

BLACK HORSE I AT STAGECOACH

A PART OF SECTIONS 15, 21, AND 22, T 3 N, R 84 W, WEST OF 6 TH P. M.
ROUTT COUNTY, COLORADO

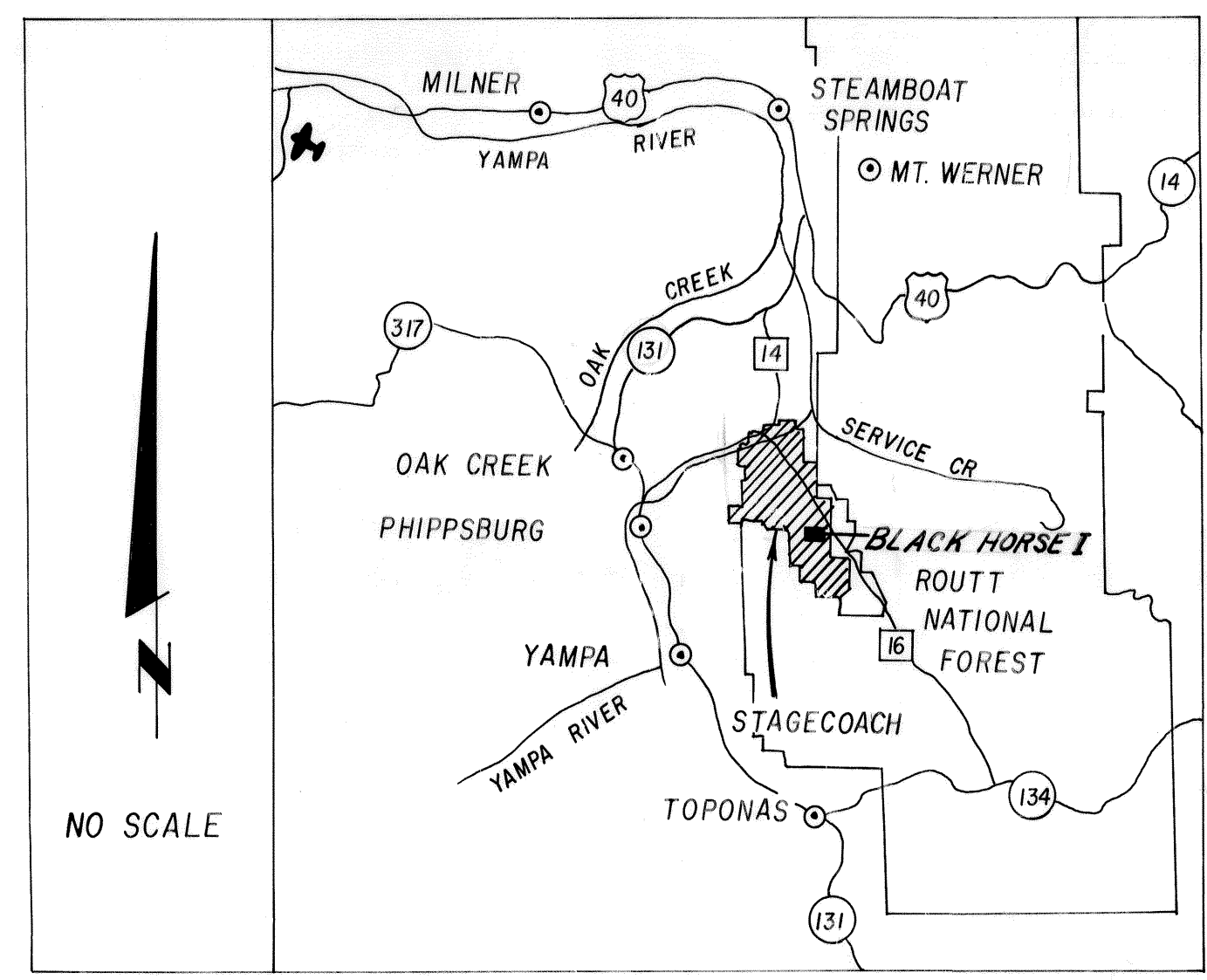
NELSON, HALEY, PATTERSON, AND QUIRK INC.
ENGINEERING CONSULTANTS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Woodmoor Corporation, Equitable Life Assurance Society Of The United States, Mountain Air Company (A Limited Partnership By Ogle Corporation) James F. Stetson and Lucienne J. Stetson, being the owners of certain lands in Routt County, Colorado, described as follows:

A tract of land located in the North half (N1/2) of section 22 and the South half (S1/2) of Section 15, Northeast Quarter (NE1/4) of Section 21, Township 3 North, Range 84 West of the 6th P.M., Routt County, Colorado and being further described as follows:

Beginning at a point which bears N03°59'46"E, 1299.12 feet from the center of Section 22, T. 3 N., R. 84 W., of the 6th Principal Meridian, (all bearings in this description are relative to those shown on the plat of "Sky Hitch At Stagecoach" as recorded in book _____ page _____ of the records of Routt County, Colorado) said point also being in the west line of "Sky Hitch At Stagecoach", thence, N 89° 05' 34" W, 1216.74 feet, thence, N 73° 14' 27" W, 421.01 feet, thence, S 75° 50' 08" W, 442.26 feet, thence, N 21° 07' 35" W, 245.41 feet, thence, S 68° 52' 25" W, 219.00 feet to a point on a curve to the right, said curve having a Radius of 530.00 feet and Delta of 45° 28' 21", thence along the Arc of said curve 429.88 feet, thence, S 28° 35' 27" W, 55.85 feet to a point on a curve to the right, said curve having a Radius of 130.00 feet and Delta of 54° 03' 58", thence, along the Arc of said curve 122.30 feet, thence, S 82° 45' 25" W, 256.43 feet, thence, N 89° 05' 34" W, 250.00 feet, thence, N 06° 36' 23" E, 340.00 feet, thence, N 35° 36' 28" E, 626.69 feet, thence, S 64° 16' 21" E, 301.64 feet, thence, N 59° 15' 07" E, 73.22 feet to a point on a curve to the left, said curve having a radius of 343.59 feet and Delta of 33° 14' 24", thence along the arc of said curve 315.36 feet, thence, N 26° 00' 43" E, 305.01 feet to a point on a curve to the right, said curve having a radius of 800.00 feet and Delta of 48° 34' 35", thence along the arc of said curve 678.26 feet, thence, N 74° 35' 18" E, 308.00 feet to a point on a curve to the left, said curve having a radius of 883.01 feet and Delta of 45° 06' 02", thence, along the arc of said curve 695.06 feet, thence, N 29° 29' 16" E, 177.01 feet to a point on a non-tangent curve to the right, said curve having a radius of 1000.00 feet and Delta of 22° 11' 06" (center of curve bears S37°08'26"W radially), thence, along the arc of said curve 387.20 feet, thence, S 41° 46' 01" E, 807.53 feet to a point on a curve to the left said curve having a radius of 770.00 feet and Delta of 26° 33' 48", thence along the Arc of said curve 356.99 feet, thence, S 68° 19' 49" E, 163.92 feet to a point in the North line of "Sky Hitch At Stagecoach", thence along the Northwesterly boundary of "Sky Hitch At Stagecoach", N 89° 55' 25" W, 361.77 feet, thence, S 70° 25' 23" E, 505.44 feet, thence, S 14° 35' 38" W, 448.47 feet, thence, S 38° 43' 29" W, 414.02 feet, thence, S 22° 32' 35" W, 393.69 feet to the point of beginning, said description containing 123.01 Acres. Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this plat, under the names and style of Black Horse I At Stagecoach and do hereby grant to the County of Routt, State of Colorado, for the use of the public, the avenues, streets, drives, courts and places hereon shown. Also, the easements are reserved as shown, for public utility purposes and drainage. Executed this 3rd day of February, A.D. 1972.



