

MEADOWGREEN AT STAGECOACH REPLAT NO. 4

A REPLAT OF OUTLOT B, MEADOWGREEN AT STAGECOACH REPLAT NO. 3, LOT 71, MEADOWGREEN AT STAGECOACH, MAINTENANCE AREA 1, AND A TRACT OF LAND, LOCATED IN PORTIONS OF LOT 7, SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST, AND LOT 6, SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST, ALL OF THE 6th P.M., ROUTT COUNTY, COLORADO
SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That RockPoint Improvement Company, L.L.C., a Colorado Limited Liability Company being the owners of the land described as follows:

A Tract of land located in part of the Lot 6 (NW1/4 SW1/4), Section 6, Township 3 North, Range 84 West and part of Lot 7 (NE1/4 SE1/4), Section 1, Township 3 North, Range 85 West, and more particularly described as Outlot B, Meadowgreen at Stagecoach Replat No. 3 (Plat #12175); Lot 71, Meadowgreen at Stagecoach (Plat #7267); Maintenance Area 1, Meadowgreen at Stagecoach (plat #7267), more particularly described as follows:

Beginning at the northeast corner of said Outlot B, a point on the west line of Routt County Road #16 from which the E1/4 corner of Section 1 bears N 49°-05'-51" W 796.54 FT.

thence along the said west line 57.13 feet along a curve whose radius is 1160.00 feet, a central angle of 3°-20'-40", whose radius point bears N 35°-21'-49" E; thence continuing S 57°-58'-50" E 170.43 feet to a point on the north line of Schussmark Trill;

thence along the said north line S 39°-56'-11" W 752.63 feet;

thence continuing 65.81 feet along a curve whose radius is 96.32 feet, a central angle of 30°-01'-41", whose radius point bears N 50°-03'-45" W;

thence S 78°-57'-54" W 181.99 feet;

thence 113.82 feet along a curve whose radius is 140.01 feet, a central angle of 46°-34'-47", whose radius point bears S 11°-02'-06" E;

thence departing the said north line and along the south line of Meadowgreen at Stagecoach as filed with the Routt County Clerk and Recorder's records at file no. 7267 N 80°-00'-00" W 327.20 feet;

thence continuing S 0°-00'-00" W 8.03 feet to the south line of the Lot 7 (NE1/4 SE1/4 per Meadowgreen at Stagecoach plat #7237) of said Section 1;

thence along the south line of the Lot 7 (NE1/4 SE1/4 per Meadowgreen at Stagecoach plat #7267) of N E2-04-48 W 1024.80 feet;

thence along the west line of said Lot 7 N C-95-95 E 501.89 feet;

thence departing said west line S 94°-52'-22" E 145.07 feet to the SW corner of Lot 71 Meadowgreen at Stagecoach;

thence along the northwesterly line of said Lot 71 N 22°-37'-02" E 223.30 feet to the south line of Rock Point Trail;

thence along the said south line of Rock Point Trail 145.39 feet along a curve of radius 150.00 feet, a central angle of 35°-32'-00", whose radius point bears N 78°-29'-02" E;

thence continuing along the said south line S 67°-02'-58" E 80.03 feet to the northwest corner of Lot 99, Meadowgreen at Stagecoach Replat #3 (Plat #12175);

thence along the southwesterly line of said Lot 99 S 29°-33'-32" E 240.90 feet to the southwest corner of said Lot 99;

thence along the south line of said Lot 99 S 78°-25'-40" E 145.00 feet;

thence along the south lines of Lots 70 and 69, Meadowgreen at Stagecoach (Plat #7267) N 81°-34'-33" E 272.95 feet to the southeast corner of said Lot 69

thence along the east line of said Lot 69 N 29°-34'-26" W 194.96 feet to the northeast corner of said Lot 69 and a point on the south line of said Rock Point Trail;

thence along the said south line of Rock Point Trail 214.15 feet along a curve of radius 500.00 feet, a central angle of 1°-54'-56", whose radius point bears N 4°-13'-55" W to the northwest corner of Lot 68, Meadowgreen at Stagecoach, Replat No. 2 (Plat #11976);

thence along the west line of said Lot 68 S 19°-36'-46" E 200.26 feet to the southwest corner of said Lot 68;

thence along the south lines of Lot 68, and Lot 67 of said Meadowgreen at Stagecoach, Replat #2 (Plat #11976) N 81°-35'-39" E 184.71 feet to the SE corner of Lot 67, Meadowgreen at Stagecoach Replat No. 2.

thence N 68°-08'-49" E 276.92 feet to the SW corner of 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 Point of Beginning.

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

All Bearings are based on the east line of the SE1/4 of Section 1 between a USGS brass cap (SE corner of Section 1) and an aluminum cap set by Colorado RLS 12881 (East 1/4 of Section 1) as being N 00°-03'-18" E.

containing a total 23.65 acres, more or less, in Routt County, Colorado, under the name and style of MEADOWGREEN AT STAGECOACH REPLAT NO. 4, have laid out, platted and subdivided same as shown on this plat.

In witness whereof, the said RockPoint Improvement Company, L.L.C. has caused their name to be hereunto subscribed this 20th day of August, AD 1998.

RockPoint Improvement Company, L.L.C.
by A. O. Saterdal
A. O. Saterdal, Manager

State of Colorado
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by A. O. Saterdal, Manager of RockPoint Improvement Company, L.L.C.
My commission expires on March 6, 2002
Witness my hand and official seal.

Darlene C. Noel
NOTARY PUBLIC

State of Colorado
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by A. O. Saterdal, General Partner of MountainAir Company, a Colorado Limited Partnership.
My commission expires on _____
Witness my hand and official seal.

