

SKY HITCH IV AT STAGECOACH

A PART OF SECTIONS 22 & 27, T3N, R84W, WEST OF THE 6TH PRINCIPAL MERIDIAN

ROUTT COUNTY, COLORADO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE WOODMOOR CORPORATION, STEVEN N. ARNOLD, PRESIDENT AND JOHN J. WILKINSON, SECRETARY; EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, E.H. DYER, REGIONAL MANAGER; JOHN KERSTIENS AND MARY KERSTIENS, JAMES F. STETSON AND LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY (A LIMITED PARTNERSHIP BY OGLE CORP.), BURDETTE A. OGLE PRESIDENT AND AL SATERDAL, SECRETARY; HOLDERS OF A DEED OF TRUST, BEING THE PARTIES IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S/2) OF SECTION 22 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROUTT COUNTY, COLORADO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER (SE COR) OF "SKY HITCH III AT STAGECOACH" AS RECORDED IN BOOK _____, PAGE _____ OF THE RECORDS OF ROUTT COUNTY, COLORADO (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE SHOWN ON THE PLAT OF "SKY HITCH III AT STAGECOACH");

THENCE ALONG THE EAST LINE OF "SKY HITCH III AT STAGECOACH" BY THE FOLLOWING BEARINGS AND DISTANCES:
 NORTH 03° 02' 17" EAST, 337.08 FEET;
 NORTH 17° 21' 04" WEST, 510 FEET;
 NORTH 72° 29' 28" EAST, 190 FEET;
 NORTH 03° 02' 17" EAST, 515.02 FEET TO A POINT ON THE SOUTH LINE OF "SKY HITCH I AT STAGECOACH" AS RECORDED IN BOOK _____, PAGE _____ OF THE RECORDS OF ROUTT COUNTY, COLORADO;

THENCE ALONG THE SOUTH LINE OF "SKY HITCH I AT STAGECOACH" BY THE FOLLOWING BEARINGS AND DISTANCES:
 SOUTH 85° 35' 13" EAST, 866.24 FEET;
 NORTH 21° 48' 05" EAST, 156.17 FEET;
 NORTH 75° 27' 17" EAST, 191.13 FEET;
 SOUTH 67° 15' 28" EAST, 455.88 FEET;
 SOUTH 62° 27' 54" EAST, 60.22 FEET;

