

# A SECOND REPLAT of PROJECT I & II at STAGECOACH

A PART OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST,  
AND A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84  
WEST OF THE SIXTH PRINCIPAL MERIDIAN.

## ROUTT COUNTY, COLORADO

**NOTE:**  
THIS PLAT SUPERSEDES THE FIRST PLATS  
OF PROJECT I AND PROJECT II AT STAGECOACH  
AND ALSO THE FIRST REPLAT OF PROJECTS  
I & II AT STAGECOACH.

### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE WOODMOOR CORPORATION, JOHN A. THOMPSON, EXECUTIVE VICE-PRESIDENT, AND JOHN J. WILKINSON, SECRETARY; MOUNTAIN AIR COMPANY BURDETTE A. OGLE, PRESIDENT, AL SATERDAL SECRETARY AND S.L. PIEPER, HOLDER OF DEED OF TRUST BEING THE OWNERS OF CERTAIN LANDS IN ROUTT COUNTY, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE SOUTH LINE OF SAID SECTION 1 TO BEAR NORTH 80° 00' 00" WEST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

THENCE NORTH 80° 00' 00" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, 330.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 1856.96 FEET;

THENCE SOUTH 80° 00' 00" EAST, 330.00 FEET;

THENCE NORTH 76° 00' 00" EAST, 1320.00 FEET;

THENCE SOUTH 00° 00' 00" EAST, 677.98 FEET;

THENCE SOUTH 76° 00' 00" WEST, 680.00 FEET;

THENCE SOUTH 00° 00' 00" EAST, 677.98 FEET;

THENCE SOUTH 76° 00' 00" WEST ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, 680.00 FEET TO THE POINT OF BEGINNING;

AND CONTAINING NO.018 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, PLATTED AND RESUBDIVIDED THE SAME INTO LOT AND BLOCKS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SECOND REPLAT OF PROJECT I AND II AT STAGECOACH AND DO HEREBY GRANT TO THE COUNTY OF ROUTT, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE AVENUES, STREETS, DRIVES, COURTS AND PLACES HEREON SHOWN ALSO THE EASEMENTS ARE RESERVED AS SHOWN, FOR PUBLIC UTILITY PURPOSES AND DRAINAGE.

EXECUTED THIS 3rd DAY OF November, A.D., 1972.

