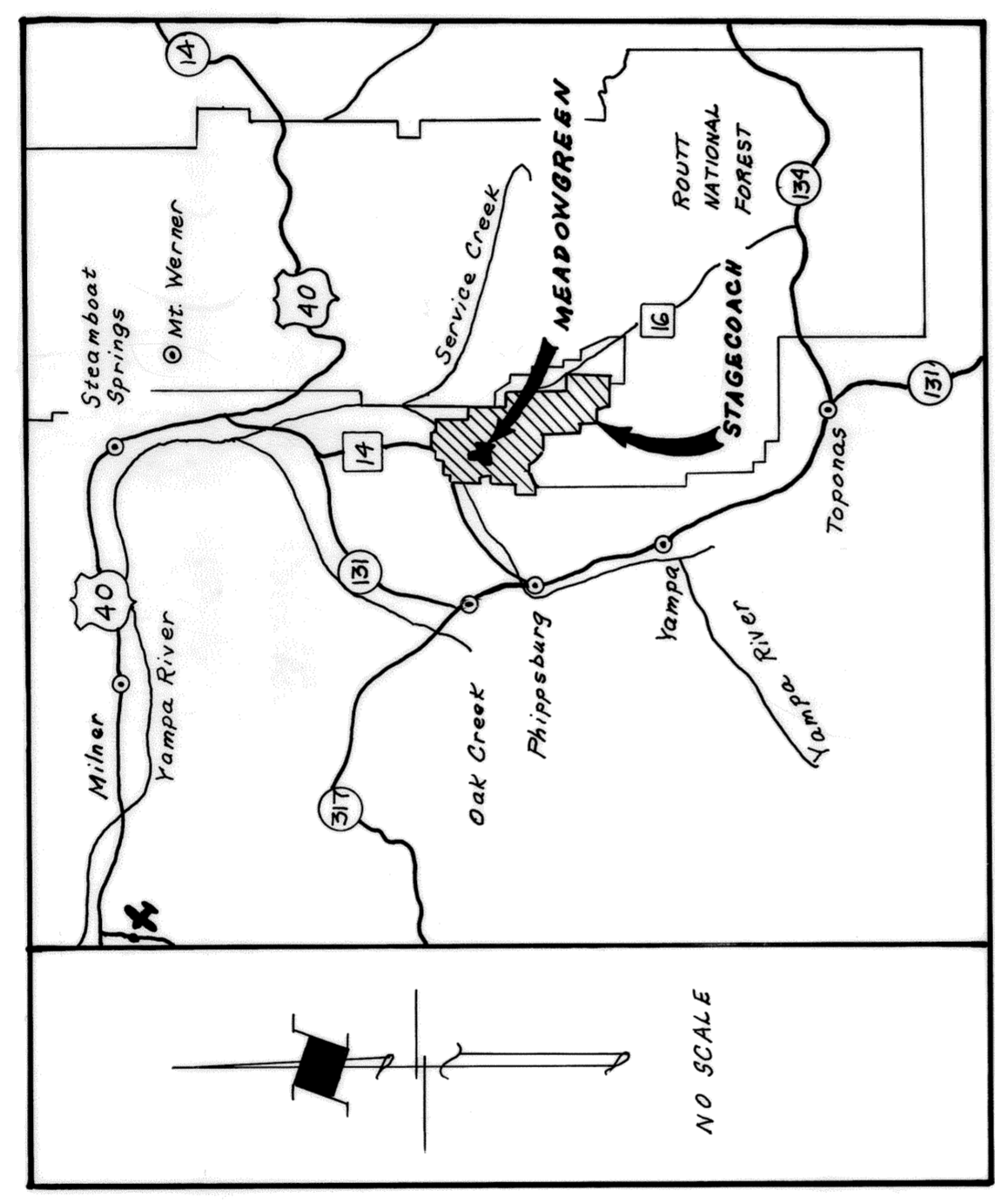


# A REPLAT OF COMMON AREA NO. 3, MULTI-FAMILY NO. 1, 2, 5, 8, 9 & 10 AND NO. 6 & 11 GOLF COURSE OF

## MEADOW GREEN AT STAGECOACH

A PART OF SECTION 6, AND A PART OF THE  
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 7, TOWNSHIP 3 NORTH, RANGE 84  
WEST OF THE 6TH PRINCIPAL MERIDIAN.  
ROUTT COUNTY, COLORADO