THENCE SOUTH 32° 23' 35" WEST, 15.66 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330 FEET AND A LONG CHORD THAT BEARS SOUTH 51° 49' 40" WEST, 219.60 FEET; THENCE SOUTH 71° 15' 46" WEST, 197.33 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 370 FEET AND A CHORD THAT BEARS SOUTH 63° 15' 32" WEST, 103.04 FEET; THENCE SOUTH 43° 00' 00" EAST, 208.97 FEET; THENCE SOUTH 27° 12' 25" WEST, 373.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270 FEET AND A CHORD THAT BEARS SOUTH 05° 47' 20" EAST, 123.10 FEET; THENCE SOUTH 07° 23' 19" WEST, 81.18 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 450 FEET AND A LONG CHORD THAT BEARS SOUTH 11° 40' 15" EAST, 293.89 FEET; THENCE SOUTH 30° 43' 49" EAST, 31.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 850 FEET AND A LONG CHORD THAT BEARS SOUTH 04° 22' 33" EAST, 577.10 FEET; THENCE SOUTH 21° 58' 44" WEST, 127.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350 FEET AND A CHORD THAT BEARS SOUTH 37° 55' 13" WEST, 152.26 FEET; THENCE SOUTH 42° 00' 00" EAST, 251.41 FEET; THENCE SOUTH 57° 36' 01" WEST, 307.94 FEET; THENCE SOUTH 90° 00' 00" WEST, 307.76 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 730 FEET AND A CHORD THAT BEARS SOUTH 66° 06' 42" EAST, 32.46 FEET; THENCE SOUTH 54° 50' 16" EAST, 92.35 FEET; THENCE SOUTH 08° 52' 50" WEST, 967.66 FEET; THENCE SOUTH 66° 08' 23" WEST, 568.59 FEET; THENCE NORTH 88° 14' 01" WEST, 1080.94 FEET; THENCE SOUTH 87° 54' 48" WEST, 640 FEET; THENCE NORTH 00° 00' 00" EAST, 1350 FEET; THENCE NORTH 66° 09' 41" WEST, 256.78 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 543.41 FEET AND A CHORD THAT BEARS SOUTH 45° 22' 14" WEST, 147.72 FEET; THENCE NORTH 84° 45' 56" WEST, 97.76 FEET; THENCE NORTH 44° 39' 30" WEST, 205.35 FEET; THENCE SOUTH 60° 01' 07" WEST, 50 FEET; THENCE SOUTH 74° 56' 31" WEST, 491.33 FEET; THENCE NORTH 89° 19' 05" WEST, 210 FEET; THENCE NORTH 01° 03' 51" EAST, 590.91 FEET; THENCE NORTH 33° 10' 24" EAST, 224.84 FEET; THENCE NORTH 69° 26' 50" EAST, 251.24 FEET; THENCE SOUTH 69° 02' 37" EAST, 257.80 FEET; THENCE NORTH 20° 00' 30" EAST, 575.30 FEET; THENCE NORTH 67° 12' 31" WEST, 249.74 FEET; THENCE NORTH 11° 28' 1" EAST, 408.68 FEET; THENCE NORTH 00° 57' 17" WEST, 300.04 FEET; THENCE NORTH 37° 22' 33" EAST, 453.02 FEET; THENCE NORTH 88° 23' 50" EAST, 516.08 FEET; THENCE SOUTH 12° 30' 22" EAST, 400.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 75 FEET AND A CHORD THAT BEARS SOUTH 19° 27' 10" WEST, 112.90 FEET; THENCE SOUTH 29° 22' 11" EAST, 80.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600 FEET AND A LONG CHORD THAT BEARS SOUTH 49° 21' 38" WEST, 234.52 FEET; THENCE SOUTH 08° 58' 05" WEST, 124.72 FEET; THENCE SOUTH 44° 15' 48" EAST, 334.21 FEET; THENCE NORTH 36° 14' 22" EAST, 180.00 FEET; THENCE SOUTH 24° 45' 59" EAST, 445.00 FEET; THENCE SOUTH 87° 14' 32" EAST, 780.00 FEET TO THE TRUE POINT OF BEGINNING. SAID DESCRIPTION CONTAINS 245.60 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 IV 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 15th DAY OF March, A.D. 1972.

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

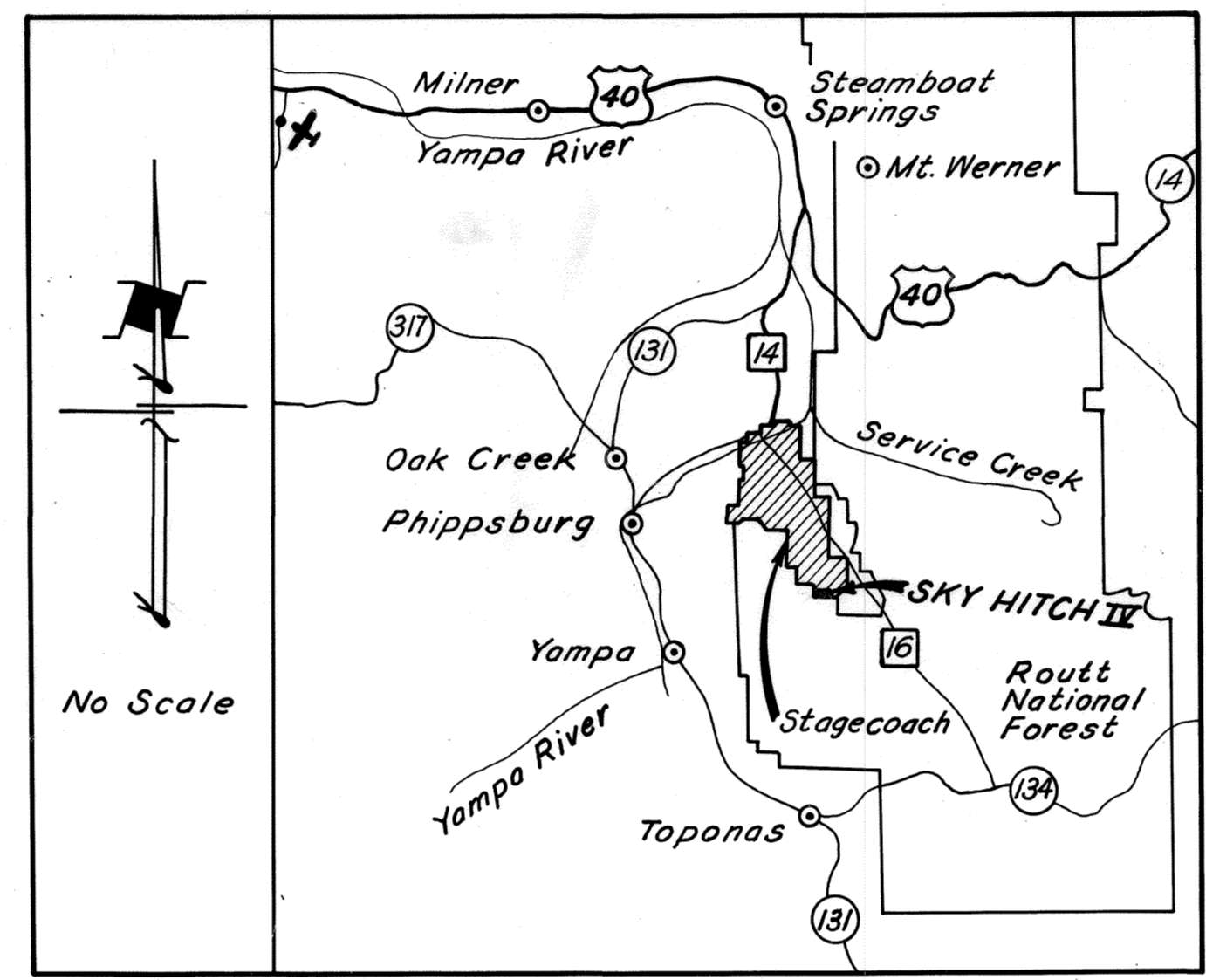
EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
 ATTEST: *E.H. Dyer* E.H. DYER, REGIONAL MANAGER

