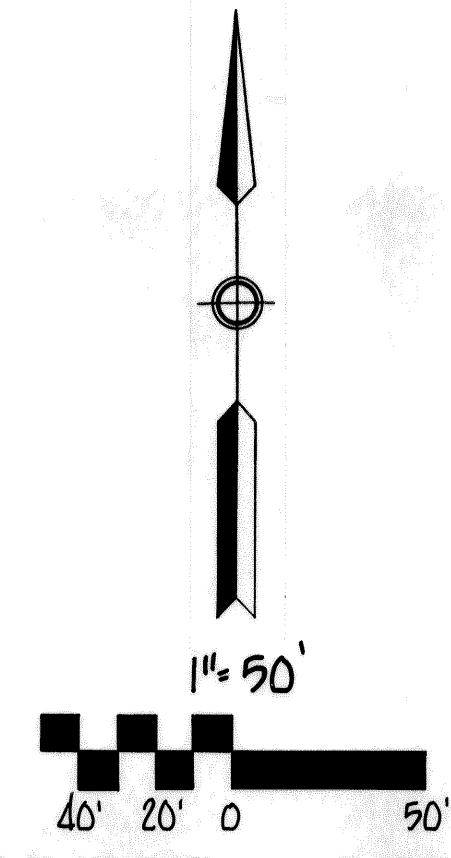


SOUTH SHORE at STAGECOACH, FILING No. 2

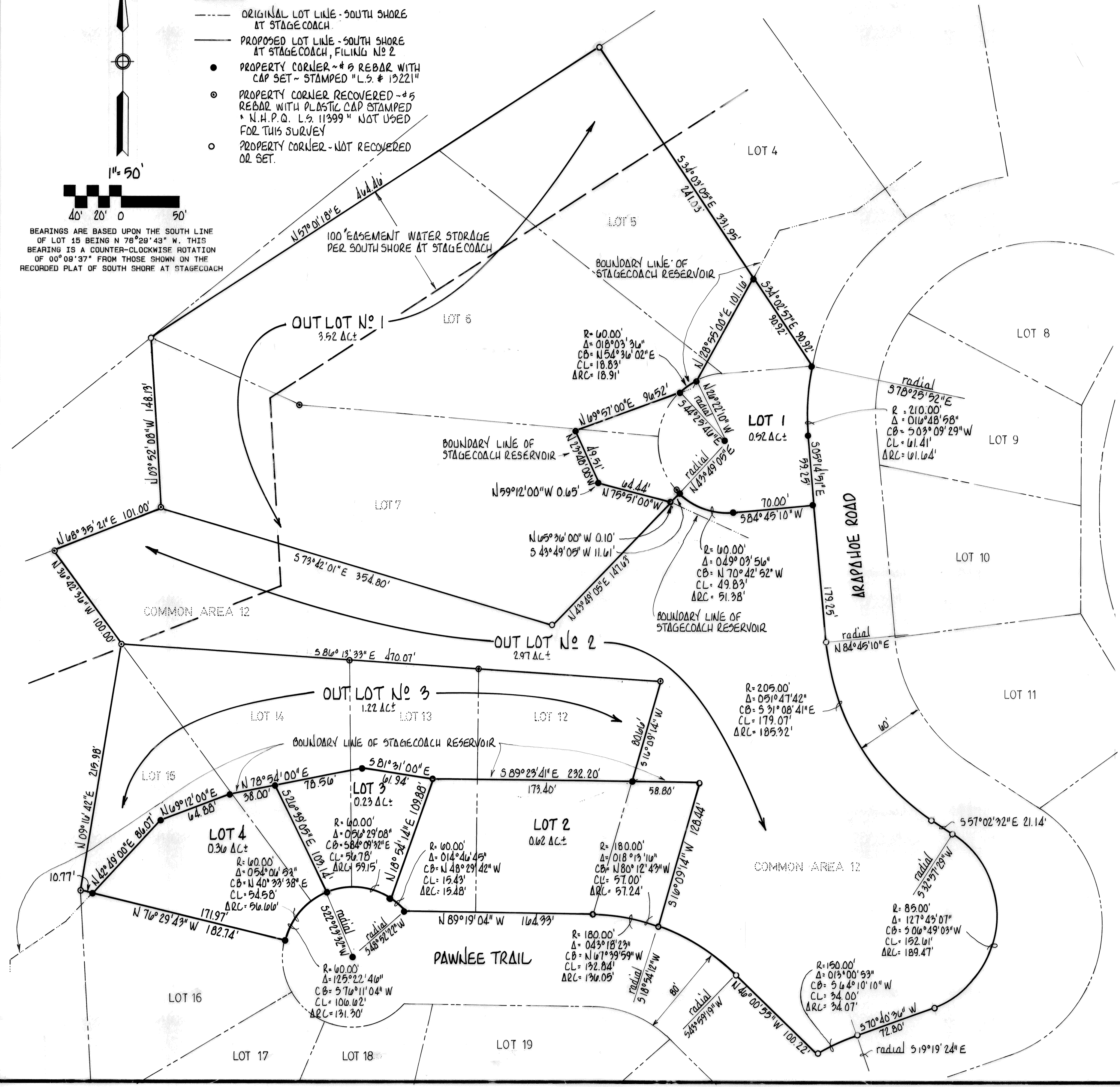
A RESUBDIVISION OF LOTS 5, 6, 7, 12, 13, 14 & 15, COMMON AREA 12 AND A PORTION OF ARAPAHOE ROAD, LOCATED IN SOUTH SHORE at STAGECOACH, ROUTT COUNTY, COLORADO

