

# SKY HITCH II AT STAGECOACH

A PART OF SECTION 23, T 3 N, R 84 W, WEST OF 6 TH P. M.  
ROUTT COUNTY, COLORADO

NELSON, HALEY, PATTERSON, and QUIRK INC.  
ENGINEERING CONSULTANTS

### DEDICATION

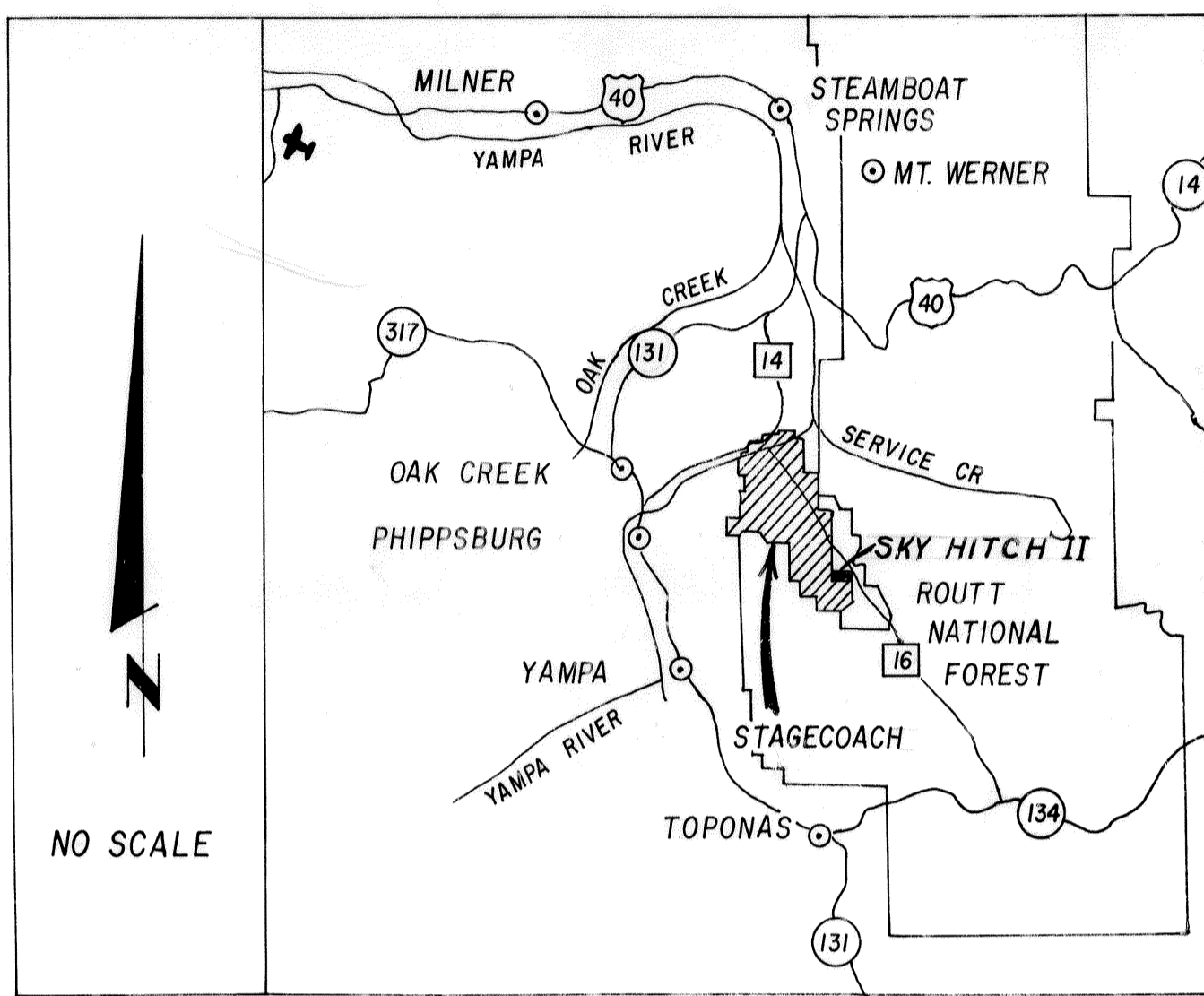
KNOW ALL MEN BY THESE PRESENTS: That Woodmoor Corporation, Equitable Life Assurance Society Of The United States, Mountain Air Company (A Limited Partnership By Ogile Corporation) James F. Stetson and Lucienne J. Stetson, being the owners of certain lands in Routt County, Colorado, described as follows:

A tract of land located in the West Half of Section 23, Township 3 North, Range 84 West and Southeast Quarter (NE 1/4) Section 22, Township 3 North, Range 84 West of the Sixth Principal Meridian, Routt County, Colorado and being further described as follows:

Beginning at a point which bears S 88° 22' 17" E, 1341.17 feet, and S 01° 30' 24" W, 2178.56 feet from the N.W. corner of Section 23, T. 3 N., R. 84 W. of the 6th Principal Meridian, (all bearings in this description are relative to those shown on the plat of "Sky Hitch At Stagecoach" as recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of the records of Routt County, Colorado.) said point also being in the East line of "Sky Hitch At Stagecoach", thence S 01° 30' 24" W, 982.93 feet, thence S 88° 53' 54" E, 1308.00 feet, thence S 01° 04' 11" W, 1310.14 feet, thence N 85° 08' 13" W, 2064.20 feet, thence N 87° 45' 55" W, 606.32 feet to a point in the southeasterly boundary of "Sky Hitch At Stagecoach", thence along said boundary N 27° 41' 58" E, 358.44 feet, thence N 15° 40' 53" E, 270.05 feet, thence N 03° 50' 23" W, 448.01 feet, thence S 77° 23' 45" E, 329.98 feet, thence N 05° 01' 34" E, 285.72 feet to a point on the left, said curve having a radius of 355.00 feet and Delta of 10° 04' 48", thence along the arc of said curve 62.46 feet, thence N 74° 12' 01" E, 86.78 feet to a point on a curve to the right, said curve having a radius of 170.00 feet and Delta of 16° 09' 38", thence along the arc of said curve 47.95 feet, thence S 89° 38' 21" E, 135.43 feet to a point on a curve to the left, said curve having a radius of 250.00 feet and Delta of 69° 52' 27", thence along the arc of said curve 304.88 feet, thence N 20° 29' 12" E, 172.55 feet to a point on a curve to the right, said curve having a radius of 215.00 feet and Delta of 101° 41' 57", thence along the arc of said curve 381.62 feet, thence S 57° 48' 51" E, 12.29 feet to a point on a curve to the left, said curve having a radius of 330.00 feet and Delta of 50° 22' 40", thence along the arc of said curve 290.16 feet, thence N 71° 48' 29" E, 69.91 feet to a point on a curve to the right, said curve having a radius of 60.00 feet and Delta of 41° 24' 35", thence along the arc of said curve 43.36 feet to a point on a reverse curve to the left, said curve having a radius of 60.00 feet and Delta of 111° 42' 40", thence, along the arc of said curve 116.98 feet to the point of beginning, said description containing 98.956 Acres.

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 Sky Hitch 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 2nd day of February, A.D. 1972.



VICINITY MAP

### SURVEYOR'S CERTIFICATE

I, Gerald B. McRae, 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.

*Gerald B. McRae*  
GERALD B. MCRAE, REGISTERED LAND SURVEYOR AND  
PROFESSIONAL ENGINEER, COLORADO REG. NO. 6816

### APPROVAL OF THE PLANNING COMMISSION

Approved by The Routt Planning Commission this 3rd day of Feb., 1972. By *[Signature]* Chairman.

### APPROVAL BY BOARD OF COUNTY COMMISSIONERS

The within plat of Sky Hitch II At Stagecoach is approved for filing this 8th day of Feb., 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.

BOARD OF COUNTY COMMISSIONERS  
ROUTT COUNTY, COLORADO

ATTEST: *[Signature]* COUNTY CLERK or *[Signature]* CHAIRMAN

### RECORDER'S CERTIFICATE

This plat was filed for record in the Office of The County Clerk and Recorder of Routt County, at 10:30 A.M. on the 8th day of Feb., A.D. 1972, in Case Drawer \_\_\_\_\_, Reception No. 20865, File 7107. Protective Covenants are recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Routt County Records.

*[Signature]*  
COUNTY CLERK AND RECORDER

### ATTORNEY'S CERTIFICATE

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1972.

### 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 submittal and approval of subsequent contiguous filings 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 Association.
- All side lot line 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 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.