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WOODMOOR CORPORATION, DONALD C. HAREK, SENIOR VICE PRESIDENT, JOHN J. WILKINSON, SECRETARY, MOUNTAIN AIR COMPANY (A GENERAL PARTNERSHIP), AL SATERDAL, NATIONAL GENERAL PARTNER, ROBERT J. YOUNG, DANIEL J. YOUNG, MARY A. YOUNG, BEING THE SAID OWNERS OF CERTAIN LANDS IN ROUTT COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMON AREA NO. 3, MULTI-FAMILY NO. 1, 2, 5, 8, 9, AND 10, AND NO. 6 AND NO. 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH AS PLATTED IN ROUTT COUNTY, COLORADO.

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 A REPLAT OF COMMON AREA NO. 3, MULTI-FAMILY NO. 1, 2, 5, 8, 9, AND 10, AND NO. 6 AND NO. 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH AND DO HEREBY GRANT TO THE COUNTY OF ROUTT, COLORADO, THE NAMED STREETS, DRIVEWAYS, COURTS, AND PLACES HEREON SHOWN. ALSO THE EASEMENTS ARE RESERVED AS SHOWN FOR THE PUBLIC UTILITY PURPOSES AND DRAINAGE.

EXECUTED THIS 11<sup>th</sup> DAY OF January, A.D., 1973.

WOODMOOR CORPORATION  
ATTEST: John J. Wilkinson, SECRETARY  
MOUNTAIN AIR COMPANY, GENERAL PARTNERSHIP  
ATTEST: Al Saterdal, NATIONAL GENERAL PARTNER

Al Saterdal  
AL SATERDAL, NATIONAL GENERAL PARTNER  
Robert J. Young  
ROBERT J. YOUNG, SENIOR VICE PRESIDENT  
Daniel J. Young  
DANIEL J. YOUNG, SENIOR VICE PRESIDENT  
Mary A. Young  
MARY A. YOUNG

STATE OF COLORADO )  
COUNTY OF EL PASO )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF January, A.D., 1973, BY WOODMOOR CORPORATION, DONALD C. HAREK, SENIOR VICE PRESIDENT, JOHN J. WILKINSON, SECRETARY, MOUNTAIN AIR COMPANY (A GENERAL PARTNERSHIP), S. J. PFEIFER, ROBERT J. YOUNG, DANIEL J. YOUNG, MARY A. YOUNG.

MY COMMISSION EXPIRES: October 24, 1975 Butterfield & Pomeroy NOTARY PUBLIC

### 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 FILLINGS 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 OWNERS ASSOCIATION.
- ALL SIDE LOT LINE SUBJECT TO LOT TRAIL EASEMENT.
- AREAS DEFINED AS TRAIL EASEMENTS ARE SUBJECT TO CONSTRUCTION OF PATHWAYS FOR NON-VEHICULAR USE AND DEVELOPMENT OF SUCH TRAILS TO BE RESPONSIBILITY OF STAGECOACH PROPERTY OWNERS ASSOCIATION.
- WATER AND SEWER TO BE PROVIDED BY MORRISON CREEK METROPOLITAN 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.

### SURVEYOR'S CERTIFICATE

I, ROBERT D. THOMAS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINE IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN TO ME TO EXIST ON OR ACROSS SAID PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I CERTIFY REPRESENTS THE SURVEY REPRESENTED BY THIS PLAT AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. STEEL PINS WERE SET AT ALL BOUNDARY CORNERS.

Robert D. Thomas  
ROBERT D. THOMAS, REGISTERED LAND SURVEYOR  
COLORADO REG. NO. 11399



### APPROVAL OF THE PLANNING COMMISSION

APPROVED BY THE ROUTT PLANNING COMMISSION THIS 11<sup>th</sup> DAY OF January, 1973, BY Robert D. Thomas CHAIRMAN.

### APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THE WITHIN REPLAT OF MEADOWGREEN AT STAGECOACH IS APPROVED FOR FILING THIS 6<sup>th</sup> DAY OF Feb., 1973. 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 ON RECORD.

BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO  
ATTEST: David Horvath COUNTY CLERK  
John H. Stubbins CHAIRMAN

### RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THE 13<sup>th</sup> DAY OF January, 1973, IN CASE NUMBER 9-A-41612. PROTECTIVE COVENANTS ARE RECORDED IN BOOK        PAGE       .