VICINITY MAP

WOODMOOR CORPORATION
ATTEST: John J. Wilkinson, SECRETARY Steven N. Arnold, PRESIDENT

EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
ATTEST: Lucienne J. Stetson, REGIONAL MANAGER

MOUNTAIN AIR COMPANY, A LIMITED PARTNERSHIP BY OGLE CORPORATION
ATTEST: Al Saterdal, SECRETARY Burdette A. Ogle, PRESIDENT

STATE OF COLORADO)
COUNTY AT EL PASO)
The foregoing dedication was acknowledged before me this 3rd day of February, A.D. 1972 BY WOODMOOR CORPORATION, EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, MOUNTAIN AIR COMPANY, (A LIMITED PARTNERSHIP BY OGLE CORPORATION), JAMES F. STETSON AND LUCIENNE J. STETSON.
WITNESS MY HAND AND OFFICIAL SEAL. Betty A. Brauch
MY COMMISSION EXPIRES: October 1, 1975 NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Gerald B. McRae, a Registered Land Surveyor in the State of Colorado do hereby certify that there are no roads, pipeline, irrigation ditches or other easements in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey. Steel pins were set at all boundary corners.

Gerald B. McRae
GERALD B. MCRAE, REGISTERED LAND SURVEYOR AND
PROFESSIONAL ENGINEER, COLORADO REG. NO. 6616

APPROVAL OF THE PLANNING COMMISSION

Approved by The Routt Planning Commission this 3rd day of Feb, 1972. By M. J. Brauch, Chairman.

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

The within plat of Black Horse I At Stagecoach is approved for filing this 8th day of Feb, 1972. The dedication of the public ways shown hereon are accepted by The County of Routt, State of Colorado, subject to the condition that said County shall undertake the maintenance of said public ways only after construction of said public ways has been satisfactorily complete to The County specifications by the Subdivider, and a resolution of The Board of County Commissioners of Routt County, Colorado, accepting the same has been adopted and placed on record.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

ATTEST: Dee Dee Reed COUNTY CLERK Frank Stiles CHAIRMAN

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of The County Clerk and Recorder of Routt County, at 10:30 AM, on the 8th day of Feb, A.D. 1972. In Case Drawer _____, Reception No. 232864 File No 7106
Protective Covenants are recorded in Book _____, Page _____, Routt County Records
Dee Dee Reed
COUNTY CLERK AND RECORDER

ATTORNEY'S CERTIFICATE

I, _____, An Attorney-At-Law duly licensed in The State of Colorado, do hereby certify that I have examined the Title of all land herein above platted and shown upon the written plat, and that title to such land is in the Dedicators.
Dee Dee Reed
ATTORNEY-AT-LAW
Dated this _____ day of _____, 1972.

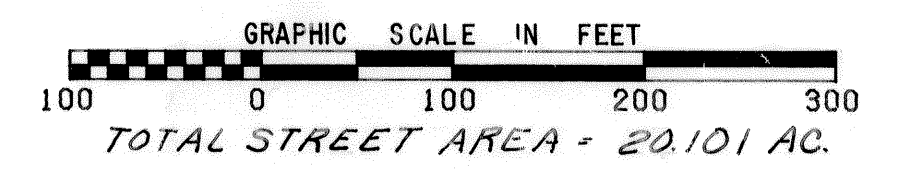
NOTES:

1. Building setback lines and design controls to be established by architectural control committee through protective covenants.
2. All lot lines subject to 10' Utility and Drainage Easement.
3. Road rights of way indicated by dashed line to be vacated upon submission and approval of subsequent contiguous filings which provide a second (or alternate) means of access to the development. Said rights of way to revert to open space or become property of adjacent land owners at the discretion of Stagecoach Property Owners Association.
4. Development and management of areas designated as common open space to become responsibility of Stagecoach Property Association.
5. All side lot line subject to 10' trail easement.
6. Areas defined as trail easements are subject to construction of pathways for non-vehicular community use. Location and development of such trails to be responsibility of Stagecoach Property Owner Association.
7. Water and sewer to be provided by Morrison Creek Water and Sanitation District.
8. Existing ruins to be preserved through jurisdiction of Stagecoach Property Owners Association.
9. All rear lot lines subject to a 20' trail easement.

