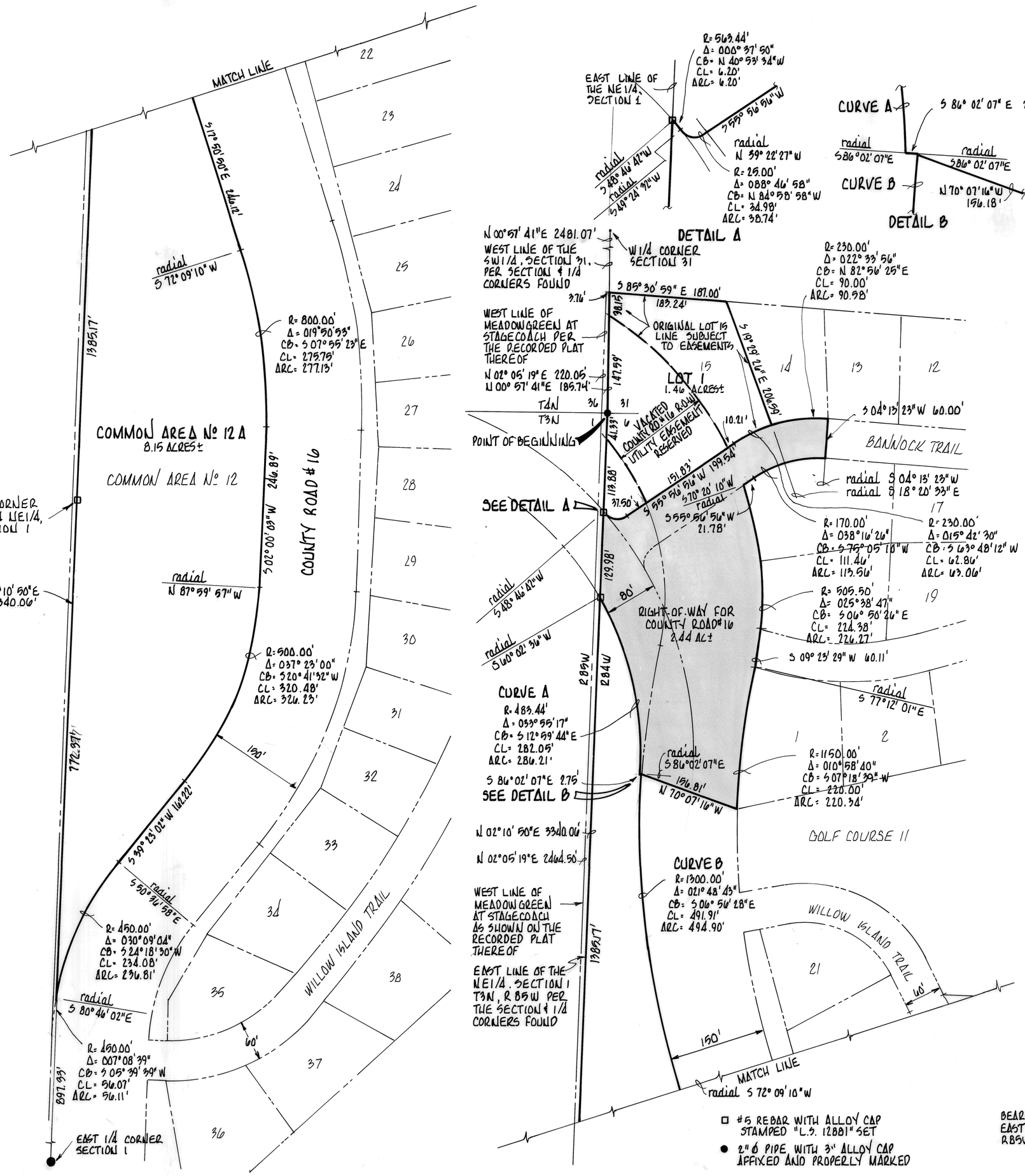
10407
1 of 1

MEADOWGREEN at STAGECOACH, FILING No. 2

AN EXEMPTION PLAT OF THE RESUBDIVISION OF LOT 15, COMMON AREA No. 12 AND A PORTION OF COUNTY ROAD # 16 RIGHT-OF-WAY, MEADOWGREEN at STAGECOACH, ROUTT COUNTY, COLORADO



ATTORNEY'S OPINION

I, Robert G. Weiss being an Attorney-at-Law duly licensed to practice before the Courts of Record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat and that such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except reservations, restrictions, covenants, easements and agreements of record and the real property taxes for the current year.