Levil Horvath  
COUNTY CLERK AND RECORDER

### ATTORNEY'S CERTIFICATE

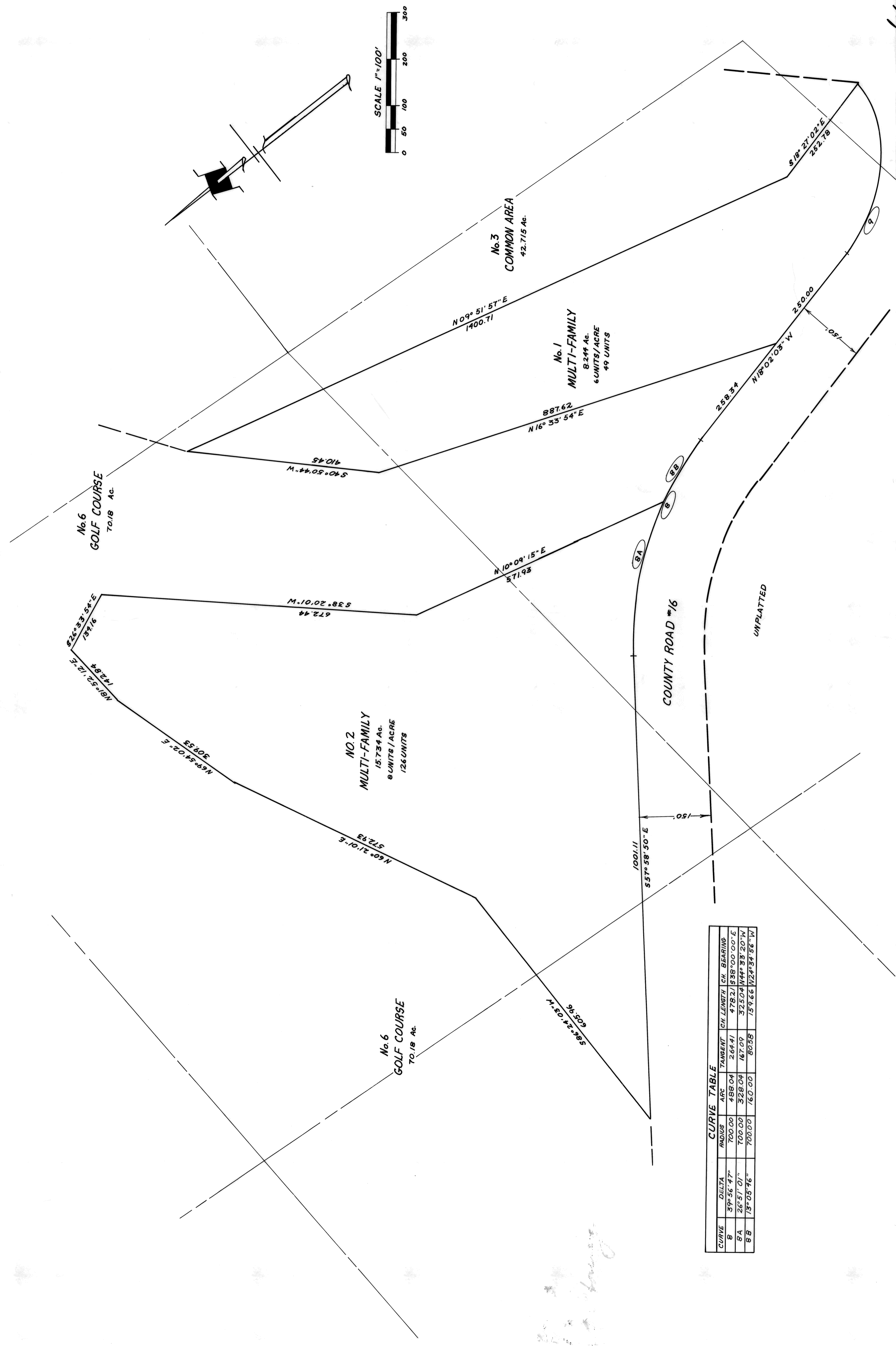
I, John J. Wilkinson, AN ATTORNEY-AT-LAW DULY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LAND HEREIN ABOVE PLATTED AND SHOWN UPON THE WRITTEN PLAT, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATORS.

