

EAGLES WATCH AT STAGECOACH ROUTT COUNTY, COLORADO

A SUBDIVISION BEING A PART OF SECTION 5, AND SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO.

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 SOUTHWEST QUARTER (SW1/4) OF SECTION 5 AND THE NORTH HALF (N1/2) OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER (NW COR) OF SAID SECTION 8 AND CONSIDERING THE NORTH LINE OF SAID SECTION 8 TO BEAR NORTH 87°04'37" WEST WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 67°04'37" EAST, ALONG THE NORTH LINE OF SAID SECTION 8 A DISTANCE OF 1363.22 FEET;
THENCE SOUTH 65°13'45" EAST, 288.38 FEET TO THE WESTERLY RIGHT-OF-WAY OF A ROAD;
THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ROAD BY THE FOLLOWING SEVEN (7) BEARINGS AND DISTANCES:
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 189.95 FEET AND A CHORD THAT BEARS NORTH 52°03'43" EAST, 174.20 FEET;
NORTH 79°21'19" EAST, 107.03 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 34.36 FEET AND A LONG CHORD THAT BEARS NORTH 47°22'17" EAST, 36.40 FEET;
NORTH 15°23'14" EAST, 157.25 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 649.59 FEET AND A LONG CHORD THAT BEARS NORTH 29°56'55" EAST, 326.04 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 319.78 FEET AND A LONG CHORD THAT BEARS NORTH 31°28'22" EAST, 144.28 FEET;
NORTH 18°26'06" EAST, 19.74 FEET TO THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 16;

THENCE CONTINUING NORTH 18°26'06" EAST, 120.07 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 16;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 16 BY THE FOLLOWING TWENTY (20) BEARINGS AND DISTANCES:
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 808.65 FEET AND A CHORD THAT BEARS SOUTH 70°30'28" EAST, 30.01 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1194.16 FEET AND A LONG CHORD THAT BEARS SOUTH 81°30'52" EAST, 412.65 FEET;
NORTH 88°32'10" EAST, 125.84 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.94 FEET AND A LONG CHORD THAT BEARS SOUTH 77°52'43" EAST, 197.75 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 254.35 FEET AND A LONG CHORD THAT BEARS SOUTH 39°26'45" EAST, 213.76 FEET;
SOUTH 14°35'53" EAST, 58.01 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 341.80 FEET AND A LONG CHORD THAT BEARS SOUTH 08°28'38" WEST, 267.91 FEET;
SOUTH 31°33'01" WEST, 109.54 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 583.64 FEET AND A LONG CHORD THAT BEARS SOUTH 25°19'26" WEST, 126.61 FEET;
SOUTH 19°05'50" WEST, 60.00 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 985.93 FEET AND A LONG CHORD THAT BEARS SOUTH 25°15'40" WEST, 211.73 FEET;
SOUTH 31°25'31" WEST, 108.55 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 345.47 FEET AND A LONG CHORD THAT BEARS SOUTH 01°14'39" EAST, 372.96 FEET;
SOUTH 33°54'48" EAST, 314.33 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1619.95 FEET AND A LONG CHORD THAT BEARS SOUTH 30°11'12" EAST, 210.57 FEET;
SOUTH 26°27'37" EAST, 887.15 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1991.88 FEET AND A LONG CHORD THAT BEARS SOUTH 19°23'23" EAST, 487.88 FEET;
ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 207.73 FEET AND A LONG CHORD THAT BEARS SOUTH 35°35'33" EAST, 164.15 FEET;
ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1300.25 FEET AND A LONG CHORD THAT BEARS SOUTH 53°39'05" EAST, 280.10 FEET;
SOUTH 48°16'14" EAST, 58.03 FEET;

THENCE NORTH 87°04'37" WEST, 198.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 16;
THENCE CONTINUING NORTH 87°04'37" WEST, 1855.42 FEET;
THENCE NORTH 26°46'19" WEST, 453.40 FEET;
THENCE NORTH 79°15'49" WEST, 520.00 FEET;
THENCE SOUTH 87°58'56" WEST, 845.84 FEET;
THENCE SOUTH 63°44'11" WEST, 210.00 FEET;
THENCE SOUTH 83°44'11" WEST, 235.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 8;
THENCE NORTH 01°14'28" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 8, A DISTANCE OF 2417.24 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 199.076 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 EAGLES WATCH 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 16th DAY OF December, A.D. 1971.

