

#13599
1 of 2

RED HAWK VILLAGE SUBDIVISION

A REPLAT OF LOT NO. 9 MULTI-FAMILY OF THE REPLAT OF MULTI-FAMILY NO. 5, 8, 9 AND 10 AND NO. 6 AND 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH LOCATED IN THE NORTH 1/2 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS, THAT SAGEBRUSH TRAIL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 9, MULTI-FAMILY NO. 9, REPLAT OF MULTI-FAMILY NO. 5, 8, 9 AND 10 AND NO. 6 AND 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH AS RECORDED IN ROUTT COUNTY RECORDS FILE NO. 7348 ROUTT COUNTY, STATE OF COLORADO, CONTAINING 9.48 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF RED HAWK VILLAGE SUBDIVISION, HAS HEREBY DEDICATED TO THE PERPETUAL USE OF THE COUNTY OF ROUTT, STATE OF COLORADO, ON BEHALF OF THE PUBLIC THE ROAD RIGHT-OF-WAY EASEMENTS ON PARCEL A1, PARCEL A2 AND ROAD RIGHT-OF-WAY EASEMENT FOR COUNTY ROAD 16, AND THE TRAIL, SNOW STORAGE, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE MAP HEREIN, TO THE MORRISON CREEK METROPOLITAN WATER AND SEWER SERVICE DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER DISTRIBUTION AND SEWER COLLECTION MAINS, TRUNK LINES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THEREON, FOR SUCH PURPOSES AS MAY BE NECESSARY TO SERVE THE DISTRICT, AND THE UTILITY EASEMENTS SHOWN AND NOTED HEREON FOR THE BENEFIT OF THE PUBLIC.
IN WITNESS WHEREOF, THE SAID SAGEBRUSH TRAIL HOLDINGS, LLC, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 31 DAY OF MARCH, 2006.

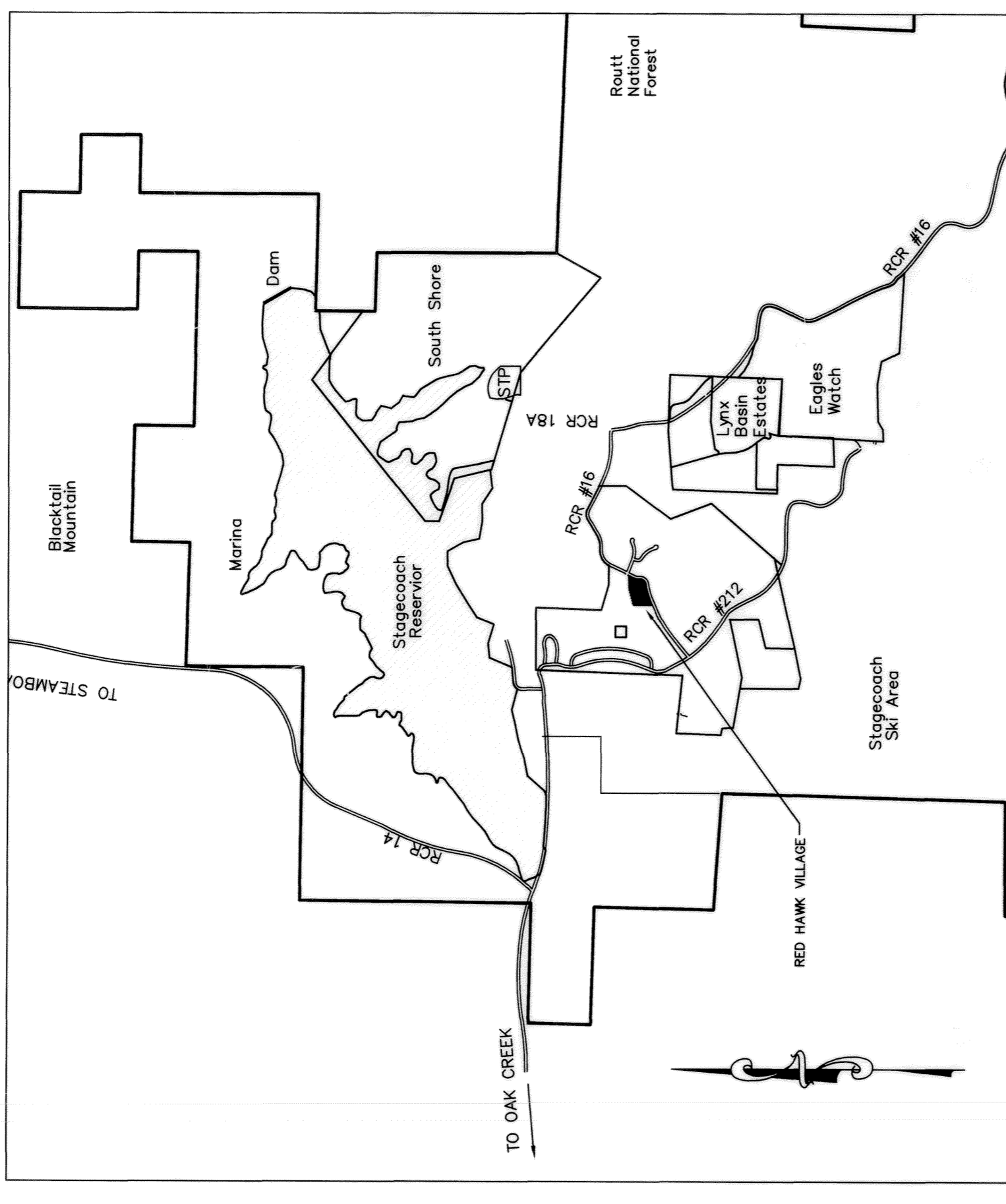
SAGEBRUSH TRAIL HOLDINGS, LLC
BY: *[Signature]*
STATE OF COLORADO)
COUNTY OF ROUTT) SS:
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MARCH 2006 BY *[Signature]* AS *[Signature]* OF SAGEBRUSH TRAIL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 11/14/2007
[Signature]
NOTARY PUBLIC

