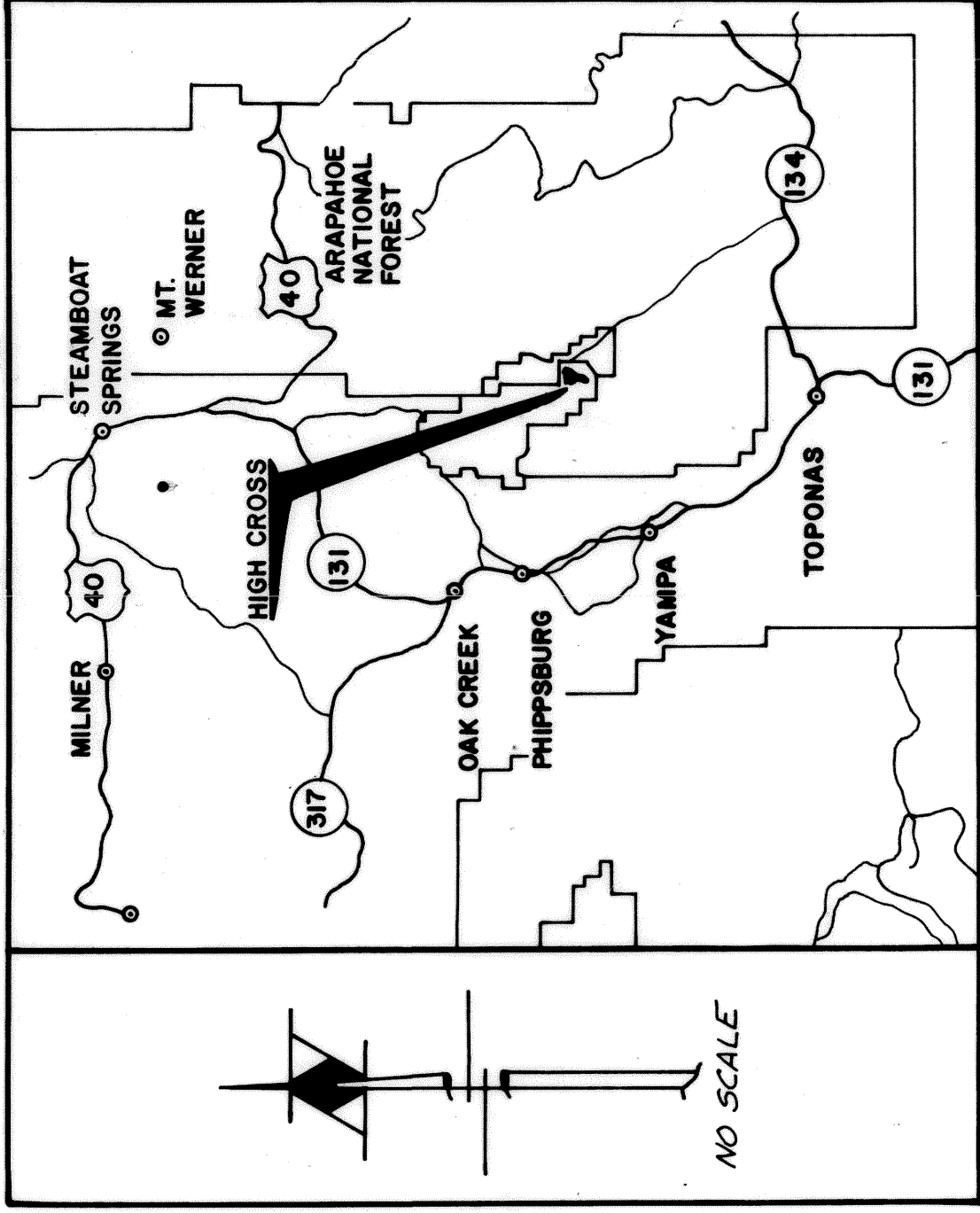


HIGH CROSS AT STAGECOACH

A PORTION OF SECTIONS 21, AND 22 OF TOWNSHIP 3 NORTH,
RANGE 84 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
ROUTT COUNTY, COLORADO