LEGEND

- ORIGINAL LOT LINE - SOUTH SHORE AT STAGECOACH
- PROPOSED LOT LINE - SOUTH SHORE AT STAGECOACH, FILING No. 2
- PROPERTY CORNER - #5 REBAR WITH CAP SET - STAMPED "L.S. # 19221"
- PROPERTY CORNER RECOVERED - #5 REBAR WITH PLASTIC CAP STAMPED "N.H.P.O. L.S. 11399" NOT USED FOR THIS SURVEY
- PROPERTY CORNER - NOT RECOVERED OR SET.



BEARINGS ARE BASED UPON THE SOUTH LINE OF LOT 15 BEING N 78°29'43" W. THIS BEARING IS A COUNTER-CLOCKWISE ROTATION OF 00°09'37" FROM THOSE SHOWN ON THE RECORDED PLAT OF SOUTH SHORE AT STAGECOACH



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That the Upper Yampa Water Conservancy District, a Quasi-Municipal Corporation, John P. Howe and Marguerite R. Howe, in joint tenancy and Barry E. Cunningham being the owners of the land described as follows:

A tract of land being Lots 5, 6, 7, 12, 13, 14, and 15, Common Area 12 and a portion of Arapahoe Road, more particularly described as follows. All that part of the cul-de-sac area lying easterly of Lots 6 and 7, northerly of Common Area 12, southerly of Lot 5 and westerly of a line being 60 feet westerly of and parallel with the west boundary line of Lots 9 and 10, all of South Shore at Stagecoach, a subdivision as filed by plat with the Clerk and Recorder, appearing at file number 7314, of the 8th. P.M., Routt County, Colorado.

Containing 9.44 acres more or less, in Routt County, Colorado, under the name and style of SOUTH SHORE at STAGECOACH, FILING No. 2, have laid out, platted and resubdivided same as shown on this plat and by these presents do hereby dedicate easements to the perpetual use of the County of Routt, State of Colorado for trail, utility and drainage purposes over, under and across those portions of land as shown and noted hereon.

In witness whereof the said Upper Yampa Water Conservancy District, a Quasi-Municipal Corporation, John P. Howe and Marguerite R. Howe, in joint tenancy, and Barry E. Cunningham have caused their names to be hereunto subscribed this 27th day of Feb., A.D. 1987.