John J. Wilkinson  
ATTORNEY-AT-LAW

DATED THIS 11<sup>th</sup> DAY OF January, 1973

# A REPLAT OF COMMON AREA NO. 3, MULTI-FAMILY NO. 1 & 2, AND NO. 6 GOLF COURSE OF MEADOWGREEN AT STAGECOACH

ROUTT COUNTY, COLORADO  
 NELSON, HALEY, PATTERSON AND QUIRK  
 ENGINEERING CONSULTANTS

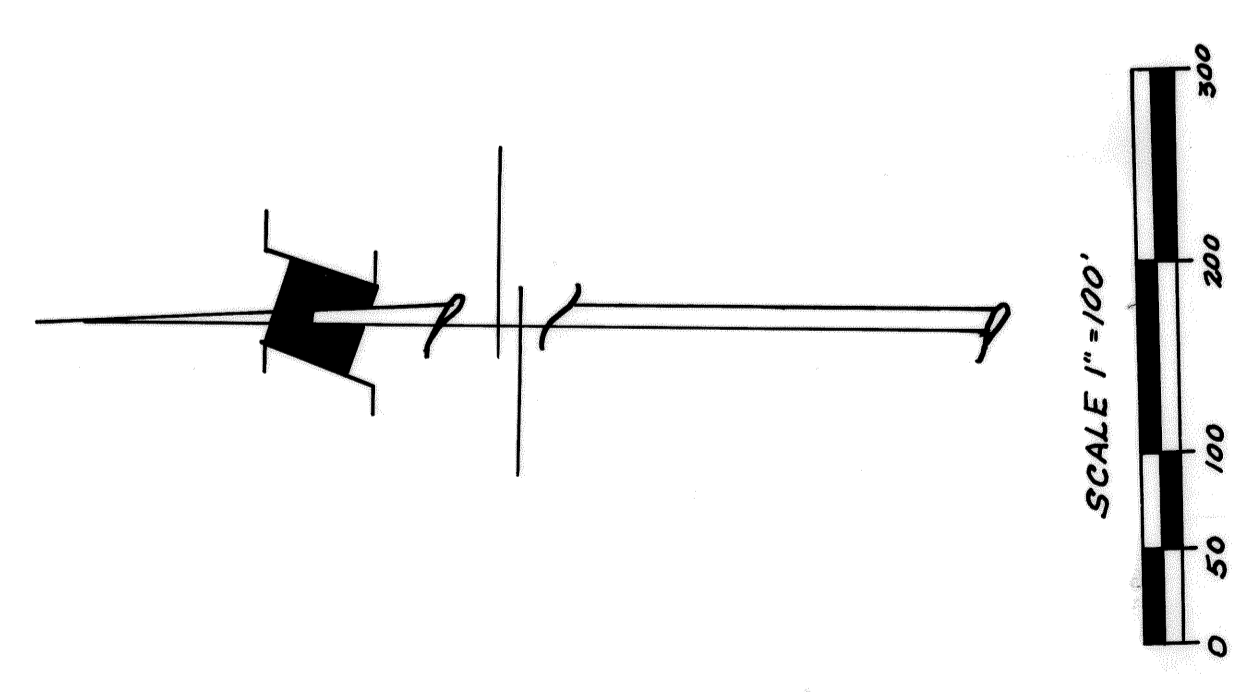
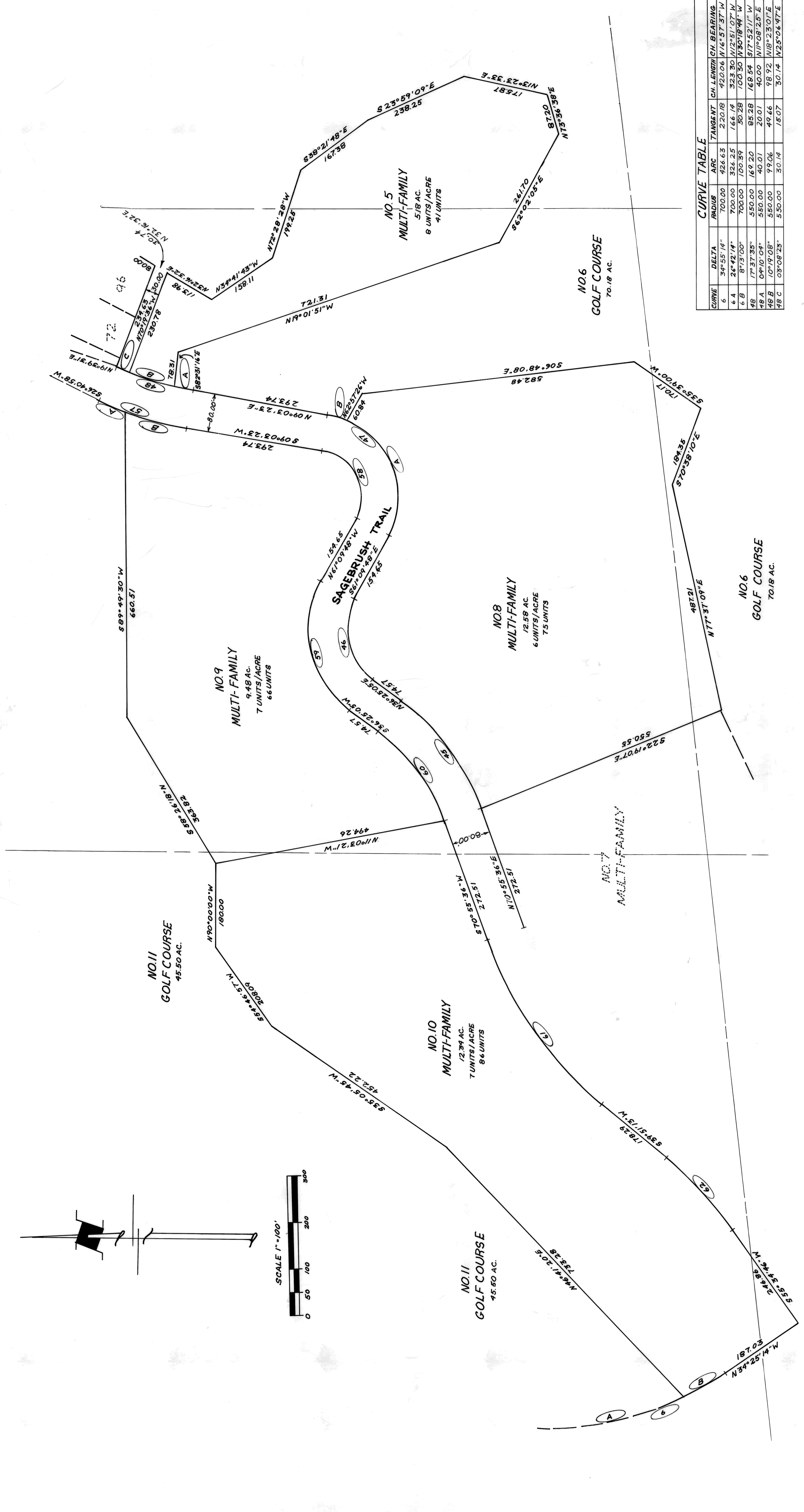


