

Recorded at 11 o'clock A.M. FEB. 18 1988

BOOK 632 PAGE 1847

Relaxation No. Kim Bonnar, Recorder Routt County, CO

370215

COUNTY OF ROUTT)
) ss.
STATE OF COLORADO

**RESOLUTION 87-P-047B Relocation of
of Public Rights-of-Ways and Subdivision
Exemption
Upper Yampa Water Conservancy District**

WHEREAS, the Board of County Commissioners for the County of Routt, State of Colorado, hereinafter referred to as the "Board" has duly received a petition from Upper Yampa Water Conservancy District for Relocation of the intersection of County Roads 16 and 14, and of the intersection of County Roads 16 and 212, and for a Subdivision Exemption for the relocation of the intersection of County Roads 16 and 212 on land zoned Agriculture/Forestry (A/F), Outdoor Recreation (OR), and High Density Residential (HR);

WHEREAS, all necessary data has been submitted and all required fees have been paid on behalf of the petitioner;

WHEREAS, the petition was reviewed by the Routt County Regional Planning Commission on April 12, 1987, and an advisory report was submitted to the Board prior to the public hearing recommending approval of the Relocation of Public Road Rights-of-Ways, and the Subdivision Exemption with the following conditions:

Relocation of Intersection of County Roads 16 and 14

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. Centerline surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Relocation of Intersection of County Roads 16 and 212

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. (Finding of Fact) The realignment of the County Road 16 and County Road 212 intersection is in compliance with Condition #3 of Resolution #85-P-019 in that it provides a safer approach from County Road 16 to County Road 212.
3. Centerline surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Subdivision Exemption

1. Realignment and construction of the intersection of County Roads 16 and 212 shall be as proposed.
2. Further review by the Planning Administrator, Planning Commission and the Board of County Commissioners of any change to the intersection to determine further effects that may occur to the exempted land.
3. (Finding of Fact) No additional building sites have been created by the exemption.
4. Filing of a final subdivision exemption plat with the Routt County Clerk and Recorder.

WHEREAS, the Board held a public hearing on the matter on April 14, 1987, notice of said hearing having been advertised according to law;

WHEREAS, the Board reviewed the realignment of the intersection of County Roads 16 and 14, and discussed realignment of County Roads 16 and 212 and the subdivision exemption necessary to accommodate said realignment of County Roads 16 and 212;

WHEREAS, Commissioner Dorr moved to approve the Relocation of County Roads 16 and 14 with conditions as set forth below, which motion was seconded by Commissioner Fisher and approved unanimously by the Board;

WHEREAS, Commissioner Dorr moved to approve the Relocation of County Road 16 and 212 with conditions as set forth below, which motion was seconded by Commissioner Fisher and approved unanimously by the Board;

WHEREAS, Commissioner Fisher moved to approve the Subdivision Exemption with conditions as set forth below, which motion was seconded by Commissioner Dorr and approved unanimously by the Board;

NOW, THEREFORE, BE IT RESOLVED THAT the Board approves the Relocation of County Road Right-of-Ways and Subdivision Exemption for Upper Yampa Water Conservancy District on the following land:

See deeds attached herein as Exhibit "A", "B", and "C" and plat filed in File # 10407.

BE IT FURTHER RESOLVED THAT this resolution of approval is based upon the facts and testimony presented at the public hearing, and the record, subject to the following conditions:

Relocation of Intersection of County Roads 16 and 14

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. Surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Relocation of Intersection of County Roads 16 and 212

1. All realignments shall meet the specifications and conditions originally approved by the Board of County Commissioners on July 16, 1985, in Resolution #85-P-019.
2. (Finding of Fact) The realignment of the County Road 16 and County Road 212 intersection is in compliance with Condition #3 of Resolution #85-P-019 in that it provides a safer approach from County Road 16 to County

Upper Yampa Water Conservancy District
Relocation of Public Rights-of-Ways/Subdivision Exemption
87-P-047B

Road 212.

3. Surveys of the road realignments shall be submitted before the signing of a resolution of approval by the Board of County Commissioners.

Subdivision Exemption

1. The petitioner shall complete the realignment and construction of the intersection of County Roads 16 and 212 as proposed.
2. Further review by the Planning Administrator, Planning Commission and the Board of County Commissioners of any change to the intersection to determine further effects that may occur to the exempted land.
3. (Finding of Fact) No additional building sites have been created by the exemption.
4. The final subdivision exemption plat shall be filed with the Routt County Clerk and Recorder.
5. The approval is contingent upon a letter being submitted by Mr. Osborne agreeing to the road relocation, and all affected parties shall be signators on the plat of the road relocation.

BE IT FURTHER RESOLVED THAT the plat referred in Condition #4 has been

filed in FTY No. 10407 and the intent of Condition #5 has been satisfied.

THIS RESOLUTION is executed and effective this 9th day of Feb., 1988.

BY THE BOARD OF COUNTY COMMISSIONERS

Kim Bannett, County Clerk

L. Dennis Fisher, Chairman

RESOLUTION VOTE:

Paul A. Kenney: (Aye) Nay Absent Abstain
Robert A. Dorr: (Aye) Nay Absent Abstain
L. Dennis Fisher: (Aye) Nay Absent Abstain

A

REF 1850

Recorded at _____ o'clock _____.M., _____
Réception No. _____, _____, Recorder _____

THIS DEED, made this 9th day of February, 1988,
between the UPPER YAMPA WATER CONSERVANCY DISTRICT, of the first
part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the
second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for the public use forever as right-of-way for roadway purposes and for the installation and maintenance of public utilities the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the party of the first part has herein set its hand and seal the day and year first above written.

UPPER YAMPA WATER CONSERVANCY
DISTRICT

By:

James D. Funk, President

[S E A L]

~~ATTEST:~~

John Fletcher, Secretary

STATE OF Colorado)
County of Elbert) ss.

The foregoing instrument was acknowledged before me this 9th day of February, 1988, by James D. Funk as President of the Upper Yampa Water Conservancy District.

Witness my hand and official seal.

My commission expires: *May 16, 1991*

Paula Mayo
Notary Public

EXHIBIT "A" TO DEED BETWEEN UPPER YAMPA WATER
CONSERVANCY DISTRICT AND COUNTY OF ROUTT, STATE
OF COLORADO

BOOK 632 PAGE 1851

Description of a 80 foot wide tract of land for County Road #16, located in Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, T3N, R85W and in the S $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, T4N, R85W of the 6th P.M., Routt County, Colorado.

Said tract being 40.0 feet on each side of the following described center-line.

Beginning at a point on the south boundary line of County Road #14 from which the northwest corner of Section 1 bears S 74°17'46" W 551.27 feet,

Said point being a point of curvature from which the radius point bears N 65°38'58" E 381.16 feet,

thence along said curve to the left a distance 420.71 feet, with a central angle of 63°14'26" and whose chord bears S 55°58'15" E 399.68 feet,
thence S 87°35'27" E 502.16 feet to a point of curvature from which the radius point bears S 02°24'33" W 3029.39 feet,
thence along said curve to the right a distance of 459.12 feet, with a central angle of 08°41'00" and whose chord bears S 83°14'57" E 458.66 feet,
thence S 78°54'27" E 88.25 feet to the point of termination.

.... and a tract of land for County Road #16 described as follows:

Beginning at the point of termination described directly above,

thence S 11°05'33" W 40.00 feet to a point of curvature from which the radius point bears N 11°05'33" E 1145.16 feet,
thence along said curve to the left a distance of 311.67 feet, with a central angle of 15°35'37" and whose chord bears S 86°42'15" E 310.71 feet,
thence S 04°30'04" E 8.81 feet to the south boundary line of a parcel of land as conveyed by deed as filed with the Clerk and Recorder appearing in Book 622 at Page 477.

thence N 70°32'45" E 391.71 feet along said south boundary line to a point of curvature from which the radius point bears S 04°30'50" E 4814.68 feet,
thence along said curve to the left a distance of 309.91 feet, with a central angle of 03°41'17" and whose chord bears S 83°38'31" W 309.85 feet to a point of curvature from which the radius point bears N 08°12'07" W 1065.16 feet,
thence along said curve to the right a distance of 358.70 feet, with a central angle of 19°17'40" and whose chord bears N 88°33'17" W 357.00 feet,
thence S 11°05'33" W 40.00 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N, R85W; being N 02°10'50" E.

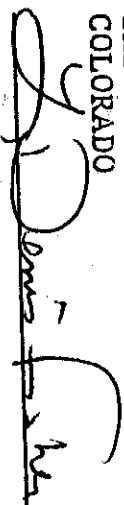
COUNTY OF ROUTT
STATE OF COLORADO.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Route County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By:

 Dennis Fisher Chairman

Acknowledged before me:

ATTEST:


By: 
Kim Bonner, County Clerk

Exhibit B

BOOK 632 PAGE 1853

Recorded at _____ o'clock _____ M., _____
Reception No. _____, Recorder _____

THIS DEED, made this 17th day of Dec, 1987,
between the NOVAK FAMILY TRUST, Grantor, and the COUNTY OF ROUTT, STATE OF
COLORADO, Grantee;

WITNESSETH, that the Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said Grantor in hand paid by the Grantee, the receipt of which is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for so long as it is used for public use as a right-of-way for roadway purposes and for the installation and maintenance of public utilities, the real property described in Exhibit "A" attached hereto and incorporated herein by this reference; reserving unto Grantor all coal, oil, gas and all other minerals in, on or under such property. Should the property conveyed by this deed cease to be used as a public right-of-way for roadway purposes and for the installation and maintenance of public utilities, title to the property shall automatically revert to the then owner(s) of that portion of Lot 1 of Section 1, Township 3 North, Range 85 West of the 6th P.M. abutting the property conveyed by this deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

THE NOVAK FAMILY TRUST

By: X Patricia H. Novak Trustee of the
Patricia H. Novak, Trustee of the
Novak Family Trust

[S E A T]

ATTEST:

Secretary

STATE OF California)
) ss.
County of San Diego)

The foregoing instrument was acknowledged before me this 17 day of August, 1987, by Patricia H. Novak as Trustee of the Novak Family Trust.

Witness my hand and official seal.

My commission expires: 10-27-96

Notary Public

EXHIBIT "A"
TO DEED BETWEEN THE NOVAK FAMILY TRUST
AND THE COUNTY OF ROUTT, STATE OF COLORADO

BOM 632 ME 1854

Description of a tract of land for County Road #16 located in Lot 1
(NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, T3N, R85W of the 6th P.M. Routt County, Colorado.

Beginning at a point on the north line of Lot 1 from which the northeast
corner of Section 1 bears S 89°31'47" E 233.86 feet,

thence N 89°31'47" W 1116.01 feet along the north line of Lot 1
to the northwest corner of Lot 1,
thence S 02°02'18" W 35.72 feet along the west line of Lot 1 to a
point on a curve from which the radius point bears S 00°57'46"
W 39005.00 feet,
thence along said curve to the right a distance of 124.48 feet, with
a central angle of 00°10'58.3" and whose chord bears S 88°56'45" E
124.48 feet,
thence S 88°51'16" E 806.75 feet to a point of curvature from which
the radius point bears S 01°08'44" W 483.44 feet,
thence along said curve to the right a distance of 496.96 feet, with
a central angle of 58°53'52" and whose chord bears S 59°24'20" E
475.36 feet to the east line of Lot 1,
thence N 02°10'50" E 129.99 feet along said east line to a point of
curvature from which the radius point bears S 48°46'42" W 563.44
feet,
thence along said curve to the left a distance of 279.66 feet, with
a central angle of 28°26'17" and whose chord bears N 55°26'26" W
276.79 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N,
R85 W; being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

CONSENT OF TRUST DEED BENEFICIARY
AND PUBLIC TRUSTEE

The undersigned, being the Trustee and the beneficiary under an assignment of that certain Trust Deed encumbering the real property herein conveyed join in and consent to such conveyance. Said Trust Deed is recorded in Book 628 at Page 1651, and assigned in Book 629 at Page 631 and in Book 629 at Page 633, all of the records of the Routt County Clerk and Recorder.

PUBLIC TRUSTEE OF
ROUTT COUNTY, COLORADO

FIRST NATIONAL BANK IN
OGALLALA

BY: E. Dillon Rich by E. L. Shuler, Dep.
E. DILLON RICH

BY: Larry Callen
Larry Callen

STATE OF COLORADO)
) ss.
County of Routt)

The foregoing Consent was acknowledged before me this 18th day of February, 1988, by E. DILLON RICH as Public Trustee of Routt County, Colorado.