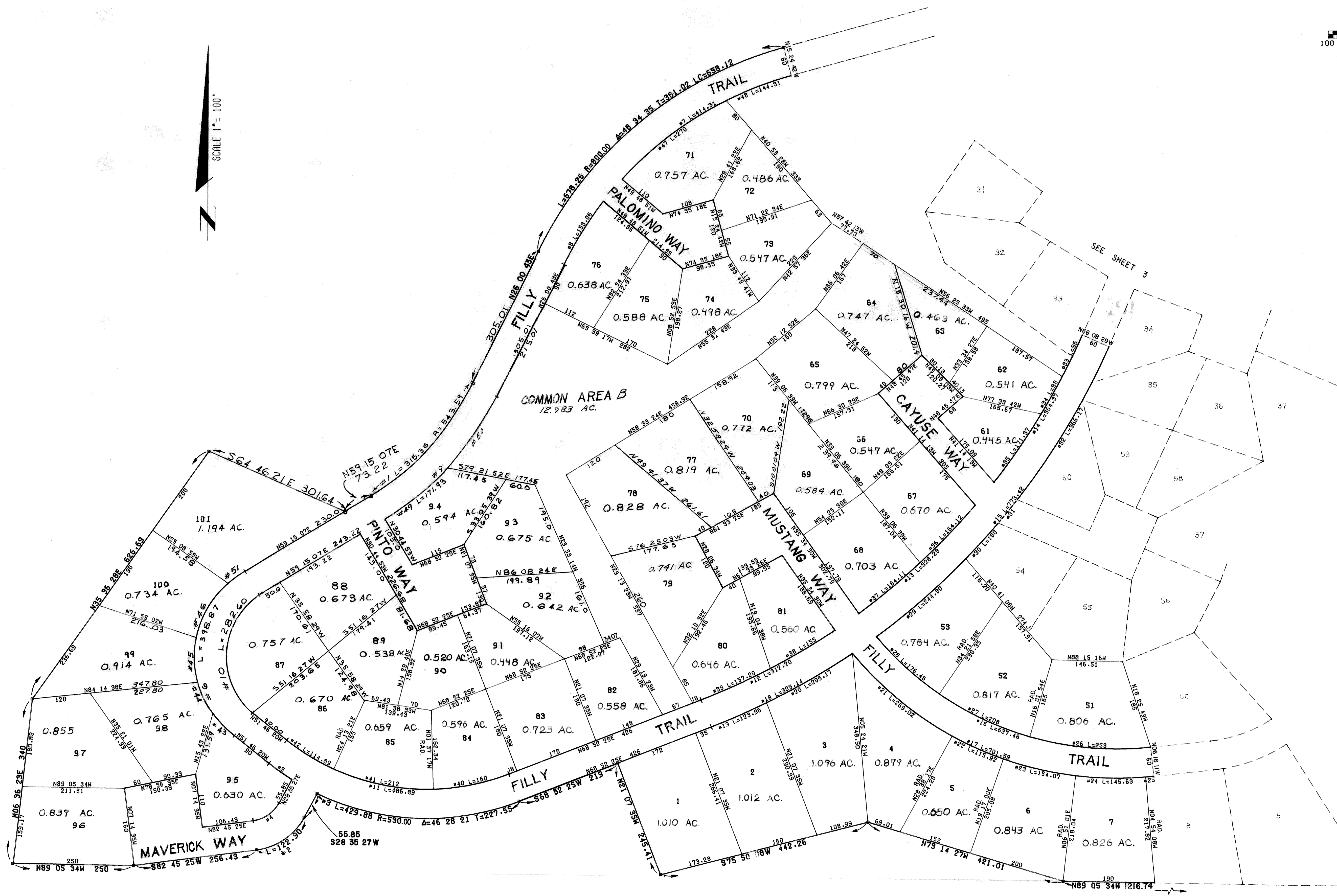
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SCALE 1" = 100'

