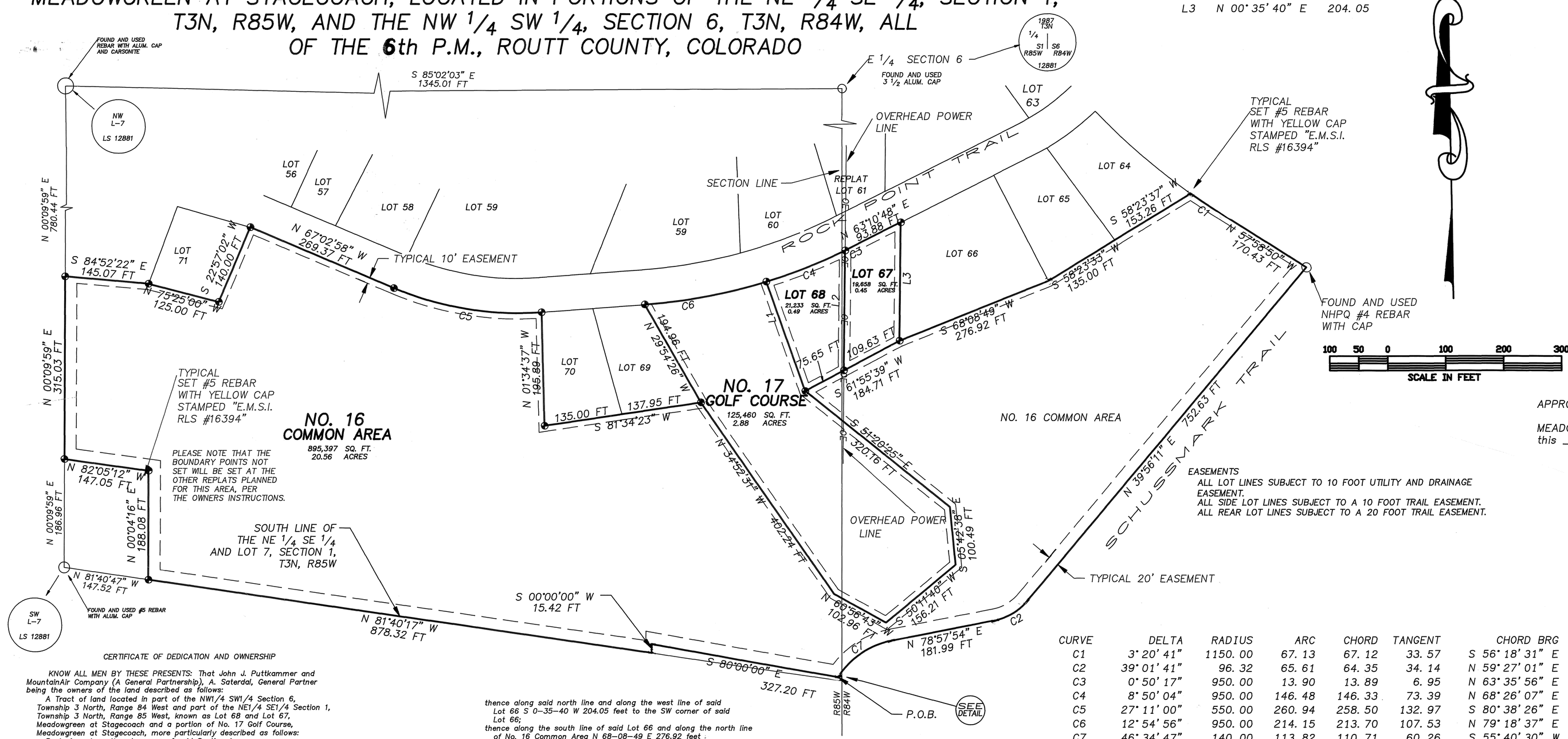
11976
1 of 1

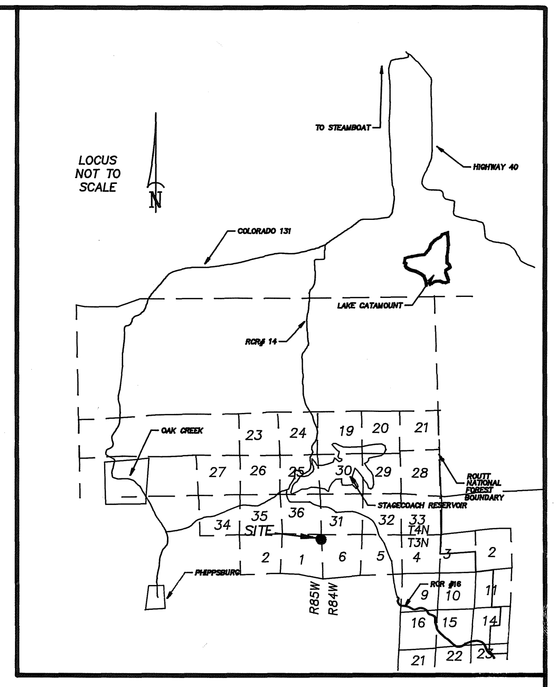
MEADOWGREEN AT STAGECOACH REPLAT NO. 2

A REPLAT OF LOTS 68, 67, NO. 17 GOLF COURSE, AND NO. 16 GOLF COURSE, MEADOWGREEN AT STAGECOACH, LOCATED IN PORTIONS OF THE NE 1/4 SE 1/4, SECTION 1, T3N, R85W, AND THE NW 1/4 SW 1/4, SECTION 6, T3N, R84W, ALL OF THE 6th P.M., ROUTT COUNTY, COLORADO



LINE	BEARING	DISTANCE
L1	S 19°36'46" E	200.26
L2	N 00°35'17" E	206.84
L3	N 00°35'40" E	204.05

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	3°20'41"	1150.00	67.13	67.12	33.57	S 56°18'31" E
C2	39°01'41"	96.32	65.61	64.35	34.14	N 59°27'01" E
C3	0°50'17"	950.00	13.90	13.89	6.95	N 63°35'56" E
C4	8°50'04"	950.00	146.48	146.33	73.39	N 68°26'07" E
C5	27°11'00"	550.00	260.94	258.50	132.97	S 80°38'26" E
C6	12°54'56"	950.00	214.15	213.70	107.53	N 79°18'37" E
C7	46°34'47"	140.00	113.82	110.71	60.26	S 55°40'30" W



APPROVAL BY BOARD OF COUNTY COMMISSIONERS

MEADOWGREEN AT STAGECOACH REPLAT NO. 2 is approved for filing this 16th day of Nov., AD, 1993.

BOARD of COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

CHAIRMAN

attested Dorothy L. Mariani by Joan E. Beardsley, COUNTY CLERK and RECORDER

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado does hereby authorize and approve this MEADOWGREEN AT STAGECOACH REPLAT NO. 2 at a meeting of said Commission held on this 16th day of September, A.D., 1993.

Chairman

EASEMENTS

ALL LOT LINES SUBJECT TO 10 FOOT UTILITY AND DRAINAGE EASEMENT.
ALL SIDE LOT LINES SUBJECT TO A 10 FOOT TRAIL EASEMENT.
ALL REAR LOT LINES SUBJECT TO A 20 FOOT TRAIL EASEMENT.

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That John J. Puttkammer and MountainAir Company (A General Partnership), A. Saterdal, General Partner being the owners of the land described as follows:

A Tract of land located in part of the NW1/4 SW1/4 Section 6, Township 3 North, Range 84 West and part of the NE1/4 SE1/4 Section 1, Township 3 North, Range 85 West, known as Lot 68 and Lot 67, Meadowgreen at Stagecoach and a portion of No. 17 Golf Course, Meadowgreen at Stagecoach, more particularly described as follows:

Beginning at southeast corner of said Section 1,
thence along the east line of the SE1/4 of said Section 1 N 00-00-25 E 1368.27 feet;
thence N 80-00-00 W 6.37 to the TRUE POINT OF BEGINNING;
thence along the south line of Meadowgreen at Stagecoach as filed with the Routt County Clerk and Recorders records at file no. 7267 N 80-00-00 W 327.20 feet;
thence continuing S 0-00-00 W 15.42 feet to the south line of the NE1/4 SE1/4 and south line of Lot 7 of said Section 1;
thence along south line of the NE1/4 SE1/4 and south line of Lot 7 of N 81-40-17 W 878.32 feet;
thence departing said south line and along a west line of said Meadowgreen at Stagecoach N 0-04-16 E 188.08 feet;
thence along a south line of said Meadowgreen at Stagecoach N 82-05-12 W 147.05 feet to the West line of the NE1/4 SE1/4 and the west line of Lot 7 of said Section 1;
thence along said west line of Lot 7 N 0-09-59 E 315.03 feet;
thence departing said west line S 84-52-22 E 145.07 feet to the SW corner of Lot 71 Meadowgreen at Stagecoach;
thence along the south line of said Lot 71 S 75-25-00 E 125.00 feet to the SE corner of said Lot 71;
thence along the east line of said Lot 71 N 22-57-02 E 140.00 feet to the south line of Rock Point Trail;
thence along said south line S 67-02-58 E 269.37 feet;
thence continuing 260.94 feet along a curve whose radius is 550.00 feet, a central angle of 27-11-00, and whose radius point bears N 22-57-04 E to the NW corner of Lot 70, Meadowgreen at Stagecoach;
thence along the west line of said Lot 70 S 1-34-37 E 195.89 feet to the SW corner of said Lot 70;
thence along the south line of said Lot 70 N 81-34-23 E 135.00 feet to the SW corner of Lot 69, Meadowgreen at Stagecoach;
thence along the south line of said Lot 69 N 81-34-23 E 137.95 feet to the SE corner of said Lot 69 and a point on the west line of No. 17 Golf Course, Meadowgreen at Stagecoach;
thence along the east of said Lot 69 N 29-54-26 W 194.96 feet to the south line of Rock Point Trail and the NW corner of said No. 17 Golf Course;
thence continuing along the said south line 374.53 feet along a curve of radius 950.00 feet, a central angle of 22-35-16, whose radius point bears N 4-13-55 W;
thence continuing N 63-10-48 E 93.88 feet to the NW corner of Lot 66, Meadowgreen at Stagecoach;
thence along said north line and along the west line of said Lot 66 S 0-35-40 W 204.05 feet to the SW corner of said Lot 66;
thence along the south line of said Lot 66 and along the north line of No. 16 Common Area N 68-08-49 E 276.92 feet : to the SW corner of said Lot 65 Meadowgreen at Stagecoach;
thence continuing N 58-23-33 E 135.00 feet to the SW corner of Lot 64 Meadowgreen at Stagecoach;
thence continuing N 58-23-37 E 153.26 feet to the SE corner of said Lot 64 and the NE corner of said No. 16 Common Area;
thence along the east line of said No. 16 Common Area 67.13 feet along a curve whose radius is 1150.00 feet, a central angle of 3-20-40, and whose radius point bears N 35-21-49 E;
thence continuing S 57-58-50 E 170.43 feet to the SE corner of said No. 16 Common Area and a point on the north line of Schussmark Trail;
thence along the south line of said No. 16 Common Area S 39-56-11 W 752.63 feet;
thence continuing 65.61 feet along a curve whose radius is 96.32 feet, a central angle of 39-01-41, and whose radius point bears N 50-03-49 W;
thence continuing S 78-57-54 W 181.99 feet;
thence continuing 113.82 feet along a curve whose radius is 140.00 feet, a central angle of 46-34-47, and whose radius point bears S 11-02-06 E to the True Point of Beginning,

(All Bearings shown as N 0-00-00 E are read as: North 00 degrees 00 minutes 00 seconds East.)

containing 24.57 acres, more or less, in Routt County, Colorado, under the name and style of MEADOWGREEN AT STAGE COACH REPLAT NO. 2, have laid out, platted and subdivided same as shown on this plat.

