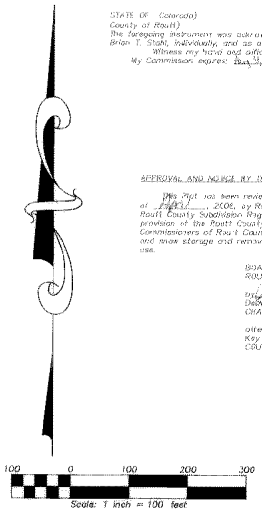
13598

1 of 1

STAGECOACH SCHOOL SITE, MINOR DEVELOPMENT SUBDIVISION EXEMPTION (M.D.S.E.)

A REPLAT OF NO. 10 MULTI-FAMILY, MEADOWGREEN AT STAGECOACH,
LOCATED IN A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST,
OF THE 6th P. M., ROUTT COUNTY, COLORADO
SHEET 1 OF 1



BASIS OF BEARINGS IS THE EAST LINE OF LOT 1 AS BEING S 10°49'34" E

NUMBER	BEARING	DISTANCE
L1	N 89°58'31" E	154.98'
L2	N 89°37'47" E	96.11'
L3	N 61°40'12" E	61.17'
L4	N 75°11'06" E	111.87'
L5	S 10°51'17" W	61.10'
L6	N 26°04'14" E	84.11'
L7	S 21°52'13" W	59.18'
L8	N 13°46'10" E	68.14'
L9	N 12°31'13" W	54.32'
L10	N 22°59'06" W	75.3'
L11	N 33°18'16" W	3.13'
L12	N 42°59'06" E	45.10'

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	DEGREE OF CURVE	ARC	DEGREE OF CURVE	CHORD	CARDINAL DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL	MID ORDINATE
C1	3°01'22"	3°04'23"	0°18'43"		0°7'0.0"		S 55°53'33" W	212.4969	800.0000	433.8578	428.5605	30.3402	28.23 R
C2	15°45'13"	15°43'31"	0°32'20"		0°13'40"		S 47°15'51" W	106.8574	760.0000	208.5854	207.9412	2.2132	1.45'
C3	61°15'09"	60°35'53"	0°10'40"		0°8'17.0"		N 32°22'39" W	2.9236	700.5044	43.8329	43.8557	3.1430	2.34R
C4	64°37'32"	64°37'32"	0°10'45"		0°8'17.0"		S 28°17'11" E	26.5913	700.5044	56.5529	56.5374	3.175	2.97R

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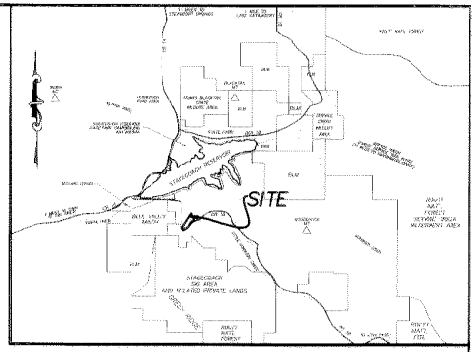
Page 1 of 1
04/12/2006 10:41
R $11.00 D $.00

File No. 13598

SP No. 1639



MINOR DEVELOPMENT SUBDIVISION EXEMPTION
CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
That Robert B. Stahl, Virginia Stahl, and Brian T. Stahl, being the owners of the land described as follows:

NO 10 Multi-Family, Meadowgreen at Stagecoach, according to the Plat recorded November 24, 1972, at File No. 1267 of the records of the County Clerk and Recorder of Routt County, Colorado, and as amended by the Replat at File No. 7246, of the records of the County Clerk and Recorder of Routt County, Colorado,

containing 12.33 acres more or less in the County of Routt, Colorado, under the name and style of STAGECOACH SCHOOL SITE MINOR DEVELOPMENT SUBDIVISION EXEMPTION have been laid out, platted and subdivided as shown on this Plat, and hereby dedicate to the Morrison Creek Metropolitan Water and Sanitation District, a Colorado special district, perpetual non-exclusive underground utility easements for the installation, maintenance, repair and replacement of the water and sewage collection trunk lines and service lines, and for access of persons, vehicles, and equipment thereto for such purposes on, over, under, and across the easement areas shown on this plat as public utility and utility easements. Further, Robert B. Stahl, Virginia Stahl, and Brian T. Stahl hereby dedicate to Routt County on behalf of the public the public underground utility and snow removal and storage easements shown and noted hereon.

