

# BLACK HORSE II at STAGECOACH

A PART OF SECTIONS 15, 16, 21, AND 22, T.3N., R.84W., WEST OF THE 6<sup>TH</sup> P.M.  
ROUTT COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE WOODMOOR CORPORATION, STEVEN N. ARNOLD, PRESIDENT AND JOHN J. WILKINSON, SECRETARY; EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, E.H. DYER, REGIONAL MANAGER; JOHN KERSTIENS AND MARY KERSTIENS, JAMES F. STETSON AND LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY (A LIMITED PARTNERSHIP BY OGLE CORP.), BURDETTE A. OGLE PRESIDENT AND AL SATERDAL SECRETARY; HOLDERS OF A DEED OF TRUST, BEING THE PARTIES IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, THE SOUTH HALF (S1/2) OF SECTION 16, THE NORTH HALF (N1/2) OF SECTION 21, AND THE NORTHWEST QUARTER (NW1/4) OF SECTION 22, ALL IN TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO WITH ALL SUBDIVISIONS HEREIN DESCRIBED BEING RECORDED IN THE RECORDS OF ROUTT COUNTY, COLORADO, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER (S1/4COR) OF SAID SECTION 15, AND CONSIDERING THE NORTHWESTERLY BOUNDARY OF SKY HITCH AT STAGECOACH TO BEAR SOUTH 89° 55' 25" EAST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE ALONG THE BOUNDARY OF BLACK HORSE ONE AT STAGECOACH BY THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES:  
 SOUTH 89° 55' 25" EAST, 361.77 FEET;  
 NORTH 68° 19' 49" WEST, 163.92 FEET;  
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET AND A CHORD THAT BEARS NORTH 55° 02' 55" WEST, 353.80 FEET;  
 NORTH 41° 46' 01" WEST, 807.55 FEET;  
 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET AND A CHORD THAT BEARS NORTH 52° 51' 34" WEST, 384.79 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF BLACK HORSE ONE AT STAGECOACH BY THE FOLLOWING TEN (10) BEARINGS AND DISTANCES:  
 SOUTH 29° 29' 16" WEST, 179.01 FEET;  
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 883.01 FEET AND A CHORD THAT BEARS SOUTH 52° 02' 17" WEST, 677.26 FEET;  
 SOUTH 74° 35' 18" WEST, 308.00 FEET;  
 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET AND A CHORD THAT BEARS SOUTH 50° 18' 01" WEST, 658.12 FEET;  
 SOUTH 26° 00' 43" WEST, 305.01 FEET;  
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 543.59 FEET AND A LONG CHORD THAT BEARS SOUTH 42° 37' 55" WEST, 310.96 FEET;  
 SOUTH 59° 15' 07" WEST, 73.22 FEET;  
 NORTH 64° 46' 21" WEST, 301.64 FEET;  
 SOUTH 35° 36' 28" WEST, 626.69 FEET;  
 SOUTH 01° 36' 23" WEST, 340.00 FEET;

