

SKY HITCH III AT STAGECOACH

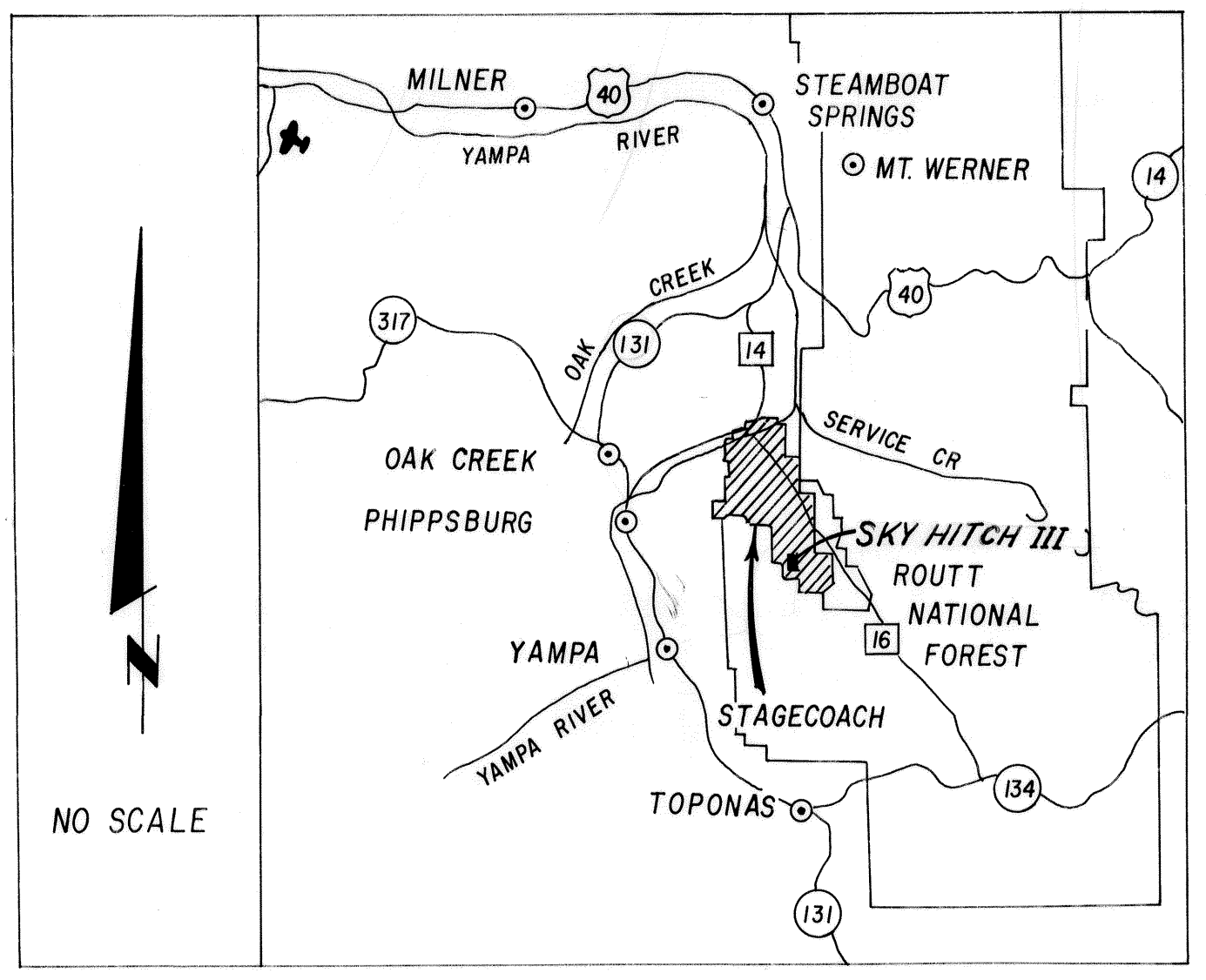
A PART OF SECTION 22, T 3 N, R 84 W, WEST OF 6 TH P. M.
ROUTT COUNTY, COLORADO

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 Ogle 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 Southwest Quarter (S W 1/4) of 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 03° 02' 17" W, 109.89 feet from the Center of Section 22, 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 west line of "Sky Hitch At Stagecoach", thence, S 03° 02' 17" W, 1597.59 feet, thence S 72° 23' 28" W, 190.00 feet, thence, S 17° 21' 54" E, 510.00 feet, thence, S 03° 02' 17" W, 337.08 feet, thence, N 87° 14' 32" W, 780.00 feet, thence, N 24° 45' 59" W, 445.00 feet, thence, S 36° 14' 22" W, 180.00 feet, thence, N 44° 15' 48" W, 334.21 feet, thence, N 03° 58' 05" E, 124.72 feet to a point on a non-tangent curve to the right, said curve having a radius of 600 feet and Delta of 22° 32' 23" (center of the curve bears N 40° 38' 22" W, radiantly), thence along the arc of said curve 236.03 feet, thence radiantly N 29° 22' 11" W, 80.00 feet to a point on a curve to the right, said curve having a radius of 75.00 feet and Delta of 97° 39' 42", thence along the arc of said curve 127.82 feet, thence, N 12° 30' 22" W, 540.00 feet, thence, N 03° 58' 05" E, 310.00 feet, thence, N 40° 25' 21" E, 1025.83 feet, thence, S 88° 17' 16" E, 245.00 feet, thence, S 40° 16' 22" E, 377.43 feet, thence, N 46° 37' 34" E, 150.00 feet to a point on a curve to the right, said curve having a radius of 430.00 feet and Delta of 13° 57' 08", thence, along the arc of said curve 104.71 feet to the point of beginning, said description containing 64.10 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 III 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 30th day of February, A.D. 1972.



VICINITY MAP

WOODMOOR CORPORATION
ATTEST: *John J. Wilkinson* JOHN J. WILKINSON, SECRETARY *Steven N. Arnold* STEVEN N. ARNOLD, PRESIDENT

James F. Stetson
JAMES F. STETSON
Lucienne J. Stetson
LUCIENNE J. STETSON

MOUNTAIN AIR COMPANY, A LIMITED PARTNERSHIP BY OGLE CORPORATION
ATTEST: *Al Saterdal* AL SATERDAL, SECRETARY *Burdette A. Ogle* BURDETTE A. OGLE, PRESIDENT

EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
ATTEST: *Regional Manager* REGIONAL MANAGER

STATE OF COLORADO)
COUNTY OF EL PASO)

The foregoing dedication was acknowledged before me this 30th day of February, A.D. 1972 BY WOODMOOR CORPORATION, EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, MOUNTAIN AIR COMPANY, (A LIMITED PARTNERSHIP BY OGLE CORPORATION), JAMES F. STETSON AND LUCIENNE J. STETSON.

WITNESS MY HAND AND OFFICIAL SEAL *Betty A. Beck*
MY COMMISSION EXPIRES *October 1, 1975* NOTARY PUBLIC

NOTES:

1. Building setback lines and design controls to be established by architectural control committee through protective covenants.
2. All lot lines subject to 10' Utility and Drainage Easement.
3. Road rights of way indicated by dashed line to be vacated upon submission 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.
4. Development and management of areas designated as common open space to become responsibility of Stagecoach Property Association.
5. All side lot line subject to 10' trail easement.
6. 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.
7. Water and sewer to be provided by Morrison Creek Water and Sanitation District.
8. Existing ruins to be preserved through jurisdiction of Stagecoach Property Owners Association.
9. All rear lot lines subject to a 20' trail easement.

SURVEYOR'S CERTIFICATE

I, Gerald B. Morae, 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. Morae
GERALD B. MORAÉ, REGISTERED LAND SURVEYOR AND
PROFESSIONAL ENGINEER, COLORADO REG. NO. 6618

APPROVAL OF THE PLANNING COMMISSION

Approved by The Routt Planning Commission this 30th day of Feb., 1972. By *[Signature]*, Chairman.

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

The within plat of Sky Hitch III At Stagecoach is approved for filing this 28th 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: *Seid Morel* SEID MOREL, COUNTY CLERK *[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 28th day of Feb., A.D. 1972, in Case Drawer _____, Reception No. *7108* File No. *7108*
Protective Covenants are recorded in Book _____, Page _____, Routt County Records.