THE WOODMOOR CORPORATION  
John A. Thompson  
JOHN A. THOMPSON, EXECUTIVE VICE-PRESIDENT

MOUNTAIN AIR COMPANY (A LIMITED PARTNERSHIP BY OGLE CORP.)  
Al Saterdal  
AL SATERDAL, SECRETARY

Burdette A. Ogle  
BURDETTE A. OGLE, PRESIDENT

John J. Wilkinson  
JOHN J. WILKINSON, SECRETARY

S.L. PIEPER, HOLDER OF DEED OF TRUST

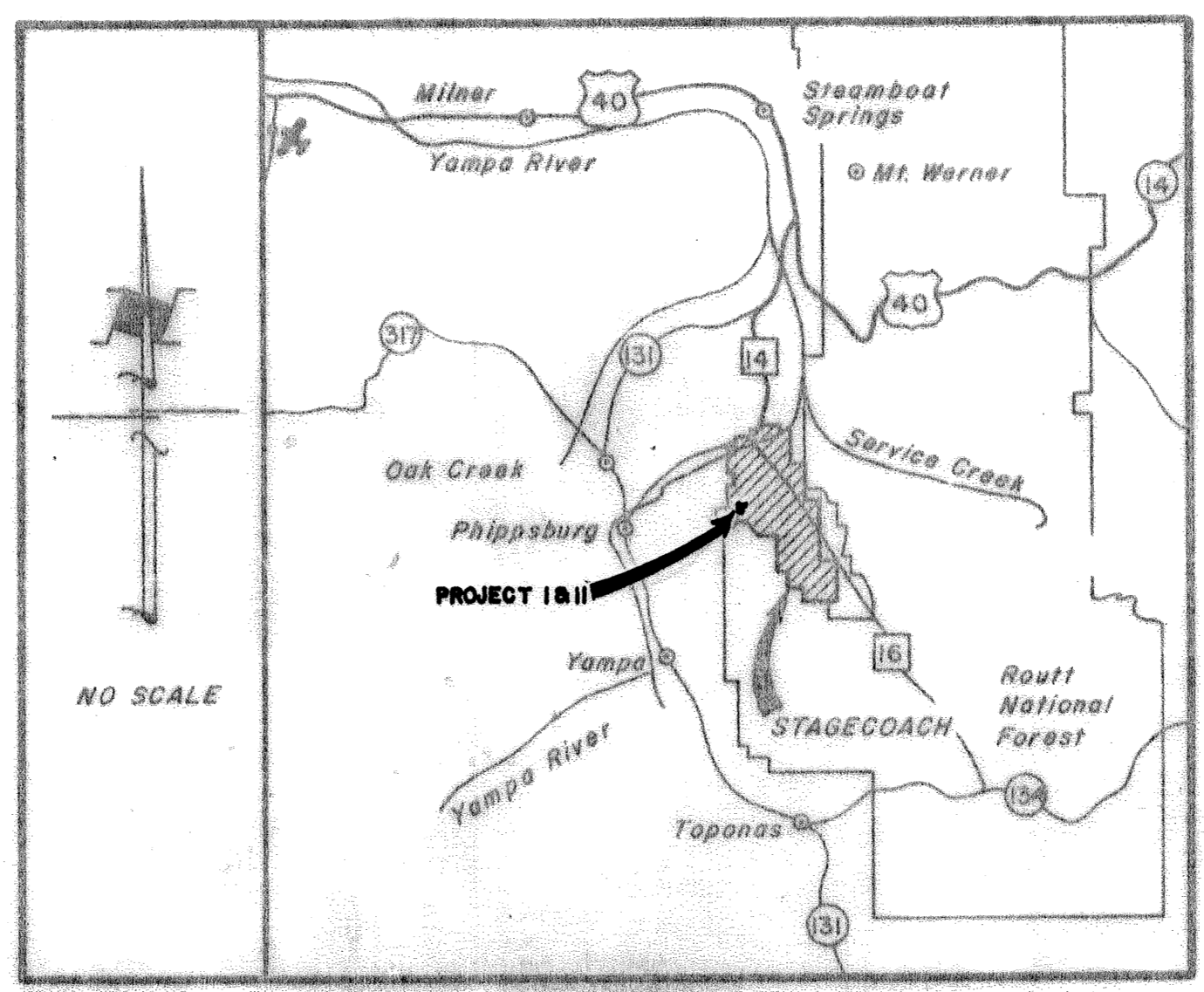
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF November, A.D., 1972 BY THE WOODMOOR CORPORATION, JOHN A. THOMPSON, EXECUTIVE VICE-PRESIDENT, AND JOHN J. WILKINSON, SECRETARY; MOUNTAIN AIR COMPANY, BURDETTE A. OGLE, PRESIDENT, AL SATERDAL, SECRETARY AND S.L. PIEPER, HOLDERS OF DEED OF TRUST.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: October 21, 1975

Betsy A. Brock  
NOTARY PUBLIC



VICINITY MAP

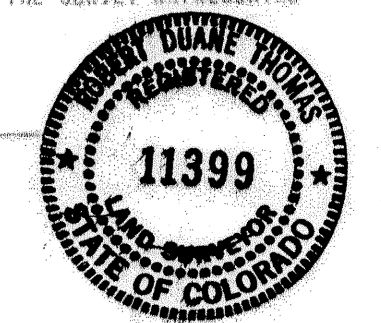
### NOTES

- 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 EASEMENTS 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 LINES SUBJECT TO 10' TRAIL EASEMENT.
- 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 OWNER ASSOCIATION.
- WATER AND SEWER TO BE PROVIDED BY MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT.
- EXISTING RIGHTS 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 THAT I HAVE MADE 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 REGISTRATION NUMBER 11399



### APPROVAL OF THE PLANNING COMMISSION

APPROVED BY THE ROUTT PLANNING COMMISSION THIS 16th DAY OF Nov, 1972. BY [Signature] CHAIRMAN.

### APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THE WITHIN SECOND REPLAT OF PROJECT I AND II AT STAGECOACH IS APPROVED FOR FILING THIS 22nd DAY OF Nov, 1972. 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.