WOODMOOR CORPORATION
ATTEST: *James P. Stetson* JAMES F. STETSON
Lucienne J. Stetson LUCIENNE J. STETSON
MOUNTAIN AIR COMPANY, LIMITED PARTNERSHIP BY OGLE CORPORATION
ATTEST: *Al Saterdal* AL SATERDAL, SECRETARY
Burdette A. Ogle BURDETTE A. OGLE, PRESIDENT
STEVEN N. ARNOLD, PRESIDENT

STATE OF COLORADO } SS
COUNTY OF El Paso }
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, A.D. 1971, BY STEVEN N. ARNOLD, PRESIDENT OF WOODMOOR CORPORATION MOUNTAIN AIR COMPANY, A LIMITED PARTNERSHIP BY OGLE CORPORATION, JAMES F. STETSON AND LUCIENNE J. STETSON.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: October 23, 1973
Walter L. Egge 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 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 A REPERESENTED BY THIS PLAT AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. STEEL PINS WERE SET AT ALL BOUNDARY CORNERS.
Gerald B. McRae REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER, COLORADO REG. NO. 6616

APPROVAL OF PLANNING COMMISSION
APPROVED BY THE ROUTT COUNTY PLANNING COMMISSION THIS 16th DAY OF December, 1971, BY *James F. Stetson* CHAIRMAN.