Witness my hand and official seal.

My commission expires:

[S E A L]

Kim Bonner
Kim Bonner, County Clerk and
Recorder

STATE OF NEBRASKA)
) ss.
County of Keith)

The foregoing instrument was acknowledged before me this 15th day of January, 1988, by Larry Callen as EVP and Cashier of FIRST NATIONAL BANK IN OGALLALA.

Witness my hand and official seal.

My commission expires:

January 29, 1988
Deanna H. Burrows
Notary Public



BOOK 632 PAGE 1856

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By: David Fishel Chairman

Acknowledged before me:

ATTEST:

By: Kim Bannet
Kim Bannet, County Clerk

[DEEDS9]

Exhibit

C

632 MAR 18 1987

Recorded at _____ o'clock ____ .M.,
Reception No. _____, Recorder

THIS DEED, made this 7th day of January, 1987, between MOUNTAINAIR COMPANY, a Colorado limited partnership, of the first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for the public use forever as right-of-way for roadway purposes and for the installation and maintenance of public utilities the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the party of the first part has herein set its hand and seal the day and year first above written.

By:

MOUNTAINAIR COMPANY, a Colorado
limited partnership
Alfred Saterdal
Alfred Saterdal, General Partner

STATE OF COLORADO)

County of Durango)

ss.

The foregoing instrument was acknowledged before me in the County of Durango, State of Colorado this 7th day of January, 1987 by Alfred Saterdal as a General Partner of Mountainair Company, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: _____

[S E A L]

Notary Public

EXHIBIT "A" TO DEED BETWEEN MOUNTAINAIR COMPANY, A COLORADO LIMITED
PARTNERSHIP AND COUNTY OF ROUTT, STATE OF COLORADO
BOOK 632 PAGE 1878

Description of a tract of land for County Road #16, located in Lot 2 (NW $\frac{1}{4}$ NE $\frac{1}{4}$), and Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, T3N, R85W and in the S $\frac{1}{2}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, T4N, R85W of the 6th P.M., Routt County, Colorado.

Beginning at a point on the north line of Lot 1 from which the northeast corner of Section 1 bears S 89°31'47" E 233.86 feet,

thence N 89°31'47" W 1116.01 feet along the north line of Lot 1 to the northwest corner of Lot 1,
thence S 02°02'18" W 35.72 feet along the west line of Lot 1 to a point on a curve from which the radius point bears S 00°57'46" W 3905.00 feet,
thence along said curve to the left a distance of 370.52 feet, with a central angle of 00°32'39.4" and whose chord bears N 89°18'34" W 370.52 feet,
thence S 00°25'06" W 35.00 feet to a point of curvature from which the radius point bears S 00°25'06.4" W 38970.0 feet,
thence along said curve to the left a distance of 303.88 feet, with a central angle of 00°26'48.4" and whose chord bears N 89°48'18" W 303.88 feet,
thence N 89°53'57" W 430.20 feet to a point of curvature from which the radius point bears S 00°10'59" W 4699.68 feet,
thence along said curve to the left a distance of 687.77 feet, with a central angle of 08°23'06" and whose chord bears S 85°59'26" W 687.16 feet to a point of curvature from which the radius point bears N 08°12'07" W 1180.16 feet,
thence along said curve to the right a distance of 76.23 feet, with a central angle of 03°42'03" and whose chord bears S 83°38'55" W 76.22 feet,
thence N 04°30'04" W 26.19 feet to the south boundary line of a parcel of land as conveyed by deed as filed with the Clerk and Recorder appearing in Book 622 at Page 477,
thence N 70°32'45" E 391.71 feet along said south boundary line to a point of curvature from which the radius point bears S 04°30'50" E 4814.68 feet,
thence along said curve to the right a distance of 394.70 feet, with a central angle of 04°41'49" and whose chord bears N 87°50'04" E 394.59 feet,
thence S 89°53'57" E 429.78 feet to a point of curvature from which the radius point bears S 00°01'42" E 39085.00 feet,
thence along said curve to the right a distance of 605.69 feet, with a central angle of 00°53'16" and whose chord bears S 89°35'04" E 605.69 feet,
thence N 00°51'34.4" E 20.00 feet to a point of curvature from which the radius point bears S 00°51'34.4" W 39105.00 feet,
thence along said curve to the right a distance of 195.20 feet, with a central angle of 00°17'10" and whose chord bears S 88°59'51" E 195.20 feet,
thence S 01°08'44" W 20.00 feet,
thence S 88° 51'16" E 806.75 feet to a point of curvature from which the radius point bears S 01°08'44" W 563.44 feet.
thence along said curve to the right a distance of 188.76 feet, with a central angle of 19°11'41" and whose chord bears S 79°15'25" E 187.88 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N, R85W, being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

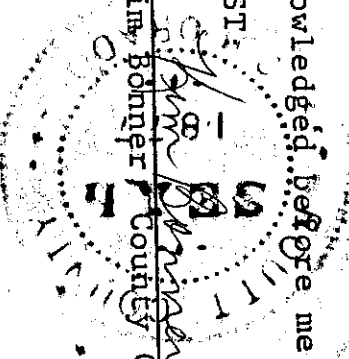
By:

David Fisher Chairman

Acknowledged before me:

ATTEST:

By: *Kim Bonner*
Kim Bonner County Clerk



RESOLUTION NO. 019

A RESOLUTION CONCERNING THE VACATION AND RELOCATION OF ROADS
RELATING TO THE STAGECOACH RESERVOIR PROJECT

WHEREAS, the Upper Yampa Water Conservancy District ("the District") is in the process of attempting to develop and build the Stagecoach Reservoir on the Yampa River 4 miles east of Oak Creek, Colorado near the Stagecoach Development; and

WHEREAS, the District is pursuing funding from the Colorado Water Conservation Fund and the Federal Small Reclamation Project Act; and

WHEREAS, if the funding is forthcoming such that the reservoir is constructed, the reservoir would inundate portions of certain county roads requiring that said roads be vacated or relocated; and

WHEREAS, the proposed road relocations and vacations are as follows and as indicated on the Exhibit 1 attached, a map of the project area; and

WHEREAS, the District presented the conceptual plan for the Stagecoach Reservoir at a pre-application conference for the Routt County Regional Planning Commission on February 7, 1985; and

WHEREAS, the road vacation and relocation requests were presented to the Board of County Commissioners on April 9, 1985, at which time the project plan was explained by Allen Fox of D & D Consultants and John Fletcher of the District and the Board also received public comment from Dagmar Downs, Secretary-Treasurer of the Eagle's Nest Townhome Owner's Association, from Mr. Alfred Saterdal of MountainAir Company, from Marcus Bishop, representing owners of property adjacent to one of the roads to be affected, from Erick Glanz, representing himself as a property owner and also representing Kevin O'Shea, an owner of property in South Shore Subdivision at Stagecoach, and also from Jim Douglas, Assistant County Engineer, and the Board also received three exhibits in addition to the map of the project, those being a letter from Dagmar Downs, a letter from Kevin O'Shea, and a Feasibility Study and Proposed Plan of Action from the Stagecoach Property Owner's Association as well as a plan and profile of all proposed replacement roads and intersections and a fact sheet; and

WHEREAS, the Board discussed concerns including improvements necessary to County Road 14, improved intersections including realignment of the Eagle's Nest Townhome intersection and the intersection at Point B on Exhibit A, concerns regarding straightening of curves by the Stetson corral on the north side of the reservoir, and discussion concerning a right of way in proximity to the south shore of the reservoir, crossing property owned by MountainAir Co. in order that County Road 16 might intersect with County Road 18A in a more direct manner rather than traveling into the developed Stagecoach property area near Eagle's Nest Townhomes; and

WHEREAS, the Board of County Commissioners, by motion and unanimous vote, tabled the matter until May 13, 1985, at 3:30 P.M.; and

WHEREAS, on May 10, 1985, Commissioners Haight and Mack, together with Engineer Douglas, Planning Administrator Dave Yamada, John Fetcher and Allen Fox viewed the property; and

WHEREAS, on May 13, 1985, the matter was taken off the table and the District indicated that a letter would be presented to the Board of County Commissioners from Mr. Alfred Saterdal on behalf of MountainAir Co. committing to provide to the County an easement to County Road standards across property of MountainAir on the south side of the reservoir; and

WHEREAS, Allen Fox presented changes to the plan whereby the portion designated from Point A to Point B (on Exhibit 1) would be changed from a boulevard status to a collector road status with a 40' road bed, including a 24' wide asphalt surface with 2 inches of asphalt and 2 inches of overlay when needed; and

WHEREAS, discussion also concerned utilization of the old County road from Point B to County Road 16 in the vicinity of Wagon Wheel Condominiums in order to avoid the intersection at the Eagle's Nest Townhomes; and

WHEREAS, discussion also indicated a need for an easement to be provided by the developer to the County in order to allow for realignment at the Stetson corrals on the north side of the reservoir and further discussion concerning the realignment of the intersection at point B and improved signage for the problems at the Eagle's Nest Townhomes; and

WHEREAS the Board of County Commissioners moved to further table the matter until June 4, 1985, at 4:00 P.M. in order that the staff and the County Attorney might present the Board with a draft resolution incorporating proposed conditions as a result of the public hearings; and

WHEREAS, the County attorney and staff have prepared a draft resolution and discussed same with Allen Fox of D & D Consultants and John Fetcher of the District and presented the resolution to the Board of County Commissioners at the Board's meeting on June 4, 1985 at 4:00 P.M., at which time further discussion centering around the resolution and the appropriate conditions of approving the vacation and relocation requests was held; and

WHEREAS, the Board on June 4 was presented with a letter from Mr. Alfred Saterdal on behalf of MountainAir committing to provide to Routt County an easement for road purposes of sufficient size to allow the County to build a new road across the MountainAir property on the south side of the reservoir to County Road standards; and

WHEREAS, the Board was concerned with the new standards proposed for the new road from Point D to Point E and the Board requested further review of same and therefore tabled the matter until July 2, 1985 at 2:00 P.M.; and

WHEREAS, the Board took the matter off the table at their meeting on July 2, 1985 and further discussed the road proposed from Point D to Point E and the right of way across MountainAir property south of the reservoir and the other concerns and directed the County Attorney to redraft the proposed resolution consistent with the Board's discussion and tabled this matter until July 16, 1985 at 4:30 P.M.; and

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners hereby grants the vacation and relocation request of the Upper Yampa Water Conservancy District concerning the roads as indicated on Exhibit 1 attached hereto:

BE IT FURTHER RESOLVED that this resolution is expressly conditioned upon and shall not become effective until the following conditions have been met:

1. Construction of a collector road from Point A to Point B satisfactory to the County with a 40' road bed, including 24' wide asphalt surface, and 2 inches of asphalt. The District shall also be responsible for providing a 2 inch overlay to said collector road when deemed necessary by Routt County, however not sooner than 4 years from acceptance by Routt County of said road.

2. Construction of County Road 18 from Point D to Point E shall be satisfactory to the County with a 20' wide traveled surface and a sufficient grant of right-of-way in order to accommodate future widening of said portion of County Road 18 to the width of County specifications. It is expressly understood that any closure of said portion of County Road 18 during the winter months in order to accommodate Division of Wildlife concerns for the elk winter range lying north of said road shall in no way indicate a vacation or abandonment by the County of said road. The County reserves the right to discontinue or limit any closure of the road during winter months at the discretion of the County and to cause installation of signage to attempt to regulate disruption of the elk. Initially the County will agree to close said portion of County Road 18 for three (3) months during the winter season.

3. The intersection at Point B will be improved by the District to allow a safer approach if Routt County is able to obtain the agreement of property owners to utilize the old county road from Point B to the intersection on County Road 18 at the Wagon Wheel turnoff. Routt County would maintain said road year round until such time as an alternate road is constructed from Point B to County Road 18A or property owners affected by the usage of the old county road indicate their desire that the County halt such use, whichever comes sooner.

4. The District shall agree to convey to the County right-of-way adequate to re-align County Road 14 near the Stetson corrals (Point H) in order to eliminate a dangerous corner by reducing the curve radius at that location.