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

STATE OF COLORADO)
)
 COUNTY OF EL PASO)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF March, A.D. 1972, BY WOODMOOR CORPORATION, STEVEN N. ARNOLD, PRESIDENT AND JOHN J. WILKINSON, SECRETARY; EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, E.H. DYER, REGIONAL MANAGER; JOHN KERSTIENS AND MARY KERSTIENS, JAMES F. STETSON AND LUCIENNE J. STETSON, MOUNTAIN AIR COMPANY (A LIMITED PARTNERSHIP BY OGLE CORP.), BURDETTE A. OGLE PRESIDENT AND AL SATERDAL, SECRETARY; HOLDERS OF A DEED OF TRUST, BEING THE PARTIES IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND:

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: October 24, 1975 *Barry A. Brack*
 NOTARY PUBLIC



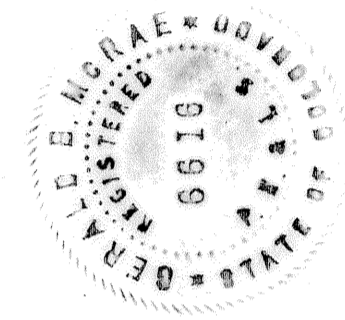
VICINITY MAP

- 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 FILINGS WHICH PROVIDE A SECOND (OR ALTERIATE) 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 OWNERS 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.

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 CORNER.

Gerald B. McRae
 GERALD B. McRAE, REGISTERED LAND SURVEYOR AND PROFESSIONAL ENGINEER, COLORADO REG. NO. 6616



APPROVAL OF THE PLANNING COMMISSION

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

APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THE WITHIN PLAT OF SKY HITCH IV AT STAGECOACH IS APPROVED FOR FILING THIS 3rd DAY OF April, 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: *Cecil Kores* COUNTY CLERK
 BY: *[Signature]* CHAIRMAN

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ROUTT COUNTY, AT 9:00 A.M. ON THE 4th DAY OF April, A.D. 1972, IN CASE DRAWER _____, RECEPTION NO. 232310

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 212#7073, PAGE _____, ROUTT COUNTY RECORDS.
Cecil Kores
 COUNTY CLERK AND RECORDER

ATTORNEY'S CERTIFICATE

I, *John S. Williamson*, 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.