Dated this 8th day of December, A.D. 1987

Robert G. Weiss
Attorney-at-Law

NOTES

(Notes per the recorded plat of Meadowgreen at Stagecoach)

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 alternative) 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 Owners 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 Owners Association.
7. Water and sewer to be provided by Morrison Creek Metropolitan 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.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That MountainAir Company, a Colorado Limited Partnership, being the owner of the land described as follows:

Description of a tract of land located within Lot 15, Common Area No. 12 and the right-of-way for County Road # 16, Meadowgreen at Stagecoach, a subdivision as filed by plat with the Clerk and Recorder of Routt County, Colorado, appearing at file number 7267, being more particularly described as follows:

Beginning at the northwest corner of Section 6, Township 3 North, Range 84 West of the Sixth Principal Meridian;

thence N 00°57'41" E 185.74 feet along the west boundary line of the SW1/4 SW1/4, Section 31, T4N, R84W to the north line of Lot 15, Meadowgreen at Stagecoach;
thence S 85°30'59" E 183.24 feet along said north line to the northwest corner of Lot 14;
thence S 19°29'26" E 206.59 feet along the west line of Lot 14 to the north right-of-way line for Bannock Trail and a point of curvature from which the radius point bears S 18°20'33" E 230.00 feet;
thence along said north right-of-way on a curve to the right a distance of 90.58 feet, whose delta is 022°33'56" and whose chord bears N 82°56'25" E 90.00 feet;
thence S 04°13'23" W 60.00 feet to the south right-of-way line for Bannock Trail and a point of curvature from which the radius point bears S 04°13'23" W 170.00 feet;
thence along said south right-of-way on a curve to the left a distance of 113.56 feet, whose delta is 038°16'26" and whose chord bears S 75°05'10" W 111.46 feet;
thence S 55°56'56" W 21.78 feet along said south right-of way to the east right-of-way for County Road #16 and a point of curvature from which the radius point bears S 70°20'10" W 505.50 feet;
thence along said east right-of-way on a curve to the right a distance of 226.27 feet, whose delta is 025°38'47" and whose chord bears S 08°50'26" E 224.38 feet;
thence S 09°23'29" W 60.11 feet along said east right-of-way to a point of curvature from which the radius point bears S 77°12'01" E 1150.00 feet;
thence along said east right-of-way on a curve to the left a distance of 220.34 feet, whose delta is 010°58'40" and whose chord bears S 07°18'39" W 220.00 feet;
thence N 70°07'16" W 156.81 feet to the west right-of-way for County Road #16 and a point of curvature from which the radius point bears S 86°02'07" E 1300.00 feet;
thence along said west right-of-way on a curve to the left a distance of 494.90 feet, whose delta is 021°48'43" and whose chord bears S 06°56'28" E 491.91 feet;
thence S 17°50'50" E 246.12 feet along said west right-of-way to a point of curvature from which the radius point bears S 72°09'10" W 800.00 feet;
thence along said west right-of-way on a curve to the right a distance of 277.13 feet, whose delta is 019°50'33" and whose chord bears S 07°55'23" E 275.75 feet;
thence S 02°00'03" W 246.89 feet along said west right-of-way to a point of curvature from which the radius point bears N 87°59'58" W 500.00 feet;
thence along said west right-of-way on a curve to the right a distance of 326.23 feet, whose delta is 037°23'00" and whose chord bears S 20°41'32" W 320.48 feet;
thence S 39°23'02" W 162.22 feet along said west right-of-way to a point of curvature from which the radius point bears S 50°36'58" E 450.00 feet;
thence along said west right-of-way on a curve to the left a distance of 236.81 feet, whose delta is 030°09'04" and whose chord bears S 24°18'30" W 234.08 feet to a point on the west line of the NW1/4 of Section 6, T3N, R84W;
thence N 02°10'50" E 2442.72 feet along said west line to the Point of Beginning.

Containing 12.05 acres more or less, in Routt County, Colorado, under the name and style of Meadowgreen at Stagecoach, Filing No. 2, has laid out, platted and subdivided same as shown on this plat, and by these presents do hereby dedicate to the perpetual use of the County of Routt, State of Colorado, the right of-way for County Road #16 and Bannock Trail, as shown or noted hereon.

In witness whereof the said MountainAir Company, a Colorado Limited Partnership has caused its name to be hereunto subscribed this 8th day of January, A. D. 1988

MountainAir Company,
a Colorado Limited Partnership
by Alfred Saterdal
Alfred Saterdal, general partner

State of Colorado
County of Denver

The foregoing certificate was acknowledged before me this 8th day of January, A.D. 1988, by Alfred Saterdal, as a general partner of MountainAir Company, a Colorado Limited Partnership.

My commission expires January 7, 1991

Witness my hand and official seal.

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, R. C. Moon, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of Meadowgreen at Stagecoach, Filing No. 2, was made by me or under my supervision and that both are accurate and true to the best of my knowledge and belief. I further certify that the outer boundary has been monumented as shown or noted hereon.

Dated this 8th. day of December, A.D. 1987.

R.C. MOON L.S. #13221

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

The within plat of Meadowgreen at Stagecoach, Filing No. 2, is approved for filing this 9th day of Feb, A.D. 1988. The dedication of the public ways shown hereon are accepted by the County of Routt, State of Colorado.

Board of County Commissioners
Routt County, Colorado
Chairman
attest Kim Bonner
County Clerk and Recorder

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this 18 day of February, A.D. 1988

File No. 10407 Reception No. 370216 Time 11:10 AM

Kim Bonner by Joan E. Deary, Dep.
Routt County Clerk + Recorder

Jake's
DRAFTING SERVICES
P.O. Box 774121
406 South Lincoln Ave
Steamboat Springs, Colo. 80477
(303) 879-2715

LOT LINE L.O. 1516.41
J.M.L. 1516.17 @ 70
LEP 1516.1

File # 10407

Resolutions: 632/1836, 1847 & 1860