Seid Morel
COUNTY CLERK AND RECORDER

ATTORNEY'S CERTIFICATE

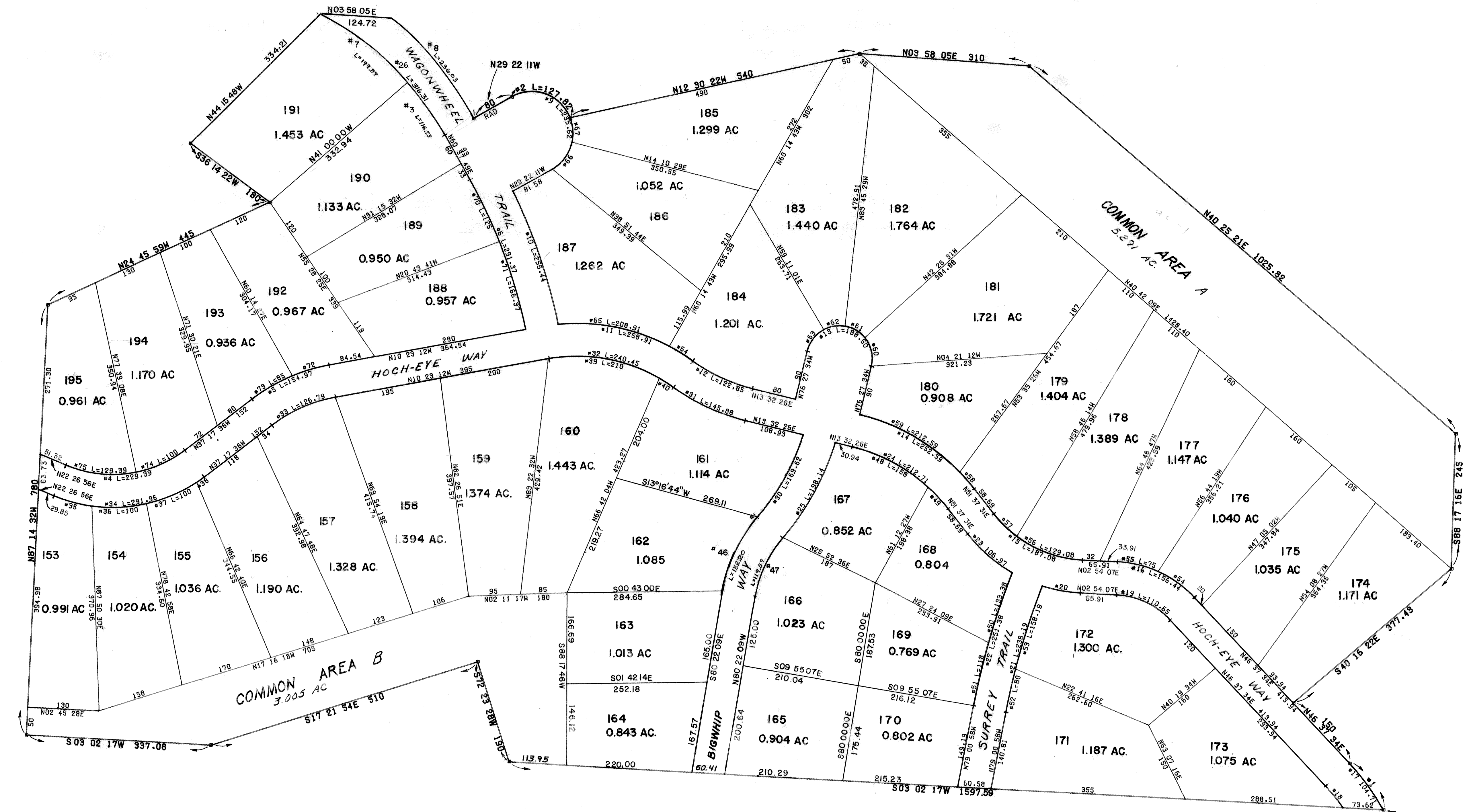
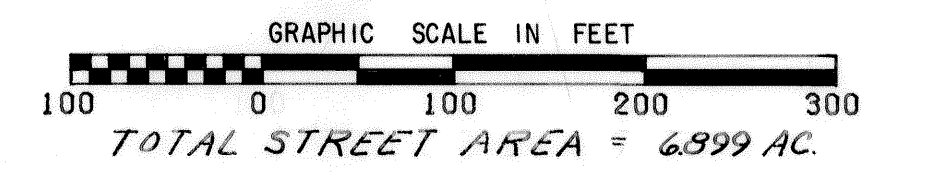
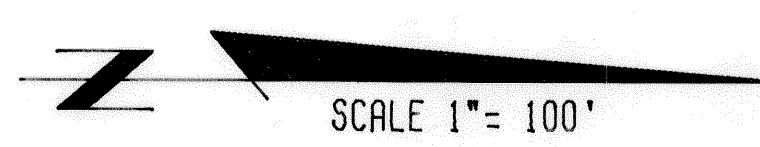
I, _____, An Attorney-At-Law duly licensed in The State of Colorado, do hereby certify that I have examined the Title of all land herein above platted and shown upon the written plat, and that title to such land is in the Dedicators.

Dated this _____ day of _____, 1972.