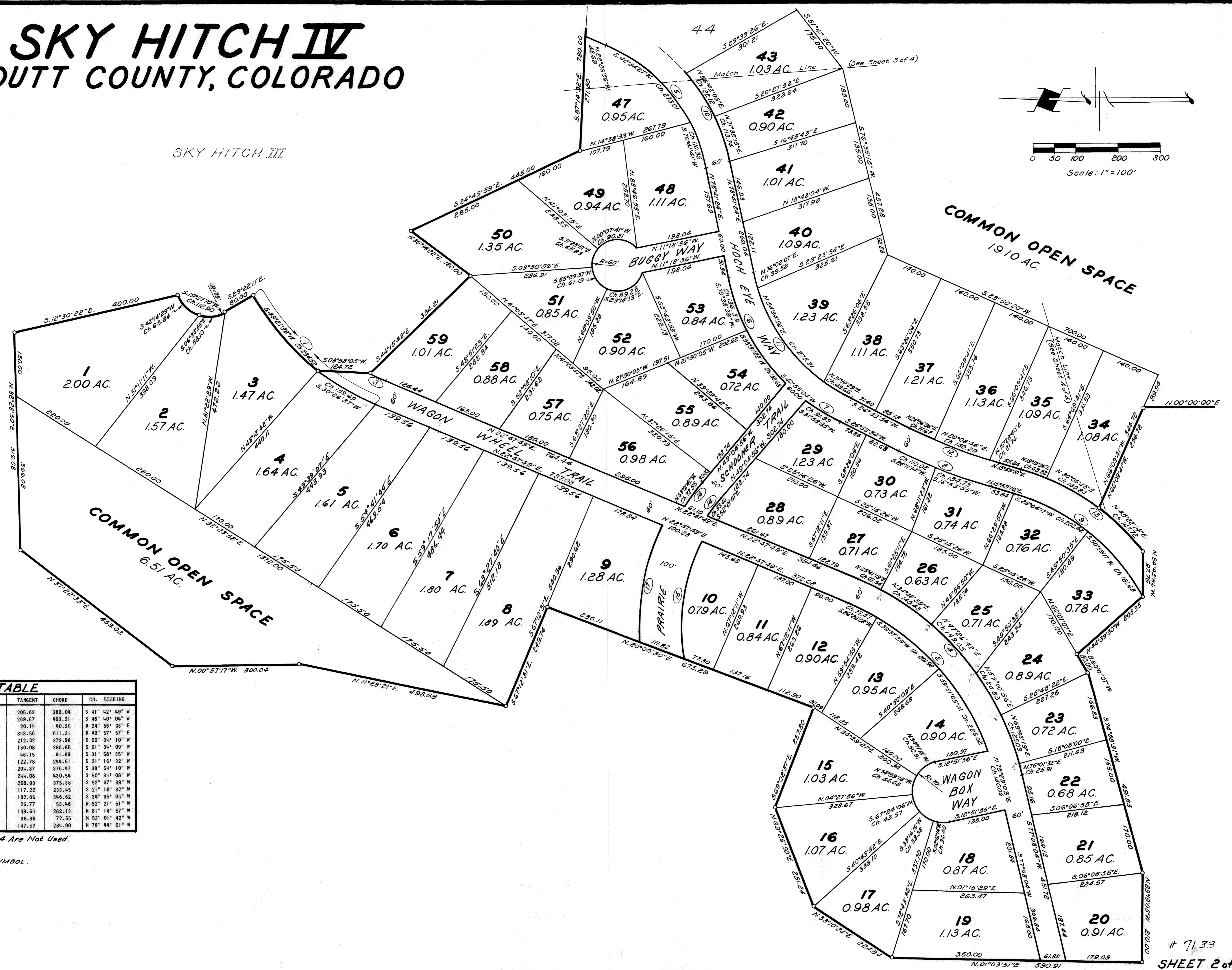
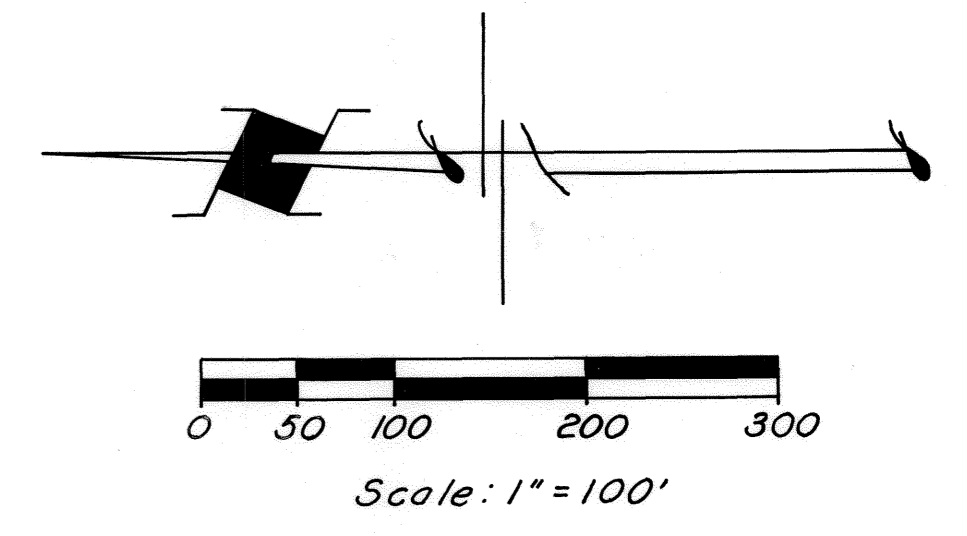
John S. Williamson
 ATTORNEY-AT-LAW