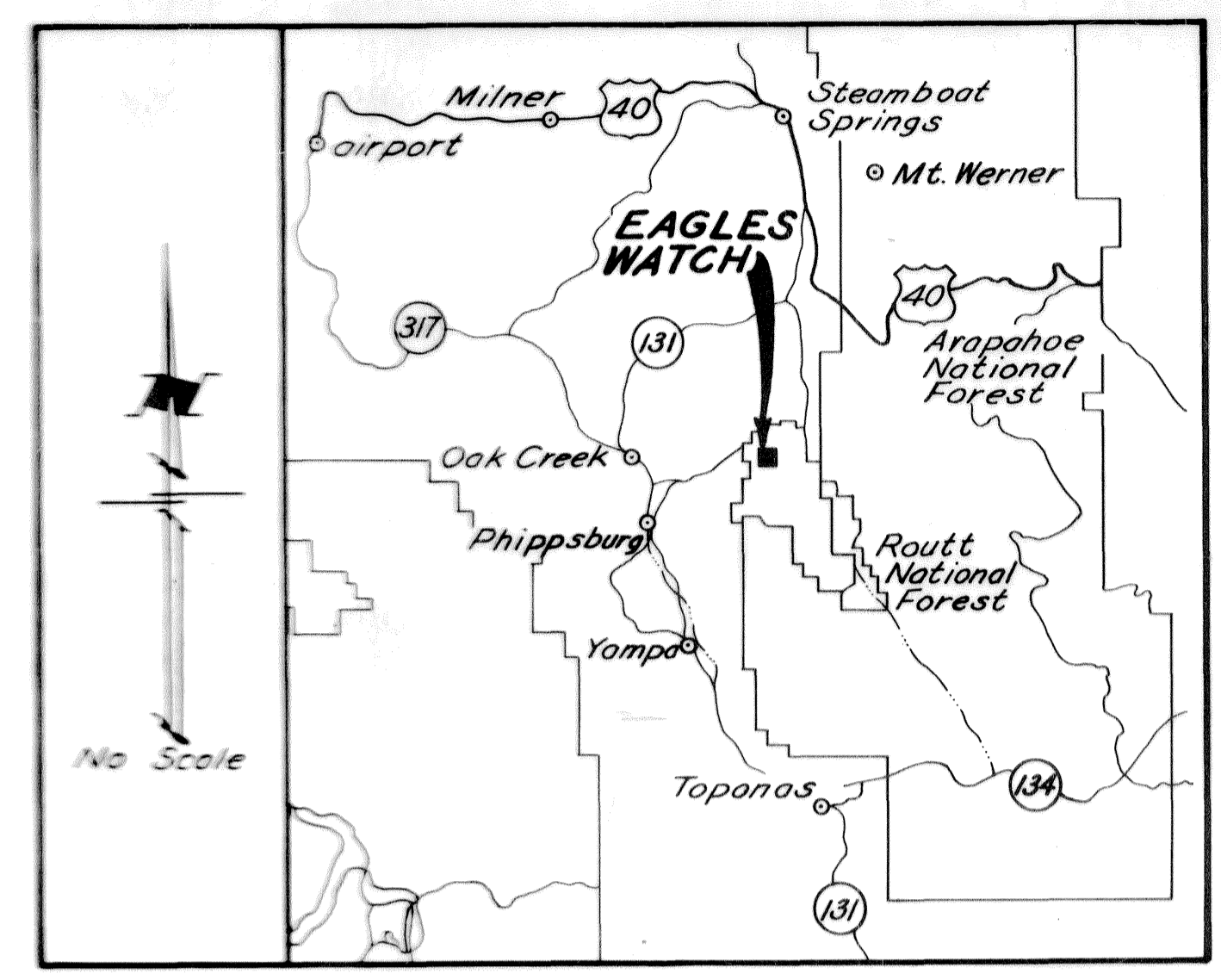
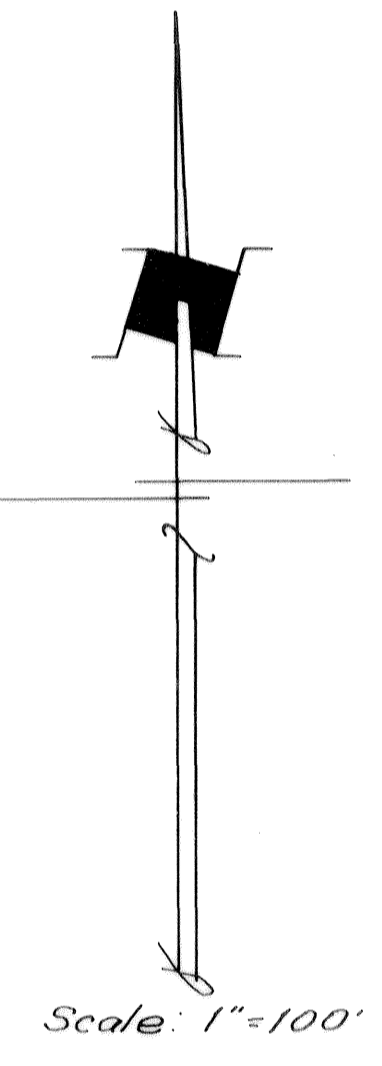
APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THE WITHIN PLAT OF EAGLES WATCH AT STAGECOACH IS APPROVED FOR FILING THIS DAY OF December, 1971. THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON ARE ACCEPTED BY THE COUNTY OF ROUTT, STATE OF COLORADO, SUBJECT TO THE CONDITION THAT SAID COUNTY SHALL UNDERTAKE THE 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 OF RECORD.
BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO
ATTEST: *Bevil Kores* COUNTY CLERK
BY: *James F. Stetson* CHAIRMAN

RECORDER'S CERTIFICATE
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ROUTT COUNTY, AT 1:00 P.M. ON THE 4th DAY OF January, A.D. 1971, IN CASE DRAWER RECEPTION NO. 230196 File No. 7085
PROTECTIVE COVENANTS ARE RECORDED IN BOOK 244995, PAGE 67073, ROUTT COUNTY RECORDS.
Bevil Kores COUNTY CLERK AND RECORDER

