

PROTECTIVE COVENANTS

OF

SHIELD - O - TERRACES

A SUBDIVISION IN PITKIN COUNTY, COLORADO

Whereas Snowmass Development Company, hereinafter referred to as "The Company," a corporation doing business in Colorado, has caused certain real property in Pitkin County, Colorado to-wit:

Shield - O - Terraces, according to the official plat thereof as proposed and, until recorded, more particularly described on exhibit A attached, to be surveyed, subdivided and platted into tracts and streets and other areas as shown on the official plat of said subdivision as recorded in Plat Book _____, page _____, Pitkin County Recorders Office,

NOW THEREFORE, Snowmass Development Company and the other signators hereof, comprising all owners of said land, hereby declare and acknowledge that all lands included within said Shield - O - Terraces are, and shall hereafter be, held and conveyed subject to the following covenants, restrictions, reservations, limitations, and requirements:

I.

GENERAL PURPOSE

The purpose of these covenants is to assist and help guide the development, planning, and maintenance of Shield - O - Terraces as an exclusive, highly desirable, rural, residential area with spacious and secluded home sites, usage restricted to residential purposes and with a natural timber growth preserved so far as is consistent with such use.

II.

RESIDENTIAL USAGE

Each tract of Shield - O - Terraces, except for pasture, lake, or other platted areas as designated on said plat, is a residential tract and no structure shall be placed thereon except a single family dwelling not exceeding two stories in height above street on which it fronts, a private garage for not more than three automobiles, one barn, stable, or other non-residential build-

ing other than a garage, and one guest house which in no instance shall be constructed until commencement of construction of dwelling house on such tract.

III.

SHIELD - O - TERRACES HOME OWNERS ASSOCIATION AND ARCHITECTURAL COMMITTEE

All tract or other property owners and all officers of Snowmass Development Company shall be members of the Shield - O - Terraces Home Owners Association hereafter referred to as "The Association." Said association shall elect a board of trustees which shall comprise the architectural committee and which shall exercise the powers hereinafter set forth.

No improvements of any kind shall be made, nor vegetation removed, nor excavations made until and unless complete plans therefor are submitted in writing to, and approved by, the architectural committee prior to commencement; however, inaction by the architectural committee for over thirty days on any such plan shall be deemed approval.

Disapproval by the architectural committee may be appealed to The Association at a regular or special meeting thereof where a two-thirds vote may override the decision of the architectural committee.

Variations as to any of these covenants require a two-thirds vote of the architectural committee and shall not be finally allowed until thirty days notice to each member of The Association; and in the event three or more members of The Association object in writing to such a variance within said thirty-day period, such variances shall not be approved without a two-thirds vote of The Association at a regular or special meeting.

The architectural committee shall exercise its best judgment to see that improvements, landscaping, construction, and alterations within Shield - O - Terraces conform and harmonize with the natural surroundings and with existing structures as to external design, materials, color, siting, height, topography, grade, finished ground elevation, and seclusion.

Sketches for preliminary consideration and approval may be submitted; however the architectural committee shall not be finally bound nor committed until complete architectural plans are submitted and approved.

The architectural committee shall disapprove any plans insufficient for it to exercise the judgment required of the committee by these covenants.

The architectural committee shall not be liable by any act or failure to act or by reason of its approval or disapproval with regard to any architectural or other plan.

The architectural committee shall keep written records of all applications and of all actions of approval, disapproval, or other actions taken by it under the provisions of this instrument.

The association shall meet annually on the first Monday of May at 8:00 o'clock P.M. at a Shield - O - Terraces home or site designated by the incumbent president or other officers.

The affairs of the association shall be conducted by a board of trustees consisting of seven trustees including a president, a vice-president, and a secretary-treasurer. A majority of the trustees shall constitute a quorum for the transaction of business.

Removal of trustees shall be by majority vote. Vacancies in the board shall be filled by the remaining trustees by majority vote.