ATTEST: Cecil Kores COUNTY CLERK  
BY: J. Frank Stitson 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 30th DAY OF Nov, A.D. 1972. IN CASE DRAWER \_\_\_\_\_ RECEPTION NO. 138639

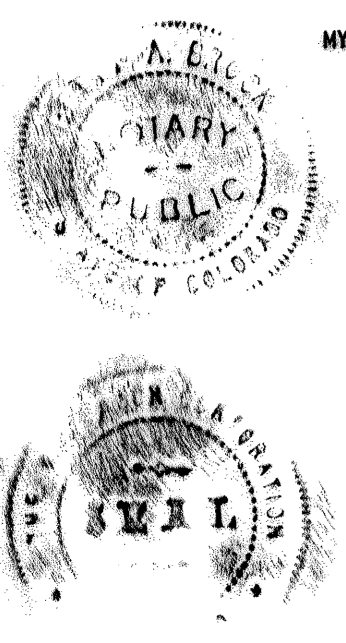
Cecil Kores  
COUNTY CLERK AND RECORDER

### 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.

[Signature]  
ATTORNEY-AT-LAW

DATED THIS 3rd DAY OF November, 1972.



OCCUPANCY, USE AND MAINTENANCE DECLARATION BK 383, Pg 557

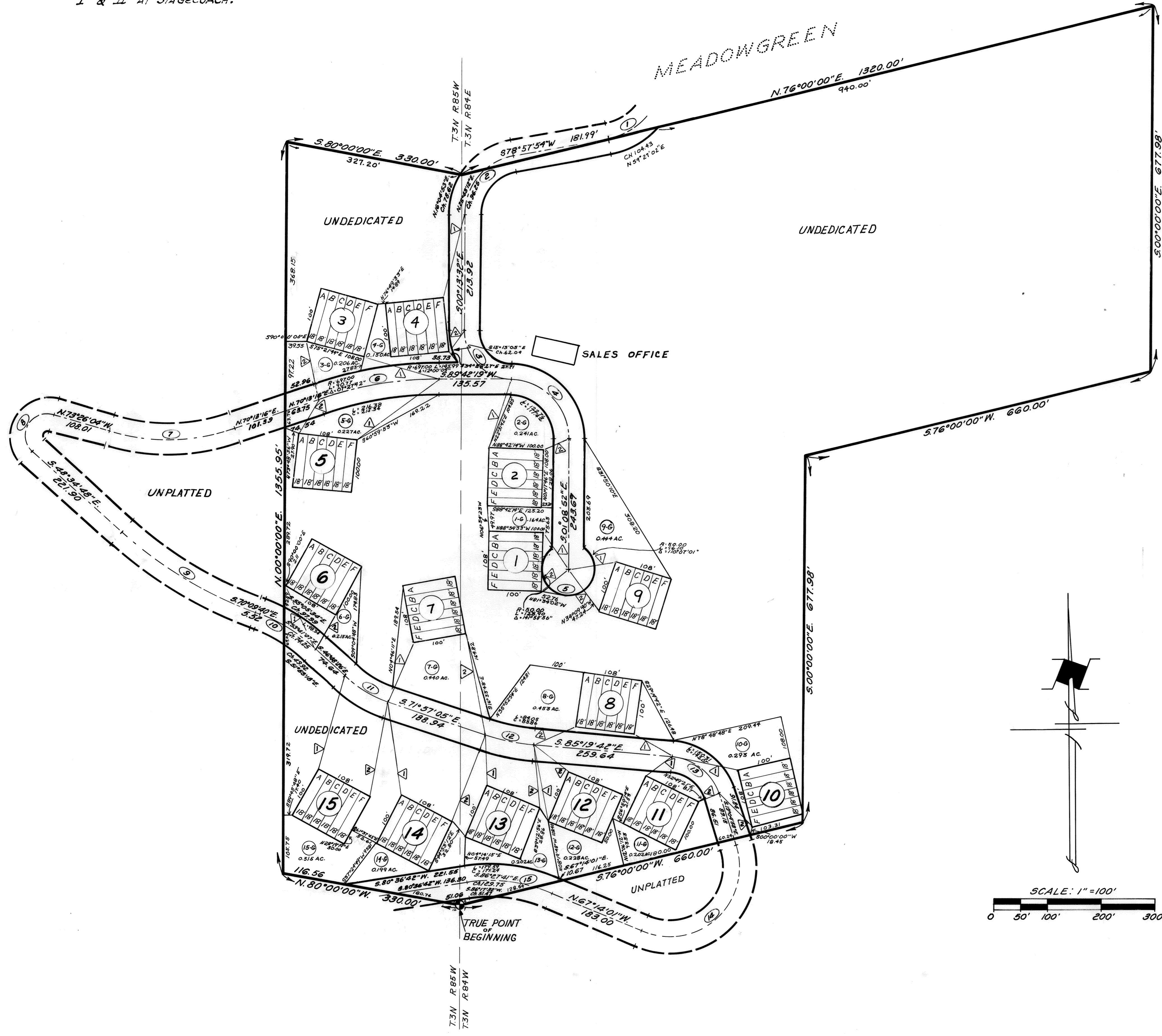
In association: see 480/376.  
Easement: see 374/628  
see 378/330  
7-16 1776