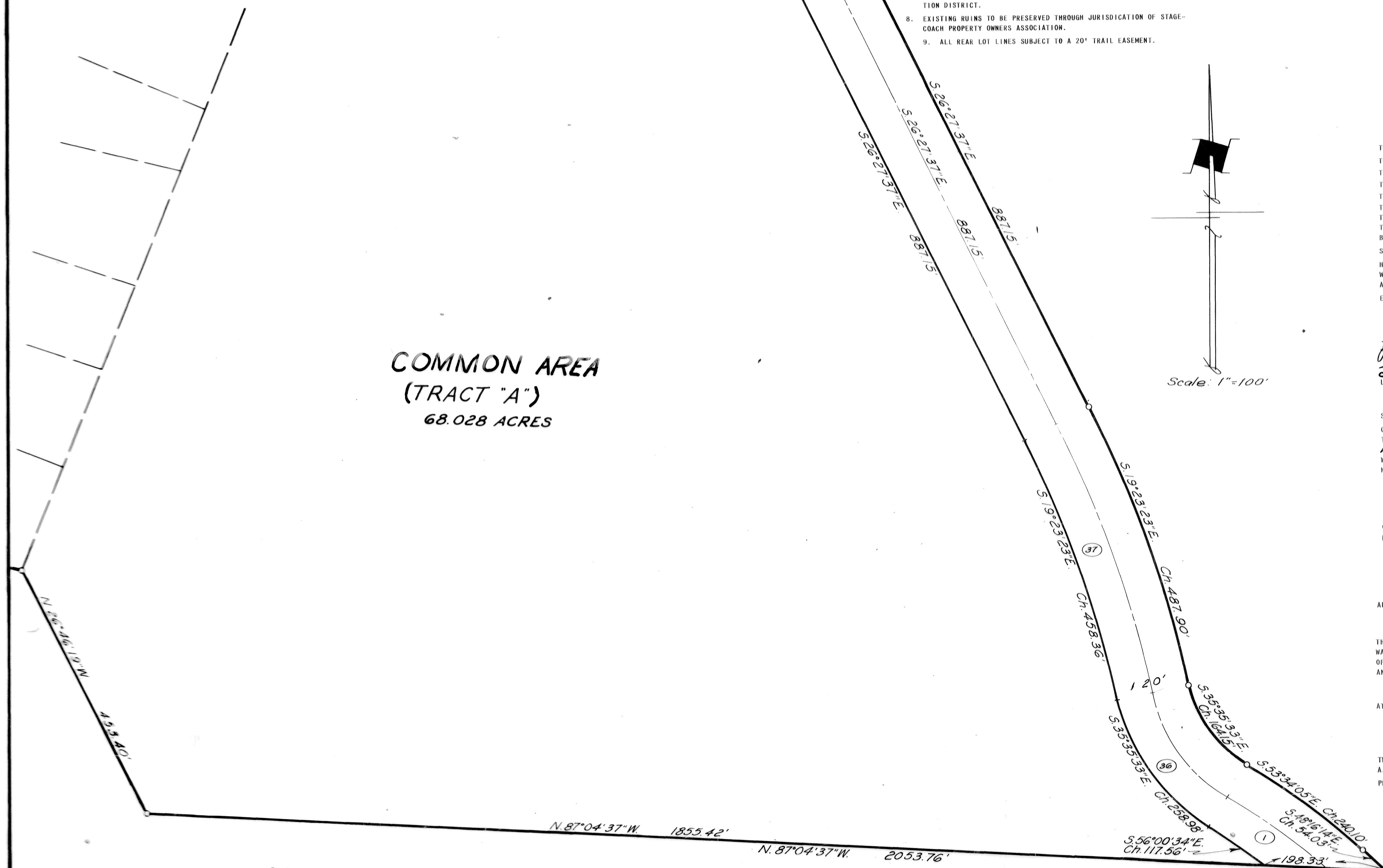
ATTORNEY'S CERTIFICATE
I, *John J. Williamson* AN ATTORNEY-AT-LAW DULY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREIN ABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.
DATED THIS 16th DAY OF December, 1971.

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 OWNER ASSOCIATION.
- WATER AND SEWER TO 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.