Notice of trustees meeting shall be in the manner prescribed by the board of trustees; however until such designation can be made, such meetings may be called at any time by the president or by any three trustees by giving seven days notice personally or by telephone call or by letter addressed to known address or to last known address if correct address is not known; however notice and seven day requirement may be waived if all trustees are present and notice is waived by any trustee as to him by his presence at such meeting. Officers of the board of trustees shall be elected by a majority vote of the board of trustees.

Trustees shall be elected by majority vote at annual association meeting. Each member shall have one vote and may vote by proxy or power of attorney duly appointed in writing. A majority of the total association membership shall constitute a quorum for the transaction of business.

Special association meetings may be called by the president of the board of trustees, by any three trustees, or by any three association members. Upon appeal from any decision of the architectural committee, a special meeting must be called by the trustees unless the annual meeting is regularly scheduled within ninety days of receipt by trustees of such appeal.

Notice of special association meetings shall be given by personally delivering to, or by mailing to each association member on record, at least ten days before such meeting, a written or printed notice thereof. If by mail, such notice is to be directed to his or her known address or, if unknown, to his or her last known address as shown by the association records. Advertisement of such meeting or notice is not required.

Whenever any notice is required to be given to a trustee or an association member, a waiver thereof in writing and signed by the person entitled to such a notice shall be equivalent to the giving of such notice.

The Association is an informal, non-profit organization and may incorporate as such.

IV.

GENERAL RESTRICTIONS

Usage shall be consistent with county zoning regulations and never so as to constitute a nuisance. Mining, quarrying, gravel or sand removal for commercial purposes, oil or gas or hydro-carbon development, or other business or commercial usages are forbidden in Shield - O - Terraces and no lands within the subdivision shall be occupied for or used for any commercial or business purpose nor for any hospital, sanitorium, public theatre, bar, restaurant, church, club, entertainment place, lodge, or eleemosynary institution. However, the corporation may, until final sale of Shield - O - Terraces is complete, maintain a sales office in the subdivision.

No animals for commercial usage shall be kept.

No tract shall be re-subdivided nor conveyed nor numbered in less than original dimensions except as necessary and appropriate for utility or other easements; however two or more tracts may be combined to create a larger single family dwelling tract.

All tracts shall be kept free of rubbish, trash, litter, and abandoned or obsolete chattels. All water, gas, electric and telephone pipes and lines, and all other utility lines must be buried; however, necessary facilities above ground may be installed subject to approval of the architectural committee.

No signs, billboards or advertising structures shall be erected or displayed except for a single "for sale" or "for rent" sign.

V.

BUILDING SIZE, DESIGN AND PLACEMENT

No building shall be erected, placed or moved on, or altered on any tract until the planned specifications and plot plan showing location on such tract shall have been approved in writing by the architectural committee.

Dwelling structures will generally be required to have a minimum enclosed square footage of 1600 finished square feet. All construction once commenced shall be pursued diligently until completion and any building must be completed within two years of commencement thereof. No dwelling house shall be occupied prior to completion.

No trailer, tent, temporary structure, or shack shall be permitted except during construction.

Towers and antennae, exterior lights and light standards, and fences shall be subject to approval by the architectural committee. Removal of conifers, oaks, quaken aspens, and shrubbery of all sorts shall be subject to approval by the architectural committee. No used or previously erected or temporary house or building shall be allowed to remain on any residential tract except during construction period.

All tanks shall be underground or else subject to approval by the architectural committee as to necessity for, location of, and screening of.

No dwelling house shall be constructed without concurrent provision on the same tract for off-street parking for at least three automobiles.

Any sewage disposal facilities, sanitary system, septic tank, sewage leach, percolating system, or drain field shall be in conformity to law and applicable health regulations and subject to approval by the architectural committee.

Out-buildings and fences shall be specifically subject to approval by the architectural committee as to location, size, design, side yard requirements, and proximity to neighboring property and structures.

VI.

EASEMENTS

There is reserved to Snowmass Development Company, its successors and assigns, in trust for the benefit of tract owners in Shield - D - Terraces

perpetual easements fifteen feet in width on each side of boundary line along the entire perimeter of each tract therein for the purpose of constructing, installing, maintaining, operating, replacing, enlarging, or repairing of electrical, telephone, water irrigation, sewer, and gas or other similar lines, pipes, wires, poles, ditches, and conduits. Walking and riding trails and perpetual anchor easements adjacent to all such utility easements are also reserved.