**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. LENGTH	CH. BEARING
B	39° 56' 47"	700.00	438.04	264.41	478.21	S 38° 00' 00" E
BA	28° 51' 01"	700.00	528.04	167.09	525.04	N 44° 33' 20" W
BB	75° 05' 16"	700.00	160.00	303.98	154.66	N 24° 34' 56" W

# A REPLAT OF MULTI-FAMILY NO. 5, 8, 9 & 10 AND NO. 6 & 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH

ROUTT COUNTY, COLORADO  
 NELSON, HALEY, PATTERSON AND QUIRK  
 ENGINEERING CONSULTANTS



**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	TANGENT	CH. LENGTH	CH. BEARING
6	34°55'14"	700.00	424.63	220.05	420.06	N16°57'57"W
6 A	24°42'14"	700.00	324.25	164.14	323.30	N12°51'07"W
6 B	87°51'00"	700.00	100.35	50.28	100.30	N30°18'44"W
48	77°37'38"	550.00	169.20	85.28	168.54	N17°52'11"W
48 A	64°10'04"	550.00	40.01	20.01	40.00	N11°08'25"E
48 B	107°19'08"	550.00	99.04	49.44	98.92	N18°23'01"E
48 C	05°08'25"	550.00	30.14	15.07	30.14	N25°04'47"E