THENCE SOUTH 86° 48' 06" WEST, 1507.60 FEET;  
 THENCE NORTH 06° 45' 24" WEST, 259.64 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 660.00 FEET AND A CHORD THAT BEARS SOUTH 88° 07' 18" WEST, 112.25 FEET;  
 THENCE NORTH 87° 00' 00" WEST, 264.41 FEET;  
 THENCE NORTH 03° 00' 00" EAST, 830.86 FEET;  
 THENCE NORTH 68° 22' 30" EAST, 134.79 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CHORD THAT BEARS NORTH 23° 51' 57" WEST, 271.14 FEET;  
 THENCE NORTH 03° 00' 00" EAST, 540.42 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A CHORD THAT BEARS NORTH 36° 54' 38" EAST, 368.21 FEET;  
 THENCE NORTH 70° 49' 16" EAST, 198.74 FEET;  
 THENCE NORTH 00° 57' 14" EAST, 635.35 FEET;  
 THENCE NORTH 86° 41' 53" EAST, 520.86 FEET;  
 THENCE SOUTH 22° 28' 46" EAST, 313.85 FEET;  
 THENCE NORTH 84° 01' 51" EAST, 303.79 FEET;  
 THENCE SOUTH 87° 54' 05" EAST, 1339.30 FEET;  
 THENCE SOUTH 89° 20' 19" EAST, 330.00 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET AND A CHORD THAT BEARS NORTH 61° 36' 23" EAST, 60.00 FEET;  
 THENCE NORTH 59° 22' 24" EAST, 72.07 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET AND A CHORD THAT BEARS NORTH 83° 48' 03" EAST, 521.06 FEET;  
 THENCE SOUTH 71° 46' 17" EAST, 22.36 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND A CHORD THAT BEARS NORTH 73° 54' 32" EAST, 191.69 FEET;  
 THENCE NORTH 39° 35' 22" EAST, 87.91 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 705.64 FEET AND A CHORD THAT BEARS SOUTH 55° 57' 48" EAST, 196.19 FEET;  
 THENCE SOUTH 65° 57' 08" EAST, 263.45 FEET TO THE TRUE POINT OF BEGINNING.  
 SAID TRACT OF LAND CONTAINS 177.93 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 II 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 HERON SHOWN. ALSO THE EASEMENTS ARE RESERVED AS SHOWN, FOR PUBLIC UTILITY PURPOSES AND DRAINAGE.

EXECUTED THIS 15<sup>th</sup> DAY OF March, A.D. 1972.

WOODMOOR CORPORATION  
 ATTEST: John J. Wilkinson JOHN J. WILKINSON, SECRETARY  
Steven N. Arnold STEVEN N. ARNOLD, PRESIDENT

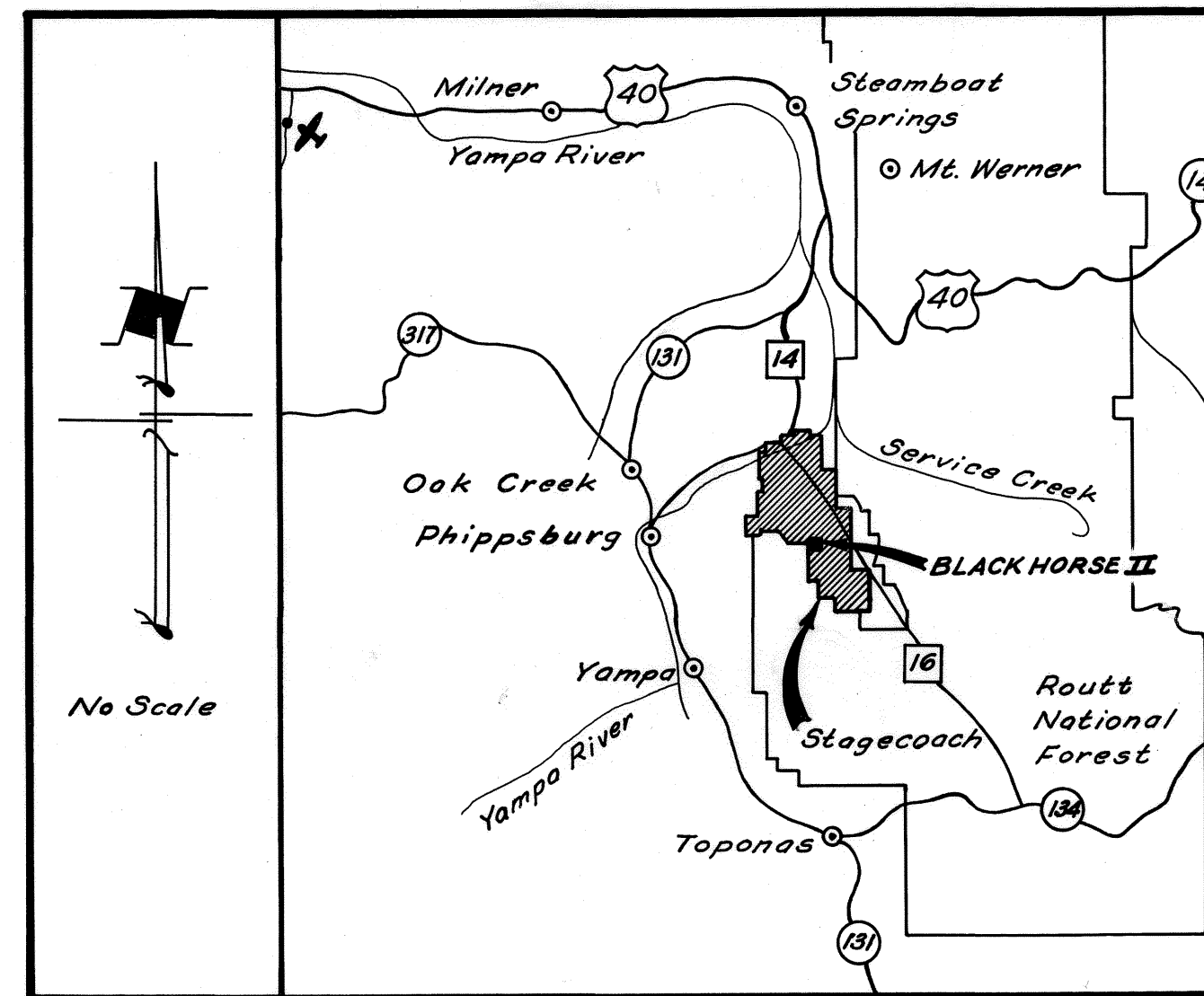
EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES  
 ATTEST: E.H. Dyer E.H. DYER, REGIONAL MANAGER