156.191 ACRES
65 LOTS
ALL SINGLE
FAMILY



VICINITY MAP

NOTES

- BUILDING SETBACK REQUIREMENTS AND HEIGHT RESTRICTIONS SHALL CONFORM TO REQUIREMENTS SET FORTH IN THE ROUTT COUNTY ZONING ORDINANCES.
- THE FOLLOWING EASEMENTS ENCUMBERING ALL LOTS AND TRACTS ARE RESERVED BY THE DEVELOPER ON BEHALF OF AND IN ANTICIPATION OF THE CONVEYANCE OF SUCH EASEMENTS FOR ANY LAWFUL PURPOSE:
 - A 10' TRAIL EASEMENT RUNNING ALONG THE INSIDE OF ALL FRONT, SIDE, AND REAR PROPERTY LINES.
 - A 10' TRAIL EASEMENT RUNNING ALONG THE INSIDE OF ALL SIDE AND REAR PROPERTY LINES WITHIN CERTAIN OF WHICH EASEMENTS THE STAGECOACH PROPERTY OWNER ASSOCIATION MAY, BUT SHALL NOT BE REQUIRED, TO CONSTRUCT OR DESIGNATE PEDESTRIAN AND EQUESTRIAN PATHWAYS. THE RESPONSIBILITY FOR CONSTRUCTION AND MAINTENANCE OF ANY SUCH PATHWAYS SHALL THEREUPON BE VESTED IN SAID ASSOCIATION.
 - NUMBERED COMMON AREAS SHALL IN THE FUTURE BE CONVEYED BY A GRANTING INSTRUMENT TO THE STAGECOACH PROPERTY OWNERS ASSOCIATION. MAINTENANCE AND OPERATION OF SEWER AND WATER FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SEWER AND WATER FACILITIES IS THE RESPONSIBILITY OF THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WOODMOOR CORPORATION, DONALD C. MAREK, SENIOR VICE PRESIDENT, JOHN J. WILKINSON, SECRETARY; JOHN F. KERSTIENS, MARY KERSTIENS, JENNIE RUTH HOLLEHORN, JAMES F. STETSON, LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY, INC. (GENERAL PARTNERSHIP), AL SATRADAL, GENERAL PARTNER; BEING THE OWNERS OF CERTAIN LANDS IN ROUTT COUNTY, COLORADO, A PORTION OF SECTION 22 AND OF THE EAST HALF (E1/2) OF SECTION 21

ALL WITHIN TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, AND CONSIDERING THE NORTH LINE OF SAID SECTION 22 TO BEAR NORTH 89° 55' 25" WEST, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE ALONG THE EASTERLY BOUNDARY OF BLACKHORSE I AT STAGECOACH AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO, SOUTH 70° 25' 23" EAST, 505.44 FEET;

THENCE SOUTH 14° 35' 38" WEST, 448.47 FEET;

THENCE SOUTH 38° 43' 29" WEST, 414.02 FEET;

THENCE SOUTH 22° 32' 35" WEST, 383.69 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF SKYHATCH I AT STAGECOACH AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22° 32' 35" WEST, 65.06 FEET;

SOUTH 03° 02' 17" WEST, 1347.09 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 13 57' 08", AND A LONG CHORD BEARING SOUTH 53° 36' 08" EAST, 104.45 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE WESTERLY BOUNDARY OF SKYHATCH III AT STAGECOACH AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 46° 37' 34" WEST, 150.00 FEET;

SOUTH 40° 16' 22" WEST, 377.45 FEET;

NORTH 88° 17' 16" WEST, 245.00 FEET;

SOUTH 40° 25' 21" WEST, 1025.82 FEET;

SOUTH 03° 58' 05" WEST, 310.00 FEET;

SOUTH 12° 30' 22" EAST, 140.00 FEET;

THENCE ALONG THE WESTERLY BOUNDARY OF SKYHATCH IV AT STAGECOACH, AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88° 28' 50" WEST, 516.08 FEET;

SOUTH 37° 22' 35" WEST, 455.02 FEET;

SOUTH 07° 00' 00" WEST, 408.00 FEET;

SOUTH 11° 28' 21" WEST, 488.68 FEET;

THENCE ACROSS AN UNPLATTED AREA THE FOLLOWING COURSES AND DISTANCES:

NORTH 70° 42' 57" WEST, 134.50;

NORTH 73° 19' 52" WEST, 417.83;

THENCE ALONG THE EASTERLY BOUNDARY OF SOUTH STATION III AT STAGECOACH AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 01° 09' 51" EAST, 70.00 FEET;

NORTH 86° 02' 06" WEST, 382.40 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF OVERLAND AT STAGECOACH AS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO, THE FOLLOWING COURSES AND DISTANCES:

NORTH 19° 31' 18" EAST, 935.67 FEET;

NORTH 07° 21' 17" EAST, 75.21 FEET;

NORTH 07° 56' 24" WEST, 385.04 FEET;

NORTH 19° 06' 27" WEST, 286.33 FEET;

NORTH 38° 52' 12" EAST, 250.00 FEET;

NORTH 02° 14' 45" EAST, 295.20 FEET;