VII.

LAKE AND PASTURE TRACTS

No building structures or improvements of any nature except fences of a type approved by the architectural committee shall be placed, erected, altered, or permitted to remain on any pasture or lake tract.

No trees or brush or other fauna or flora on pasture or lake tract shall be felled or removed; no natural areas shall be cleared nor any natural vegetation, rocks, or soil damaged or removed, and no landscaping shall be performed on any pasture or lake tract unless first approved in writing by the architectural committee.

No temporary house, housetrailer, horsetrailer, tent, or other temporary or moveable structure shall be placed, erected, or allowed to remain on any pasture or lake tract. No exterior lights, fixtures, or standards shall be erected, installed, or permitted to remain on any pasture or lake tract.

VIII.

RESTRICTIONS TO RUN WITH THE LAND

These covenants and restrictions run with the land and are binding upon and inure to the benefit of successive persons, their heirs and assigns, owning or claiming any interest therein until fifteen years from date thereof, at which time said covenants shall automatically be extended for successive periods of ten years each unless, by a two-thirds vote of the then owners of the Shield - 0 - Terraces tracts, these covenants are changed or amended. These covenants may, however, be altered or amended by unanimous approval of the association members.

Invalidation of any portion of these covenants and restrictions by a court order or otherwise shall in no wise affect the validity of remaining provisions hereof.

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ENFORCEMENT

The architectural committee and, in addition, any owner of land within Shield - 0 - Terraces shall have the right to prosecute any action to enforce the provisions of these covenants by injunctive relief on behalf of itself or himself and all or part of the owners of lands within the subdivision or for damages by reason of violation of these covenants.

IN WITNESS WHEREOF the undersigned individuals and Snowmass Development Company, comprising the owners in fee of all lands described and subdivided as Shield - 0 - Terraces, have executed this instrument this ____ day of May, 1968.

SNOWMASS DEVELOPMENT COMPANY

By Charles B. Jackson
Charles B. Jackson, President

Jan D. Christensen

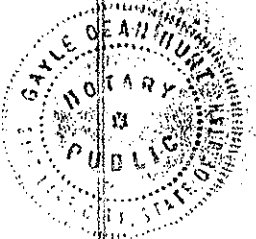
STATE OF UTAH)
: ss.
County of Salt Lake)

CHARLES B. JACKSON, being first duly sworn, deposes and says that he is President of Snowmass Development Company, a corporation, and that he executed the foregoing Protective Covenants of Shield - 0 - Terraces, a subdivision in Pitkin County, Colorado, for and in behalf of, and as the official act of Snowmass Development Company by reason and authority of a resolution duly adopted and passed by the Board of Directors of said corporation May 9, 1968.

Charles B. Jackson
CHARLES B. JACKSON

Subscribed and sworn to before me this 10th day of May, 1968.

Jan D. Christensen
NOTARY PUBLIC
Residing in Salt Lake County, Utah



My commission expires: 11-10-71

the provisions of these articles by inspection... and all copies of the copies of these articles or by changes by reason of violation of these provisions.

In witness whereof the undersigned... and Business Development Company, comprising the officers in and of all such described and authorized at Shield - O - Yarrow... have executed this instrument this ___ day of May, 1968.

SEVERAL INDIVIDUALS SIGN

By Charles J. [Signature]
[Signature]
[Signature]
[Signature]

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May 2, 1968.

STATE OF MASSACHUSETTS
(ss.
COUNTY OF PLYMOUTH)

CHARLES W. JACKSON, being first duly sworn, deposes and says that he is the President of Business Development Company, a corporation, and that the foregoing Protective Covenant of Shield - O - Yarrow for... of and on the official seal of Business Development Company by way of a resolution duly adopted and passed by the Board of Directors... corporation May 2, 1968.

Subscribed and sworn to before me this 2 day of May, 1968.
By Commissionery _____
Notary Public for the State of Massachusetts

the provisions of these covenants by injunctive relief on behalf of itself or himself and all or part of the owners of lands within the subdivision or for damages by reason of violation of these covenants.