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

STATE OF COLORADO )  
 COUNTY OF EL PASO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF March, A.D. 1972 BY WOODMOOR CORPORATION, STEVEN N. ARNOLD, PRESIDENT AND JOHN J. WILKINSON, SECRETARY; EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, E.H. DYER, REGIONAL MANAGER; JOHN KERSTIENS AND MARY KERSTIENS, JAMES F. STETSON AND LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY (A LIMITED PARTNERSHIP BY OGLE CORP.), BURDETTE A. OGLE PRESIDENT AND AL SATERDAL SECRETARY; HOLDERS OF A DEED OF TRUST, BEING THE PARTIES IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND:

WITNESS MY HAND AND SEAL  
 MY COMMISSION EXPIRES: October 21, 1975  
Bettie Beck  
 NOTARY PUBLIC



VICINITY MAP

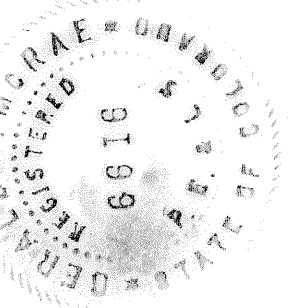
### NOTES

- BUILDING SETBACK LINES AND DESIGN CONTROLS TO BE ESTABLISHED BY ARCHITECTURAL CONTROL COMMITTEE THROUGH PROTECTIVE COVENANTS.
- ALL LOT LINES SUBJECT TO 10' UTILITY AND DRAINAGE EASEMENT.
- 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.
- DEVELOPMENT AND MANAGEMENT OF AREAS DESIGNATED AS COMMON OPEN SPACE TO BECOME RESPONSIBILITY OF STAGECOACH PROPERTY ASSOCIATION.
- ALL SIDE LOT LINE SUBJECT TO 10' TRAIL EASEMENT.
- 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 OWNERS ASSOCIATION.
- WATER AND SEWER TO BE PROVIDED BY MORRISON CREEK WATER AND SANITATION DISTRICT.
- EXISTING RUINS TO BE PRESERVED THROUGH JURISDICTION OF STAGECOACH PROPERTY OWNERS ASSOCIATION.
- ALL REAR LOT LINES SUBJECT TO A 20' TRAIL EASEMENT.
- UNSOLD PARCELS TO REVERT TO PRIVATE RESTRICTED OPEN SPACE FOR USE BY OWNERS IN RESPECTIVE LOTS, ONCE MAXIMUM ALLOWABLE NO. OF UNITS FOR A PARTICULAR LOT HAVE BEEN SOLD.