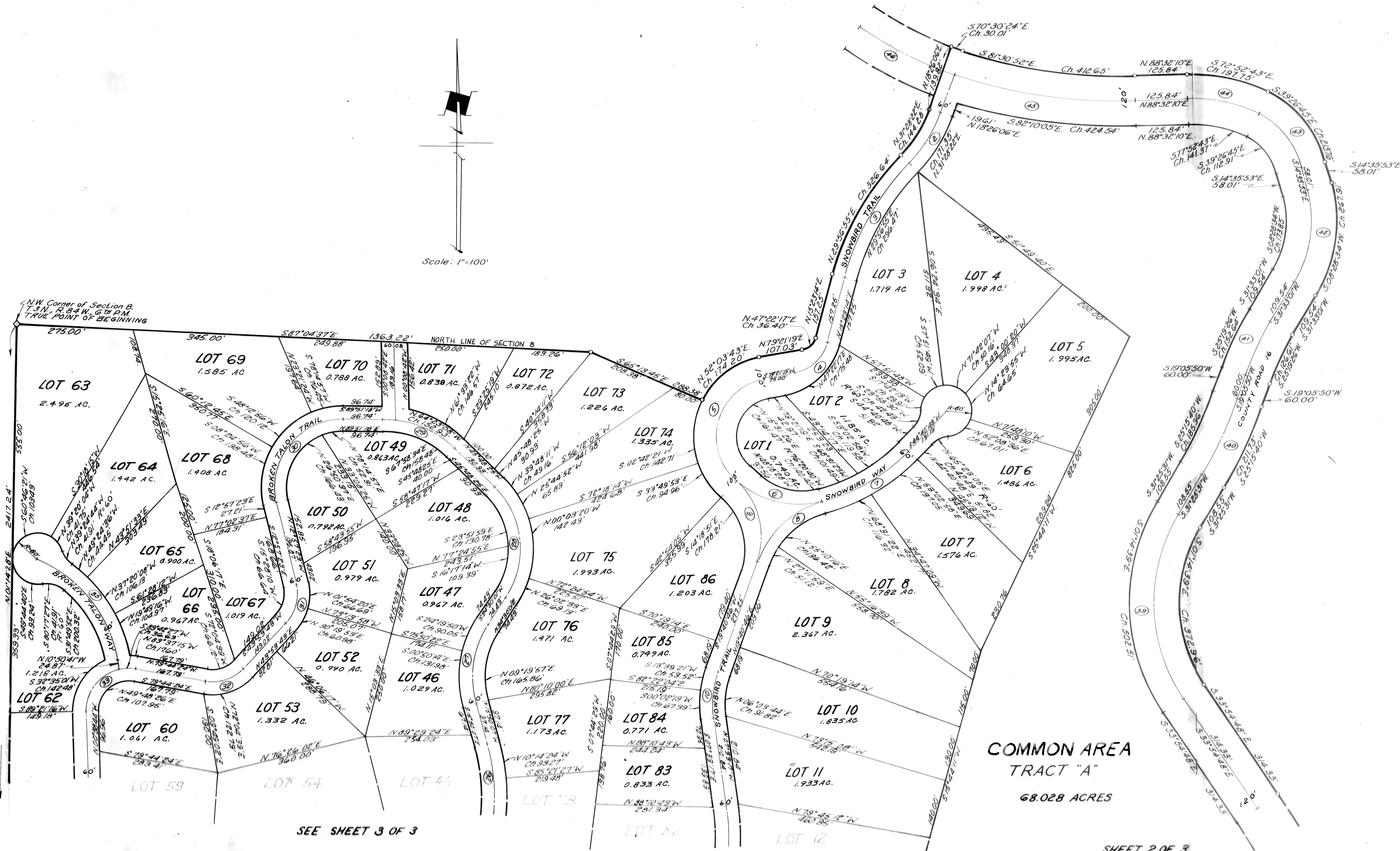
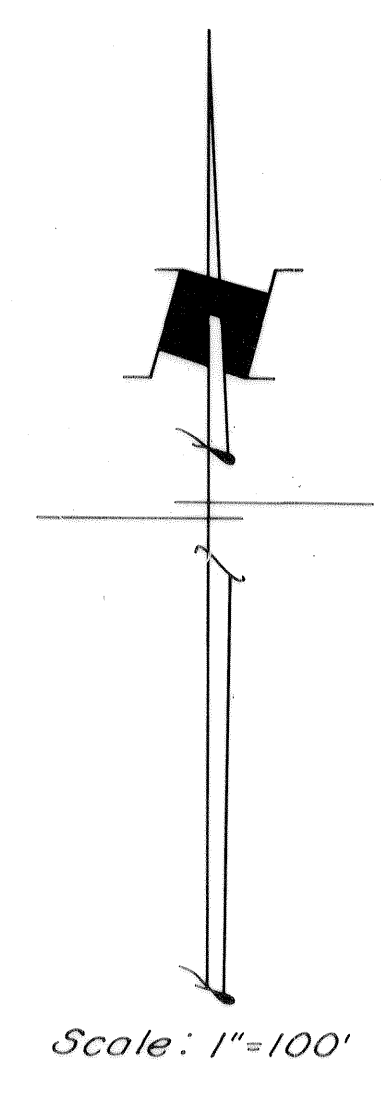
VICINITY MAP