WOODMOOR CORPORATION  
ATTEST: *[Signature]* SECRETARY  
JOHN J. WILKINSON  
STEVEN N. ARNOLD, PRESIDENT

EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES  
ATTEST: *[Signature]* REGIONAL MANAGER

MOUNTAIN AIR COMPANY, A LIMITED PARTNERSHIP BY OGILE CORPORATION  
ATTEST: *[Signature]* SECRETARY  
AL SATERDAL  
BURDETTE A. OGILE, PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO )

The foregoing dedication was acknowledged before me this 3rd day of February, A.D. 1972, by WOODMOOR CORPORATION, EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, MOUNTAIN AIR COMPANY, (A LIMITED PARTNERSHIP BY OGILE CORPORATION), JAMES F. STETSON AND LUCIENNE J. STETSON.

WITNESS MY HAND AND OFFICIAL SEAL.  
*[Signature]*  
MY COMMISSION EXPIRES: October 2, 1975 - NOTARY PUBLIC

NO.	ARC LENGTH	RADIUS	DELTA	TAN	L. CH.	CH. BEG.	CH. END
1	111.42	60	111.42	00	88.47	99.31	99.31
2	43.37	60	41.24	35	22.68	42.43	87.29
3	290.16	330	50.22	40	155.21	280.90	883.00
4	381.62	215	101.41	57	264.08	333.46	71.20
5	304.88	250	69.52	27	174.64	286.34	135.25
6	47.95	170	16.09	38	24.13	47.79	182.16
7	62.45	355	10.04	48	31.91	62.37	179.14
8	172.71	280	35.20	30	89.20	169.99	119.34
9	138.52	470	16.31	45	69.67	137.02	228.48
10	154.15	770	16.51	70	84.70	151.53	272.58
11	171.48	230	42.43	06	89.95	167.54	286.54
12	397.78	170	134.03	59	401.14	313.05	338.45
13	268	270	56.52	19	146.21	297.13	28.12
14	117.31	230	42.43	06	66.48	123.83	286.54
15	126.75	170	42.43	06	66.48	123.83	286.54
16	200.63	330	34.50	00	103.52	197.55	202.75
17	155.98	530	16.51	45	78.56	155.42	228.48
18	135.86	220	35.22	53	70.17	133.71	119.34
19	238.47	195	70.04	09	136.72	223.89	142.08
20	183.74	195	53.59	14	99.33	177.02	175.49
21	224.60	220	58.29	42	123.19	214.98	178.04
22	27.26	230	06.47	23	13.64	27.24	175.03
23	205.45	280	42.43	06	66.48	200.88	124.58
24	408.89	75	312.21	43	189.86	384.59	59.59
25	150.41	220	39.10	26	78.28	147.50	224.28
26	90.39	230	22.31	00	45.78	89.81	174.10
27	226.18	145	89.22	29	143.43	203.94	172.29
28	186.89	210	50.59	24	100.14	180.78	182.56
29	145.43	195	61.43	26	80.67	138.50	187.34
30	284.62	100	197.01	57	337.93	191.78	535.04
31	174.63	224.18	44.37	48	92.01	170.20	583.15
32	143.98	160	38.57	29	67.45	121.03	186.31
33	216.82	280	44.22	04	114.17	211.45	179.21
34	308.64	280	63.09	25	172.11	293.25	146.52
35	192.17	220	50.02	50	102.70	186.12	140.19
36	81.59	50	93.29	53	53.15	72.84	131.27
37	242.50	220	63.09	25	138.23	230.41	146.52
38	170.36	220	44.22	04	89.71	166.14	179.21
39	229.98	229.85	58.51	29	126.30	220.00	186.34
40	128.87	164.18	44.37	48	67.39	124.68	186.76
41	470.59	160	197.01	57	337.93	334.25	535.04
42	80.80	75	61.43	26	44.82	76.95	187.34
43	240.29	270	50.59	25	128.75	232.43	182.56
44	319.78	205	89.22	29	202.77	288.33	172.29
45	66.19	170	22.18	26	33.52	65.77	174.04
46	67.41	410	68.53	15	193.78	187.34	188.39
47	69.81	350	11.25	39	35.02	69.69	189.39
48	4.43	170	01.29	40	2.22	4.43	173.25
49	285.86	280	58.29	42	156.79	273.61	178.04
50	127.20	135	53.59	14	68.77	122.55	175.49
51	154.09	135	70.04	09	94.65	142.08	182.56
52	146.11	280	29.63	64	74.76	144.46	183.47
53	139.75	280	28.35	48	71.36	138.30	186.58
54	108.64	205	30.21	54	55.63	107.38	178.05
55	194.18	205	64.11	33	7.50	131.74	189.41
56	15	205	04.11	33	7.50	131.74	189.41