### SURVEYOR'S CERTIFICATE

I, GERALD B. MCGRAE, 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. McGrae  
 GERALD B. MCGRAE, REGISTERED LAND SURVEYOR AND  
 PROFESSIONAL ENGINEER COLORADO REG. NO. 6616



### APPROVAL OF THE PLANNING COMMISSION

APPROVED BY THE ROUTT PLANNING COMMISSION THIS 16<sup>th</sup> DAY OF March, 1972. BY [Signature] CHAIRMAN.

### APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THE WITHIN PLAT OF BLACK HORSE II AT STAGECOACH IS APPROVED FOR FILING THIS 3<sup>rd</sup> DAY OF April, 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 COMPLETED 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.

ATTEST: [Signature] COUNTY CLERK  
 BY: [Signature] CHAIRMAN  
 BOARD OF COUNTY COMMISSIONERS  
 ROUTT COUNTY, COLORADO

### RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ROUTT COUNTY, AT 9:30 A.M. ON THE 4<sup>th</sup> DAY OF April, A.D. 1972, IN CASE DRAWER 232911, RECEPTION NO. 232911.  
 PROTECTIVE COVENANTS ARE RECORDED at filing No 7077, ROUTT COUNTY RECORDS.

[Signature]  
 COUNTY CLERK AND RECORDER

### ATTORNEY'S CERTIFICATE

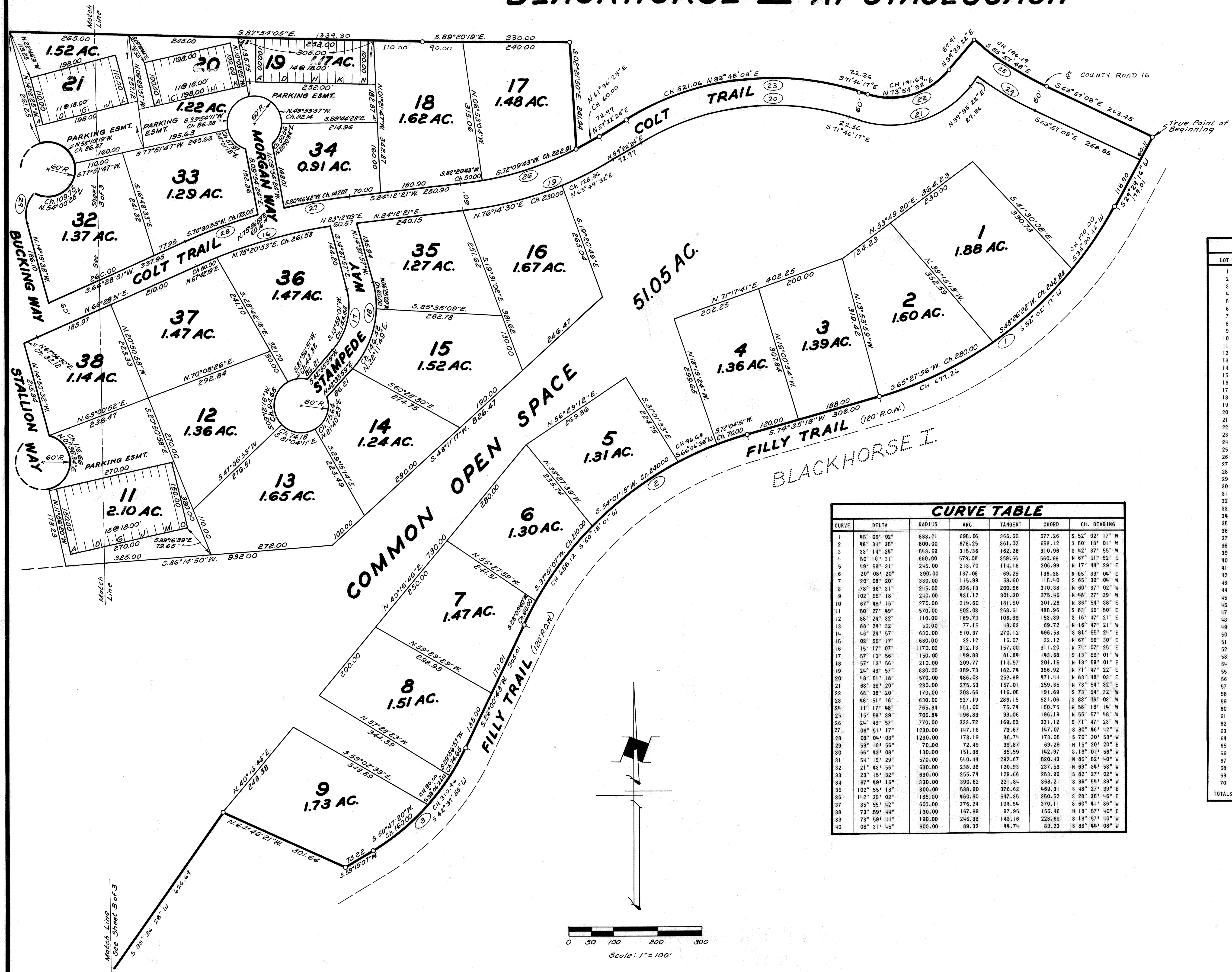
I, John J. Wilkinson, AN ATTORNEY-AT-LAW DULY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREIN ABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.

