

# MEADOWGREEN AT STAGECOACH REPLAT NO. 4

A REPLAT OF OUTLOT B, MEADOWGREEN AT STAGECOACH REPLAT NO. 3,  
LOT 71, MEADOWGREEN AT STAGECOACH, MAINTENANCE AREA 1, AND A TRACT OF LAND,  
LOCATED IN PORTIONS OF LOT 7, SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST, AND  
LOT 6, SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST, ALL OF THE  
6th P.M., ROUTT COUNTY, COLORADO  
SHEET 1 OF 2

## CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS: That RockPoint Improvement Company, L.L.C., a Colorado Limited Liability Company being the owners of the land described as follows:

A Tract of land located in part of the Lot 6 (NW1/4 SW1/4), Section 6, Township 3 North, Range 84 West and part of Lot 7 (NE1/4 SE1/4), Section 1, Township 3 North, Range 85 West, and more particularly described as Outlot B, Meadowgreen at Stagecoach Replat No. 3 (Plat #12176); Lot 71, Meadowgreen at Stagecoach (Plat #7267); Maintenance Area 1, Meadowgreen at Stagecoach (plat #7267), more particularly described as follows:

Beginning at the northeast corner of said Outlot B, a point on the west line of Routt County Road #16 from which the 1/4 corner of Section 1 bears N 49°-05'-54" W 796.24 FT, then along the said west line 57.13 feet along a curve whose radius is 1150.00 feet, a central angle of 3°-20'-40", whose radius point bears N 35°-21'-49" E, then continuing S 57°-58'-50" E 170.43 feet to a point on the north line of Schussmark Tract, then along the said north line S 39°-56'-11" W 752.63 feet;

then continuing 65.81 feet along a curve whose radius is 96.32 feet, a central angle of 59°-01'-41", whose radius point bears N 50°-03'-45" W, then S 78°-57'-54" W 181.99 feet;

then continuing 113.82 feet along a curve whose radius is 140.01 feet, a central angle of 46°-34'-47", whose radius point bears S 11°-02'-06" E, then departing the said north line and along the south line of Meadowgreen at Stagecoach as filed with the Routt County Clerk and Recorder's records at file no. 7267 N 80°-00'-00" W 327.20 feet;

then continuing S 29°-02'-02" W 8.03 feet to the south line of the Lot 7 (NE1/4 SE1/4 per Meadowgreen at Stagecoach plat #7267) of said Section 1;

then along the south line of the Lot 7 (NE1/4 SE1/4 per Meadowgreen at Stagecoach plat #7267) of N 62°-04'-48" W 1024.80 feet;

then along the west line of said Lot 7 N 0°-35'-55" E 501.99 feet;

then departing said west line S 94°-52'-22" E 145.07 feet to the SW corner of Lot 71 Meadowgreen at Stagecoach;

then along the northwesterly line of said Lot 71 N 22°-57'-02" E 223.30 feet to the south line of Rock Point Trail;

then along the said south line of Rock Point Trail 145.39 feet along a curve of radius 150.00 feet, a central angle of 35°-32'-00", whose radius point bears N 78°-29'-02" E;

then continuing along the said south line S 67°-02'-58" E 189.34 feet to the northeast corner of said Lot 71;

then continuing along the said south line S 67°-02'-58" E 80.03 feet to the northwest corner of Lot 99, Meadowgreen at Stagecoach Replat #3 (Plat #12172);

then along the southwesterly line of said Lot 99 S 29°-33'-32" E 240.06 feet to the southwest corner of said Lot 99;

then along the south line of said Lot 99 S 78°-25'-40" E 145.00 feet;

then along the south line of Lots 70 and 69, Meadowgreen at Stagecoach (Plat #7267) N 81°-34'-33" E 272.95 feet to the southeast corner of said Lot 69;

then along the east line of said Lot 69 N 28°-34'-26" W 194.96 feet to the northeast corner of said Lot 69 and a point on the south line of said Rock Point Trail;