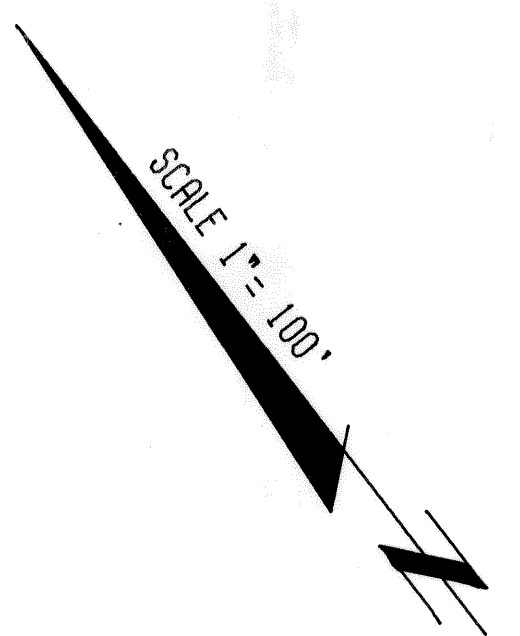


CURVE TABLE						
NO.	LEN.	RADIUS	DELTA	TAN	L.CH.	CH.BRG.
1	375.36	343.59	35.74 24	762.26	370.36	542.37 55W
2	122.90	130	34.09 58	65.48	118.37	N55 40 14E
3	429.88	350	46.28 21	227.53	418.19	N87 53 25W
4	66.18	70	54.03 58	35.73	63.74	N55 43 26E
5	59.13	350	06 29 31	29.60	59.10	N54 48 05W
6	339.97	265.84	17 01 27	229.64	339.33	N03 44 24E
7	414.31	740	32 04 44	212.75	408.52	N58 32 35E
8	153.06	740	11 31 02	76.80	152.78	N31 56 14E
9	322.77	603.57	33 1 24	180.17	345.28	S42 37 55W
10	232.60	143.84	11 01 21	272.30	240.92	N03 44 24E
11	486.89	470	59 21 15	267.83	455.41	N81 26 57W
12	312.20	1420	12 05 50	156.73	311.59	N62 34 30E
13	328.23	1420	13 14 39	164.85	327.30	N47 13 59E
14	384.37	1420	14 7 35	178.11	383.45	N31 00 29E
15	773.42	1480	29 76 31	393.76	764.63	N58 49 46E
16	637.46	650	56 11 24	346.39	612.27	N68 10 29W
17	701.59	710	56 37 02	382.43	673.39	N67 57 40W
18	329.14	1480	12 44 31	165.25	328.46	N62 30 10E
19	183.96	1480	04 47 57	62.02	183.33	N66 28 26E
20	205.17	1480	07 56 34	102.75	205	N60 06 11E
21	269.02	710	21 42 34	136.14	267.41	N50 30 26W
22	115.92	710	09 21 17	58.09	115.79	N66 02 22W
23	154.07	710	12 25 59	77.34	153.77	N76 56 00W
24	145.63	710	11 45 09	73.07	145.38	N89 01 33W
25	16.95	710	01 22 03	8.47	16.85	N84 24 31E
26	293	650	22 18 05	128.12	291.41	N85 07 09W
27	208	650	18 20 04	104.90	207.11	N64 48 04W
28	176.46	650	15 33 15	88.77	175.91	N47 51 24W
29	244.80	1480	09 28 38	122.68	244.52	N49 03 43E
30	100	1480	03 52 17	50.02	99.98	N42 23 16E
31	62.45	1480	02 25 04	31.23	62.45	N39 14 35E
32	366.17	1480	14 10 32	184.02	365.23	N30 56 47E
33	35	1420	03 50 00	47.52	34.98	N25 46 31E
34	88	1420	03 33 02	44.01	87.99	N29 28 02E
35	171.97	1420	06 54 53	85.78	171.27	N34 42 00E
36	164.12	1420	06 37 19	82.15	164.03	N43 55 20E
37	164.11	1420	06 37 20	82.15	164.03	N50 32 39E
38	155	1420	06 15 15	77.58	154.93	N59 24 13E
39	157.20	1420	06 20 35	78.68	157.12	N65 42 07E
40	160	1420	19 30 18	80.78	159.23	N76 37 34E
41	212	470	25 50 38	107.83	210.21	N78 41 58W
42	114.89	470	14 00 19	57.73	114.69	N58 46 28W
43	65.27	205.84	18 10 01	32.91	65.99	N42 41 19W
44	49.61	205.84	19 05 50	34.23	49.25	N29 05 24W
45	91.33	205.84	25 28 39	46.54	90.78	N10 46 10W
46	141.95	205.84	39 30 41	73.99	139.15	N30 43 30E
47	270	740	20 04 19	134.52	268.55	N52 57 13E
48	144.31	740	11 10 26	72.39	144.09	N69 00 05E
49	171.93	603.59	16 19 13	86.53	171.33	S 57 05 31W
50	178.24	603.59	17 35 11	89.78	177.65	S 37 28 19W
51	31.37	205.84	08 46 16	15.79	31.48	N 37 31 52E