[Signature]  
 ATTORNEY-AT-LAW

DATED THIS 15<sup>th</sup> DAY OF March, 1972.



# BLACKHORSE II AT STAGECOACH



LOT TABLE			
LOT NO.	ACRES	MAX. NO. INDIVIDUAL UNITS TO BE SOLD	NO. OFF STREET PARKING SPACES PROVIDED AT 270 S.F./UNIT
1	1.88	6	12
2	1.60	6	12
3	1.39	6	12
4	1.36	6	12
5	1.31	6	12
6	1.30	6	12
7	1.47	6	12
8	1.51	6	12
9	1.73	6	12
10	1.71	10	20
11	2.10	10	20
12	1.36	10	20
13	1.65	10	20
14	1.24	10	20
15	1.52	10	20
16	1.67	8	16
17	1.48	8	16
18	1.62	8	16
19	1.17	8	16
20	1.22	8	16
21	1.52	10	20
22	1.98	10	20
23	2.06	10	20
24	1.62	10	20
25	1.84	10	20
26	2.57	10	20
27	1.84	10	20
28	1.85	10	20
29	1.21	10	20
30	1.67	10	20
31	1.65	10	20
32	1.37	10	20
33	1.29	8	16
34	0.91	8	16
35	1.27	10	20
36	1.47	10	20
37	1.47	10	20
38	1.14	10	20
39	1.38	10	20
40	1.57	10	20
41	1.71	10	20
42	1.59	10	20
43	1.25	10	20
44	1.61	10	20
45	1.69	10	20
46	1.77	10	20
47	1.35	10	20
48	1.64	10	20
49	1.31	10	20
50	1.30	8	16
51	1.45	8	16
52	1.38	8	16
53	1.50	10	20
54	1.23	10	20
55	1.23	10	20
56	1.46	10	20
57	1.61	10	20
58	1.62	6	12
59	1.65	6	12
60	1.84	8	16
61	1.72	8	16
62	1.43	10	20
63	1.61	10	20
64	1.47	10	20
65	2.02	10	20
66	1.57	10	20
67	1.31	10	20
68	1.30	10	20
69	1.76	10	20
70	1.84	10	20
TOTALS	109.10	618	1,236