then along the said south line of Rock Point Trail 214.15 feet along a curve of radius 950.00 feet, a central angle of 1°-54'-56", whose radius point bears N 4°-13'-55" W to the northwest corner of Lot 68, Meadowgreen at Stagecoach, Replat No. 2 (Plat #11976);

then along the west line of said Lot 68 S 19°-36'-46" E 200.26 feet to the southwest corner of said Lot 68;

then along the south line of Lot 68, and Lot 67 of said Meadowgreen at Stagecoach, Replat #2 (Plat #11976) N 81°-35'-39" E 184.71 feet to the SE corner of Lot 67, Meadowgreen at Stagecoach Replat No. 2;

then N 68°-08'-49" E 276.92 feet to the SW corner of Lot 65 Meadowgreen at Stagecoach;

then continuing N 58°-23'-33" E 135.00 feet to the SW corner of Lot 64 Meadowgreen at Stagecoach;

then continuing N 58°-23'-37" E 153.26 feet to the Point of Beginning;

(All Bearings shown as N 0°-00'-00" E are read as: North 00 degrees 00 minutes 00 seconds East;)

All Bearings are based on the east line of the SE1/4 of Section 1 between a USGLO brass cap (SE corner of Section 1) and an aluminum cap set by Colorado RLS 12881 (East 1/4 of Section 1) as being N 00°-03'-18" E.

containing a total 23.65 acres, more or less, in Routt County, Colorado, under the name and style of MEADOWGREEN AT STAGECOACH REPLAT NO. 4, have said out, platted and subdivided same as shown on this plat. In witness whereof, the said RockPoint Improvement Company, L.L.C. has caused their name to be hereunto subscribed this 20th day of August, AD 1998.

RockPoint Improvement Company, L.L.C.

by A. O. Saterdal  
A. O. Saterdal, Manager

State of Colorado  
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by A. O. Saterdal, Manager of RockPoint Improvement Company, L.L.C. My commission expires on March 9, 2002.

Witness my hand and official seal.

State of Colorado  
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by A. O. Saterdal, General Partner of MountainAir Company, a Colorado Limited Partnership. My commission expires on March 9, 2002.

Witness my hand and official seal.

State of Colorado  
County of Routt

The within plat of MEADOWGREEN AT STAGECOACH REPLAT NO. 4 is approved for filing this 1st day of September, A.D., 1998. The dedication of the underground utility easements as shown or noted hereon are hereby accepted for the purposes noted.

BOARD OF COUNTY COMMISSIONERS ROUTT COUNTY, COLORADO

Chairman Clayton J. Stahmick

at tested Kay Weiland by Don E. Deery Deputy  
COUNTY CLERK and RECORDER

ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Planning Commission of Routt County, Colorado does hereby authorize and approve this plat of MEADOWGREEN AT STAGECOACH REPLAT NO. 4, at a meeting of said Commission held on this 5th day of June, AD, 1998.

Chairman Kay Weiland

498123 B-750 P-35 09/01/1998 03:24P PG 1 CF 2 EBC DDC  
Kay Weiland Routt County Clerk & Recorder 21.00

## ATTORNEY'S OPINION

I, John A. Vanderbiseisen, being an attorney at law, duly licensed to practice before the courts of record in the State of Colorado, do hereby certify that: I have reviewed Steamboat Title Company Title Insurance Commitment No. 59070070, dated August 7, 1998, and that said documents indicate that the title to all lands shown upon this plat is in the Owner, free and clear of all liens, taxes and encumbrances of record, except for the following: Taxes for the year 1998; Rights of way reserved in U.S. Patent; Notes, provisions, easements and restrictions on the Plat of Meadowgreen at Stagecoach at File No. 7267 and on the plat of Meadowgreen at Stagecoach Replat No. 2 at File No. 11976 and on the Plat of Meadowgreen at Stagecoach Replat No. 3 at File No. 12179; Covenants recorded at File No. 7073 and certified for Meadowgreen recorded in Book 369 at Page 183; Agreement in Book 334 at Page 0077 as assigned to Colorado Ute Electric Association in Book 444 at Page 0060; Conveyance for Paradise Oil Meter and Land Development, Inc. to Pure Cycle Corporation in Book 676 at Page 1519; Bargain and Sale Deed recorded in Book 690 at Page 1895; Resolution recorded in Book 407 at Page 194; Bargain and Sale Deed recorded in Book 701 at Page 2201; Letter recorded in book 704 and Page 1045; Deed of Trust in Book 746 at Page 538;

Dated this 20 day of August, AD, 1998

Signed: John A. Vanderbiseisen  
John A. Vanderbiseisen, Attorney-at-Law 10735.