Darlene C. Noel
NOTARY PUBLIC

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

The within plot of MEADOWGREEN AT STAGECOACH REPLAT NO.4 is approved for filing this 1st day of September, A.D., 1998.

The dedication of the underground utility easements as shown or noted hereon are hereby accepted for the purposes noted.

BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO

Larry J. Stahniak
CHAIRMAN

at tested, Kay Weiland by John E. Deem Deputy
COUNTY CLERK and RECORDER

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado does hereby authorize and approve this plat of MEADOWGREEN AT STAGECOACH REPLAT NO.4, at a meeting of said Commission held on this 5th day of June, AD, 1998.

Ray Brankin
Chairman

498123 B-750 P-35 09/01/1998 03:24P PG 1 CF 2 EBC DOC
Kay Weiland Routt County Clerk & Recorder 21.00

ATTORNEY'S OPINION

I, John A. Vanderbloemen, 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 reviewed Steamboat Title Company Title Insurance Commitment No. 98070070, dated August 7, 1998, and that said documents indicate that the title to all lands shown upon this plat is in the Owner, free and clear of all liens, taxes and encumbrances of record, except for the following: Taxes for the year 1998; Rights of way reserved in U.S. Patent; Notes, provisions, easements and restrictions on the Plat of Meadowgreen at Stagecoach at File No. 7267 and on the plat of Meadowgreen at Stagecoach Replat No. 2 at File No. 11976 and on the Plat of Meadowgreen at Stagecoach Replat No. 3 at File No. 12175; Covenants recorded at File No. 7073 and certified for Meadowgreen recorded in Book 369 at Page 183; Agreement in Book 334 at Page 0077 as assigned to Colorado Ute Electric Association in Book 444 at Page 0060; Conveyance for Paradise Oil Meter and Land Development, Inc. to Pure Cycle Corporation in Book 676 at Page 1519; Bargain and Sale Deed recorded in Book 690 at Page 1895; Resolution recorded in Book 407 at Page 194; Bargain and Sale Deed recorded in Book 701 at Page 2201; Letter recorded in book 704 and Page 1045; Deed of Trust in Book 746 at Page 538;

Dated this 20 day of August, AD, 1998

Signed: John A. Vanderbloemen
John A. Vanderbloemen, Attorney-at-Law 10735.

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. 4 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. 38-51-01 et seq.

Dated this 14 day of August, AD, 1998

James B. Ackerman
JAMES B. ACKERMAN R. L. S. #6394

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 1st day of September, AD, 1998.

Reception No. 498123 Time 3:24 pm

File Number 12585

Signed: Kay Weiland by John E. Deem Deputy
Kay Weiland, Routt County Clerk and Recorder

Declaration of Protective Covenants and of Common Driveways

Lots 71 and 104 through 108 inclusive, are subject to existing protective covenants recorded in File No. 7073 as adapted and amended in Book Number 369 Page Number 183, and in Book 750 at Page 38 and Declaration of Common Driveway recorded in Book 750 at Page 36 and Book 750 at Page 37, all of the Routt County Clerk and Recorder's Records.

ROUTT COUNTY SURVEYOR'S CERTIFICATE

Deposited this _____ day of _____, AD, 1998, at _____ M., in Book No. _____ of the County Routt Surveyor's Land Survey Plats surveys of 3F.

COUNTY SURVEYOR for ROUTT COUNTY

Lawrence E. Peterson, L.S. #12831

CONSENT OF TRUST DEED BENEFICIARIES

The undersigned being beneficiary under that certain trust deed governing the premises herein, said trust deed being recorded in book 746 page 538 of the Routt County Clerk and Recorder does expressly join in the MEADOWGREEN AT STAGECOACH REPLAT NO. 4 shown herein, does consent to the dedication as shown hereon and does subordinate the interest of the undersigned existing by virtue of aforesaid Trust Deed, to the platting shown hereon and the aforesaid dedication.

MountainAir Company, A Colorado Limited Partnership
By A. O. Saterdal
A. O. Saterdal, General Partner

State of Colorado
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, AD, 1998, by A. O. Saterdal, General Partner MountainAir Company.

My commission expires on March 6, 2002
Witness my hand and official seal.



Darlene C. Noel
NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 1st day of September, AD, 1998, by Kenneth W. Sigley.



Kenneth W. Sigley
NOTARY PUBLIC

Kay Weiland
NOTARY PUBLIC
John E. Deem
Deputy
Kenneth W. Sigley
BY KENNETH W. SIGLEY

NO.	REVISION	DATE	BY:
TITLE: MEADOWGREEN AT STAGECOACH REPLAT NO. 4			
A REPLAT OF OUTLOT B, MEADOWGREEN AT STAGECOACH REPLAT NO. 3, LOT 71, MEADOWGREEN AT STAGECOACH, MAINTENANCE AREA 1, AND A TRACT OF LAND LOCATED IN PORTIONS OF LOT 7, SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST, AND LOT 6, SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST, ALL OF THE 6th P.M., ROUTT COUNTY, COLORADO			
PREPARED BY: EMERALD MOUNTAIN SURVEYS, INC. P. O. BOX 774812 STEAMBOAT SPRINGS, COLORADO 80477 970-879-8998			
ROCKPOINT IMPROVEMENT, CO. LLC 4411 SOUTH HIGH STREET ENGLEWOOD, COLORADO			
SCALE:	NC SCALE	DATE:	8-14-98
PROJECT NO.	529-10	SHEET NO.	1 of 2

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File No. 12585

1 of page 3