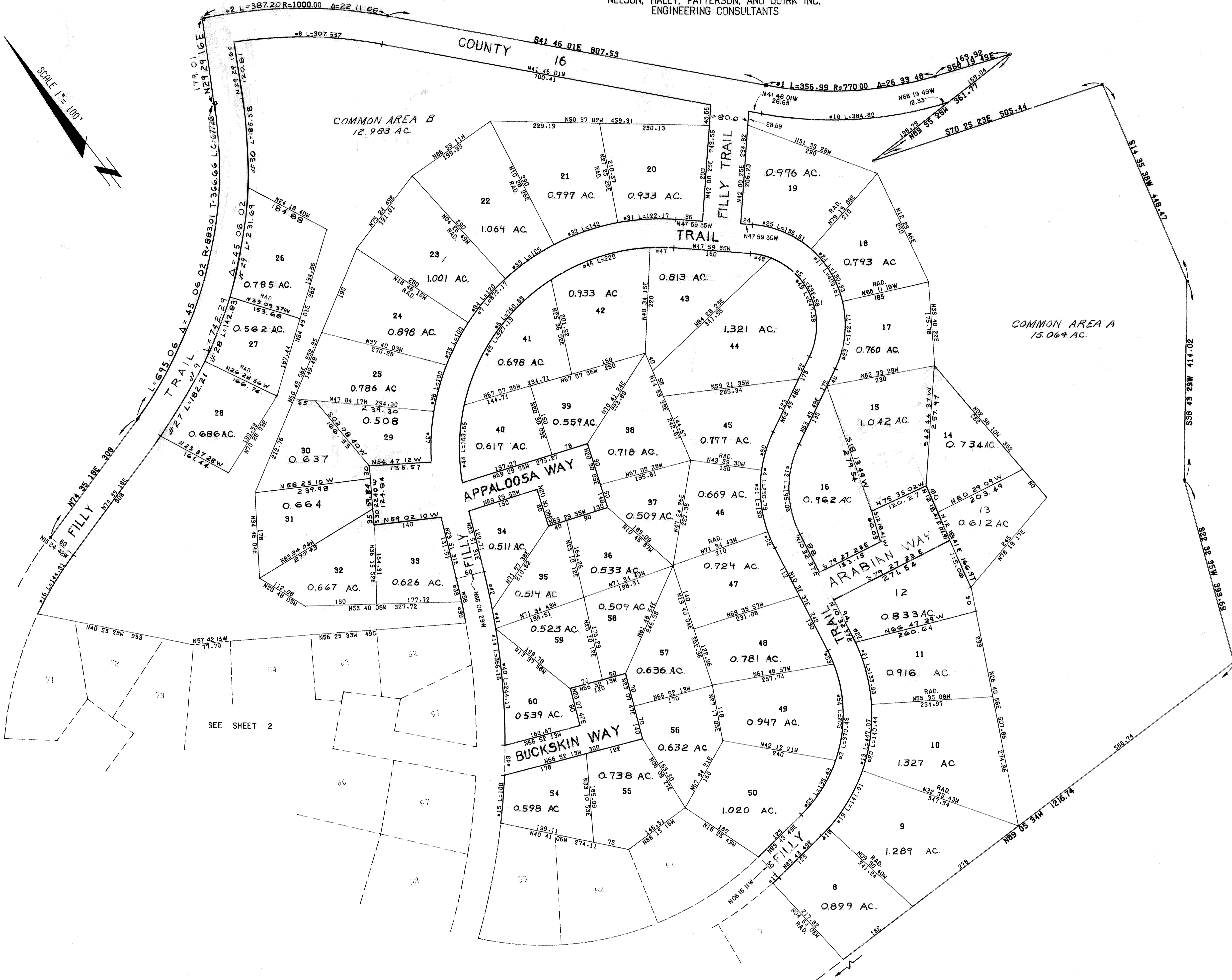
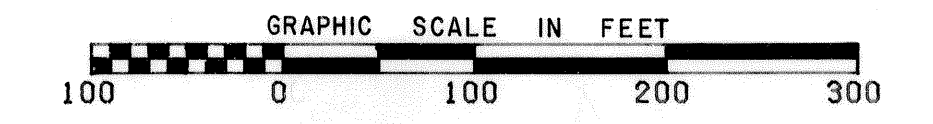
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ENGINEERING CONSULTANTS