## 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 MEADOWGREEN AT STAGECOACH REPLAT NO. 4 was made by me and 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. 38-51-101 at seq.

Dated this 1st day of August, AD, 1998

JAMES B. ACKERMAN R. L. S. #6394

## 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 1st day of September, AD, 1998.

Reception No. 498123 Time 3:24 p.m.

File Number 12585

Signed: Kay Weiland by Don E. Deery Deputy  
Kay Weiland, Routt County Clerk and Recorder

## Declaration of Protective Covenants and of Common Driveways

Lots 71 and 104 through 108 inclusive, are subject to existing protective covenants recorded in File No. 7073 as adapted and amended in Book Number 369 Page Number 183, and in Book 750 at Page 38 and Declaration of Common Driveway recorded in Book 750 at Page 36 and Book 750 at Page 37, all of the Routt County Clerk and Recorder's Records.

## ROUTT COUNTY SURVEYOR'S CERTIFICATE

Deposited this 1st day of August, AD, 1998, at \_\_\_\_\_ M., in Book No. \_\_\_\_\_ of the County Routt Surveyor's Land Survey Plats surveys of 3F \_\_\_\_\_

COUNTY SURVEYOR for ROUTT COUNTY

Lawrence E. Peterson, L.S. #12831

## CONSENT OF TRUST DEED BENEFICIARIES

The undersigned being beneficiary under that certain trust deed securing the premises herein, said trust deed being recorded in book 746 page 538 of the Routt County Clerk and Recorder does expressly join in the MEADOWGREEN AT STAGECOACH REPLAT NO. 4 shown herein, does consent to the dedication as shown hereon and does subordinate the interest of the undersigned existing by virtue of aforesaid Trust Deed, to the platting shown hereon and the aforesaid dedication.

MountainAir Company, A Colorado Limited Partnership  
By A. O. Saterdal  
A. O. Saterdal, General Partner

State of Colorado  
County of Routt

The foregoing instrument was acknowledged before me this 20th day of August, AD, 1998, by A. O. Saterdal, General Partner MountainAir Company. My commission expires on March 9, 2002. Witness my hand and official seal.



Darlene C. Noel  
NOTARY PUBLIC

The foregoing instrument was acknowledged before me this 1st day of September, AD, 1998, by Kenneth W. Sigley.