DATED THIS 15th DAY OF March, 1972.

SKY HITCH IV

ROUTT COUNTY, COLORADO

SKY HITCH III

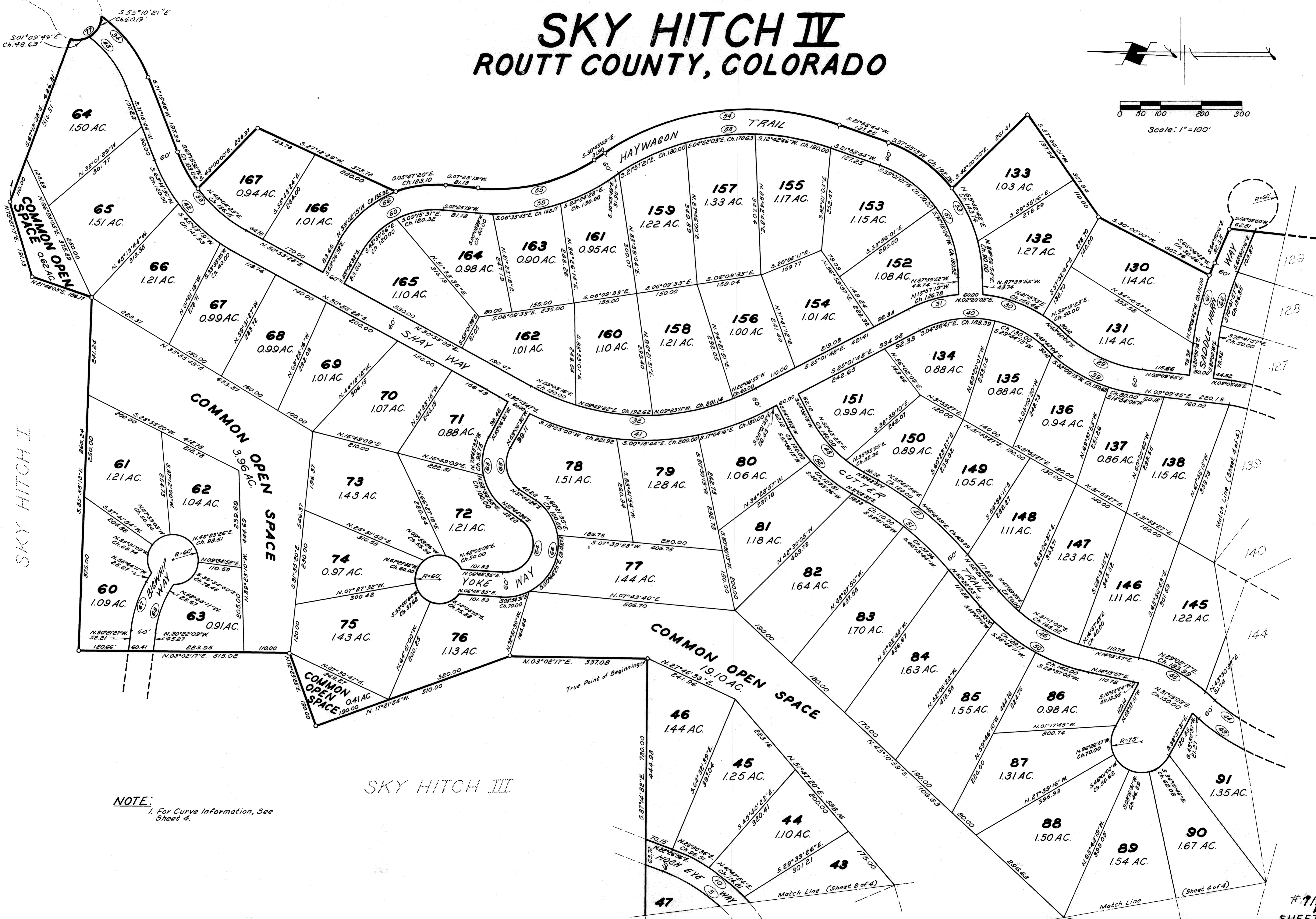
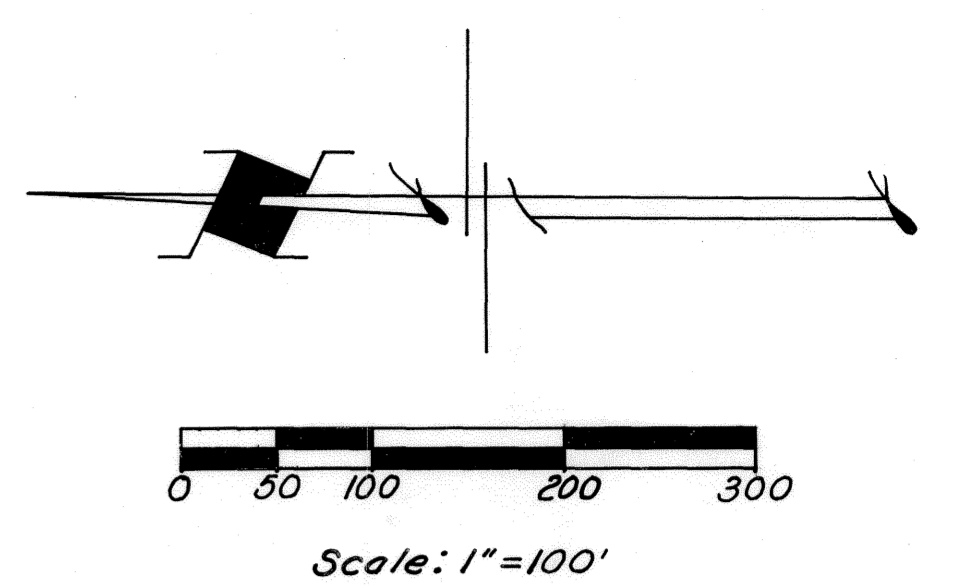


CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHL. BEARING
1	37° 50' 08"	600.00	396.20	205.63	389.04	S 41° 42' 48" W
2	47° 44' 29"	609.39	507.77	269.67	493.21	S 46° 40' 04" W
3	04° 16' 17"	640.00	40.26	20.14	40.26	N 24° 56' 02" E
4	54° 20' 15"	669.39	634.83	343.56	611.31	N 49° 57' 57" E
5	56° 14' 28"	696.73	389.43	212.02	373.98	S 50° 34' 10" W
6	34° 14' 31"	487.20	291.16	150.08	286.85	S 61° 34' 09" W
7	10° 49' 21"	487.20	92.03	46.15	91.89	S 31° 58' 35" W
8	10° 34' 45"	1326.14	244.86	122.78	244.51	S 21° 16' 32" W
9	45° 50' 00"	483.41	386.70	204.37	376.47	S 38° 54' 10" W
10	56° 14' 28"	456.73	448.32	244.08	430.54	S 50° 34' 08" W
11	52° 07' 30"	427.20	388.64	208.93	375.38	S 52° 37' 39" W
12	10° 34' 45"	1266.14	233.78	117.22	233.45	S 21° 16' 32" W
13	37° 11' 48"	543.41	352.78	182.86	346.62	S 34° 35' 04" W
14	06° 33' 15"	467.58	53.49	26.77	53.46	N 52° 21' 51" W
15	36° 44' 32"	447.58	287.02	148.64	282.13	N 81° 14' 57" W
16	07° 53' 05"	527.58	72.60	36.36	72.55	N 53° 01' 42" W
17	30° 09' 25"	547.58	288.21	147.53	284.90	N 78° 44' 51" W

NOTE: Curve Numbers 18 Thru 24 Are Not Used.

○ - TYPICAL CURVE NUMBER SYMBOL.