In witness whereof, the said John J. Puttkammer and MountainAir Company, (A General Partnership), A. Saterdal General Partner, have caused their names to be hereunto subscribed this the 25 day of Oct., A.D. 1993.

by John J. Puttkammer

State of California
County of San Diego

The foregoing instrument was acknowledged before me this 25 day of October, AD, 1993, by John J. Puttkammer.

My commission expires on July 1, 1994
Witness my hand and official seal.

OFFICIAL SEAL ROGER A. MILLER NOTARY PUBLIC-CALIFORNIA SAN DIEGO COUNTY MY COMM. EXP. JULY 1, 1994

NOTARY PUBLIC

by MountainAir Company (A General Partnership), A. Saterdal, General Partner

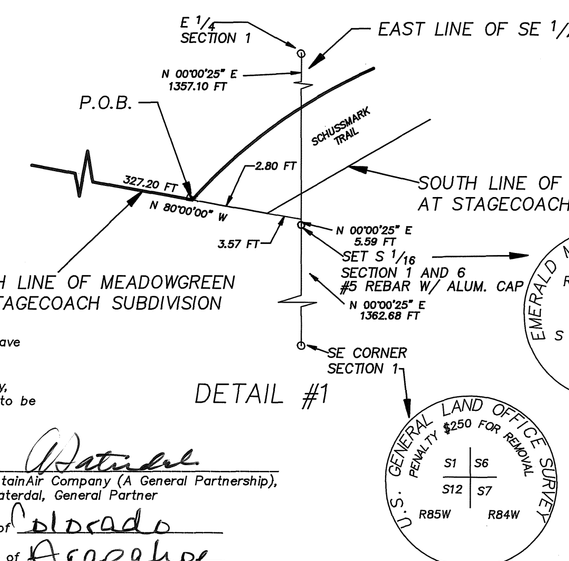
State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 26th day of Oct., AD, 1993, by MountainAir Company (A General Partnership), A. Saterdal, General Partner

My commission expires on 4-10-96
Witness my hand and official seal.

(Seal)

NOTARY PUBLIC



DETAIL #1

STATE OF COLORADO
COUNTY OF ROUTT
I hereby certify that this instrument was filed for record in my office at 10:09 o'clock A.M. Dec 7, 1993
Reception No. 430324
Dorothy L. Mariani
County Clerk and Recorder
By Joan E. Beardsley Deputy

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat of MEADOWGREEN AT STAGECOACH REPLAT NO. 2, was made by me and under my supervision and that both are accurate to the best of my knowledge. Steel pins and /or brass cap monuments were set at all boundary corners per C.R.S. 38-51-101.

Dated this 17 day of NOVEMBER, AD, 1993

JAMES B. ACKERMAN R. L. S. #16394

JAMES B. ACKERMAN REGISTERED 16394 LAND SURVEYOR STATE OF COLORADO

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 7 day of December, AD, 1993.

Reception No. 430324 Time 10:09 A.M.

File Number 11976

Dorothy L. Mariani by Joan E. Beardsley

NO.	REVISION	DATE

CALC'D PBA
DESIGNED JBA
DRAWN PBA
SURVEYED BY: MRK & JCN

TITLE: MEADOWGREEN AT STAGECOACH REPLAT NO. 2

A REPLAT OF LOTS 68, 67, NO. 17 GOLF COURSE AND NO. 16 GOLF COURSE, MEADOWGREEN AT STAGECOACH, LOCATED IN PORTIONS OF THE NE 1/4 SE 1/4, SECTION 1, T3N, R85W, AND THE NW 1/4 SW 1/4, SECTION 6, T3N, R84W, ALL OF THE 6th P.M., ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
303-879-8998

PREPARED FOR:
STEVEN WATWOOD
17835 RCR #29
OAK CREEK, COLORADO
80477

SCALE: 1" = 100'
DATE: 10-6-93
PROJECT NO. 371-5
SHEET NO. 1 of 1

File name: C:\MAPCAD\PLOT\371-5.DWG Last edited: 93/10/07 @ 11:11

File #11976

1 page