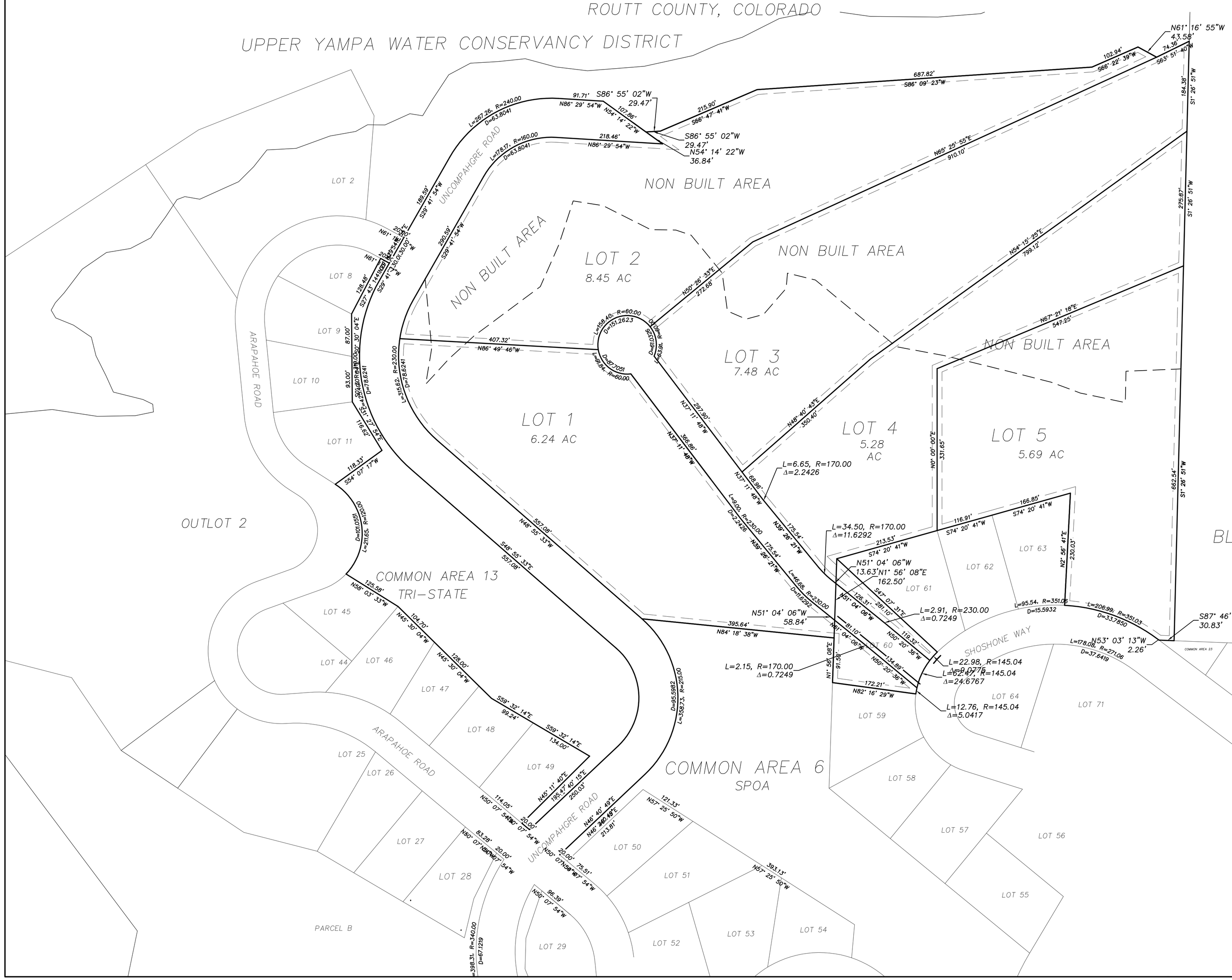
SOUTHERN SHORE ESTATES

A REPLAT OF NORTHERLY PART OF COMMOM AREA 6 SOUTH SHORE AT STAGECOACH
AND TRACT OF LAND LOCATED IN THE NE ¼ NW ¼
SECTION 32, TOWNSHIP 4 NORTH, RANGE 84 WEST, 6TH, P.M.,
ROUTT COUNTY, COLORADO



PLAT NOTES SOUTH SHORE AT STAGECOACH

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 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 ALTERNATIVE) 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

4. DEVELOPMENT AND MANAGEMENT OF AREAS DESIGNATED AS COMMON OPEN SPACE TO BECOME RESPONSIBILITY OF STAGECOACH PROPERTY OWNERS ASSOCIATION.

5. ALL SIDE LOT LINES 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 OWNERS ASSOCIATION.

7. WATER AND SEWER TO BE PROVIDED BY MORRISON CREEK METROPOLITAN 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.

10. FIRST FLOOR ELEVATIONS OF ANY RESIDENTIAL STRUCTURES, CONSTRUCTED ON ANY LOT OR PARCEL CONTINUOUS TO THE LAKE SHORE LINE, SHALL NOT BE LOWER THAN 7206.00' MEAN SEA LEVEL. APPLICATIONS FOR BUILDING PERMITS TO THE COUNTY OF ROUTT OR OTHER MUNICIPALITIES HAVING JURISDICTION SHALL INCLUDE A TOPOGRAPHIC MAP OF THE LOT OR BUILDING SITE PREPARED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

N
W E
S

50 0 50 100 150
Scale: 1 inch = 50 feet

BEARINGS ARE BASED UPON THE NORTH LINE OF COMMON AREA 6 AS SHOWN HEREON – ASSUMED

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."

NO.	REVISION	DATE

CALC'D JBA
DRAWN JBA
SURVEYED BY: JBA KK BH

TITLE:
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PREPARED BY:
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PREPARED FOR:
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DENVER
COLORADO
80233

SCALE:
DATE: 12-28-2023
PROJECT NO. 4070-1A
SHEET NO. 1 OF 2

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