NORTH 66° 01' 09" EAST, 317.40 FEET;

NORTH 27° 43' 48" EAST, 375.96 FEET;

NORTH 45° 09' 04" WEST, 135.22 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10° 25' 55", AND A LONG CHORD BEARING NORTH 15° 01' 24" EAST, 59.89 FEET TO A POINT OF TANGENCY;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 188.29 FEET, A CENTRAL ANGLE OF 12° 25' 31", AND A LONG CHORD BEARING NORTH 38° 03' 54" EAST, 166.60 FEET;

THENCE SOUTH 70° 33' 38" EAST, 261.25 FEET;

THENCE SOUTH 63° 26' 06" EAST, 380.13 FEET;

THENCE SOUTH 69° 54' 17" EAST, 436.58 FEET;

THENCE NORTH 68° 37' 46" EAST, 246.38 FEET;

THENCE NORTH 45° 00' 00" EAST, 197.99 FEET;

THENCE NORTH 30° 27' 55" WEST, 394.46 FEET;

THENCE NORTH 06° 28' 07" WEST, 323.15 FEET;

THENCE ALONG THE BOUNDARY OF SAID BLACKHORSE I THE FOLLOWING TWO COURSES AND DISTANCES:

THENCE SOUTH 73° 14' 27" EAST, 421.01 FEET;

THENCE SOUTH 89° 05' 34" EAST, 1216.74 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 156.191 ACRES, MORE OR LESS.

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 HIGH CROSS AT STAGECOACH AND DO HEREBY GRANT TO THE COUNTY OF ROUTT, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DIRTWAYS, COURTS AND PLACES HEREON SHOWN.

EXECUTED THIS 15th DAY OF June A.D., 1973.

WOODMOOR CORPORATION

ATTEST: *John J. Wilkinson* SECRETARY

ATTEST: *Donald C. Marek* SENIOR VICE PRESIDENT

ATTEST: *John F. Kerstiens* MOUNTAIN AIR COMPANY, A GENERAL PARTNERSHIP

ATTEST: *Al Satradal* GENERAL PARTNER

ATTEST: *James F. Stetson* SECRETARY

ATTEST: *Jennie Ruth Hollerhorn* SENIOR VICE PRESIDENT

ATTEST: *John F. Kerstiens* MOUNTAIN AIR COMPANY, A GENERAL PARTNERSHIP

ATTEST: *Mary Kerstiens* AL SATRADAL, GENERAL PARTNER

ATTEST: *James F. Stetson* SECRETARY

ATTEST: *Jennie Ruth Hollerhorn* SENIOR VICE PRESIDENT

ATTEST: *John F. Kerstiens* MOUNTAIN AIR COMPANY, A GENERAL PARTNERSHIP

ATTEST: *Mary Kerstiens* AL SATRADAL, GENERAL PARTNER

STATE OF COLORADO) S.S.

COUNTY OF EL PASO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June A.D., 1973 BY WOODMOOR CORPORATION, DONALD C. MAREK, SENIOR VICE PRESIDENT; JOHN F. KERSTIENS, MARY KERSTIENS, HERBERT C. HOLLEHORN, JENNIE RUTH HOLLEHORN, JAMES F. STETSON, LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY, A GENERAL PARTNERSHIP, AL SATRADAL, GENERAL PARTNER

