50.02'	99.34'	N08°16'16"E	13°35'01"
BEC10	90.00'	96.60'	53.54'	92.03'	S03°29'00"E	61°29'48"
BEC11	90.00'	14.38'	7.21'	14.37'	S51°48'23"W	09°09'17"
BEC12	40.00'	29.51'	15.47'	28.85'	S03°22'42"E	42°16'35"
BEC13	720.00'	85.53'	42.82'	85.48'	S06°52'12"W	06°48'24"
BEC14	720.00'	98.58'	49.37'	98.50'	S16°35'10"W	07°50'41"
BEC15	720.00'	84.81'	42.46'	84.76'	S26°16'16"W	06°44'57"
BEC16	720.00'	58.12'	29.08'	58.11'	S34°20'45"W	04°37'31"
BEC17	378.71'	62.40'	31.27'	62.33'	S54°55'16"E	09°26'28"
BEC18	90.00'	58.85'	30.52'	57.80'	N24°53'52"E	37°27'48"
BEC19	90.00'	51.79'	26.63'	51.08'	N79°18'09"E	32°58'12"
BEC20	90.00'	54.47'	28.10'	53.64'	S37°48'35"E	34°40'30"
BEC21	90.00'	66.83'	35.04'	65.30'	N34°17'35"W	42°32'32"
BEC22	90.00'	20.22'	10.15'	20.17'	S05°25'31"W	12°52'13"
BEC23	570.00'	64.59'	32.33'	64.55'	S20°53'54"E	06°29'32"
BEC24	570.00'	14.19'	7.09'	14.19'	S13°55'22"E	01°25'34"
BEC25	235.00'	59.34'	29.83'	59.18'	S05°58'32"E	14°28'06"
BEC26	95.00'	134.40'	81.22'	123.47'	S40°59'30"W	81°03'26"
BEC27	378.71'	79.30'	39.79'	79.15'	S17°26'19"E	11°59'49"
BEC28	378.71'	47.65'	23.86'	47.62'	S31°57'17"E	07°12'33"