CONSENT AND SUBORDINATION BY DEED OF TRUST BENEFICIARY
THE UNDERSIGNED, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY DESCRIBED AS FOLLOWS: LOT 9, MULTI-FAMILY NO. 9, REPLAT OF MULTI-FAMILY NO. 5, 8, 9 AND 10 AND NO. 6 AND 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH AS RECORDED IN ROUTT COUNTY RECORDS FILE NO. 7348 ROUTT COUNTY, STATE OF COLORADO, CONTAINING 9.48 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF RED HAWK VILLAGE SUBDIVISION, HAS HEREBY AGREED TO AND HEREBY AGREES THAT ANY AND ALL OF ITS RIGHTS AND INTERESTS UNDER THE DEED OF TRUST SHALL BE AND ARE HEREBY DECLARED TO BE JUNIOR AND SUBORDINATE TO THE SUBDIVISION, CONVEYANCES AND DEDICATION SHOWN HEREON.
ALPINE BANK STEAMBOAT SPRINGS

BY: *[Signature]*
IT'S: *[Signature]*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF APRIL 2006 BY *[Signature]* AS *[Signature]* OF ALPINE BANK STEAMBOAT SPRINGS.
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: 2-3-2009
[Signature]
NOTARY PUBLIC
JEANNE WHIDDON, PUBLIC TRUSTEE
ROUTT COUNTY, COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF APRIL 2006 BY JEANNE WHIDDON, PUBLIC TRUSTEE ROUTT COUNTY, COLORADO
WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____
Attest: *[Signature]*
NOTARY PUBLIC
KAY WEINLAND
ROUTT COUNTY CLERK & RECORDER
By: *[Signature]*
Deputy Clerk



VICINITY MAP
N.T.S.

ATTORNEY'S OPINION
I, JOHN P. HOLLOWAY, JR. BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED TRANSMISSION TITLE INSURANCE COMPANY COMMITMENT NUMBER INSS0002740 AND BASED UPON SAID TITLE COMMITMENT, IT IS MY OPINION THAT TITLE TO ALL LANDS SHOWN HEREON IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS, RESERVATIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS OF RECORD AND APPARENT, RESTRICTIONS, RESERVATIONS, AGREEMENTS, AND COVENANTS OF RECORD; AND THE DEEDS OF TRUST SUBORDINATE HEREIN.
DATED THIS 31 DAY OF APRIL 2006.
[Signature]
JOHN P. HOLLOWAY, JR. ATTORNEY-AT-LAW

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT
THE MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT (DISTRICT) DOES HEREBY ACCEPT THE REPLAT OF LOT NO. 9 MULTI-FAMILY OF THE REPLAT OF MULTI-FAMILY NO. 5, 8, 9 AND 10 AND NO. 6 AND 11 GOLF COURSE OF MEADOWGREEN AT STAGECOACH AS RECORDED IN ROUTT COUNTY RECORDS FILE NO. 7348 ROUTT COUNTY, STATE OF COLORADO, CONTAINING 9.48 ACRES IN ROUTT COUNTY, COLORADO, UNDER THE NAME AND STYLE OF RED HAWK VILLAGE SUBDIVISION, HAS HEREBY DEDICATED TO THE PERPETUAL USE OF THE COUNTY OF ROUTT, STATE OF COLORADO, ON BEHALF OF THE PUBLIC THE ROAD RIGHT-OF-WAY EASEMENTS ON PARCEL A1, PARCEL A2 AND ROAD RIGHT-OF-WAY EASEMENT FOR COUNTY ROAD 16, AND THE TRAIL, SNOW STORAGE, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE MAP HEREIN, TO THE MORRISON CREEK METROPOLITAN WATER AND SEWER SERVICE DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER DISTRIBUTION AND SEWER COLLECTION MAINS, TRUNK LINES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THEREON, FOR SUCH PURPOSES AS MAY BE NECESSARY TO SERVE THE DISTRICT, AND THE UTILITY EASEMENTS SHOWN AND NOTED HEREON FOR THE BENEFIT OF THE PUBLIC.
IN WITNESS WHEREOF, THE SAID MORRISON CREEK METROPOLITAN WATER AND SEWER SERVICE DISTRICT, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 5th DAY OF APRIL 2006.
DATE: *[Signature]*
BY: *[Signature]*
ITS: *[Signature]*