SCALE 1" = 100'



CURVE TABLE						
NO.	LEN.	RADIUS	DELTA	TAN	L.CH.	CH.BRG.
1	556.99	770	26 33 48	181.76	353.60	N55 02 55W
2	397.20	1000	22 11 06	196.06	384.79	N52 51 34W
3	370.43	290	73 11 12	215.32	345.76	N47 08 19E
4	250.79	270	53 13 11	135.26	241.87	N37 09 13E
5	292.58	150	111 45 23	221.37	248.35	N07 53 07E
6	760.85	420	103 47 41	535.59	661	N00 06 34E
7	877.36	490	97 33 53	577.06	725.12	N03 13 24E
8	327.54	940	18 44 43	155.16	306.17	N51 08 22W
9	822.58	1045	45 06 09	433.93	801.50	N52 02 17E
10	384.80	830	26 33 48	195.92	381.37	N55 02 55W
11	409.61	210	111 45 24	309.92	347.70	N07 53 07E
12	195.06	210	53 13 12	105.21	186.15	N37 09 13E
13	447.07	350	73 11 12	259.81	417.29	N47 08 19E
14	366.16	1480	14 10 32	184.02	365.23	N30 56 47E
15	100	1480	03 52 17	50.02	99.98	N42 23 16E
16	144.31	740	11 10 25	72.39	144.09	N69 00 05E
17	16.95	710	01 22 03	8.47	16.25	N84 24 51E
18	19.60	350	03 14 29	9.90	19.80	N02 06 35E
19	141.01	350	23 05 03	71.48	140.06	N68 56 49E
20	140.44	350	22 59 25	71.18	139.50	N45 54 35E
21	133.93	350	21 55 28	67.79	133.11	N53 27 08E
22	11.89	350	01 56 47	5.94	11.65	N11 31 00E
23	142.77	210	38 57 07	74.27	140.03	N44 17 15E
24	130.33	210	35 33 33	67.34	128.25	N07 01 55E
25	136.51	210	37 14 44	70.77	134.12	N29 22 13W
27	182.21	943.01	11 04 14	91.39	181.92	N69 03 11E
28	142.83	943.01	08 40 40	71.55	142.69	N51 04 44W
29	231.69	143.01	14 04 37	116.43	231.09	N47 48 05E
30	185.88	143.01	11 16 31	93.09	185.28	N55 07 31E
31	122.17	480	14 34 59	61.42	121.84	N55 17 05W
32	142	480	16 57 00	71.52	141.48	N71 09 04W
33	125	480	14 55 15	62.86	124.55	N86 59 11W
34	120	480	14 19 26	60.31	119.69	N78 23 28E
35	100	480	11 56 12	50.18	99.82	N65 15 59E
36	100	480	11 55 11	50.18	99.82	N53 19 27E
37	108.19	480	12 54 20	54.32	107.96	N40 53 77E
38	50	1420	02 01 03	25	50	N24 52 02E
39	45	1420	01 49 57	22.50	45	N26 47 02E
40	244.17	1480	09 57 09	122.36	243.69	N18 28 82E
41	40	1480	01 32 55	20	40	N27 48 26E
42	81.93	1480	03 10 28	41.01	81.93	N25 26 45E
43	62.46	1480	02 25 04	31.23	62.45	N39 14 35E
44	163.66	420	22 13 36	82.88	162.53	N39 22 32E
45	327.19	420	44 38 06	172.40	318.98	N72 51 23E
46	220	420	30 00 43	112.59	217.49	N69 49 12W
47	50	420	06 49 16	25.03	49.97	N51 24 13W
48	45	150	17 11 19	22.67	44.89	N39 23 59W
49	247.58	150	34 04 04	122.46	220.42	N15 28 45E
50	83.67	270	17 45 18	42.17	83.34	N54 53 03E
51	130	270	27 35 13	66.29	128.75	N32 12 59E
52	37.12	270	07 52 40	18.59	37.09	N14 28 57E
53	30	290	05 53 38	15.01	29.99	N13 30 27E
54	205	290	40 30 08	106.99	200.76	N56 43 19E
55	135.43	290	26 45 26	68.97	134.20	N70 21 06E
56	95.00	1420	03 49 59	47.52	94.98	N65 46 31E