COMMON AREA
(TRACT "A")
68.028 ACRES

EAGLES WATCH AT STAGECOACH

ROUTT COUNTY, COLORADO



**COMMON AREA
TRACT "A"**
68.028 ACRES

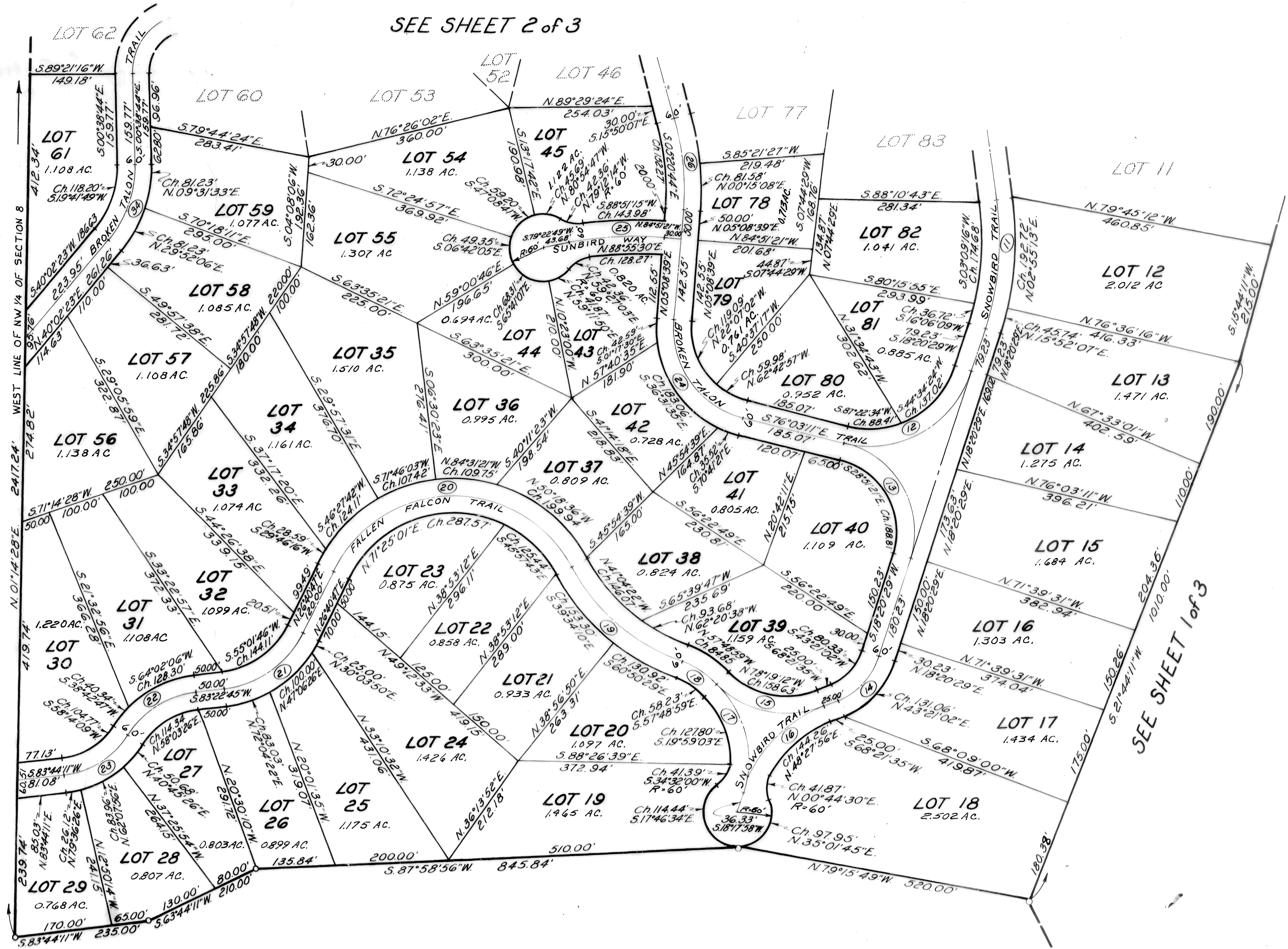
SEE SHEET 3 OF 3

SHEET 2 OF 3

File 7085

EAGLES WATCH AT STAGECOACH ROUTT COUNTY, COLORADO

SEE SHEET 2 of 3



Scale: 1"=100'

CURVE TABLE					
NO.	RADIUS	DELTA	TAN	L. CH.	CH. BRG.
1	1290.25	10 35 42	115.00	229.02	S53 34 05E
2	389.78	26 08 31	81.90	157.82	S31 28 22E
3	619.59	29 07 23	160.95	311.56	S29 56 15W
4	100.00	63 08 06	62.45	105.95	S87 22 17W
5	139.95	127 39 47	284.82	251.22	S15 31 26W
6	224.61	56 04 26	119.61	211.15	S76 20 40E
7	440.68	30 56 19	121.96	235.08	S60 08 57W
8	225.25	55 56 21	119.61	211.28	S97 28 57W
9	177.38	67 59 14	119.61	185.34	S14 18 51E
10	225.00	27 14 03	54.50	105.94	S06 03 44W
11	500.00	25 53 47	114.96	224.07	S05 23 50W
12	185.00	85 36 20	171.33	251.41	S61 08 39W
13	158.67	98 23 00	171.33	232.83	N28 51 21W
14	125.00	50 01 06	58.31	105.63	S43 21 02W
15	174.39	66 38 25	114.64	191.59	N76 19 12W
16	245.51	50 03 37	114.64	207.75	S43 19 47W
17	185.98	63 17 58	114.64	195.18	N13 21 01W
18	161.24	25 37 58	36.68	71.54	S57 48 59W
19	304.97	42 32 56	138.22	257.59	N49 21 50W