Robert B. Stahl by
Robert B. Stahl
Virginia Stahl by
Virginia Stahl
Brian T. Stahl

STATE OF Colorado)
County of Routt)
The foregoing instrument was acknowledged before me this 3rd day of April, 2006, by Brian T. Stahl, individually, and as attorney in fact for Robert B. Stahl.
Witness my hand and official seal.
My Commission expires: May 3, 2008
Notary Public

ACCEPTANCE OF DEDICATION

The MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT (District) does hereby accept the dedication of the easements as granted by BRIAN T. STAHL, ROBERT B. STAHL, and VIRGINIA STAHL, hereon for the purposes made, provided that the District shall have no obligation or liability to construct, repair, maintain, improve, or reconstruct any water or sewer line or appurtenance within such easement unless and unless such line or appurtenance is a trunkline or appurtenance, not a service line, and has first been constructed in accordance with the specifications and rules of the District and the District has finally accepted such line or appurtenance by a resolution of its Board of Directors. The District shall not accept or maintain water or sewer service lines, which are the property and liability of the owner of the lot served by such sewer line. The District does hereby abandon and quit claim to the owners, any right, title, or interest in easements the District has on, over, under, and across the real property described on this plat except those specifically shown, dedicated and accepted hereon.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT
Date 3-16-06 By [signature] Its District Manager

APPROVAL AND NOTICE BY THE BOARD OF COUNTY COMMISSIONERS

This Plat has been reviewed and is hereby approved for filing this 17th day of April, 2006, by Routt County pursuant to Section 11.2.1 (B) of the Routt County Subdivision Regulations and has not been reviewed under any other provision of the Routt County Zoning or Subdivision regulations. The Board of County Commissioners of Routt County accepts on behalf of the public the underground utility and snow storage and removal easements as shown hereon and dedicated for public use.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO
by Doug Monger
Doug Monger
CHAIRMAN
SEAL 1877
attested Kay Weinland by Rachel L. Weber
Kay Weinland
COUNTY CLERK AND RECORDER

ATTORNEY'S OPINION

I, John A. Vanderbeekman, being an attorney at law duly licensed to practice before Courts of Record in the State of Colorado do hereby certify that I have reviewed Land Title Guarantee Company's title insurance commitment #RJ0007125 and that said commitment indicates that the title to all lands herein certified as being under the ownership of Robert B. Stahl, Virginia Stahl, and Brian T. Stahl are free and clear of all liens, taxes, and encumbrances, except as follows: Patent: In Book 33 at Page 196; Patent in Book 49 at Page 366; Covenants in File No. 7023; Act in File No. 7219; Replat in File No. 7246; Easement in Book 880 at Page 886.
Dated this ____ day of April, 2006.
John A. Vanderbeekman

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat of STAGECOACH SCHOOL SITE, MINOR DEVELOPMENT SUBDIVISION EXEMPTION was made by me or under my supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set at all boundary corners per C.R.S. 38-51-105 et seq.

Dated this 17 day of March, 2006
JAMES B. ACKERMAN P. L. S. #16394
16394

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

This Plat was indexed as file SP 1639 Land Survey Plats numbering in the office of the Routt County Clerk and Recorder on April 17, 2006.
ROUTT COUNTY SURVEYOR 13221
Ridgeway C. Mead PLS 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 12 day of April, A.D. 2006.
Reception No. 638995 time 9:43 a.m.
File Number 13598
By Kay Weinland by Rachel L. Weber Deputy
Kay Weinland, Routt County Clerk and Recorder

PLAT NOTES:
1. The availability of water and permits to wells on these lots or parcels has not been established.
2. Lot 1 shall only be used as a vacant lot or as the site of a public elementary school (preschool through sixth grade or any combination of classes less than seventh grade) unless otherwise agreed upon in a writing by School District RE-3, the Routt County Board of County Commissioners, and the Stahls or the Stahls assignee of said right to agree or disagree upon the use of Lot 1.
3. Use of bear proof and raccoon resistant trash containers is required. Designs for all trash containers used on site shall be submitted and approved by the Division of Wildlife prior to their installation.
4. Prior to development of Lot 2, the owner of Lot 2 shall provide the Morrison Creek Metropolitan Water and Sanitation District with the design of a sewer collection line from Lot 2 into the District sewer system, together with a valid and unencumbered easement for such line to the District.

NO.	REVISION	DATE		
			CALC'D	JBA
			DESIGNED	JBA
			DRAWN	JBA
1	COUNTY REDLINES	2-23-06	SURVEYED BY:	EMSI

TITLE: STAGECOACH SCHOOL SITE
MINOR DEVELOPMENT SUBDIVISION EXEMPTION
A REPLAT OF NO. 10 MULTI-FAMILY, MEADOWGREEN AT STAGECOACH,
LOCATED IN A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST,
OF THE 6th P. M., ROUTT COUNTY, COLORADO

PREPARED BY:
EMERALD MOUNTAIN SURVEYS, INC.
P. O. BOX 774812
STEAMBOAT SPRINGS, COLORADO 80477
970-879-8998

COPYRIGHT 2006, EMERALD MOUNTAIN SURVEYS, INC.

PREPARED FOR: BRIAN STAHL
BOX 774984
STEAMBOAT SPRINGS
COLORADO
80477

SCALE: 1" = 100'	DATE: 2-23-2006
PROJECT NO. 1508-7	SHEET NO. 1 of 1