5. MountainAir shall agree to convey an easement deed for road right-of-way purposes to Routt County for

recording, said right-of-way to commence at or near Point B and trend generally eastward in order to intersect with County Road 18A. Said agreement will provide that Routt County has the right to construct a road in the general alignment above referenced upon the occurrence of the earlier of the two following events: (1) Ten years after the reservoir is filled to 25,000 acre feet; (2) The reservoir has been filled to 25,000 acre feet and the number of dwelling units within the Morrison Creek Water and Sanitation District has doubled as compared to this date.

6. All road work to be performed by the District in relocating County roads shall be constructed in accordance with the approved drawings previously submitted to the County. All relocated portions of County road shall be deeded to the County by easement deeds for road purposes with a centerline survey in a form acceptable to the County attorney. The vacations and relocations hereby approved shall not be effective nor shall the District in any way flood or affect existing County roads unless and until all conditions set forth herein have been complied with including completed and approved construction of the relocated County roads.

UPON MOTION duly made, seconded, and passed this
16th day of July, 1985.

BY THE BOARD OF COUNTY
COMMISSIONERS:

ATTEST:

Kim Bonner
Kim Bonner, County Clerk

By: William R. Haight
William R. Haight, Chairman

VOTE:

WILLIAM R. HAIGHT	(yea) (no)
WILLIAM C. MACK	(yea) (no)
PAUL A. KENNEY	(yea) (no)

Routt County Road & Bridge

P.O. Box 773598

Steamboat Springs, Colorado 80477
(970) 879-0831 FAX (970) 879-3992

Camp
Residual
2/14/97
EL

Paul H. Draper
Director

Louis G. Gabos
County Engineer

12 Feb. '97

Mr. Dennis Scheiwe, Park Manager
Stagecoach State Park
P.O.Box 98
Oak Creek, CO 80467

Re: Reconstruction of RCR 14, Wetland Issues

Dear Dennis:

This letter is in response to your letter, dated 13 Jan. '97.

The construction period for Phase 4 has been set back and will not start until 1998, with the design and property acquisition to be done in 1997. Furthermore, the Corps of Engineers wants to be a participant in any future meetings relating to wetland mitigation at the Stagecoach Reservoir. Therefore, there is no pressing need to get any future wetland proposals on the State Park Board's spring agenda.

Mr. Kent Crofts, our wetland consultant, has suggested that a new wetland survey be done along the sections of roadway that have already been reconstructed as well as the remaining sections. This is because he believes there is a possibility that new wetlands have already been created by the new road sections. Of course, this survey can not be done until the spring. With the completion of this survey and its subsequent review by the Corps of Engineers, there is the possibility that more wetlands may not have to be generated.

In regard to the wetland work that has already been done on the Park, I can only say that I was as straight forward as possible. My intention was to construct the wetlands as close to the roadway as possible. In my letter (dated 8 July '96) the statement, "miniature berms will be created at the outflows of the road drainage ditches," was well intentioned. However, the distance from the outflow was controlled by what wetlands were already existing at the culverts. There is no benefit to "regenerating wetlands within wetlands." Such would have been the case if I had not gone to an area outside of existing wetlands. These areas were depicted on the maps that I gave you. But even so, the net area affected within the Park is less than one-half of an acre. Also, the affected areas

would not normally be visited by park users. Do you really feel that this has to be approved by the State Park Board?

In regard to a revision of the Planned Unit Development (PUD), I spoke to Ms. Ellen Crain and Mr. Chuck Donley of the County Planning Department. They are researching the PUD approval now, and will be issuing a finding soon. The last Stagecoach Park PUD review was related to visitor and traffic impacts, whereas these wetlands have no relationship to such issues.


To my recollection, there were about six areas of mitigated wetlands within the Park. I have identified them on the plans that are included with this letter. These areas will be monitored throughout the runoff season. By mid-summer, they will hardly be detectable.

There is still a plan to plant willows at the "Stetson Corrals" wetland area. At the time of those plantings, the newly created areas can also be addressed. I will review them with you in the field.

Maintenance of these wetlands should be at a minimum, with the greatest effort to be done this spring. There should be no more of an impact than presented by any natural drainageway.

Please give me a call if you have any questions or wish to discuss any issues.

Sincerely,

A handwritten signature in dark ink, appearing to read "Louis G. Gabos", written in a cursive style.

Louis G. Gabos, P.E.

enc.