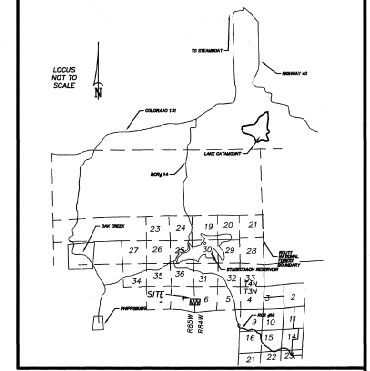
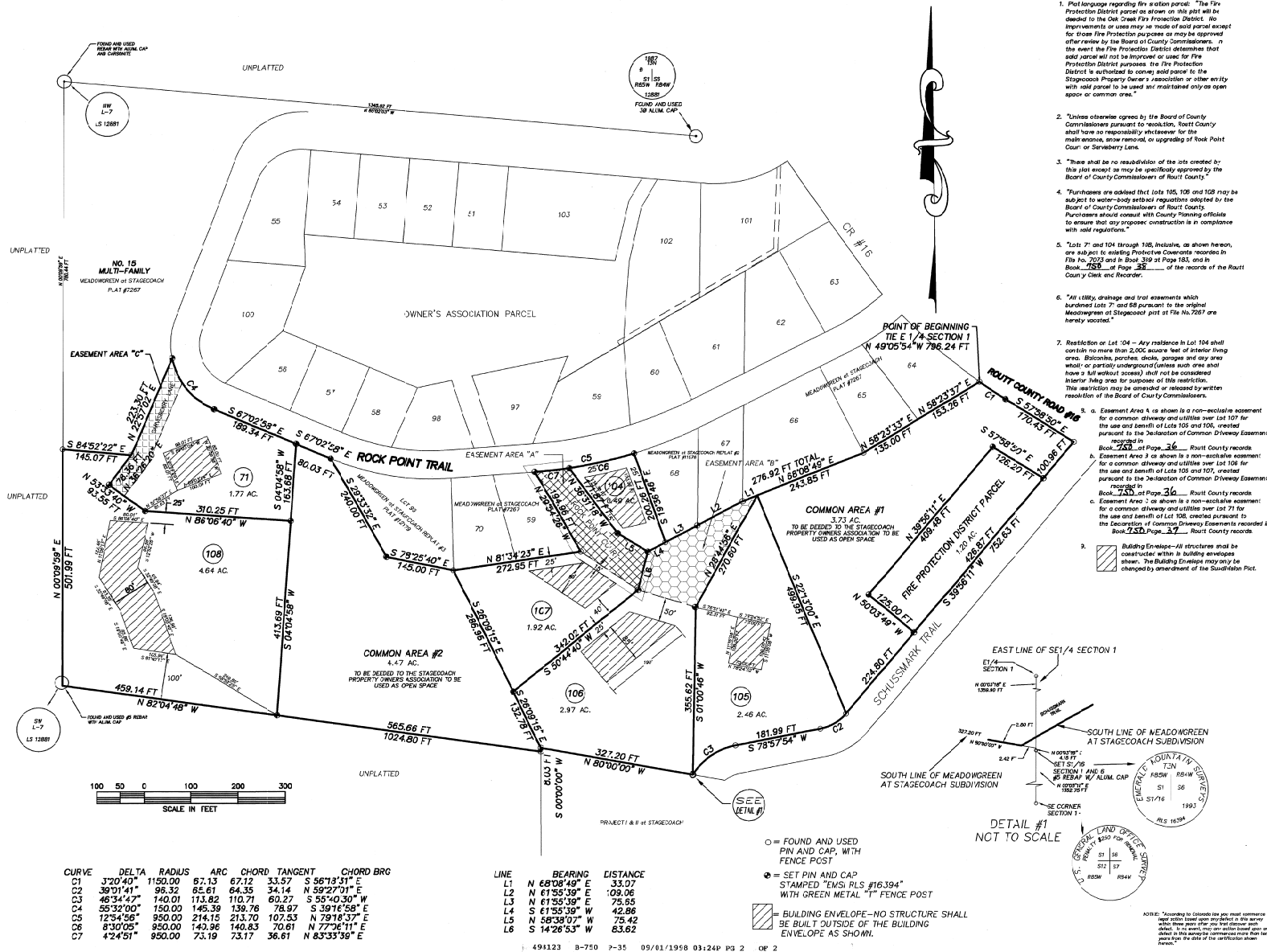


Kay Weiland  
NOTARY PUBLIC  
by Kay Weiland, Deputy  
BY Kenneth W. Sigley

|  |                     |      |
|--|---------------------|------|
| CALC'D <u>PBA</u>  |                     |      |
| DESIGNED <u>JBA</u>  |                     |      |
| DRAWN <u>PBA</u>   |                     |      |
| SURVEYED BY _____  |                     |      |
| NO.  | REVISION            | DATE |
| TITLE<br>MEADOWGREEN AT STAGECOACH REPLAT NO. 4  |                     |      |
| A REPLAT OF OUTLOT B, MEADOWGREEN AT STAGECOACH REPLAT NO. 3, LOT 71, MEADOWGREEN AT STAGECOACH, MAINTENANCE AREA 1, AND A TRACT OF LAND, LOCATED IN PORTIONS OF LOT 7, SECTION 1, TOWNSHIP 3 NORTH, RANGE 85 WEST, AND LOT 6, SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST, ALL OF THE 6th P.M., ROUTT COUNTY, COLORADO |                     |      |
| PREPARED BY:<br>EMERALD MOUNTAIN SURVEYS, INC.<br>P. O. BOX 774812<br>STEAMBOAT SPRINGS, COLORADO 80477<br>970-879-8998  |                     |      |
| ROCKPOINT IMPROVEMENT, CO. LLC<br>4411 SOUTH HIGH STREET<br>ENGLEWOOD, COLORADO  |                     |      |
| SCALE:<br>NC SCALE   | DATE:<br>8-14-98    |      |
| PROJECT NO.<br>529-10  | SHEET NO.<br>1 of 2 |      |