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: October 24, 1975

John F. Kerstiens

Jennie Ruth Hollerhorn

John F. Kerstiens

Mary Kerstiens

James F. Stetson

Jennie Ruth Hollerhorn

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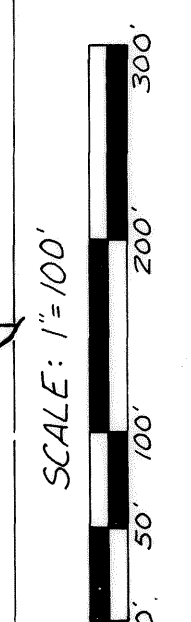
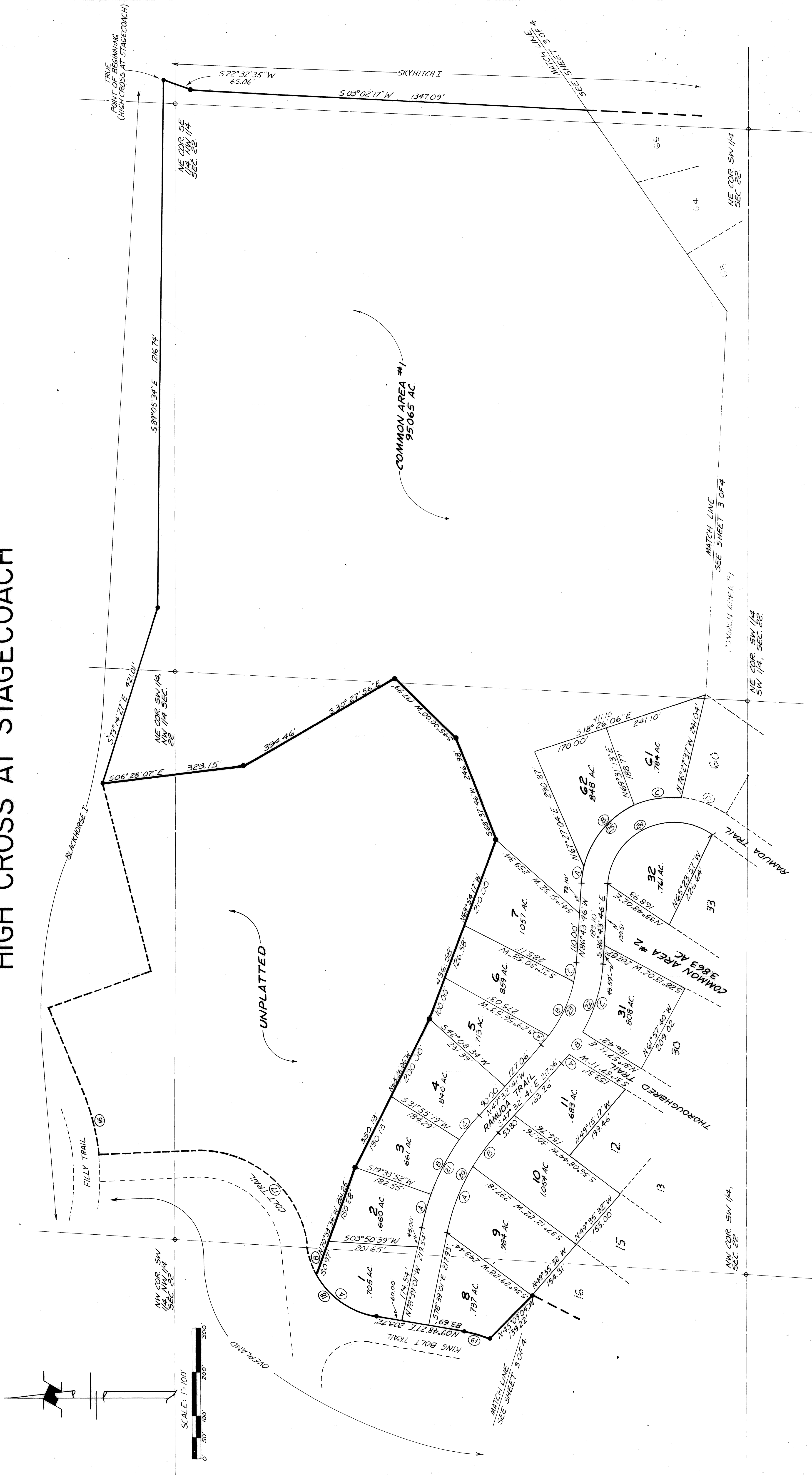
Mary Kerstiens

James F. Stetson

Jennie Ruth Hollerhorn

John F. Kerstiens

HIGH CROSS AT STAGECOACH



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD LENGTH	CHORD BEARING
130	31 06' 20"	478.96	282.00	133.30	266.81	S 53 35' 11" E
131	19 39' 01"	478.96	184.26	82.95	163.86	S 68 19' 30" E
208	11 27' 19"	478.96	95.76	48.04	85.60	S 53 16' 21" E
21	31 06' 20"	538.96	292.60	150.00	289.02	S 63 05' 51" E
21A	08 39' 01"	538.96	81.37	40.76	81.29	S 74 19' 30" E
21B	15 00' 00"	538.96	141.10	70.96	140.70	S 62 30' 00" E
22	29 11' 06"	365.24	248.79	130.00	244.95	N 67 09' 14" W
22A	08 59' 09"	365.24	25.41	12.71	25.40	S 49 32' 16" E
22B	08 59' 09"	365.24	161.10	81.55	162.30	S 73 40' 38" E
23	39 11' 05"	305.24	208.75	108.64	204.71	N 67 08' 14" W
23A	04 27' 19"	305.24	23.73	11.87	23.73	N 49 46' 21" W
23B	07 27' 19"	305.24	70.19	35.11	70.08	S 59 16' 21" E
23C	07 27' 19"	305.24	120.79	59.99	120.79	N 75 01' 54" E

HIGH CROSS AT STAGECOACH