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In witness whereof the undersigned individuals and Snowmass Development Company, comprising the owners in fee of all lands described and subdivided as Shield - 0 - Terraces have executed this instrument this 10th day of ^{May} April, 1967.

Company
Shield

SNOWMASS DEVELOPMENT COMPANY

BY

Charles B. Jackson
CHARLES B. JACKSON, President

Leonard L. Paris X

Mary Alice Paris X

STATE OF COLORADO)
COUNTY OF PITKIN) ss

STATE
COUNTY

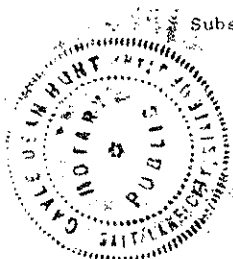
CHARLES B. JACKSON, being first duly sworn, deposes and says that he is President of Snowmass Development Company, a corporation, and that he executed the foregoing Protective Covenants of Shield - 0 - Terraces for and in behalf of, and as the official act of, Snowmass Development Company by reason and authority of a resolution duly adopted and passed by the Board of Directors and of said corporation ^{May} April 9, 1967.

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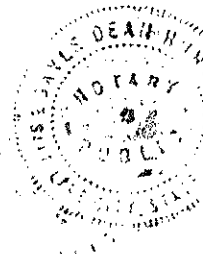
Charles B. Jackson
CHARLES B. JACKSON

Subscribed and sworn to before me this 10 day of ^{May} April, 1967.

John C. Hunt
NOTARY PUBLIC
Residing in Pitkin County, Colorado



commission expires 11/14/71



itself or
on or for

the provisions of these covenants by injunctive relief on behalf of itself or himself and all or part of the owners of lands within the subdivision or for damages by reason of violation of these covenants.

is Development
subdivided as
of ^{May} April 1, 1967.

In witness whereof the undersigned individuals and Snowmass Development Company, comprising the owners in fee of all lands described and subdivided as Shield - 0 - Terraces have executed this instrument this ^{May} day of April, 1967.

Charles B. Jackson
President

Paris X

Paris X

SNOWMASS DEVELOPMENT COMPANY

BY Charles B. Jackson
CHARLES B. JACKSON, President

Conrad J. Derouff

Alma H. Derouff

Maurice B. Park

John Sealander

Phyllis Sealander

Walter F. J... X

Shirley P. J... X

says that he is
he executed
in behalf of,
and authority
and of said

STATE OF COLORADO)
COUNTY OF PITKIN)

CHARLES B. JACKSON, being first duly sworn, deposes and says that he is President of Snowmass Development Company, a corporation, and that he executed the foregoing Protective Covenants of Shield - 0 - Terraces for and in behalf of, and as the official act of, Snowmass Development Company by reason and authority of a resolution duly adopted and passed by the Board of Directors and of said corporation ^{May 9} April 1, 1967.

Charles B. Jackson
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Marie
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ounty, Colorado



Subscribed and sworn to before me this ¹⁶ day of ^{May} April, 1967.

Charles B. Jackson
CHARLES B. JACKSON

Marie
NOTARY PUBLIC
Residing in Pitkin County, Colorado

Commission Expires 11-14-71

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Development
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of May, 1967.

President

George

George

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STATE OF COLORADO
COUNTY OF PITKIN

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the provisions of these covenants by instrument which on behalf of Board of Directors and all owners of the nature of this within the jurisdiction of the County by reason of violation of these covenants.

In witness whereof the undersigned *Charles E. Jackson* and *James Development Company*, accepting the authority of all lands described and addressed as *Subdiv - 0 - Terrace* have executed this instrument this *2* day of *May*, 1967.