C:\SKYLAND\SKY-FP4 Wed Sep 25 07:02:42 1996

SCHMUESER GORDON MEYER
ENGINEERS
SURVEYORS

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727

Amended Plat - Skyland

NUMBER	REVISION	DATE	BY

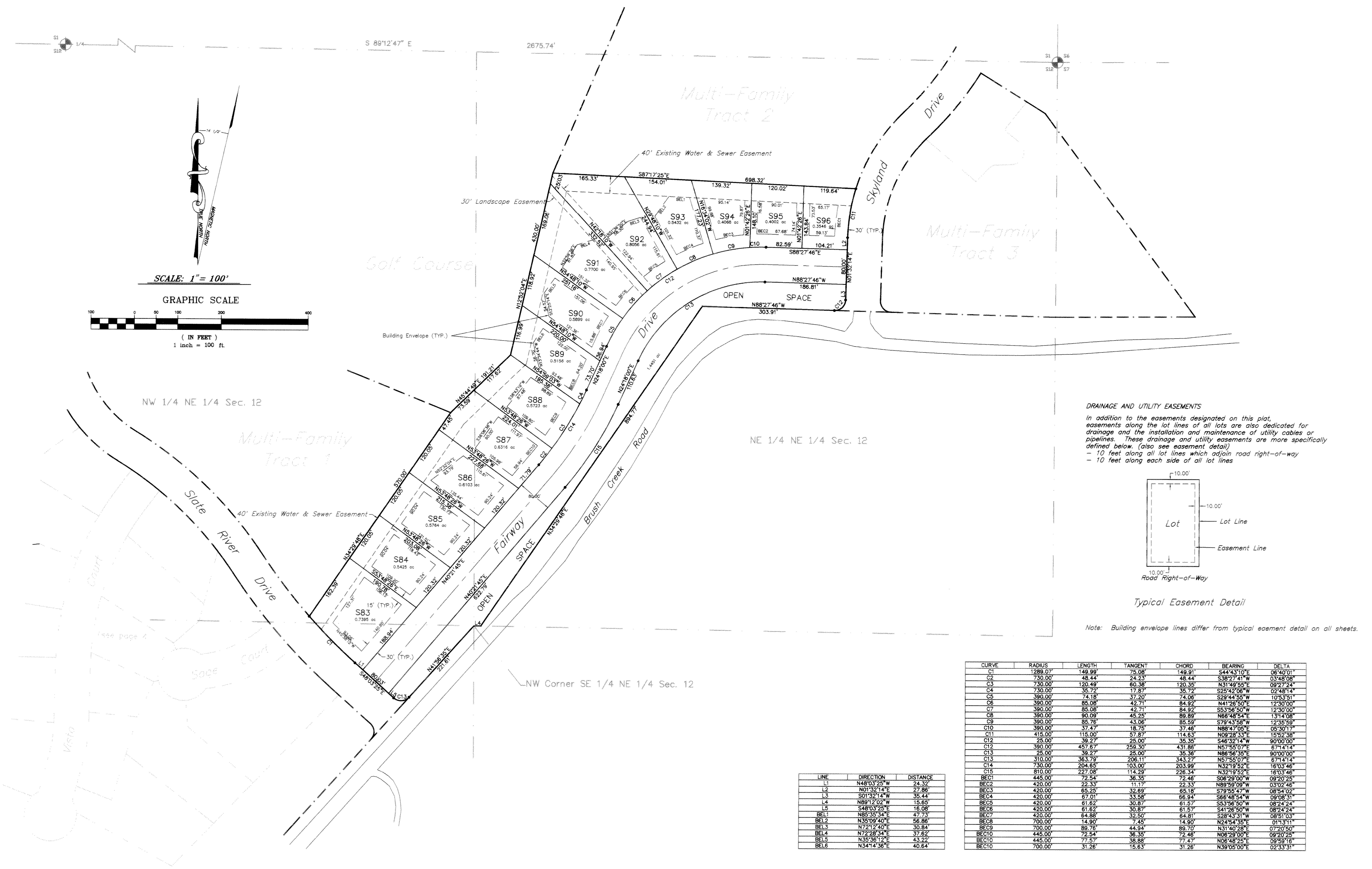
Gunnison County,
Colorado

Job No. 92185D
Drawn by: SE
Date: 25Sept96
Appr. by:
Dwg. Name: sky-fp4

4 OF 5

473132 01/03/1997 02:05P 305
4 of 5 R 51.00 D 0.00 N 0.00 Gunnison Cty Co

473132



DRAINAGE AND UTILITY EASEMENTS

In addition to the easements designated on this plat, easements along the lot lines of all lots are also dedicated for drainage and the installation and maintenance of utility cables or pipelines. These drainage and utility easements are more specifically defined below. (also see easement detail)
- 10 feet along all lot lines which adjoin road right-of-way
- 10 feet along each side of all lot lines

Typical Easement Detail

Note: Building envelope lines differ from typical eaement detail on all sheets.

LINE	DIRECTION	DISTANCE
L1	N48°03'25"W	24.32'
L2	N01°32'14"E	27.86'
L3	S01°32'14"W	35.44'
L4	N89°12'02"W	15.65'
L5	S48°03'25"E	16.08'
BEL1	N85°35'34"E	47.73'
BEL2	N35°09'40"E	56.86'
BEL3	N72°12'40"E	30.84'
BEL4	N72°28'34"E	37.62'
BEL5	N35°36'12"E	43.22'
BEL6	N34°14'36"E	40.64'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1289.07'	149.99'	75.08'	149.91'	S44°43'10"E	06°40'01"
C2	730.00'	48.44'	24.23'	48.44'	S38°27'41"W	03°48'08"
C3	730.00'	120.49'	60.38'	120.35'	N31°49'55"E	09°27'24"
C4	730.00'	35.72'	17.87'	35.72'	S25°42'06"W	02°48'14"
C5	390.00'	74.18'	37.20'	74.06'	S29°44'55"W	10°53'51"
C6	390.00'	85.08'	42.71'	84.92'	N41°26'50"E	12°30'00"
C7	390.00'	85.08'	42.71'	84.92'	S53°56'50"W	12°30'00"
C8	390.00'	90.09'	45.25'	89.89'	N66°48'54"E	13°14'08"
C9	390.00'	85.76'	43.06'	85.59'	S79°43'58"W	12°35'59"
C10	390.00'	37.47'	18.75'	37.46'	N88°47'05"E	05°30'17"
C11	415.00'	115.00'	57.87'	114.63'	N09°28'33"E	15°52'38"
C12	25.00'	39.27'	25.00'	35.35'	S46°32'14"W	90°00'00"
C12	390.00'	457.67'	259.30'	431.86'	N57°55'07"E	67°14'14"
C13	25.00'	39.27'	25.00'	35.36'	N86°56'35"E	90°00'00"
C13	310.00'	363.79'	206.11'	343.27'	N57°55'07"E	67°14'14"
C14	730.00'	204.65'	103.00'	203.99'	N32°19'52"E	16°03'46"
C15	810.00'	227.08'	114.29'	226.34'	N32°19'52"E	16°03'46"
BEC1	445.00'	72.54'	36.35'	72.46'	S06°29'00"W	09°20'25"
BEC2	420.00'	22.33'	11.17'	22.33'	N89°59'09"W	03°02'46"
BEC3	420.00'	65.25'	32.69'	65.18'	S79°55'47"W	08°54'02"
BEC4	420.00'	67.01'	33.58'	66.94'	S66°48'54"W	09°08'31"
BEC5	420.00'	61.62'	30.87'	61.57'	S53°56'50"W	08°24'24"
BEC6	420.00'	61.62'	30.87'	61.57'	S41°26'50"W	08°24'24"
BEC7	420.00'	64.88'	32.50'	64.81'	S28°43'31"W	08°51'03"
BEC8	700.00'	14.90'	7.45'	14.90'	N24°54'35"E	01°13'11"
BEC9	700.00'	89.76'	44.94'	89.70'	N31°40'28"E	07°20'50"
BEC10	445.00'	72.54'	36.35'	72.46'	N06°29'00"E	09°20'25"
BEC10	445.00'	77.57'	38.88'	77.47'	N06°48'25"E	09°59'16"
BEC10	700.00'	31.26'	15.63'	31.26'	N39°05'00"E	02°33'31"

SGM
ENGINEERS
SURVEYORS
SCHMUESER
GORDON MEYER

SCHMUESER GORDON MEYER INC.
118 W. 6th Street, Suite 200
Glenwood Springs, Colorado 81601
(970) 945-1004 (FAX 945-5948)
Aspen, Colorado (970) 925-6727

Amended Plat - Skyland

NUMBER	REVISION	DATE	BY

Gunnison County,
Colorado

Job No. 92185D
Drawn by: SE
Date: 25SeptR96
Appr. by:
Dwg. Name: sky-fp5

5 OF 5

C:\SKYLAND\SKY-FP5 Wed Sep 25 07:11:56 1996

473132 01/03/1997 02:05P 305
5 of 5 R 51.00 D 0.00 N 0.00 Gunnison Cty Co

473132