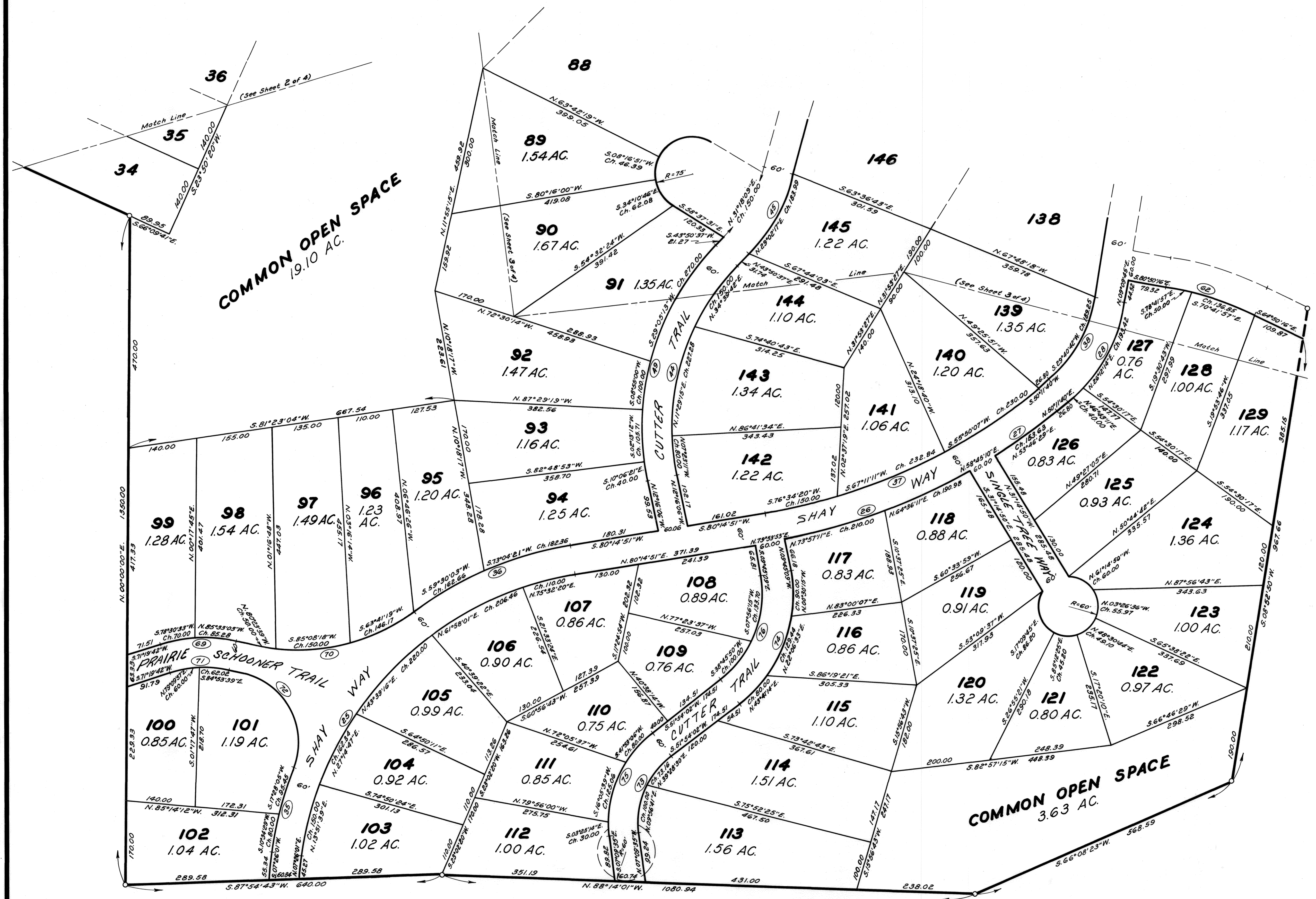
SKY HITCH IV ROUTT COUNTY, COLORADO



NOTE:
1. For Curve Information, See Sheet 4.

