



## **Emerald Mountain Surveys, Inc.**

### **Professional Land Surveying**

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Alan, Bob

Here the answers to the following

Following are Upper Yampa's comments on Tri-State Multi-Family Tracts 15, 30, & 31 South Shore at Stagecoach:

- (1) It appears the Stagecoach perimeter recreation trail is located in part on the Tri-State lots. This Trail is part of the park facilities leased by Upper Yampa to CPW at Stagecoach and it is required by Upper Yampa's FERC permit. The trail was constructed shortly after the construction of Stagecoach Dam in 1989. We believe the County should condition approval of the replat on the grant by the property owner of a recreational trail at this location to Upper Yampa which should be depicted by a centerline legal description on the replat. The trail ROW should be 20' to accommodate trail maintenance at this location which could include some steep slopes. I will provide you with form of trail easement for your review which can reference trail as shown on the replat.

I WILL CREATE 3 TRAIL EASEMENTS 20' WIDE FOR EACH LOT

- (2) We need to confirm that boundary with Upper Yampa property is consistent with most recent title work attached.  
THE DEED 622 PAGE 477 (OWENS PARCEL) IS THE SAME  
AS D&D LEGAL JUNE 22, 2016 LEGAL FOR TITLE POLICY  
IN THE AREA OF THESE LOTS

- (3) There is plat note on South shore plat which states:

THE PLAT  
NOTES

10 "FIRST FLOOR ELEVATION OF ANY RESIDENTIAL  
STRUCTURE CONSTRUCTED ON ANY LOT OR PARCEL  
CONTIGUOUS TO THE LAKE SHORE LINE, SHALL NOT BE LOWER  
THAN 7206.00' MEAN SEA LEVEL."

THIS DOES NOT STATE IF ITS IS NAVD 88 OR NGVD 29,  
WHICH IS A DIFFERENCE OF ABOUT 4.00 FEET.

I KNOW THAT THE DAM SPILLWAY WAS CONSTRUCTED TO A  
PLAN ELEVATION OF 7200. I DID THE SURVEY WORK FOR THE  
EXPANSION OF THE LAKE BY +4.00 FEET IN 2010.  
THE SPILLWAY IS AT 7206.19 NAVD 88. I CAN ONLY ASSUME  
THAT THE PLAN WAS TO HAVE THE FFE AT 6.00 ABOVE  
SPILLWAY, 7206.00.

THE LOTS ELEVATIONS AT THE LOWER (WEST SIDE)  
ARE

NW LOT 15 7243.6

NW LOT 30 7226.6

NW LOT 31 7226.7

SW LOT 31 7222.7

I DO NOT SEE A PROBLEM ALL LOTS ARE OVER 16.5 ABOVE  
THE SPILLWAY.

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