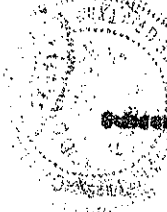
EXECUTIVE CERTIFICATE

By *Charles E. Jackson*
Charles E. Jackson, President

William G. Potts

STATE OF COLORADO
COUNTY OF PITKIN

CHARLES E. JACKSON, being first duly sworn, deposes and says that he is President of *James Development Company*, a corporation, and that he executed the foregoing *Executive Certificate* of *Subdiv - 0 - Terrace* for and in behalf of and as the official act of *James Development Company* by reason and authority of a resolution duly adopted and passed by the Board of Directors and of said corporation May *2*, 1967.



Charles E. Jackson
Charles E. Jackson

Subscribed and sworn to before me this *2* day of *May*, 1967.

William G. Potts
Notary Public

My commission expires *11-14-71*

Residing in *Pitkin* County, Colorado

the provisions of these covenants by injunctive relief on behalf of itself or himself and all expert of the owners of lands within the subdivision or for damages by reason of violation of these covenants.

In witness whereof the undersigned individuals and Snowmass Development Company, comprising the owners in fee of all lands described and subdivided as Shield - O - Terraces have executed this instrument this ____ day of May, 1968.

SNOWMASS DEVELOPMENT COMPANY

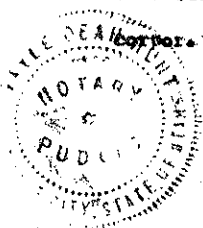
By Charles E. Jackson
CHARLES E. JACKSON, President

Edward A. Paris

Mary Alice Paris

STATE OF COLORADO : ss.
COUNTY OF PITKIN

CHARLES E. JACKSON, being first duly sworn, deposes and says that he is President of Snowmass Development Company, a corporation, and that he executed the foregoing Protective Covenants of Shield - O - Terraces for and in behalf of and as the official act of Snowmass Development Company by reason and authority of a resolution duly adopted and passed by the Board of Directors and of said corporation May 2, 1968.



Charles E. Jackson
CHARLES E. JACKSON

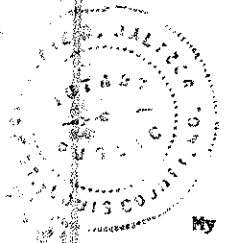
Subscribed and sworn to before me this 10 day of May, 1968.

[Signature]
Notary Public
Residing in Pitkin County, Colorado

My commission expires 11-11-71.

STATE OF MISSOURI)
County of St. Louis : ss.

On this 16th day of May, 1968 personally appeared before me WILLIAM A. RATZ and duly acknowledged that he executed the foregoing Protective Covenants of Shield - 0 - Terraces.



Charles R. Ratz
NOTARY PUBLIC
Residing in Salt Lake County, Utah
Notary for the County of St. Louis,
which adjoins the city of St. Louis.

MY COMMISSION EXPIRES MAY 24, 1969

My commission expires _____.

STATE OF UTAH)
COUNTY OF SALT LAKE) : ss.

On this 10th day of May, 1968 personally appeared before me MAURICE H. PACK and duly acknowledged that he executed the foregoing Protective Covenants of Shield - 0 - Terraces.

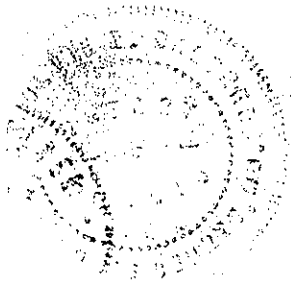


Maurice H. Pack
NOTARY PUBLIC
Residing in Salt Lake County, Utah

My commission expires: 11-14-71.

STATE OF MISSOURI)
 : ss.
County of St. Louis)

On this 10th day of May, 1968 personally appeared before me WILLIAM
A. RATZ and duly acknowledged that he executed the foregoing Protective Covenant
of Shield - O - Terraces.



Carlisle R. Batters
NOTARY PUBLIC
~~Residing in Salt Lake County, Utah~~

Notary for the county of St. Louis
which adjoins the city of St. Louis.

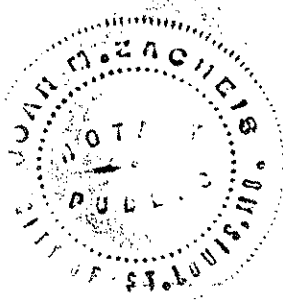
My commission expires _____.