# MEADOWGREEN AT STAGECOACH REPLAT NO. 4

SHEET 2 OF 2



10. Routt County has adopted a county wide weed management plan which is applicable to the property shown on this plat.

11. Nonvehicular access trails within common Areas 1 and 2 may be considered by the Stagecoach Property Owners Association in the future.

12. There shall be no more than one single family residence per lot and, if allowed by the Routt County Zoning Resolution in the future, a Secondary Unit.

| NO. | REVISION | DATE |
|-----|----------|------|
| 1   |          |      |
| 2   |          |      |
| 3   |          |      |
| 4   |          |      |
| 5   |          |      |
| 6   |          |      |
| 7   |          |      |
| 8   |          |      |
| 9   |          |      |
| 10  |          |      |
| 11  |          |      |
| 12  |          |      |
| 13  |          |      |
| 14  |          |      |
| 15  |          |      |
| 16  |          |      |
| 17  |          |      |
| 18  |          |      |
| 19  |          |      |
| 20  |          |      |
| 21  |          |      |
| 22  |          |      |
| 23  |          |      |
| 24  |          |      |
| 25  |          |      |
| 26  |          |      |
| 27  |          |      |
| 28  |          |      |
| 29  |          |      |
| 30  |          |      |
| 31  |          |      |
| 32  |          |      |
| 33  |          |      |
| 34  |          |      |
| 35  |          |      |
| 36  |          |      |
| 37  |          |      |
| 38  |          |      |
| 39  |          |      |
| 40  |          |      |
| 41  |          |      |
| 42  |          |      |
| 43  |          |      |
| 44  |          |      |
| 45  |          |      |
| 46  |          |      |
| 47  |          |      |
| 48  |          |      |
| 49  |          |      |
| 50  |          |      |
| 51  |          |      |
| 52  |          |      |
| 53  |          |      |
| 54  |          |      |
| 55  |          |      |
| 56  |          |      |
| 57  |          |      |
| 58  |          |      |
| 59  |          |      |
| 60  |          |      |
| 61  |          |      |
| 62  |          |      |
| 63  |          |      |
| 64  |          |      |
| 65  |          |      |
| 66  |          |      |
| 67  |          |      |
| 68  |          |      |
| 69  |          |      |
| 70  |          |      |
| 71  |          |      |
| 72  |          |      |
| 73  |          |      |
| 74  |          |      |
| 75  |          |      |
| 76  |          |      |
| 77  |          |      |
| 78  |          |      |
| 79  |          |      |
| 80  |          |      |
| 81  |          |      |
| 82  |          |      |
| 83  |          |      |
| 84  |          |      |
| 85  |          |      |
| 86  |          |      |
| 87  |          |      |
| 88  |          |      |
| 89  |          |      |
| 90  |          |      |
| 91  |          |      |
| 92  |          |      |
| 93  |          |      |
| 94  |          |      |
| 95  |          |      |
| 96  |          |      |
| 97  |          |      |
| 98  |          |      |
| 99  |          |      |
| 100 |          |      |

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

**PREPARED FOR:** ROCKPOINT IMPROVEMENT, CO.  
4411 SOUTH HIGH STREET  
ENGLEWOOD, COLORADO

**SCALE:** 1" = 100'

**DATE:** 8-14-98

**PROJECT NO.** 529-10

**SHEET NO.** 2 of 2

File No. 12585

2 of Page 2