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
1	45° 06' 02"	883.01	695.06	386.66	677.26	S 52° 02' 17" W
2	48° 34' 35"	800.00	678.23	361.02	658.12	S 50° 18' 01" W
3	33° 14' 29"	543.59	315.36	162.26	310.96	S 42° 37' 55" W
4	50° 16' 31"	660.00	579.08	309.66	560.68	N 67° 51' 52" E
5	49° 58' 31"	245.00	213.70	114.18	206.99	N 17° 44' 29" E
6	20° 08' 20"	390.00	137.08	69.25	136.38	N 65° 39' 04" W
7	20° 08' 20"	330.00	115.99	58.60	115.40	S 65° 39' 04" W
8	78° 36' 31"	245.00	386.13	200.56	310.38	N 60° 37' 02" W
9	102° 55' 18"	240.00	431.12	301.30	375.45	N 48° 27' 39" W
10	67° 48' 13"	270.00	319.60	181.50	301.26	N 36° 54' 38" E
11	50° 27' 49"	570.00	502.03	268.61	485.96	S 83° 56' 50" E
12	88° 24' 32"	110.00	169.73	105.99	153.39	S 16° 47' 21" E
13	88° 24' 32"	50.00	77.15	48.63	69.72	N 16° 47' 21" W
14	46° 24' 57"	630.00	510.37	270.12	496.53	S 81° 55' 24" E
15	02° 55' 17"	630.00	32.12	16.07	32.12	N 67° 56' 30" E
16	15° 17' 07"	1170.00	312.13	157.00	311.20	N 71° 07' 25" E
17	57° 13' 56"	150.00	149.83	81.84	143.68	S 13° 59' 01" W
18	57° 13' 56"	210.00	209.77	114.57	201.15	N 13° 59' 01" E
19	24° 49' 57"	830.00	359.73	182.74	356.92	N 71° 47' 22" E
20	48° 51' 18"	570.00	486.03	258.89	471.44	N 83° 48' 03" E
21	68° 38' 20"	230.00	275.53	157.01	259.35	N 73° 54' 32" E
22	68° 38' 20"	170.00	203.66	116.05	191.69	S 73° 54' 32" W
23	48° 51' 18"	630.00	537.19	286.15	521.06	S 83° 48' 03" W
24	11° 17' 48"	765.84	151.00	75.74	150.75	N 58° 18' 11" W
25	15° 53' 39"	705.84	195.83	99.06	196.19	N 55° 57' 48" W
26	24° 49' 57"	770.00	333.72	169.52	331.12	S 71° 47' 23" W
27	06° 51' 17"	1230.00	147.16	73.67	147.07	S 80° 46' 42" W
28	08° 04' 03"	1230.00	173.19	86.74	173.05	S 70° 30' 53" W
29	59° 19' 56"	70.00	72.49	39.87	69.29	N 15° 20' 20" E
30	66° 43' 08"	130.00	151.38	85.59	142.97	S 19° 01' 56" W
31	54° 19' 29"	570.00	540.44	292.67	520.43	N 85° 52' 40" W
32	21° 43' 56"	630.00	238.96	120.93	237.53	N 69° 34' 50" W
33	25° 15' 32"	630.00	255.74	129.66	253.99	S 82° 27' 02" W
34	67° 49' 16"	330.00	390.62	221.84	368.21	S 36° 54' 38" W
35	102° 55' 18"	300.00	538.90	376.62	469.31	S 48° 27' 39" E
36	142° 39' 02"	185.00	460.60	547.35	350.52	S 28° 35' 46" E
37	35° 55' 42"	600.00	376.24	194.54	370.11	S 60° 41' 36" W
38	73° 59' 44"	130.00	167.89	97.95	156.46	N 18° 57' 40" E
39	73° 59' 44"	190.00	245.38	143.16	228.69	S 18° 57' 40" W
40	08° 51' 45"	600.00	89.32	44.74	89.23	S 98° 44' 08" W



# BLACKHORSE II AT STAGE COACH