MY COMMISSION EXPIRES MAY 24, 1969

STATE OF Missouri)
COUNTY OF St. Louis) ss

On this 5th day of ^{May} ~~April~~, 1967 personally appeared before me
Lionard A. Paris and Mary Ellen
husband and wife, who duly acknowledge to me that they executed the for
Protective Covenants of Shield - 0 - Terraces.

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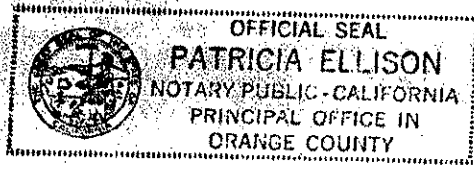


Joan M. Zuebeke
NOTARY PUBLIC
Residing in City of -County, ;

My commission expires May 19, 1968

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On this 9th day of May, 1968 personally appeared before me THOMAS THORKEKELSON and duly acknowledged that he executed the foregoing Protective Covenants of Shield - O - Terraces.

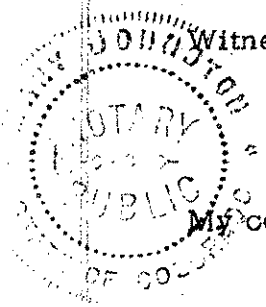


Patricia Ellison
NOTARY PUBLIC
Residing in Orange County, California

My commission expires 11/21/68 .

STATE OF COLORADO)
COUNTY OF PITKIN)

On this 17th day of May, 1968, personally appeared before me Lynn Allen Hancock, Judith Elaine Hancock, Jon Sealander, Phyllis Sealander, and Jan R. Christensen, and duly acknowledged that they executed the foregoing Protective Covenants of Shield - O - Terraces.



Witness my hand and seal.

Mary Johnston
Notary Public

My commission expires August 24th, 1968.

STATE OF Nevada)
COUNTY OF Clark) SS

BOOK 235 PAGE 154

On this 24th day of April, 1967 personally appeared before me
Harold R. Perry and Alma H. Perry
husband and wife, who duly acknowledge to me that they executed the foregoing
Protective Covenants of Shield - O - Terraces.

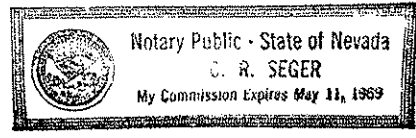
Edna Seaton
NOTARY PUBLIC
Residing in Nevada



My commission expires June 7, 1972

STATE OF Nevada)
COUNTY OF Clark) SS

On this 9 day of May, 1968 personally
appeared before me Walter F. Jones and
Haris C. Sharp partners,
who duly acknowledge to me that they executed the foregoing
Protective Covenants of Shield - O - Terraces.



C. R. Seger
NOTARY PUBLIC
Residing in Clark County,
Las Vegas, Nevada

My commission expires _____

Robert D. Scarrow
Tom Walker

Scarrow and Walker
Reg. Land Surveyors
Phone 945-5574—945-5570
Box 200 #40
Glenwood Springs, Colo. 81601

BOOK 2312 PAGE 1177



Jan Christensen description
August 30, 1967

EXHIBIT A, Page 1

PITKIN COUNTY, COLORADO

All that part of Section 22 situated in the S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$; SW $\frac{1}{4}$ SW $\frac{1}{4}$, Lots 1, 2, and 3, also all that part of Section 23 situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and all that part of Section 27 situated in Lots 2, 3, 15 and 16, all in Township 9 South, Range 86 West of the 6th Principal Meridian, bounded on the Easterly side by a county road as constructed and in place, on the Northerly and Southerly sides by a fence as constructed and in place and on the Westerly side by the center-line of a 60-foot road, described as follows:

Beginning at the Southwest Corner of said Section 22 being the same as the Northwest Corner of said Section 27; thence N. 89° 16' 28" E. 543.77 feet along the southerly line of said Section 22 to a point in the center of said 60-foot road; thence N. 35° 47' 59" W. 105.70 feet along the center of said road; thence 193.68 feet along the arch of a curve to the right having a radius of 320.00 feet the chord of which bears N. 18° 27' 39" W. 190.74 feet; thence N. 01° 07' 18" W. 123.76 feet; thence 180.30 feet along the arch of a curve to the right having a radius of 1755.00 feet the chord of which bears N. 01° 49' 18" E. 180.22 feet; thence N. 04° 45' 53" E. 198.20 feet; thence 155.19 feet along the arch of a curve to the right having a radius of 50.00 feet the chord of which bears S. 86° 19' 05" E. 99.98 feet; thence S. 02° 35' 58" W. 26.10 feet; thence 251.37 feet along the arch of a curve to the left having a radius of 535.00 feet the chord of which bears S. 10° 51' 38" E. 249.06 feet; thence S. 24° 19' 14" E. 26.88 feet; thence 169.33 feet along the arch of a curve to the left having a radius of 515.00 feet the chord of which bears S. 33° 44' 22" E. 168.56 feet; thence S. 43° 09' 31" E. 144.44 feet; thence 212.74 feet along the arch of a curve to the left having a radius of 550.00 feet the chord of which bears S. 54° 14' 23" E. 211.42 feet; thence S. 65° 19' 14" E. 184.87 feet; thence 109.29 feet along the arch of a curve to the left having a radius of 70.00 feet the chord of which bears N. 69° 57' 03" E. 98.52 feet; thence N. 25° 13' 20" E. 726.88 feet; thence 235.69 feet along the arch of a curve to the right having a radius of 3510.00 feet the chord of which bears N. 27° 08' 45" E. 235.64 feet; thence N. 29° 04' 10" E. 102.93 feet; thence 77.43 feet along the arch of a curve to the left having a radius of 75.00 feet the chord of which bears N. 00° 30' 20" W. 74.03 feet; thence 158.61 feet along the arch of a curve to the right having a radius of 110.00 feet the chord of which bears N. 11° 13' 29" E. 145.22 feet; thence N. 52° 32' 09" E. 236.19 feet; thence 128.56 feet along the arch of a curve to the left having a radius of 160.00 feet the chord of which bears N. 29° 31' 05" E. 125.13 feet; thence N. 06° 30' 00" E. 58.78 feet; thence 104.77 feet along the arch of a curve to the left having a radius of 275.00 feet the chord of which bears N. 04° 14' 10" W. 104.13 feet; thence N. 15° 19' 40" W. 42.05 feet; thence 238.02 feet along the arch of a curve to the right having a radius of 206.98 feet the chord of which bears N. 17° 36' 59" E. 225.12 feet; thence N. 50° 33' 38" E. 292.48 feet; thence 263.10 feet along the arch of a curve to the left having a radius of 1965.00 feet the chord of which bears N. 46° 45' 48" E. 262.92 feet; thence N. 42° 57' 56" E. 97.12 feet; thence 230.64 feet along the arch of a curve to the right having a radius of 655.00 feet the chord of which bears N. 50° 41' 38" E. 229.94 feet; thence N. 50° 29' 18" E. 324.36 feet; thence 120.00 feet along the arch of a curve to the left having a radius of 285.00 feet the chord of which bears N. 46° 21' 34" E. 119.12 feet;