UPPER YAMPA WATER CONSERVANCY DISTRICT, a Quasi-Municipal Corporation

by James D. Funk
JAMES D. FUNK, as President

by John R. Fletcher
JOHN R. FLETCHER, as Secretary

by John P. Howe
JOHN P. HOWE, as joint tenant

by Marguerite R. Howe
MARGUERITE R. HOWE, as joint tenant

by Barry E. Cunningham
BARRY E. CUNNINGHAM

ATTORNEY'S OPINION

I, Robert Weiss, an Attorney-at-Law duly licensed to practice before the Courts of Record in the State of Colorado, do hereby certify that, based upon the 'Commitment for Title Insurance' prepared by Transamerica Title Insurance Company, policy numbers 7810297 C, 7811888 C and 7811890 C, dated December 5, 1985, November 18, 1986 and November 18, 1986 respectively, I have examined the record title to all lands herein dedicated and shown upon this plat and that title to such lands is in the dedicator free and clear of all liens, taxes, and encumbrances, except as follows:

- (1) reservations, restrictions, agreements, covenants and easements of record or apparent
- (2) interest of third parties in any portion of the dedicated property created by virtue of recorded covenants or the provisions contained on the South Shore at Stagecoach Plat, and
- (3) all matters set forth in the standard printed exceptions contained in such Commitments.

Dated this 18th. day of January, A.D. 1987.

Robert G. Weiss
ROBERT WEISS, Attorney-at-Law

State of Colorado
County of Routt

The foregoing certificate was acknowledged before me this 15th day of April, A.D. 1987, by James D. Funk, as President and John R. Fletcher, as Secretary of the Upper Yampa Water Conservancy District, a Quasi-Municipal Corporation.

My commission expires Oct 23, 1988

Witness my hand and official seal.
Barry E. Cunningham
NOTARY PUBLIC

State of Utah
County of Davis

The foregoing certificate was acknowledged before me this 1 day of April, A.D. 1987, by John P. Howe and Marguerite R. Howe, as joint tenants.

My commission expires History Expires October 23, 1988

Witness my hand and official seal.
Barry E. Cunningham
NOTARY PUBLIC

State of Colorado
County of Larimer

The foregoing certificate was acknowledged before me this 25 day of Feb., A.D. 1987, by Barry E. Cunningham.

My commission expires 8/17/1988

Witness my hand and official seal.
Barry E. Cunningham
NOTARY PUBLIC

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

The within plat of SOUTH SHORE at STAGECOACH, FILING No. 2, is approved for filing this 14 day of April, A.D. 1987. The dedication of the easements are hereby accepted by the County of Routt, State of Colorado.

BOARD OF COUNTY COMMISSIONERS
Routt County, Colorado

Paul A. Kenney
CHAIRMAN

attest Kim Bonner
COUNTY CLERK and RECORDER

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado does hereby authorize and approve this plat of the above subdivision at a meeting of said Commission held on this ___ day of ___, A.D. 1987.

Robert H. Maddox
CHAIRMAN

LAND SURVEYOR'S CERTIFICATE

I, R. C. Moon, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of SOUTH SHORE at STAGECOACH, FILING No. 2, was made by me or under my supervision and that both are accurate and true to the best of my knowledge and belief. Steel pins were set at all outer boundary corners of the new lots only, and as shown hereon. The outlot boundaries shown will be inundated or unimproved.

Dated this 16th. day of January, A.D. 1987.

R.C. Moon
R.C. MOON L.S. #13221

ROUTT COUNTY 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 17th day of April, A.D. 1987.

File No. 10223 Reception No. 36A086 Time 3:30 pm

Kim Bonner, Routt County Clerk & Recorder by Cheryl Stephens, Dep.
4/9/10

D & D CONSULTANTS Inc.
CONSULTING ENGINEERS & SURVEYORS
P.O. Box 175088
Denver, Colorado 80217
(303) 875-2715
Project No. 15219-1
Sheet No. 1