20	234.28	125 14 11	452.51	416.05	S89 17 53W
21	181.74	56 41 58	98.06	172.60	S55 01 46W
22	163.67	50 38 38	77.44	140.00	S58 03 26W
23	151.67	51 00 05	72.35	130.60	S58 14 09W
24	160.00	81 11 50	137.13	208.24	N35 27 16W
25	625.15	15 45 50	86.55	171.96	S87 15 44W
26	448.20	20 58 46	82.99	163.20	N05 20 44W
27	225.00	50 20 08	105.72	191.37	N09 19 57E
28	205.00	80 18 26	172.95	264.38	N05 59 12W
29	240.00	48 20 17	97.79	181.12	N67 53 34W
30	160.00	102 48 41	200.47	250.11	S38 26 57W
31	100.00	56 51 06	54.13	95.20	S15 28 10W
32	100.00	56 21 53	53.58	94.46	S72 08 39W
33	100.00	100 54 20	121.11	154.22	S49 48 26W
34	200.00	40 41 07	74.15	139.05	S19 41 49W
35	316.64	56 18 50	149.35	298.07	N38 59 56W
36	267.73	46 32 46	115.15	211.56	S35 35 33E
37	1521.88	14 06 27	238.38	473.13	S19 23 23E
38	1559.95	7 27 11	101.60	202.78	S30 11 12E
39	405.47	65 20 19	260.00	437.74	S01 14 39E
40	925.93	12 19 41	100.00	198.84	S25 19 26W
41	643.69	12 27 11	70.23	139.63	S25 19 26W
42	281.80	46 08 54	120.05	220.88	S08 28 24W
43	194.35	49 41 43	90.00	163.34	S39 26 45E
44	360.94	27 10 13	87.22	169.56	S77 52 43E
45	1254.16	19 53 55	220.00	433.38	S81 30 52E
46	868.65	16 44 45	127.85	252.98	S63 11 32E

SEE SHEET 1 of 3