cc: Board of County Commissioners

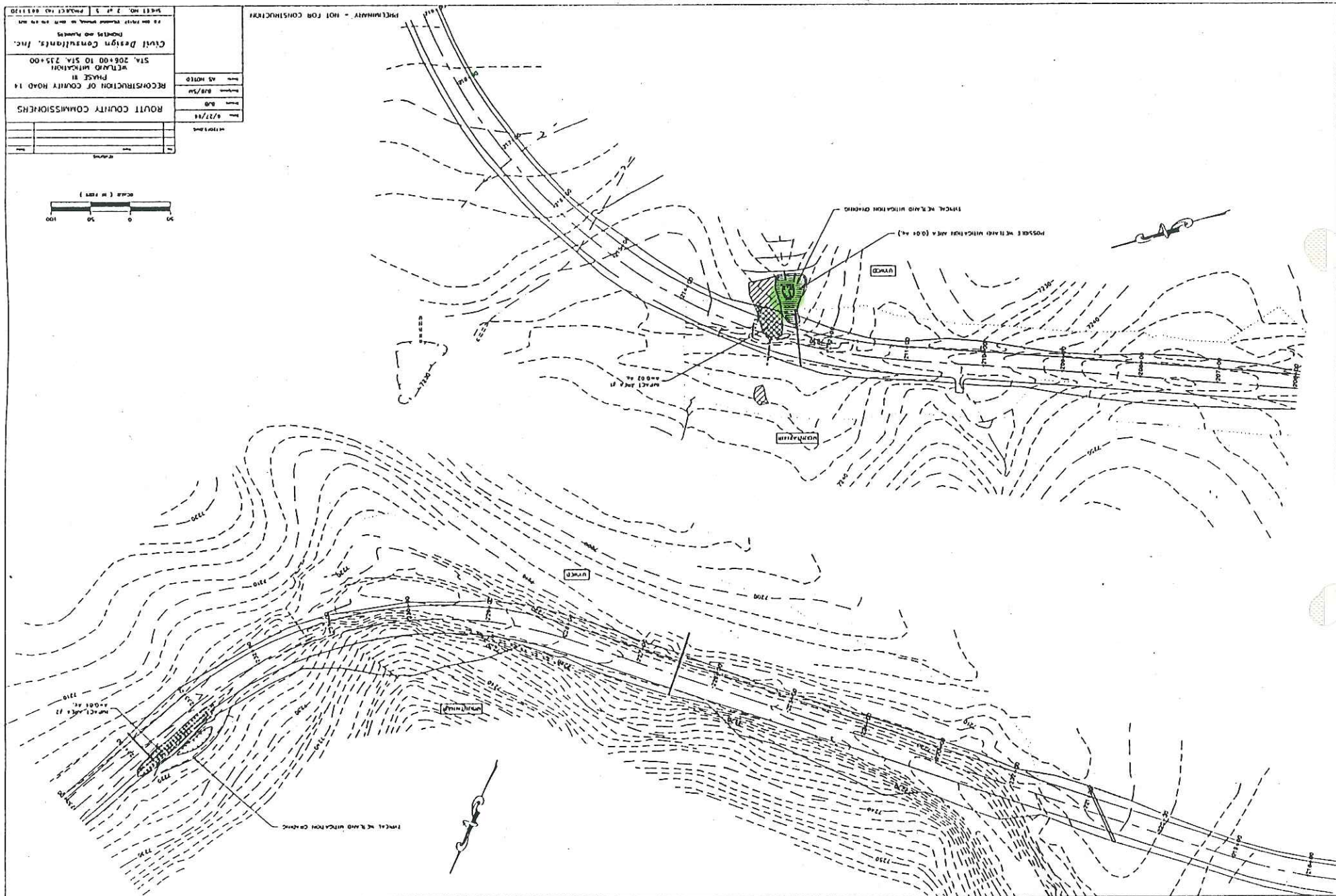
Paul H. Draper

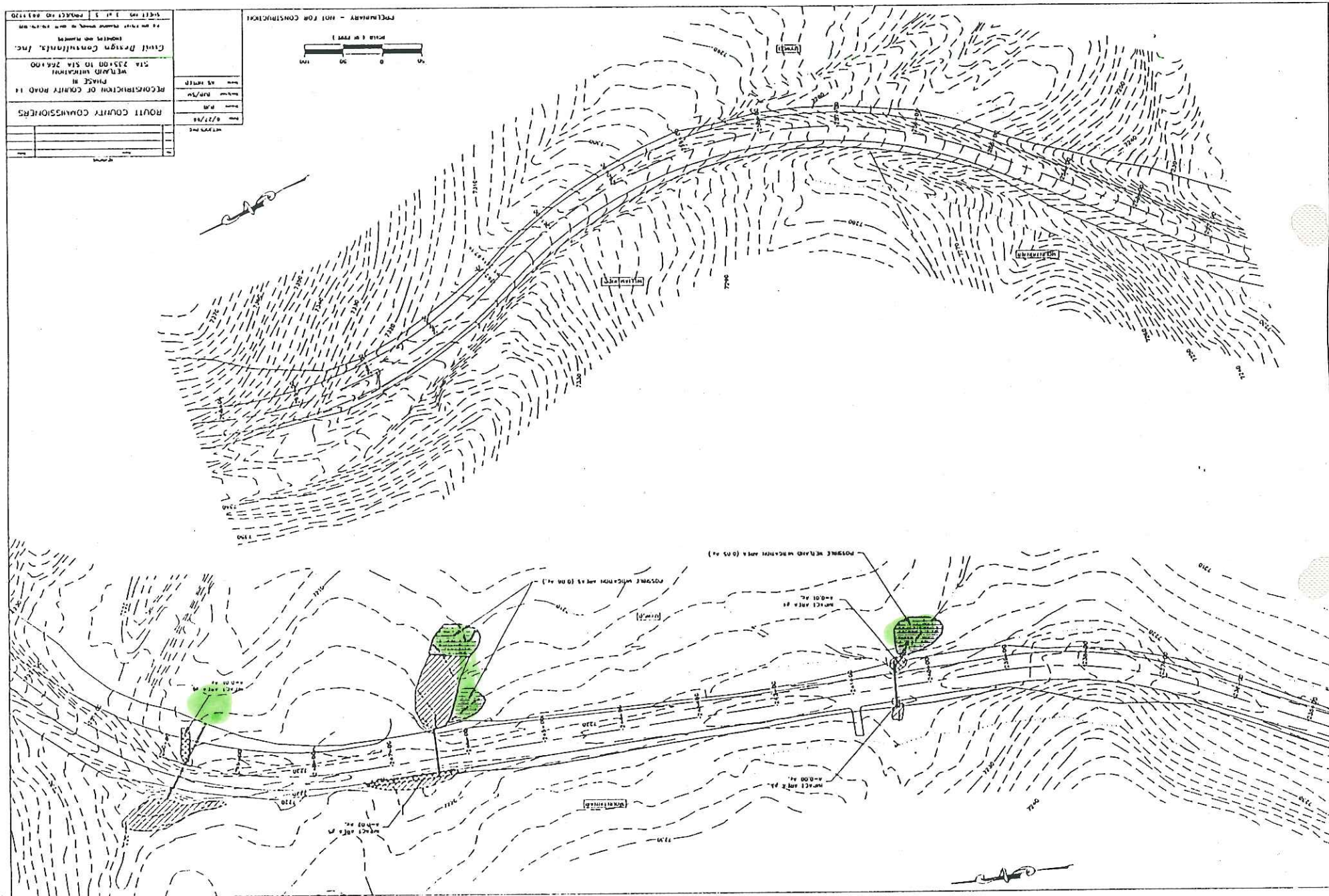
Ellen Crain, County Planning

Chuck Donley, County Planning

John Fetcher, UYWCD

Sue Nall, USA Corps of Engineers

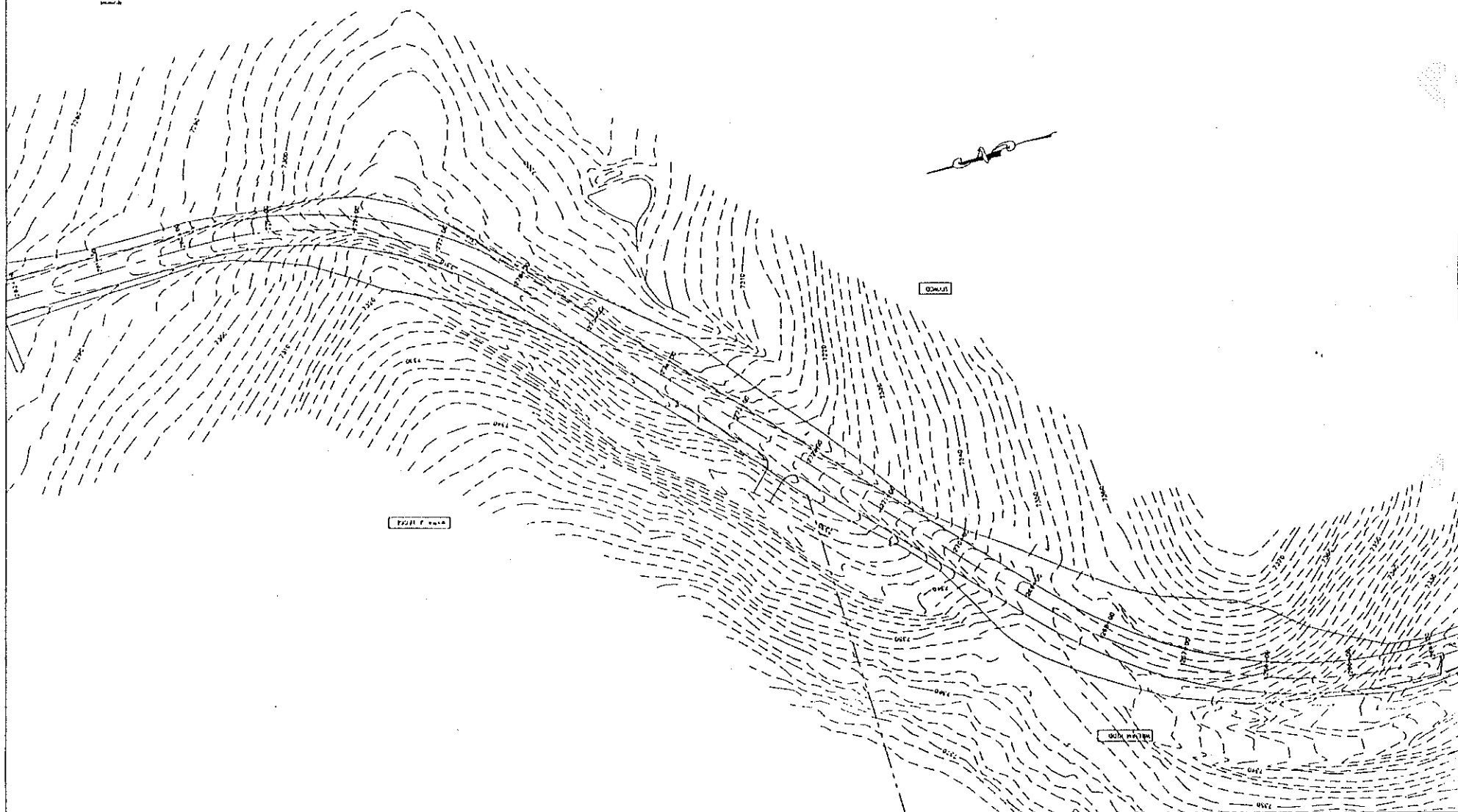
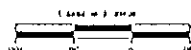




COUNTY OF COCONINO RECONSTRUCTION OF COUNTY ROAD 14 FROM STA. 26+100 TO STA. 26+100 PROJECT NO. 14-000 PREPARED BY: [blank] DATE: 8/27/98 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]	
Civil Design Consultants, Inc. 514 W. 26TH AVENUE PHOENIX, ARIZONA 85009 TEL: 602/998-1111 FAX: 602/998-1112	

DATE	8/27/98
BY	[blank]
CHECKED	[blank]
APPROVED	[blank]

Preliminary - NOT FOR CONSTRUCTION



STATE OF COLORADO



Colorado State Parks
Stagecoach State Park
P.O. Box 98
Oak Creek, CO 80467
Phone 970-736-2436
Fax 970-736-2516

Roy Romer, Governor
James Lochhead, Executive Director
Laurie Mathews, Director

Lou Gabos
Rout County Road and Bridge
County Annex Building

January 13, 1997

Dear Lou:

I believe that it is still your intent to seek approval to construct wetland mitigation sites at Stagecoach Reservoir State Park during the county road construction project that is proposed for the summer of 1997. This activity will require prior approval by the State Parks Board since it is a change in our park master plan. Also, you will need to ask the Parks Board for retroactive approval of the wetland mitigation work that was done last season. Following is the type of information that needs to be submitted for this request:

- detailed maps of park and county road showing location and size of the already constructed wetlands that did not have prior approval of the Parks Board
- detailed maps of the park and county road showing the location and size of the proposed new wetlands
- conceptual design of sites (what they may look like)
- a narrative explaining:
 - why the mitigation is needed and why the park is the best location
 - why prior approval for existing sites was not/could not be pursued
 - what mitigation sites relate to which portions of RCR#14 or other county roads
 - how will the sites be made to blend in to the area and be visually appealing
 - what vegetation will be planted to cover disturbed areas
 - how will maintenance on these sites be achieved in perpetuity and who will do it

I will need this information by February 15, 1997 so I have time to review it and discuss it with you prior to Parks Board deadline on March 6, 1997. After my review and revisions, I will notify you of the numbers of copies that must be submitted. The Parks Board will meet on March 21, 1997 in Glenwood Springs. I believe that Joe Maurier, the North Region Manager, can present this item on the County's behalf, but you are welcome to attend the meeting if you desire.

It is my understanding that this proposed action will also require a revision of the park's P.U.D. and will have to be presented to the county planning commission since it is a change in use from

recreation to protected perpetual wetland mitigation. I will need your assistance in this process and will await your notification on how to proceed.

Sincerely,



Dennis K. Scheiwe/Park Manager

dks

c: Joe Maurier/Regional Manager

Gary Buffington/Assistant Regional Manager

County Road 16 may bisect the property. The Engineer and Planning Staff have attempted to locate documentation that this section has been vacated and replaced by roads illustrated on the Meadowgreen plat. However, no evidence has been located that proves the road has ever been vacated.

Mr. Sharp explained that there is a 60 foot right-of-way with the lot boundary being the south portion of the ROW. Access to the north lot comes off to the Northeast. Mr. Sharp will convey easement to the Property Owners Association.

Mr. Moore was concerned that the road was vacated. He knew that it crossed a corner of his property.

Attorney Vanderbloemen felt that the road had been vacated, however, if it has not yet been vacated on record it still could be.

Mr. Fry explained that Lou Gabos had researched resolutions and Board minutes since 1978 and has not located any information that the road has been vacated. Mr. Sharp commented that if it was done with the Stagecoach subdivision it would have been done in 1971 or 1972.

Mr. Sharp said he would make it clear that the homeowners would get easement, but he would also make it clear that it is not usable because of the physical terrain of the property.

Commissioner Dorr moved to approve the subdivision exemption for Snokemo Lane, contingent upon the requirement that an access easement be made to allow access and direct that further research be done to determine that the access to be conveyed to the property owners will be guaranteed, and will be done prior to final plat. Also, this exemption shall not become effective until a final plat is recorded with the Routt County Clerk & Recorder. Said plat shall be recorded within 30 days of the date of approval of a resolution reflecting this action of the Board of County Commissioners.

Attorney Vanderbloemen explained to Mr. Moore, that if the road has been vacated, Mr. Sharp will provide access. If the road has not been vacated, there is access.

Mr. Fry asked, if the right-of-way has been vacated, how will access be allowed? Mr. Sharp replied that physically they will have to make a deal with Mr. Moore, or go around that point.

Mr. Fry stated, for the record, that Staff felt this request qualifies for an exemption because the parcel was divided by a county road.

A vote was taken, which was unanimous for the exemption.

EN RE: LLOYD HICKS AND DENNIS SCHEIWE/SNOWMOBILERS

Mr. Hicks and Mr. Scheiwe explained that snowmobile clubs are coming in from Wyoming and Nebraska and want to come into the Clark area. Since there is no access from Columbine to Clark and they would have to ride down ROR 129, they can not legally get to Clark. The snowmobile clubs can come down through Wyoming as far as Columbine without having to drive on a maintained roadway. Mr. Hicks stated that the Routt County Powder Cats Snowmobile Club is willing to sign the road and mark it. In most areas the snowmobiles can either stay in the barrow ditch or ride off road except for the stretch between the foot of Willow Creek Divide and Glen Eden.

Commissioner Dorr asked that the men contact County Engineer Lou Gabos and Road Supervisor Charles Hixon, and noted that there should be a public meeting regarding the issue.

Mr. Scheiwe explained that the snowmobilers will be able to use the old Ellis Trail but there is no alternative on Willow Creek. There are no services at Hahn's Peak this year and the closest food, lodging and gas are at Clark. For years, the Colorado snowmobile clubs have been going into Wyoming and now those people want to come this way. There are more and more clubs and snowmobilers coming into the area, and are helping with the economy. The feeling is they are going to come into the area anyway, and should be legalized. Snowmobiling is a growing recreation.

Mr. Hicks stated that there are two large groups coming in next month, one from Nebraska and one from Laramie, Wyo. The problem does need to be addressed before then.

Mr. Scheiwe explained that Jackson County is trying to establish an interstate trail from Wyoming into Colorado. The snowmobilers spend a lot of money and if they are treated well, they will return.

The Board directed that Mr. Hicks and Mr. Scheiwe contact Mr. Gabos and Mr. Hixon and return to the Road and Bridge meeting on February 16.

EN RE: CORRECTED ASSESSMENTS

The Board voted unanimously to approve a corrected assessment for Stephen L. Numler, Tax Schedule 25 6640, Lot 1, Steamboat South Subdivision. Reason for correction was that evidence was presented during the 1987 protest period to support lower values of the 5 lots in Steamboat South Subdivision. A verbal agreement was made to adjust these values, however they were not changed in the computer system.

EN RE: UPPER YAMPA CONSERVANCY DISTRICT/DEEDS AND RESOLUTIONS

Staff Planner Caryn Fox, Attorney Vanderbloemen, Attorney Bob Ketser, Phil Eggleston, and Shidge A. were present.

Ms. Fox briefed the Board and explained that there were several resolutions from the Board's meeting with the Upper Yampa Conservancy District on their Zone Change, RUD, relocation of Roads for the Stagecoach dam project.

The Zone Change Resolution is ready for signature. The zoning was Agriculture/Forestry and has been changed to Outdoor Recreation. The legal description has been corrected with exhibits which include pictures and map.

February 9, 1988
Board of County Commissioners' Minutes

Commissioner Dorr moved to sign and approve Resolution 87P047A for Zone Change from A/F to OR for the Upper Yampa Conservancy District. Commissioner Kenney seconded the motion which was approved unanimously.

Ms. Fox and Mr. Vanderbloemen explained that Resolution 87P047B is for the Relocation of public rights of way, and subdivision exemption. This includes the relocation of the intersection of RCR 16 and 14. Planning Commission wanted a centerline survey before the Board signed the resolution. The second was a relocation of intersection 16 and 212. The resolution met the 1985 conditions of finding a safer approach and centerline survey. The third is the subdivision exemption plat, to enable the relocation of RCR 16 and 212 right of way, which enlarges the adjacent lot 15 and created Lot 1 Filing II Meadowgreen. Resubdivision of lot 15 Filing II of Meadowgreen now has only lot 1.

Commissioner Kenney moved to sign resolution 87P047B for the Relocation of Public rights of Way and Subdivision Exemption, and to sign the acceptance of deeds pertaining to same. Commissioner Dorr seconded the motion which was approved unanimously.

Attorney Vanderbloemen recommended that the Board sign and approve the Final Plat striking out the statement of covenants, since there are no covenants.

Commissioner Kenney moved to sign and approve the final subdivision exemption plat. Commissioner Dorr seconded the motion which was approved unanimously.

Attorney Vanderbloemen noted for the record that Commissioner Fisher has signed the deeds that are to be attached to 87P047B and has also signed the final plat.

