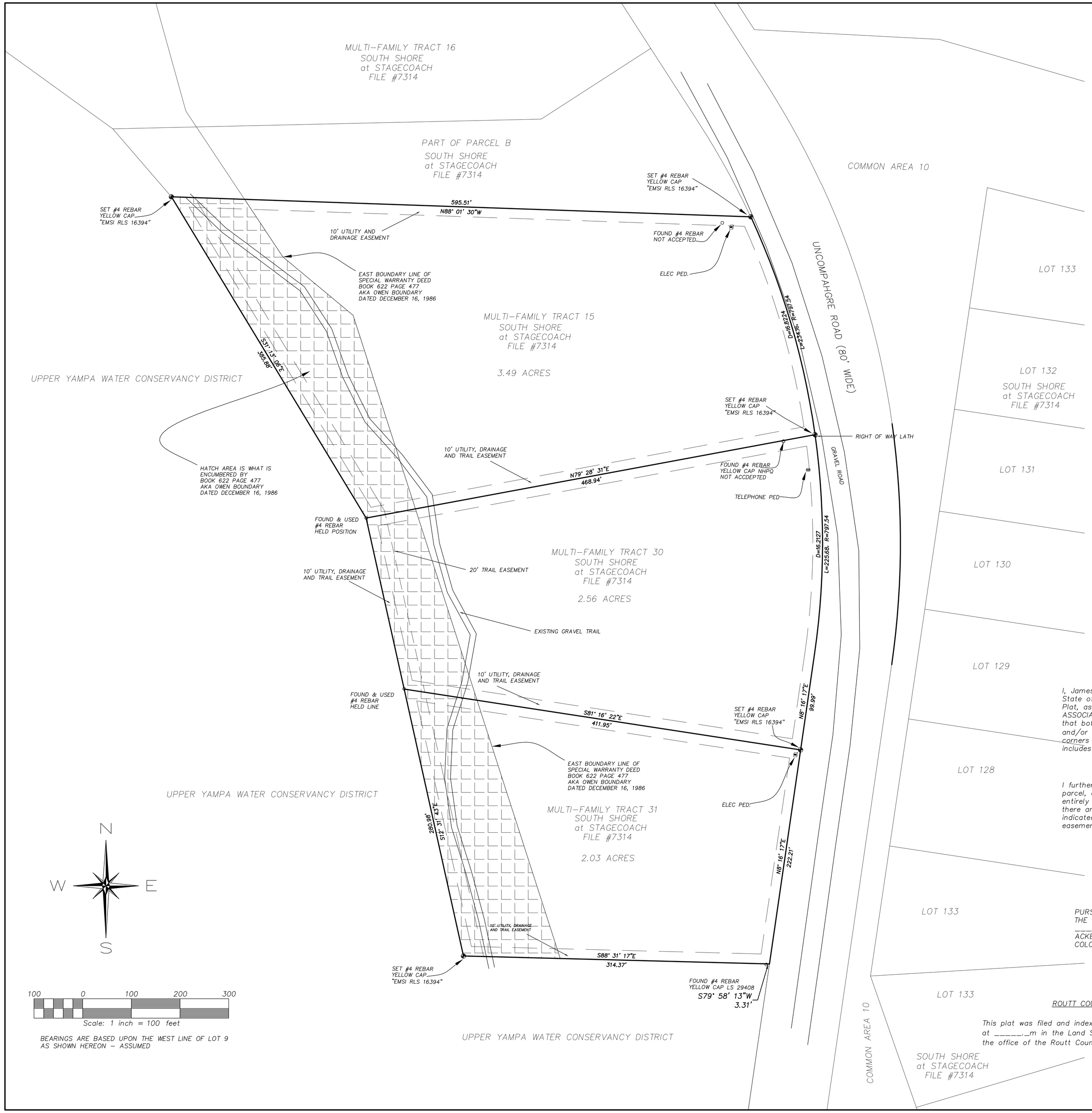

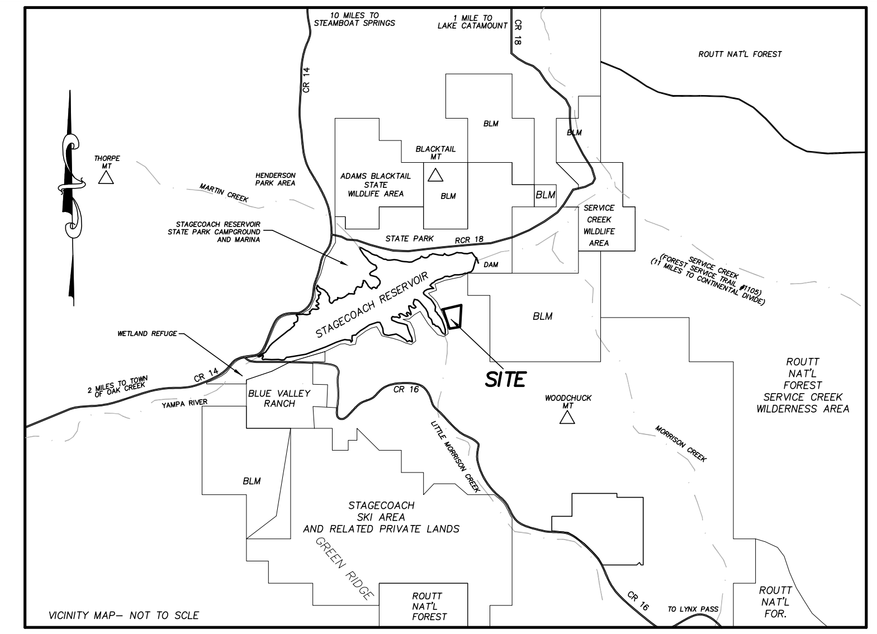

PLAT NOTES SOUTH SHORE AT STAGECOACH

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.

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat, as prepared for TRI–STATE GENERATION AND TRANSMISSION ASSOCIATION, was made by me and under my direct supervision and that both are accurate to the best of my knowledge. Steel pins and/or brass cap monuments were set or found at all boundary corners pursuant to CRS sections 38–51–104 and 38–51–105 and includes all information required by sections 38–51–106.

I further certify that the improvements as shown on the described parcel, on this date AUGUST 31, 2022, except utility locations, are entirely within the boundaries of the parcel except as shown, that there are no encroachments upon the described premises, except as indicated and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel.

BY: _____
JAMES B. ACKERMAN, L.S. #16394

PURSUANT TO C.R.S. S 38–51–106(1)(B)(I), RESEARCH REGARDING THE RIGHTS–OF–WAY AND EASEMENTS AS SHOWN HEREON ARE FROM ____, AND NOT FROM THE PERSONAL SEARCH OF JAMES B. ACKERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO.

ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP _____ on _____, 2022 at _____.m in the Land Survey Plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. SEC 38–50–101.

ROUTT COUNTY SURVEYOR

_____
THOMAS H EFFINGER RLS 17651

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:
IMPROVEMENT SURVEY PLAT
MULTI FAMILY TRACTS 15, 31 & 30
SOUTH SHORE AT STAGECOACH
SECTION 32, T4N, R84W
ROUTT COUNTY, COLORADO

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

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PREPARED FOR: TRI–STATE GEN &TRANSM ASSOC
BOX 33695
DENVER
COLORADO
80233

SCALE:	DATE:
1" 200'	10–6–2022
PROJECT NO. 4070–1D	SHEET NO. 1 of 1

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