NO.	ARC LENGTH	RADIUS	DELTA	TAN	L. CH.	CH. BEG.	CH. END
57	44.65	270	09.98	29	22.38	44.60	222.58
58	195.64	270	41.30	56	102.34	191.39	202.31
59	122.39	160	43.49	44	64.37	119.93	161.48
60	288.79	160	103.72	07	204.88	282.79	536.39
61	63.60	135	24.59	38	32.40	63.01	189.19
62	127.89	168.18	44.37	48	67.39	124.68	186.76
63	125.10	223.85	49.26	17	104.23	168.98	55.32
64	348.8	223.85	108.52	42	174.8	348.8	38.85
65	142.50	220	37.48	73	75.65	140.03	159.53
66	100	220	26.02	37	50.88	95.14	128.12
67	115.25	220	30.00	57	58.98	113.94	120.14
68	76.92	220	20.01	53	38.65	76.52	125.18
69	53.64	280	10.58	37	26.90	53.56	120.42
70	90	280	18.24	59	45.39	89.61	135.28
71	110	280	22.30	33	55.72	109.29	155.45
72	55	280	11.15	16	27.59	54.91	172.49
73	81.92	224.18	44.37	48	67.39	124.68	186.76
74	227.27	224.18	23.41	40	47.03	227.27	583.15
75	254.42	100	187.01	57	337.93	191.78	535.04
76	43.60	135	24.59	38	32.40	63.01	189.19
77	45.43	135	19.16	57	22.93	45.22	128.11
78	100	195	42.26	29	52.42	97.73	182.03
79	158.09	210	43.08	01	83.51	154.39	182.46
80	28.80	210	07.51	23	14.42	28.77	182.46
81	124.43	75	95.03	19	81.93	110.64	171.39
82	100.70	75	76.52	52	59.58	93.31	114.20
83	62	75	47.21	33	32.90	60.25	176.29
84	79.75	75	60.95	31	44.11	78.05	149.22
85	42	75	32.05	08	21.57	41.45	102.51
86	45	280	09.12	30	22.55	44.99	141.23
87	90	280	18.25	00	45.39	89.61	135.28
88	90.46	280	14.25	01	35.41	70.27	111.09
89	144.60	220	37.39	37	75.02	142.02	188.29
90	80	220	20.50	05	40.45	79.56	159.06
91	75.98	230	08.12	50	38.06	75.92	133.08
92	80	330	08.38	55	40.08	79.92	124.42
93	25	330	04.20	26	12.51	24.89	118.12
94	108	330	18.45	05	54.49	107.52	186.39
95	67.63	330	11.44	29	33.93	67.51	188.34
96	82.35	230	20.30	49	41.62	81.91	118.00
97	35	230	08.43	09	17.53	34.99	103.23
98	158	270	33.31	45	81.34	155.76	115.47
99	110	270	23.20	34	55.77	109.24	144.04
100	372.78	170	125.38	26	331.07	302.46	58.46
101	25	170	08.25	33	12.52	24.98	124.03
102	15	230	03.44	15	7.50	15	186.23
103	136.48	230	33.59	50	70.31	134.48	187.31
104	20	230	04.59	01	10.01	20	111.57
105	150.34	250	34.27	18	77.52	148.08	179.08
106	124.54	250	28.32	37	63.53	123.26	141.38
107	30	250	06.32	32	15.02	28.88	183.28
108	145	215	38.38	29	75.38	142.2	



# SKY HITCH II AT STAGECOACH

A PART OF SECTION 23, T 3 N, R 84 W, WEST OF 6 TH P. M.  
ROUTT COUNTY, COLORADO

NELSON, HALEY, PATTERSON, and QUIRK INC.  
ENGINEERING CONSULTANTS

SCALE 1" = 100'

GRAPHIC SCALE IN FEET  
100 0 100 200 300  
TOTAL STREET AREA = 9.734 AC.