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ROUTT COUNTY, COLORADO

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



CURVE TABLE						
NO	ARC LENGTH	RADIUS	DELTA	TAN	L.C.H.	CH. BRG.
1	104.71	430	13 57 08	52.62	104.45	N53 36 08E
2	127.82	75	97 38 42	85.74	112.90	N19 27 10E
3	116.727	540	12 23 06	68.59	116.50	N54 26 16E
4	229.39	220	59 44 32	123.35	219.14	N07 25 20W
5	154.97	330	26 54 24	78.94	153.55	N23 50 24W
6	291.37	970	17 12 38	146.79	290.28	N69 14 08E
7	199.569	540	21 10 37	100.946	198.56	N57 39 24E
8	235.05	600	32 32 23	119.56	234.52	N49 21 58E
9	295.62	75	180 00 00	NONE	NONE	N60 37 49E
10	255.44	1030	14 12 34	128.38	254.79	N70 54 26E
11	258.91	360	41 12 26	135.34	253.37	N14 55 58E
12	122.85	320	21 59 45	62.19	122.09	N24 32 18E
13	198.50	60	180 00 00	182.27	190	N13 32 28E
14	292.59	380	38 05 06	131.16	247.96	N32 34 59E
15	187.08	220	48 43 25	99.62	181.50	N27 15 49E
16	156.44	205	43 43 27	82.25	152.67	N24 45 50E
17	104.71	430	13 57 08	52.62	104.45	N53 36 08E
18	50.51	370	07 49 20	25.30	50.47	N50 32 14E
19	110.65	145	43 43 27	58.18	107.99	N24 45 51E
20	70.97	280	14 31 21	35.68	70.78	N10 09 48E
21	238.19	1340	10 11 05	119.41	237.88	N73 55 26W
22	251.38	1400	10 17 17	125.03	251.05	N73 52 20W
23	106.97	280	21 53 21	54.13	106.32	N40 40 51E
24	212.71	320	38 05 06	110.45	208.81	N32 34 59E
25	198.14	480	23 39 04	100.50	196.73	N61 03 02W
26	316.32	540	33 33 44	162.84	311.81	N13 50 87E

30	169.62	420	23 08 18	85.98	168.46	N60 47 39W
31	145.88	380	21 59 45	73.85	144.39	N24 32 18E
32	240.45	300	45 55 24	127.11	234.07	N12 34 29E
33	126.79	270	26 54 24	64.59	125.63	N23 50 24W
34	291.96	280	59 44 32	160.82	278.91	N07 25 20W
35	71.95	280	14 43 27	36.18	71.76	N13 05 13E
36	100	280	20 27 46	50.54	99.47	N02 30 24W
37	100	280	20 27 46	50.54	99.47	N22 58 10W
38	20	280	04 05 33	10	20	N35 14 50W
39	210	300	40 06 26	109.51	205.74	N09 40 00E
40	30.45	300	05 48 58	15.24	30.44	N32 37 42E

46	152.198	200	31 08 39	78.030	150.332	N644750W
47	119.585	220	31 08 39	61.009	118.118	N644750W
48	158	320	28 17 23	80.65	156.40	N27 41 07E
49	54.71	320	09 47 43	27.42	54.64	N46 43 40E
50	133.38	1400	05 27 32	66.74	133.33	N71 27 27W
51	118	1400	04 49 45	59.03	117.97	N76 36 05W
52	80	1340	09 25 14	40.01	79.99	N77 18 21W
53	158.19	1340	06 45 51	79.19	158.10	N72 12 49W
54	81.44	205	22 45 44	41.27	80.91	N55 14 42E
55	75	205	20 57 43	37.92	74.58	N13 22 58E
56	129.08	220	33 37 06	66.46	127.24	N19 42 40E
57	58	220	15 06 19	29.17	57.83	N44 04 22E
58	40	380	06 01 52	20.02	39.98	N48 36 35E
59	212.59	380	32 03 14	109.16	209.63	N29 34 05E
60	55.50	60	52 59 40	29.91	55.54	N77 02 36E
61	43	60	41 03 43	22.47	42.09	N30 00 55E
62	40	60	38 11 30	20.78	39.26	N09 36 92W
63	50	60	47 44 47	25.55	47.82	N25 35 10W
64	50	360	07 57 28	25.04	49.56	N31 33 27E
65	208.91	360	33 14 58	107.49	205.98	N10 57 14E
66	62.80	75	47 58 39	33.37	62.88	N53 21 30W
67	45	75	34 22 39	23.20	44.33	N85 27 51E

69	91.29	870	06 00 43	45.68	91.24	N57 37 28E
70	125	970	07 23 00	62.59	124.91	N64 19 19E
71	166.37	970	09 49 38	83.39	166.17	N72 35 38E
72	69.97	330	12 08 56	35.12	69.84	N16 27 40W
73	85	330	14 45 28	42.74	84.77	N29 54 52W
74	100	220	26 02 36	50.88	99.14	N24 16 18W
75	129.39	220	33 41 56	66.63	127.54	N05 35 58E