SKY HITCH IV

ROUTT COUNTY, COLORADO



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARING
25	72° 48' 50"	670.	851.47	494.09	795.31	N 43° 50' 26" E
26	18° 41' 58"	1230.	401.43	202.52	399.65	N 69° 30' 01" E
27	07° 09' 39"	1230.	153.73	76.96	153.63	N 53° 46' 29" E
28	41° 01' 56"	330.	236.33	123.49	231.31	N 29° 40' 42" E
29	34° 30' 20"	340.	204.76	105.59	201.68	N 26° 24' 54" E
30	36° 06' 59"	330.	208.02	107.59	204.59	N 25° 36' 35" E
31	22° 08' 58"	330.	127.57	64.59	126.78	N 13° 57' 19" W
32	55° 55' 16"	590.	575.84	313.19	553.26	N 02° 55' 50" E
33	40° 22' 18"	370.	260.71	136.03	255.35	N 51° 04' 37" E
34	32° 20' 59"	350.	186.31	103.85	193.85	S 55° 05' 19" W
35	18° 46' 48"	730.	175.36	88.21	175.14	N 11° 19' 31" E
36	27° 08' 37"	730.	345.84	176.23	342.61	N 66° 40' 33" E
37	30° 03' 11"	1170.	613.70	314.08	606.68	N 65° 13' 16" E
38	41° 01' 56"	270.	193.36	101.04	189.25	N 29° 40' 42" E
39	34° 30' 20"	400.	240.89	124.22	237.27	N 26° 24' 54" E
40	68° 41' 52"	270.	323.73	184.52	304.68	N 09° 19' 08" E
41	53° 16' 32"	650.	604.39	326.03	582.85	N 01° 36' 29" E
42	40° 22' 18"	430.	302.89	158.09	296.76	N 51° 04' 37" E
43	37° 26' 16"	270.	158.15	142.30	142.30	S 55° 32' 38" W
44	56° 06' 44"	470.	460.29	250.49	442.12	N 15° 47' 16" E
45	29° 36' 40"	360.	186.05	95.15	183.99	N 29° 02' 17" E
46	38° 12' 26"	420.	280.07	145.47	274.91	N 33° 20' 10" E
47	21° 03' 50"	790.	290.43	146.87	288.80	N 41° 54' 28" E
48	33° 35' 39"	330.	193.48	99.61	190.73	N 48° 10' 23" E
49	56° 06' 44"	530.	519.04	282.47	496.56	N 15° 47' 16" E
50	38° 12' 26"	480.	320.08	160.25	314.19	N 33° 20' 10" E
51	21° 03' 50"	730.	268.37	135.72	266.36	N 41° 54' 28" E
52	33° 35' 39"	390.	228.67	117.73	225.41	N 48° 10' 23" E
53	70° 21' 24"	350.	429.78	246.70	403.29	N 09° 08' 26" E
54	52° 42' 32"	650.	597.96	322.02	577.10	N 04° 22' 33" W
55	38° 07' 08"	450.	299.38	155.47	293.89	N 11° 40' 15" W
56	66° 29' 51"	270.	313.36	177.01	296.07	N 25° 51' 39" W
57	70° 21' 24"	290.	356.11	204.41	334.15	N 57° 09' 25" E
58	52° 42' 32"	590.	542.77	292.29	523.83	N 04° 22' 33" W
59	38° 07' 08"	510.	339.30	176.20	333.08	N 11° 40' 15" W
60	66° 29' 51"	210.	243.73	137.68	230.26	N 25° 51' 39" W
61	16° 00' 00"	730.	203.85	102.59	203.19	S 72° 50' 15" E
62	16° 00' 00"	670.	187.10	94.16	186.49	S 72° 50' 15" E
63	83° 09' 04"	140.	203.18	124.19	185.81	S 79° 18' 59" W
64	148° 58' 12"	70.	182.00	252.15	134.90	N 67° 46' 30" W
65	83° 09' 04"	80.	116.10	70.97	106.18	S 73° 18' 59" W
66	148° 58' 12"	130.	338.00	468.29	255.53	N 67° 46' 30" W
67	21° 37' 58"	330.	124.60	63.05	123.86	S 69° 33' 10" E
68	21° 37' 58"	270.	101.94	51.59	101.34	S 69° 33' 10" E
69	31° 52' 48"	280.	155.80	79.97	153.80	N 87° 16' 06" E
70	50° 06' 16"	397.88	347.94	185.98	336.96	N 78° 09' 22" E
71	31° 52' 48"	220.	122.41	62.84	120.84	N 87° 16' 06" E
72	98° 00' 10"	143.85	246.05	165.43	217.13	S 23° 47' 25" E
73	59° 03' 37"	170.	175.24	96.30	167.58	N 22° 22' 13" E
74	61° 39' 10"	280.	301.29	167.09	286.97	N 21° 04' 26" E
75	59° 03' 37"	230.	237.08	130.29	226.73	N 22° 22' 13" E
76	61° 39' 10"	220.	236.73	131.28	225.47	N 21° 04' 26" E
77	108° 01' 05"	60.	113.12	131.28	97.09	S 31° 16' 00" E