Resolution 87P047C Conceptual PUD for Relocation of RCR 18. This included the camp ground entrance, and reflects the conditions that Planning Commission recommended and the Board approved. Planning Commission recommended relocation of RCR 18, subject to further study, while the Board of County Commissioners disagreed and left that condition out. The deed for RCR 18 is attached as well as exhibit 3. (map).

Commissioner Kenney moved to sign Resolution 87P047C Conceptual PUD and Relocation of RCR 18, and to also sign the deeds. Commissioner Dorr seconded the motion which was approved unanimously.


Attorney Vanderbloemen explained the deeds for right of way purposes and recommended acceptance of such deeds.

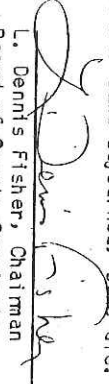
Commissioner Dorr moved to execute acceptance of deeds for right of way purposes on RCR 14. Commissioner Kenney seconded the motion which was unanimous.

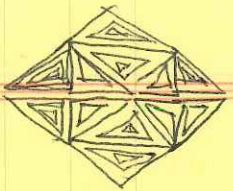
Attorney Vanderbloemen explained that there were conditions on the 1985 resolution. He agrees with Mr. Saterdal that the access road is not necessarily where it is shown, and that by signing these resolutions the County is in no way saying that all conditions have been met.

Commissioner Dorr asked for clarification regarding Condition #5 of the 1985 resolution. He questioned that the County has the right to construct the road, but that the County does not have to construct it. Attorney Vanderbloemen agreed that the condition provided the County the right to relocate the roads if and when the County is interested.

No further business coming before the Board, same adjourned, sine die.


Kim Bonner, Clerk and Recorder


L. Dennis Fisher, Chairman
Board of County Commissioners



BCC. 2/9/88

Upper Yampa Water Conservancy
Dist.

Tom - Zone Change to Outthere
Recreation -

Could be. Final PCD

Explained could be & was by
it in OK zone

- PC need cond that zone
Change was effective upon
construction but didn't
give definite ~~at~~ time when
the was effective

Changed wording based upon
language developed since
then so meet the intent
Groom saddle with Ranch) & other
like OK zone.

John felt new language is
clearer

Bob - move to approve no
for the
Paul - 2nd

VOTB: Rye 3

John - final PCD was already
approved by PC.
Will be bringing res. to PC
to be signed

Pres. re: Peloe County Ads.
& Subdiv. expropriation

17th - in 1985 - approved vacation
of certain Ads - generally
located at relocation - now
have exact realignments.

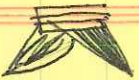
Re asked for centerline surveys
- ~~these~~ have received notes &
bound descriptions.
Centerline surveys were
replaced w/ deeds & notes &
birds descriptions.
John has received form of deed.

Intersection of CL 16 & 212 -
realignments of curve created
new parcel so needed expropriation.
Be approved - got notes & birds
instead of centerline surveys.

Exemption was obtained by
Shelby - have ~~deeded~~ dedicated
land to access curve.
Changed lot 15 - not called
lot 1 of filing 2; only had
filing of Madougreen before

Books of Subdivision expropriation
- no adde site

Cond #4 has been met
Cond #5 has been taken care
of by ~~cent~~ ^{consequences}



Bob W. gave my deeds & Bo
for acceptance.
Bob explained there's some odd
language ^{re: mineral reservations} on deed from North
M. doesn't have any concerns
w/ it. Don't get any minerals
w/ these deeds anyway.
Asked Bob to sign both copies
- copy of deeds will be attached to
resolutions.

Paul: move to sign too - on floor
of Public House & Sublin.
Description
of to sign deeds
Bob - 2nd

VOTE: Aye 3

M. - Explanation plat.
Bob can sign - fulfill intent
of Cond #4.
Paul - moved to sign plat
Bob - no diff than before - 2nd

VOTE: Aye 3

M. Dennis has signed deeds

Concept PUD / Reles CR 18

~~11~~
JH - explained reles of CR 18 -
background entrance & dedication
Paul - move to sign has on
Cone PUD Detail / Reles of
CR 18 & sign deed pertaining
there to

Bob - wd

107E Aug 3

JH - explained re. in 1985
requiring dedication on
CR 14. Deeds from Mtn
Mts & District to County.
Stedje - explained that
only boundary line encloses
Mtn Mts had concern that they
got access to CR because the
100' survey is CR 14. The resolve
characterized legal fence on
Gentson mapping & calculate
fence 30' from CR 14 waterway
was furthest - determine that
Mtn had PUD.

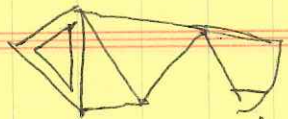
Bob can expect acceptance
of CR 14 Deeds

Bob - moved to sign deeds
Paul - wd
107E - Aug 3



Thy.

My signing deeds & resolution
Aren't mean that all conds.
Have been met.



Relection by Stetson Conds
"H" - hasn't been worked
on yet. Not ready ~~to~~
~~to~~ work on.

HOLLORAN, STICKLER & WEISS

ATTORNEYS AT LAW

SEQUOIA CLUB BUILDING

141 - 9TH STREET

P.O. BOX 773600

STEAMBOAT SPRINGS, COLORADO 80477

TELEPHONE: (303) 879-2410



MICHAEL J. HOLLORAN
ROBERT H. STICKLER
ROBERT G. WEISS

February 12, 1988

OF COUNSEL
DONALD J. BURRIS
ADMITTED IN ARIZONA

Ms. Caryn Fox
Routt County Planning Department
Post Office Box 773749
Steamboat Springs, CO 80477

Re: Stagecoach Matters Of
February 9, 1988

Dear Caryn:

When the original documents approved by the Board on February 9, 1988 have been returned to you, I would appreciate you making a complete copy for me of everything as recorded.

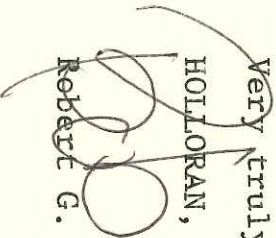
With the exception of the Agreement Cancelling Memorandum Of Agreement, Quit Claim Deed from Novak Family Trust to Mountainair Company, and Deed from Mountainair to the Upper Yampa District (all of which originals should be returned to me), you should keep all other originals.

The final matter is to have the Final PUD Plan, as approved by the Planning Commission, signed by Bob Maddox as Chairman of the Planning Commission, attested by Steve Fry as Secretary, and recorded. I assume that this will not require our attendance at a meeting, but I would like to review the language you endorse on the Plan prior to execution and recording.

If you have any questions, please let me know.

Very truly yours,

HOLLORAN, STICKLER & WEISS


Robert G. Weiss

RW/ph
cc: Phil Eggleston
Skidge Moon
[D4]

8801 T / 037

Recorded at 11¹⁴ o'clock A. M. FEB. 18 1988
 Reception No. 370205 Recorder KIM BONNER *475004

KNOW ALL MEN BY THESE PRESENTS, That MOUNTAINAIR COMPANY, a Colorado limited partnership, whose address is 4411 South High Street, Englewood, County of Arapahoe, State of Colorado, for the consideration of Ten and No/100 Dollars (\$10.00) in hand paid, hereby sells and conveys to the UPPER YAMPA WATER CONSERVANCY DISTRICT, whose address is Steamboat Springs, Colorado 80488-0339, of the County of Routt in the State of Colorado, the following real property, situate in the County of Routt and State of Colorado, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, with all of its improvements and appurtenances, free and clear of all liens and encumbrances, defects and adverse interests except those of record, and except certain grazing leases that allow reservoir construction activities to commence immediately and then terminate within six (6) months after delivery of this Deed.

Signed and delivered this 7th day of January, 1988.

MOUNTAINAIR COMPANY, a Colorado
 limited partnership
 By: Alfred Saterdal
 Alfred Saterdal, General Partner

NOT RECORDED RE

FEB. 18 1988

STATE OF COLORADO)

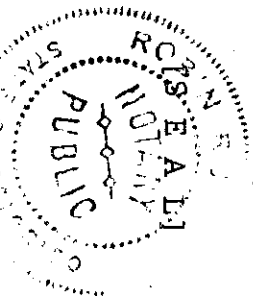
County of Denver) ss.

The foregoing instrument was acknowledged before me in the County of Denver, State of Colorado this 7th day of January, 1988 by Alfred Saterdal as a General Partner of MountainAir Company, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires:

Notary Public





BOOK 632 PAGE 1787

D & D CONSULTANTS Inc.

P.O. Box 775008 Steamboat Springs, Colorado 80477
(303) 879-2715

Revised 10-26-87
October 1, 1987

Description of a tract of land located in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 29, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, Lots 3 and 4 (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 30, Lots 1 and 2 (W $\frac{1}{2}$ NW $\frac{1}{4}$), E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 31, NW $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 32, all of Township 4 North, Range 84 West and in the E $\frac{1}{2}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ of Section 36 all of Township 4 North, Range 85 West, Lots 2, 3 and 4 (NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 1, Lots 1 and 2 (N $\frac{1}{2}$ NE $\frac{1}{4}$), S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 2, all of Township 3 North, Range 85 West and in portions of South Shore at Stagecoach, a subdivision as filed by plat with the Clerk and Recorder, appearing in File #7314, of the 6th Principal Meridian, Routt County, Colorado.

Beginning at the N $\frac{1}{4}$ corner of Section 32,

thence S 01°47'18" W 115.28 feet along the east boundary line of the NW $\frac{1}{4}$ of Section 32,
thence S 64°12'07" W 74.36 feet,
thence N 60°56'26" W 43.58 feet,
thence S 66°43'05" W 102.94 feet,
thence S 86°29'50" W 687.82 feet,
thence S 67°08'08" W 215.90 feet,
thence S 87°15'26" W 29.12 feet to the north boundary line of South Shore at Stagecoach Subdivision,
thence N 53°53'55" W 108.08 feet along said north boundary to a point on the west boundary line of Uncompahgre Road of said subdivision,
thence N 86°09'22" W 91.71 feet along said west boundary line to a Point of Curvature.

Thence along said boundary line on a curve to the left a distance of 267.26 feet, whose Delta is 63°48'12" and whose chord bears S 61°56'27" W 253.66 feet,
thence S 30°02'25" W 189.60 feet along said west boundary line to the north boundary line of Arapahoe Road of said subdivision,
thence N 60°53'50" W 39.30 feet along said north boundary line to a Point of Curvature.

Thence along said boundary on a curve to the left a distance of 394.12 feet, whose Delta is 107°31'52" and whose chord bears S 65°20'05" W 338.78 feet to an angle point on the east

boundary of Lot 1 of South Shore at Stagecoach, Filing No. 2, as filed by plat with the Clerk and Recorder appearing at file #10223, thence along the outerboundary of said Lot 1 for the following eleven (11) courses:

- 1) N 34°02'57" W 90.92 feet,
- 2) S 28°55'00" W 101.16 feet to a curve from which the radius point bears S 26°22'10" E 60.00 feet,
- 3) along said curve to the left a distance of 18.91 feet whose Delta is 18°03'36" and whose chord bears S 54°36'02" W 18.83 feet,
- 4) S 69°57'00" W 96.52 feet,
- 5) S 23°48'00" E 49.51 feet,
- 6) S 59°12'00" E 0.65 feet,
- 7) S 75°51'00" E 64.44 feet,
- 8) S 65°36'00" E 0.10 feet,
- 9) N 43°49'05" E 11.61 feet to a curve from which the radius point bears N 43°49'05" E 60.00 feet,
- 10) along said curve to the left a distance of 51.38 feet whose Delta is 49°03'56" and whose chord bears S 70°42'52" E 49.83 feet,
- 11) N 84°45'10" E 70.00 feet to the westerly boundary line of Arapahoe Road,

thence along said westerly boundary line for the following six (6) courses:

- 1) S 05°14'51" E 120.00 feet to a Point of Curvature,
- 2) along a curve to the left a distance of 185.32 feet, whose Delta is 51°47'42" and whose chord bears S 31°08'41" E a distance of 179.07 feet,
- 3) S 57°02'32" E 21.14 feet to a Point of Curvature,
- 4) along a curve to the right a distance of 189.47 feet, whose Delta is 127°43'07" and whose chord bears S 06°49'02" W a distance of 152.61 feet,
- 5) S 70°40'36" W 72.80 feet to a Point of Curvature,
- 6) along a curve to the left a distance of 34.07 feet, whose Delta is 013°00'53" and whose chord bears S 64°10'10" W a distance of 34.00 feet to the north boundary line of Pawnee Trail of said subdivision,

thence N 46°00'55" W 100.22 feet along said north boundary line to a Point of Curvature, thence along a curve to the left a distance of 78.81 feet, whose Delta is 25°05'07" and whose chord bears N 58°33'15" W a distance of 78.18 feet to the southeast corner of Lot 2 of the above said South Shore at Stagecoach, Filing No. 2, thence along the outerboundary of Lot 2, 3 and 4 of said subdivision for the following seven (7) courses:

- 1) N 16°09'14" E 128.44 feet,
- 2) N 89°23'41" W 232.20 feet
- 3) N 81°31'00" W 61.94 feet,

- 4) S 78°54'00" W 116.56 feet,
- 5) S 69°12'00" W 64.88 feet,
- 6) S 42°49'00" W 86.07 feet,
- 7) N 76°29'43" W 10.77 feet to the NW corner of Lot 16 of South Shore at Stagecoach (file #7314),

thence S 03°10'23" E 190.26 feet along the west boundary line of said Lot 16 to the southwest corner of said Lot 16, thence S 55°27'55" E 158.11 feet along the southwesterly boundary of Lot 17 to the southwest corner of Lot 18, thence S 75°13'44" E 155.24 feet along the south boundary line of said Lot 18 and Lot 19 to the southwest corner of Lot 20, thence S 33°51'01" E 180.28 feet along the south line of Lot 20 and Lot 21 to the southwest corner of Lot 22, thence S 55°56'40" E 139.32 feet along the south boundary line of said Lot 22 to the southwest corner of said Lot 23, thence S 55°56'40" E 54.88 feet along the south boundary line of said Lot 23, thence S 40°27'09" E 101.25 feet, thence S 15°39'58" E 669.65 feet, thence S 33°45'18" E 180.00 feet, thence S 50°24'33" E 93.77 feet, thence S 17°59'24" E 694.26 feet to the south boundary line of Multi-Family Tract 31 of said South Shore at Stagecoach, thence S 88°40'00" E 215.00 feet along said south boundary line to the west boundary line of Uncompahgre Road of said subdivision, thence S 08°06'40" W 426.00 feet along said west boundary line to a Point of Curvature.

Thence along the southwesterly boundary line of said road on a curve to the left a distance of 210.13 feet, whose Delta is 65°04'42" and whose chord bears S 24°25'41" E a distance of 199.01 feet, thence S 56°58'02" E 136.77 feet along said southwesterly boundary line to a Point of Curvature.

thence along the westerly and northerly lines of said road on a curve to the right a distance of 548.52 feet, whose Delta is 194°00'00" and whose chord bears S 40°01'58" W a distance of 321.58 feet, thence N 42°58'02" W 142.00 feet along the northerly boundary line of said road to a Point of Curvature.

Thence along said northerly boundary line on a curve to the left a distance of 661.02 feet, whose Delta is 59°38'37" and whose chord bears N 72°47'19" W a distance of 631.58 feet to the easterly boundary of Souix Trail of said subdivision, thence N 13°50'39" W 132.22 feet along said easterly boundary line to a Point of Curvature.

Thence along said easterly boundary line on a curve to the left a distance of 270.91 feet, whose Delta is 58°34'29" and whose chord bears N 43°07'41" W a distance of 259.27 feet,

thence N 72°24'56" W 177.78 feet along the easterly boundary line of said road to a Point of Curvature.

Thence along the easterly boundary line of said road on a curve to the right a distance of 229.30 feet, whose Delta is 41°03'19" and whose chord bears N 51°53'13" W a distance of 224.42 feet,
thence N 31°21'39" W 123.18 feet along the easterly boundary line of said roadway to a Point of Curvature.

thence along said easterly boundary line on a curve to the right a distance of 175.19 feet, whose Delta is 25°05'40" and whose chord bears N 18°48'46" W a distance of 173.79 feet,
thence N 06°16'01" W 241.84 feet along the east boundary line of said roadway to a Point of Curvature.

Thence along said easterly boundary line of a curve to the left a distance of 254.01 feet, whose Delta is 28°49'08" and whose chord bears N 20°40'36" W a distance of 251.34 feet,
thence N 35°05'10" W 156.41 feet along said easterly boundary line to the west line of the NW¼ of Section 32,
thence N 01°24'51" E 570.15 feet along said west line,
thence N 56°05'02" W 361.20 feet,
thence N 66°34'00" W 34.32 feet,
thence S 00°25'00" W 39.83 feet,
thence S 42°04'00" W 18.59 feet,
thence S 37°19'00" E 47.51 feet,
thence S 20°13'00" E 254.76 feet,
thence S 32°01'00" W 153.19 feet,
thence S 77°27'00" W 143.19 feet,
thence S 67°25'00" W 62.89 feet,
thence N 60°24'00" W 61.44 feet,
thence N 79°04'00" W 21.18 feet,
thence S 03°09'00" W 80.46 feet,
thence S 11°42'00" E 38.85 feet,
thence S 18°42'00" E 107.60 feet,
thence S 07°33'00" W 90.48 feet,
thence S 04°32'00" W 65.62 feet,
thence S 06°46'00" W 88.35 feet,
thence S 60°19'05" W 217.98 feet,
thence N 85°56'27" W 269.43 feet,
thence N 70°10'00" W 93.83 feet,
thence N 46°25'00" W 35.18 feet,
thence N 72°42'00" W 9.98 feet,
thence S 14°17'00" W 97.77 feet,
thence S 80°07'00" W 101.55 feet,
thence S 82°19'00" W 51.80 feet,
thence S 53°26'00" E 73.77 feet,
thence S 66°31'00" E 28.69 feet,
thence S 82°10'00" E 22.75 feet,
thence S 87°47'00" E 100.37 feet,
thence S 66°24'29" E 289.49 feet,
thence S 14°55'34" E 762.91 feet,

thence S 22°54'00" E 112.29 feet,
 thence S 05°40'00" E 72.32 feet,
 thence S 08°18'00" W 59.81 feet,
 thence S 00°42'00" W 32.26 feet,
 thence S 10°36'00" E 60.08 feet,
 thence S 20°48'00" E 54.64 feet,
 thence S 12°50'00" E 155.86 feet,
 thence S 13°50'00" W 142.65 feet,
 thence S 62°20'00" W 149.14 feet,
 thence S 76°01'00" W 188.32 feet,
 thence N 62°39'00" W 32.29 feet,
 thence S 70°53'00" W 122.35 feet,
 thence N 19°01'00" W 177.84 feet,
 thence N 44°05'00" W 114.50 feet,
 thence N 62°47'00" W 117.64 feet,
 thence N 55°00'00" W 159.57 feet,
 thence N 43°30'00" W 102.58 feet,
 thence N 52°58'00" W 189.37 feet,
 thence N 68°23'20" W 172.38 feet,
 thence S 49°50'03" W 184.45 feet,
 thence N 88°04'59" W 139.80 feet,
 thence S 52°26'00" W 7.48 feet,
 thence N 89°22'29" W 174.24 feet,
 thence N 38°39'00" W 127.72 feet,
 thence N 26°25'00" W 50.27 feet,
 thence N 72°07'23" W 55.51 feet,
 thence S 82°08'41" W 192.10 feet,
 thence N 45°08'00" W 147.41 feet,
 thence N 23°28'00" W 99.92 feet,
 thence N 01°38'00" W 100.27 feet,
 thence N 16°31'13" E 186.83 feet,
 thence N 13°13'00" W 33.51 feet,
 thence N 32°40'13" W 83.09 feet,
 thence N 19°40'00" W 77.03 feet,
 thence N 37°11'00" W 25.14 feet,
 thence N 64°17'16" W 196.12 feet,
 thence S 52°19'00" W 14.14 feet,
 thence S 79°34'00" W 74.08 feet,
 thence N 80°39'00" W 63.68 feet,
 thence S 87°38'00" W 50.45 feet,
 thence N 88°00'00" W 63.12 feet,
 thence S 69°30'00" W 36.98 feet,
 thence S 63°38'00" W 70.33 feet,
 thence S 67°22'00" W 43.20 feet,
 thence S 51°08'00" W 82.07 feet,
 thence S 78°55'00" W 43.17 feet,
 thence S 63°55'00" W 61.81 feet,
 thence S 64°07'00" W 40.86 feet,
 thence S 46°15'00" W 47.32 feet,
 thence S 78°32'00" W 62.30 feet,
 thence S 67°45'00" W 56.67 feet,
 thence S 60°19'00" W 52.56 feet,
 thence S 53°37'10" W 228.29 feet,
 thence S 30°13'44" W 58.39 feet,

thence S 50°17'37" W 236.84 feet,
thence S 86°22'00" W 71.50 feet,
thence S 72°24'00" W 50.11 feet,
thence N 69°16'00" W 49.03 feet,
thence N 38°05'43" W 23.07 feet,
thence S 07°22'31" E 211.41 feet,
thence S 09°45'28" W 227.93 feet,
thence S 22°53'00" W 70.48 feet,
thence S 39°48'00" W 77.82 feet,
thence S 77°55'00" W 201.91 feet,
thence N 05°19'41" E 144.20 feet,
thence N 36°55'41" W 150.67 feet,
thence N 22°55'00" W 24.06 feet,
thence N 56°31'00" W 12.81 feet,
thence S 78°53'35" W 86.31 feet,
thence N 73°50'00" W 101.61 feet,
thence N 29°00'11" W 48.64 feet,
thence S 71°05'54" W 100.26 feet,
thence S 86°42'00" W 45.49 feet,
thence S 77°36'04" W 255.56 feet,
thence S 65°22'35" W 253.18 feet,
thence S 66°45'24" W 269.32 feet,
thence S 71°21'12" W 297.53 feet,
thence S 60°33'26" W 217.59 feet,
thence S 67°29'00" W 128.67 feet,
thence S 71°10'05" W 250.00 feet,
thence S 78°25'59" W 193.22 feet,
thence S 66°25'00" W 66.38 feet,
thence S 76°01'28" W 232.87 feet,
thence S 74°37'59" W 330.44 feet,
thence S 71°39'53" W 248.93 feet,
thence S 80°36'00" W 120.53 feet,
thence S 87°43'00" W 92.81 feet,
thence S 75°09'00" W 86.48 feet,
thence N 82°18'26" W 126.88 feet,
thence S 82°04'18" W 77.96 feet,
thence S 86°13'00" W 58.90 feet,
thence S 68°49'16" W 151.13 feet,
thence S 70°32'45" W 690.23 feet,
thence S 62°23'50" W 121.21 feet,
thence S 66°46'27" W 99.95 feet,
thence S 56°23'13" W 107.32 feet,
thence S 65°54'21" W 44.50 feet,
thence S 46°42'07" W 194.38 feet,
thence S 60°21'39" W 130.79 feet,
thence S 70°20'06" W 167.72 feet,
thence S 78°29'12" W 57.45 feet,
thence S 63°56'05" W 78.59 feet,
thence S 78°09'48" W 158.05 feet,
thence N 88°32'37" W 74.90 feet,
thence N 79°02'12" W 79.72 feet,
thence S 78°13'46" W 132.68 feet,
thence S 86°49'42" W 78.64 feet,
thence N 86°42'45" W 101.69 feet,

thence S 84°00'36" W 57.80 feet,
 thence S 75°44'09" W 92.58 feet,
 thence S 60°06'08" W 71.06 feet,
 thence S 56°19'34" W 107.16 feet,
 thence S 55°09'12" W 86.51 feet,
 thence S 51°53'12" W 80.65 feet,
 thence S 34°35'47" W 37.39 feet,
 thence S 62°07'36" W 39.87 feet,
 thence S 45°56'55" W 70.51 feet,
 thence S 62°58'10" W 13.34 feet to the east boundary line of
 Lot 1 of Section 2 T3N, R85W,
 thence S 00°10'50" W 378.94 feet along said east boundary line
 to the southeast corner of said Lot 1,
 thence N 88°58'56" W 951.61 feet along the south boundary line
 of said Lot 1 and along a fence to a point five feet south of
 the centerline of the Union Ditch,
 thence along a line five feet south of and parallel with the
 centerline of the Union Ditch for the following thirteen (13)
 courses:

- 1) S 09°06'00" W 9.84 feet,
- 2) S 37°25'30" W 11.32 feet,
- 3) S 67°44'10" W 44.71 feet,
- 4) S 67°43'20" W 209.16 feet,
- 5) S 61°21'30" W 12.10 feet,
- 6) S 38°34'20" W 9.67 feet,
- 7) S 40°42'50" W 79.98 feet,
- 8) S 44°49'10" W 24.56 feet,
- 9) S 76°00'40" W 30.37 feet,
- 10) S 80°47'20" W 60.59 feet,
- 11) N 09°12'40" W 5.00 feet,
- 12) N 08°13'11" E 4.12 feet,
- 13) S 75°33'40" W 43.14 feet to the headgate of said Union
 Ditch,

thence N 17°44'30" E 54.60 feet to the centerline of the Yampa
 River,
 thence N 75°49'00" E 127.50 feet along said centerline,
 thence N 31°28'00" E 85.70 feet along said centerline,
 thence N 52°19'25" W 122.96 feet along said centerline to the
 south boundary line of Lots 1 and 2 of the above said
 Section 2,
 thence N 89°01'22" W 1385.71 feet along said south line and
 along the existing fence to the southwest corner of said
 Lot 2, thence N 00°03'44" E 68.72 feet along the west
 boundary line of said Lot 2 to the northerly right of way of
 County Road No. 14. Said right of way being 30 feet north
 of and parallel with the existing centerline of said County
 Road,
 thence along said northerly and northwesterly right of way line
 for the following ten (10) courses:

- 1) N 42°08'24" E 167.44 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 269.35 feet,

- whose Delta is 38°34'10" and whose chord bears N 61°25'29" E a distance of 264.29 feet,
- 3) N 80°42'34" E 640.49 feet to a Point of Curvature,
- 4) along a curve to the left a distance of 208.18 feet, whose Delta is 18°25'48" and whose chord bears N 71°29'40" E a distance of 207.29 feet,
- 5) N 62°16'46" E 368.81 feet to a Point of Curvature,
- 6) along said curve to the left a distance of 104.80 feet, whose Delta is 21°06'06" and whose chord bears N 51°43'43" E a distance of 104.21 feet,
- 7) N 41°10'40" E 322.26 feet to a Point of Curvature,
- 8) along said curve to the left a distance of 255.37 feet, whose Delta is 26°26'04" and whose chord bears N 27°57'38" E a distance of 253.11 feet,
- 9) N 14°44'36" E 196.96 feet to a Point of Curvature,
- 10) along said curve to the right a distance of 86.59 feet, whose Delta is 12°15'01" and whose chord bears N 20°52'06" E a distance of 86.43 feet to the north line of the above said Lot 1, Section 2,

thence N 89°32'10" E 69.34 feet along said north line to the easterly right of way of County Road #14, said point being on a curve from which the radius point bears S 57°32'01" E 335.23 feet,

thence along said right of way on a curve to the right a distance of 160.92 feet, whose Delta is 27°30'12" and whose chord bears N 46°13'04" E 159.38 feet,

thence N 59°58'11" E 271.67 feet along said right of way to a point of curvature,

thence along said right of way on a curve to the right a distance of 201.16 feet, whose Delta is 36°35'25" and whose chord bears N 78°15'53" E 197.76 feet,

thence S 83°26'24" E 116.01 feet along said right of way to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, T4N, R85W,

thence N 01°28'09" E 96.39 feet along said west line to the northerly right of way fence of County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence,

thence N 69°14'45" E 37.99 feet,

thence N 66°10'49" E 237.83 feet,

thence N 63°03'00" E 76.63 feet,

thence N 43°22'56" E 210.54 feet,

thence N 37°09'00" E 69.61 feet,

thence N 25°34'00" E 99.66 feet,

thence N 27°24'00" E 132.19 feet,

thence N 37°47'00" E 103.87 feet,

thence N 43°36'00" E 101.07 feet,

thence N 26°04'35" E 12.06 feet to the westerly right of way fence of the above said County Road No. 14,

thence along the westerly and northerly right of way fence of said County Road No. 14 for the following eighteen (18) courses:

- 1) N 23°04'11" E 359.65 feet,
- 2) N 22°25'48" E 689.38 feet,

3) N 20°30'37" E 338.59 feet,
 4) N 17°08'41" E 118.98 feet,
 5) N 21°18'27" E 239.13 feet,
 6) N 24°51'22" E 474.90 feet,
 7) N 88°34'12" E 357.59 feet,
 8) S 63°31'32" E 380.14 feet,
 9) S 89°40'30" E 619.65 feet,
 10) N 86°55'10" E 108.81 feet,
 11) N 49°46'57" E 166.95 feet,
 12) N 24°44'41" E 561.02 feet,
 13) N 02°16'16" E 259.33 feet,
 14) N 01°35'24" E 108.55 feet,
 15) N 00°43'47" W 241.35 feet,
 16) N 00°10'57" E 578.79 feet,
 17) N 43°46'53" E 141.71 feet,
 18) N 43°43'18" E 549.72 feet to the north line of the
 NE¼NE¼ of the above said Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the
 east right of way line of County Road #14,
 thence along said east right of way for the following twelve
 (12) courses:

- 1) N 33°08'15" E 30.02 feet to a point of curvature,
 2) along said curve to the left a distance of 219.70 feet
 whose delta is 31°04'50" and whose chord bears
 N 17°35'50" E 217.01 feet,
 3) N 02°03'25" E 90.89 feet to a point of curvature,
 4) along said curve to the left a distance of 159.15 feet
 whose delta is 22°30'55" and whose chord bears
 N 09°12'02" W 158.13 feet,
 5) N 20°27'30" W 232.35 feet to a point of curvature,
 6) along said curve to the right a distance of 189.23 feet
 whose delta is 38°43'20" and whose chord bears
 N 01°05'49" W 185.65 feet,
 7) N 18°15'51" E 46.62 feet to a point of curvature,
 8) along said curve to the right a distance of 136.63 feet,
 whose delta is 46°03'01" and whose chord bears
 N 41°17'21" E 132.99 feet,
 9) N 64°18'52" E 114.99 feet to a point of curvature,
 10) along said curve to the left a distance of 103.78 feet
 whose delta is 15°38'53" and whose chord bears
 N 56°29'25" E 103.46 feet,
 11) N 48°39'58" E 741.12 feet to a point of curvature,
 12) along said curve to the left a distance of 63.01 feet
 whose delta is 10°56'22" and whose chord bears
 N 43°11'47" E 62.91 feet to the west line of Lot 3 of
 Section 30, T4N R84W,

thence N 00°00'00" E 957.01 feet along said west boundary line
 to the W¼ corner of Section 30,
 thence S 89°17'09" E 2790.95 feet along the north line of said
 SW¼ to the center of Section 30,
 thence N 00°13'58" W 1338.62 feet along the west boundary line
 of the SW¼NE¼ to the northwest corner of said SW¼NE¼,

thence S 89°40'07" E 1387.23 feet along the north boundary line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 89°40'07" E 1387.23 feet along the north boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 00°00'00" W 1357.08 feet along the east boundary line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the southeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 86°37'55" E 2824.30 feet along the north line of the SW $\frac{1}{4}$ Section 29 to the center of Section 29, thence S 86°37'55" E 1410.70 feet along the north line of the SE $\frac{1}{4}$ to the southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, thence N 01°21'37" E 1487.53 feet along the west boundary line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence N 88°24'17" W 1421.07 feet along the south boundary line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ to the southwest corner of said N $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, thence N 00°54'54" E 1443.98 feet along the west boundary line of said N $\frac{1}{4}$ NE $\frac{1}{4}$ to the S $\frac{1}{4}$ corner of Section 20, thence N 00°00'00" E 1321.04 feet along the west boundary line of the S $\frac{1}{4}$ SE $\frac{1}{4}$, Section 20 to the northwest corner of said S $\frac{1}{4}$ SE $\frac{1}{4}$, thence N 89°49'45" E 2865.56 feet along the north boundary line of said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the northeast corner of said S $\frac{1}{4}$ SE $\frac{1}{4}$, thence S 00°00'00" W 1322.08 feet along the east boundary line of said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the northwest corner of Section 28, thence S 89°55'16" E 1326.94 feet along the north boundary line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 28 to the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$,

thence S 01°20'31" W 1507.82 feet along the east boundary line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 89°05'36" W 1339.37 feet along the south boundary line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 01°46'49" W 1531.17 feet along the east boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29 to the E $\frac{1}{4}$ corner of said Section 29, thence S 01°46'49" W 2679.14 feet along the east boundary line of the SE $\frac{1}{4}$ of said Section 29 to the southeast corner of said Section 29, thence N 86°57'18" W 2780.29 feet along the south boundary line of said SE $\frac{1}{4}$ to the Point of Beginning.

Except that part of County Road #14 being more particularly described as follows:

Beginning at the SW corner of Lot 2 of Section 2 T3N, R85W,

thence N 00°03'44" E 68.72 feet along the west boundary line of said Lot 2 to the northerly right of way of County Road #14. Said right of way being 30 feet north of and parallel with the existing centerline of said County Road, thence along said northerly and northwesterly right of way line for the following ten (10) courses:

1) N 42°08'24" E 167.44 feet to a Point of Curvature,

- 2) along said curve to the right a distance of 269.35, whose Delta is 38°34'10" and whose chord bears N 61°25'29" E a distance of 264.29 feet,
- 3) N 80°42'34" E 640.49 feet to a Point of Curvature,
- 4) along a curve to the left a distance of 208.18 feet, whose Delta is 18°25'48" and whose chord bears N 71°29'40" E a distance of 207.29 feet,
- 5) N 62°16'46" E 368.81 feet to a Point of Curvature,
- 6) along said curve to the left of distance of 104.80 feet, whose Delta is 21°06'06" and whose chord bears N 51°43'43" E a distance of 104.21 feet,
- 7) N 41°10'40" E 322.26 feet to a Point of Curvature,
- 8) along said curve to the left a distance of 255.37 feet, whose Delta is 26°26'04" and whose chord bears N 27°57'38" E a distance of 253.11 feet,
- 9) N 14°44'36" E 196.96 feet to a Point of Curvature,
- 10) along said curve to the right a distance of 86.59 feet, whose Delta is 12°15'01" and whose chord bears N 20°52'06" E a distance of 86.43 feet to the north line of Lot 1, Section 2.

Thence N 89°32'10" E 69.34 feet along said north line to a curve on the southeasterly right of way of said County Road #14 from which the radius point bears S 57°32'01" E 335.23 feet,

thence along said southeasterly and southerly right of way of County Road #14 for the following eleven (11) courses:

- 1) along a curve to the left a distance of 32.02 feet whose Delta is 05°28'22" and whose chord bears S 29°43'52" W 32.01 feet to a point of curvature,
- 2) thence along said curve to the left a distance of 73.76 feet whose Delta is 12°15'01" and whose chord bears S 20°52'06" W 73.62 feet,
- 3) S 14°44'36" W 196.96 feet to a Point of Curvature,
- 4) along said curve to the right a distance of 283.05 feet whose Delta is 26°26'04" and whose chord bears S 27°57'38" W 280.55 feet,
- 5) S 41°10'40" W 322.26 feet to a Point of Curvature,
- 6) along said curve to the right a distance of 126.9 feet whose Delta is 21°06'06" and whose chord bears S 51°43'43" W 126.18 feet,
- 7) S 62°16'46" W 368.81 feet to a point of curvature,
- 8) along said curve to the right a distance of 227.49 feet whose Delta is 18°25'48" and whose chord bears S 71°29'40" W 226.51 feet,
- 9) S 80°42'34" W 640.49 feet to a Point of Curvature,
- 10) along said curve to the left a distance of 228.96 feet whose Delta is 38°34'10" and whose chord bears S 61°25'29" W 224.66 feet,
- 11) S 42°08'24" W 206.25 feet to the south line of the above said Lot 2,

thence N 89°01'22" W 18.53 feet along said south line to the Point of Beginning.

Containing 3.68 acres more or less.