# A SECOND REPLAT of PROJECT I & II at STAGECOACH

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I & II AT STAGECOACH.

A PART OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST,  
AND A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD LENGTH	CHORD BEARING
1	39° 01' 43"	126.32	86.04	94.77	84.25	N. 53° 27' 02" E.
2	79° 11' 26"	110.00	152.03	90.98	140.22	S. 39° 22' 11" W.
3	89° 28' 06"	89.91	137.25	86.02	124.31	S. 43° 57' 35" E.
4	86° 32' 46"	111.27	168.03	104.76	152.55	S. 44° 25' 16" E.
5	286° 15' 37"	50.00	240.61	37.50	60.00	S. 89° 30' 35" W.
6	19° 27' 46"	667.00	230.75	114.39	225.48	S. 79° 57' 09" W.
7	36° 20' 40"	370.00	234.70	121.45	230.79	S. 88° 23' 36" W.
8	155° 08' 44"	41.00	111.02	146.06	30.08	S. 28° 59' 38" W.
9	21° 34' 52"	775.00	291.91	147.71	290.19	S. 59° 22' 14" E.
10	23° 21' 13"	310.00	126.36	64.07	125.48	S. 58° 29' 03" E.
11	25° 08' 38"	210.00	92.16	46.83	91.42	S. 59° 22' 45" E.
12	13° 22' 38"	390.00	91.06	45.74	90.85	S. 78° 38' 29" E.
13	66° 14' 44"	100.00	115.62	65.25	109.29	S. 52° 12' 20" E.
14	131° 50' 58"	130.00	229.16	290.35	237.38	S. 46° 50' 31" W.
15	32° 09' 17"	280.00	102.75	63.58	160.62	N. 63° 18' 39" E.

BLOCK LOCATION TABLE				
BLOCK	TIE NO. 1		TIE NO. 2	
	BEARING	DIST.	BEARING	DIST.
1	S. 36° 59' 40" E.	82.26	N. 50° 59' 48" E.	67.15
2	N. 18° 04' 13" E.	133.41	N. 67° 16' 59" E.	55.22
3	S. 73° 29' 23" E.	143.91	S. 10° 45' 52" E.	101.45
4	N. 14° 29' 47" E.	156.73	N. 38° 27' 23" E.	47.60
5	N. 52° 50' 30" E.	185.50	N. 28° 27' 49" E.	69.65
6	S. 25° 35' 22" E.	133.64	S. 28° 00' 29" W.	69.51
7	S. 21° 21' 46" W.	119.16	S. 11° 25' 31" E.	190.28
8	S. 60° 33' 59" E.	83.84	S. 66° 09' 19" W.	86.12
9	S. 80° 01' 09" W.	85.99	N. 34° 08' 40" W.	97.24
10	N. 21° 00' 57" W.	125.32	N. 44° 05' 07" W.	62.68
11	N. 63° 37' 22" E.	55.82	N. 67° 04' 23" E.	37.85
12	N. 12° 54' 24" W.	143.59	N. 55° 30' 38" W.	82.19
13	N. 01° 46' 52" W.	94.63	N. 06° 42' 16" W.	118.41
14	N. 08° 13' 53" W.	175.58	N. 19° 30' 57" E.	173.88
15	N. 16° 02' 47" E.	178.72	N. 10° 35' 39" E.	179.49