STAGECOACH PROPERTY OWNERS ASSOCIATION APPROVAL AND ACCEPTANCE
STAGECOACH PROPERTY OWNERS ASSOCIATION DOES HEREBY APPROVE AND ACCEPT THE TRAIL EASEMENTS AS SHOWN ON THIS PLAT OF THE RED HAWK VILLAGE SUBDIVISION
ACCEPTED BY: _____
AS _____ OF STAGECOACH PROPERTY OWNERS ASSOCIATION
PRINTED NAME: _____

File No. 13599 Rg 1 of 2 SP No. 1640

636004
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24/12/2006 8:21:08
9:10:08

ROUTT COUNTY PLANNING COMMISSION APPROVAL
THE PLANNING COMMISSION OF ROUTT COUNTY, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE RED HAWK VILLAGE SUBDIVISION AT THE MEETING OF SAID COMMISSION HELD ON THIS 15th DAY OF DECEMBER, A.D., 2005.
[Signature]
ACTING CHAIRMAN FRED NICHOLS

BOARD OF COUNTY COMMISSIONERS APPROVAL
THE WITHIN RED HAWK VILLAGE SUBDIVISION IS APPROVED FOR FILING THIS 31 DAY OF MARCH 2006 THE DEDICATION OF RIGHT-OF-WAY EASEMENT AND UTILITY EASEMENTS ON PARCEL A1, PARCEL A2 AND ROAD RIGHT-OF-WAY EASEMENT FOR ROUTT COUNTY ROAD 16, AND THE TRAIL, SNOW STORAGE, UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE MAP HEREON ARE ACCEPTED FOR THE PURPOSES NOTED WITHOUT ACCEPTING ANY OBLIGATION OR RESPONSIBILITY FOR MAINTENANCE THEREOF.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO
BY: *[Signature]*
DOUGLAS B. MONGEY CHAIRMAN
ATTEST: *[Signature]*
COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATE
I, GREG J. ELDRIDGE, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS RED HAWK VILLAGE SUBDIVISION AND SURVEY OF THE SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. ALUMINUM PINS/BRASS CAP MONUMENTS WERE SET/PLACED ON ALL BOUNDARY CORNERS.
DATED THIS 31 DAY OF MARCH 2006 AT 11:44 AM
GREG J. ELDRIDGE, PLS 30888

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE
THIS PLAT WAS INDEXED AS FILE SP 1640 IN THE INDEX OF LAND SURVEY PLATS MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER ON APRIL 12, 2006, AT 11:44 AM
RIDGWAY C. MOON, LS 13221, ROUTT COUNTY LAND SURVEYOR

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 12 DAY OF APRIL A.D. 2006.
RECEPTION NUMBER 636004 FILE NUMBER 13599
[Signature]
ROUTT COUNTY CLERK AND RECORDER

RECORDATION OF GOVERNING DOCUMENTS
1. DECLARATION OF PROTECTIVE COVENANTS FOR RED HAWK VILLAGE SUBDIVISION ARE RECORDED AT RECEPTION NUMBER 636009
2. OPEN SPACE, COMMON AREA AND SAGEBRUSH CIRCLE RIGHT-OF-WAY TRANSFERRED TO RED HAWK VILLAGE OWNERS ASSOCIATION BY DEED RECORDED AT RECEPTION NUMBER 636013
3. RED HAWK VILLAGE SUBDIVISION IS SUBJECT TO A SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NUMBER 636020 THE LOTS, TRACT OR TRACTS OF LAND, AND THE ISSUANCE OF BUILDING PERMITS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS AND REQUIREMENTS THEREOF AS SET FORTH IN SAID AGREEMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF RECORDING THE BOARD OF COUNTY COMMISSIONERS AFTER COMPLIANCE BY THE DEVELOPER WITH THE PROVISIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT.
4. WILDLIFE MITIGATION PLAN IS RECORDED AT RECEPTION NO. 636029
5. AFFORDABLE HOUSING DEED RESTRICTION AND COVENANTS AFFECTING LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 ARE RECORDED AT RECEPTION NO. 636027

NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Sagebrush Trail Holdings, LLC.
Red Hawk Village
Stagecoach, CO
FINAL PLAT
DATE: 3-30-06 DGN. BY: JMM
JOB NO. 1644-001 DWN. BY: JMM
DWG. NO. 1644-001-PP SURV. BY: AP/AM
LANDMARK CONSULTANTS, INC.
144 9th Street, P.O. Box 79483
Suite 1000, Denver, Colorado 80202
Phone (303) 733-4444 Fax (303) 733-9299
www.LANDMARK-CO.com
SHEET NO. 1 OF 2