Richard D. Scarrow
Tom Walker

Scarrow and Walker

Book 230 Page 112

Reg. Land Surveyors

Phones 945-5374—945-5370

Box 138

Glenwood Springs, Colo. 81001



Jan Christensen Description (continued) Page 2 - EXHIBIT A
August 30, 1967

thence N. 34° 17' 50" E. 69.64 feet; thence 163.82 feet along the arch of a curve to the right having a radius of 2765.00 feet the chord of which bears N. 35° 59' 42" E. 163.80 feet; thence N. 37° 41' 31" E. 320.81 feet; thence 140.84 feet along the arch of a curve to the left having a radius of 510.00 feet the chord of which bears N. 29° 46' 50" E. 140.39 feet; thence 56.19 feet along the arch of a curve to the right having a radius of 130.00 feet the chord of which bears N. 34° 15' 09" E. 55.76 feet; thence S. 43° 21' 50" E. 30.00 feet to a point on said fence; thence S. 43° 21' 50" E. 378.63 feet along said fence; thence N. 58° 12' 10" E. 240.68 feet; thence N. 46° 13' 10" E. 503.99 feet; thence N. 34° 51' 10" E. 295.12 feet; thence N. 46° 31' 50" E. 182.73 feet to a point on said fence; thence S. 87° 49' 58" E. 594.66 feet along said fence to a point in the center of a 60-foot road; thence along the center of said road 162.92 feet along the arch of a curve to the right having a radius of 1125.00 feet the chord of which bears S. 24° 50' 00" W. 162.77 feet; thence S. 29° 58' 55" W. 209.14 feet; thence 161.94 feet along the arch of a curve to the left having a radius of 1020.00 feet the chord of which bears S. 24° 26' 05" W. 161.73 feet; thence S. 20° 53' 07" W. 75.96 feet; thence 187.91 feet along the arch of a curve to the left having a radius of 1890.00 feet the chord of which bears S. 18° 02' 13" W. 187.84 feet; thence 110.03 feet along the arch of a curve to the right having a radius of 645.00 feet the chord of which bears S. 20° 04' 32" W. 109.89 feet; thence S. 24° 57' 44" W. 51.62 feet; thence 115.23 feet along the arch of a curve to the right having a radius of 450.00 feet the chord of which bears S. 32° 17' 52" W. 114.91 feet; thence S. 39° 38' 00" W. 170.00 feet; thence 94.25 feet along the arch of a curve to the left having a radius of 30.00 feet the chord of which bears S. 50° 22' 00" E. 60.00 feet; thence N. 39° 38' 00" E. 170.00 feet; thence 96.85 feet along the arch of a curve to the right having a radius of 735.00 feet the chord of which bears N. 43° 24' 30" E. 96.78 feet; thence N. 47° 11' 00" E. 184.79 feet; thence 159.86 feet along the arch of a curve to the right having a radius of 2510.00 feet the chord of which bears N. 49° 00' 28" E. 159.83 feet; thence N. 50° 49' 57" E. 499.21 feet to a point on the westerly line of said county road; thence along the westerly line of said road S. 33° 45' 08" W. 743.32 feet; thence 112.68 feet along the radius of a curve to the left having a radius of 640.00 feet the chord of which bears S. 28° 42' 31" W. 112.53 feet; thence 97.61 feet along the arch of a curve to the right having a radius of 360.00 feet the chord of which bears S. 31° 25' 57" W. 97.31 feet; thence S. 39° 12' 01" W. 235.97 feet; thence 163.56 feet along the arch of a curve to the left having a radius of 620.00 feet the chord of which bears S. 31° 36' 35" W. 163.08 feet; thence S. 24° 05' 08" W. 84.70 feet; thence 130.44 feet along the arch of a curve to the right having a radius of 2100.00 feet the chord of which bears S. 25° 51' 46" W. 130.42 feet; thence S. 27° 38' 40" W. 140.02 feet; thence 81.33 feet along the arch of a curve to the right having a radius of 1102.00 feet the chord of which bears S. 29° 45' 31" W. 81.31 feet; thence S. 31° 52' 22" W. 55.61 feet; thence 75.73 feet along the arch of a curve to the left having a radius of 535.00 feet the chord of which bears S. 27° 49' 04" W. 75.67 feet; thence 123.58 feet along the radius of a curve to the right having a radius of 330.00 feet the chord of which bears S. 34° 29' 27" W. 122.86 feet; thence 153.57 feet along the arch of a curve to the left having a radius of 545.00 feet the chord of which bears S. 37° 06' 46" W. 153.07 feet; thence S. 29° 04' 24" W. 157.27 feet; thence 169.08 feet along the arch of a curve to the right having a radius of 503.00 feet the chord of which bears S. 36° 44' 56" W. 169.08 feet; thence S. 48° 25' 28" W. 245.10 feet; thence 101.14 feet along the arch of a curve to the right having a radius of 1340.00 feet the chord of which bears S. 50° 35' 13" W. 101.12 feet; thence S. 52° 44'