...and except that part of County Road No. 14 being more particularly described as follows:

Beginning at a point on the west line of Section 36 T4N, R85W, from which the southwest corner of Section 36 bears S 01°28'09" W 364.40 feet. Said point being on the northerly right of way fence of said County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence,
 thence N 69°14'45" E 37.99 feet,
 thence N 66°10'49" E 237.83 feet,
 thence N 63°03'00" E 76.63 feet,
 thence N 43°22'56" E 210.54 feet,
 thence N 37°09'00" E 69.61 feet,
 thence N 25°34'00" E 99.66 feet,
 thence N 27°24'00" E 132.19 feet,
 thence N 37°47'00" E 103.87 feet,
 thence N 43°36'00" E 101.07 feet,
 thence N 26°04'35" E 12.06 feet to the westerly right of way fence of the above said County Road No. 14,
 thence along the westerly and northerly right of way fence of said County Road No. 14 for the following eighteen (18) courses:

1)	N	23°04'11"	E	359.65	feet,
2)	N	22°25'48"	E	689.38	feet,
3)	N	20°30'37"	E	338.59	feet,
4)	N	17°08'41"	E	118.98	feet,
5)	N	21°18'27"	E	239.13	feet,
6)	N	24°51'22"	E	474.90	feet,
7)	N	88°34'12"	E	357.59	feet,
8)	S	63°31'32"	E	380.14	feet,
9)	S	89°40'30"	E	619.65	feet,
10)	N	86°55'10"	E	108.81	feet,
11)	N	49°46'57"	E	166.95	feet,
12)	N	24°44'41"	E	561.02	feet,
13)	N	02°16'16"	E	259.33	feet,
14)	N	01°35'24"	E	108.55	feet,
15)	N	00°43'47"	W	241.35	feet,
16)	N	00°10'57"	E	578.79	feet,
17)	N	43°46'53"	E	141.71	feet,
18)	N	43°43'18"	E	549.72	feet to the north line of the

NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the southeasterly right of way line of County Road #14,
 thence along the southeasterly and southerly right of way of said County Road No. 14 for the following twenty seven (27) courses:

- 1) S 33°31'09" W 4.52 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 266.77 feet
whose Delta is 15°17'06" and whose chord bears
S 41°09'42" W 265.98 feet,
- 3) S 48°48'15" W 342.14 feet to a Point of Curvature,
- 4) along said curve to the left a distance of 184.46 feet
whose Delta is 48°02'24" and whose chord bears
S 24°47'03" W 179.10 feet,
- 5) S 00°45'51" W 623.74 feet,
- 6) S 00°08'03" E 426.95 feet to a Point of Curvature,
- 7) thence along said curve to the right a distance of 181.68
feet whose Delta is 26°01'27" and whose chord bears S
12°52'51" W 180.13 feet,
- 8) S 25°53'25" W 473.68 feet to a Point of Curvature,
- 9) thence along said curve to the right a distance of 316.30
feet whose Delta is 60°24'29" and whose chord bears S
56°05'39" W 301.85 feet,
- 10) S 86°17'54" W 491.57 feet to a Point of Curvature,
- 11) along said curve to the right a distance of 299.84 feet
whose Delta is 38°10'38" and whose chord bears
N 74°36'47" W 294.33 feet,
- 12) N 55°31'29" W 193.11 feet to a Point of Curvature,
- 13) along said curve to the left a distance of 244.29 feet
whose Delta is 39°59'27" and whose chord bears
N 75°31'12" W 239.36 feet,
- 14) S 84°29'05" W 91.0 feet to a Point of Curvature,
- 15) along said curve to the left a distance of 168.30 feet
whose Delta is 64°17'05" and whose chord bears
S 52°20'32" W 159.61 feet,
- 16) S 20°12'00" W 173.56 feet,
- 17) S 21°01'49" W 335.88 feet,
- 18) S 22°08'13" W 500.86 feet,
- 19) S 21°46'33" W 557.28 feet,
- 20) S 21°38'15" W 399.61 feet,
- 21) S 24°21'43" W 253.33 feet,
- 22) S 26°33'43" W 240.65 feet to a Point of Curvature,
- 23) along said curve to the right a distance of 530.56 feet
whose Delta is 41°38'31" and whose chord bears
S 47°22'58" W 518.96 feet,
- 24) S 68°12'14" W 308.43 feet to a Point of Curvature,
- 25) along said curve to the right a distance of 361.62 feet,
whose Delta is 43°26'35" and whose chord bears
S 89°55'32" W 353.02 feet,
- 26) N 68°21'11" W 100.53 feet to a Point of Curvature,
- 27) along said curve to the left a distance of 209.26 feet
whose Delta is 15°05'13" and whose chord bears N
75°53'47" W 208.66 feet to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of
the above said Section 36.

Thence N 01°28'09" E 96.39 feet along said west line to the
Point of Beginning.

...and except that part of County Road No. 1, being more particularly described as follows:

Beginning at the W $\frac{1}{4}$ corner of Section 30, T4N R84W,

thence S 89°17'09" E 71.74 feet along the north line of Lot 3 of said Section 30 to the east right of way fence for county Road #14,
 thence S 00°34'46" W 875.19 feet along said right of way fence,
 thence S 25°19'22" W 86.58 feet along said right of way fence,
 thence S 50°01'20" W 33.73 feet along said right of way fence to the west line of the above said Lot 3, Section 30,
 thence north 975.97 feet along said west line to the Point of Beginning.

10/01/87:
 Excludes County Road #14
 Includes McMillan
 Excludes South Shore at Stagecoach, Filing No. 2
 Adjusts Saterdal boundary
 10/26/87 - adds Henderson

RECORDERS STAMP

BOOK 632 PAGE 1501

STATE DEPARTMENT RE

DATE FEB 18 1988

None

THIS DEED, Made this 17th day of December, 1987,

between NOVAK FAMILY TRUST

of the _____ County of _____ and state of _____

Colorado, of the first part, and

MOUNTAINAIR COMPANY, a Colorado limited

Partnership

whose legal address is 4411 South High Street,

Englewood,

of the _____ County of Arapahoe and state of _____

Colorado, of the second part,

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten and xx/100 ----- DOLLARS,

to the said party of the first part in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the said part Y of the second part, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the said part of the first part has in and to the following described lot or parcel of land situate, lying and being in the _____ County of Routt and State of Colorado, to wit:

See Exhibit "A" attached hereto and
by this reference incorporated herein.

370206

Recorded at 11⁰⁰ o'clock A. M. FEB 18 1988
Reception No. _____ Kim Bonner, Recorder Routt County, CO 49.004

also known as street and number

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said part Y of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part Y of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said part Y of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

NOVAK FAMILY TRUST [SEAL]

By: X Patricia H. Novak [SEAL]
Patricia H. Novak as Trustee
of the Novak Family Trust [SEAL]

_____[SEAL]

STATE OF COLORADO,

County of _____

} ss.

The foregoing instrument was acknowledged before me this 17th day of December, 1987, by Patricia H. Novak as Trustee of the Novak Family Trust

My commission expires _____, 19____. Witness my hand and official seal.

Kim Bonner
Notary Public

EXHIBIT "A" TO QUIT CLAIM DEED BETWEEN
NOVAK FAMILY TRUST AND MOUNTAINAIR

Description of a tract of land located in Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, T3N, R85W of the 6th P.M., Routt County, Colorado.

Beginning at the northeast corner of Section 1,

thence S 02°10'50" W 155.21 feet along the east line of said Lot 1, Section 1 to a point of curvature, from which the radius point bears S 48°46'42" W 563.44 feet, thence along said curve to the left a distance of 279.66 feet, with a central angle of 28°26'17" and whose chord bears N 55°26'26" W 276.79 feet to the north line of said Lot 1, Section 1, thence S 89°31'47" E 233.86 feet along said north line to the Point of Beginning.

Containing .34 acres more or less.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N, R85W, being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

CONSENT OF TRUST DEED BENEFICIARY
AND PUBLIC TRUSTEE

The undersigned, being the Trustee and the beneficiary under an assignment of that certain Trust Deed encumbering the real property herein conveyed join in and consent to such conveyance. Said Trust Deed is recorded in Book 628 at Page 1651, and assigned in Book 629 at Page 631 and in Book 629 at Page 633, all of the records of the Routt County Clerk and Recorder.

PUBLIC TRUSTEE OF
ROUTT COUNTY, COLORADO

FIRST NATIONAL BANK IN
OGALLALA

By: E. Dillon Rich by Stela Shuck, Dep
E. DILLON RICH

By: Larry Callen
Larry Callen

STATE OF COLORADO)
) ss.
County of Routt)

The foregoing Consent was acknowledged before me this 18th day of February, 1988, by E. DILLON RICH as Public Trustee of Routt County, Colorado.

Witness my hand and official seal.

My commission expires:

[S E A L]

Kim Bonner
Kim Bonner, County Clerk and
Recorder

STATE OF NEBRASKA)
) ss.
County of Keith)

The foregoing instrument was acknowledged before me this 15th day of January, 1988, by Larry Callen as VTP and Cashier of FIRST NATIONAL BANK IN OGALLALA.

Witness my hand and official seal.

My commission expires:

Deanna H. Burrows
Notary Public



Crack

FEB 1 1988

6.03 24

Reception No. 37770

Kim Bonner, Recorder New

रु,

6.03 24

RECORDED IN BOOK 621 AT PAGE 0059

The undersigned hereby agree that that certain Memorandum Of Agreement dated as of October 1, 1986, recorded in Book 621 at Page 0059 - 0065, is hereby cancelled and shall be of no further force and effect as of the date hereof.

DATED: January 7, 1988.

MOUNTAINAIR COMPANY, a
Colorado limited partnership

By: Alfred Saterdal
Alfred Saterdal, General Partner

UPPER YAMPA WATER CONSERVANCY
DISTRICT

By: James D. Funk
James D. Funk, President

ATTEST:

ATTEST: *[Signature]*
By: *[Signature]*
John R. Fletcher

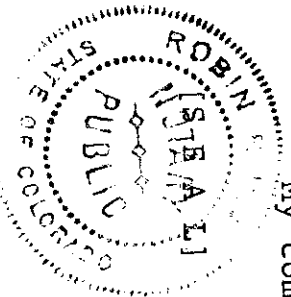
STATE OF COLORADO)
) ss.
County of Denver)

The foregoing instrument was acknowledged before me this 7th day of November, 1987, by Alfred Saterdal as General Partner of MOUNTAINAIR COMPANY, a Colorado limited partnership.

WITNESS my hand and official seal.

My commission expires:

Notary Public



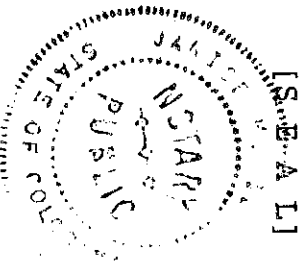
STATE OF COLORADO)
) ss.
County of Routt)

The foregoing instrument was acknowledged before me this
5th day of February, 1988, by James D. Funk and John R.
Fetcher as President and Secretary, respectively, of the UPPER
YAMPA WATER CONSERVANCY DISTRICT.

WITNESS my hand and official seal.

My commission expires: 6-22-88

James D. Funk
Notary Public



[MISC25]

BOOK 632 PAGE 1506

FEB 18 1988

Recorded at 11¹² o'clock A., M., FEB 18 1988
Reception No. 370208, KIM BONNER, Recorder n/c

THIS DEED, made this 9th day of February, 1988,
between the UPPER YAMPA WATER CONSERVANCY DISTRICT, party of the
first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of
the second part;

WITNESSETH, that the said party of the first part, for and
in consideration of the sum of Ten and No/100 Dollars (\$10.00)
and other good and valuable consideration to the said party of
the first part in hand paid by the said party of the second part,
the receipt whereof is hereby confessed and acknowledged, does
hereby sell and convey to the County of Routt, State of Colorado,
a body corporate and politic, to have and to hold for the public
use forever as right-of-way for roadway purposes and for the
installation and maintenance of public utilities, the real
property described in Exhibit "A" attached hereto and
incorporated herein by this reference.

IT WITNESS WHEREOF, the party of the first part has herein
set its hand and seal the day and year first above written.

UPPER YAMPA WATER CONSERVANCY
DISTRICT

By: Stephen Elkins
Stephen Elkins, Vice President

John R. Fletcher, Secretary

FILED
FEB 18 1988

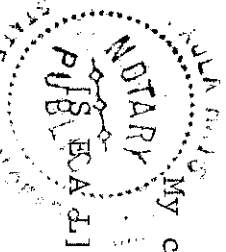
STATE OF COLORADO)
) ss.
County of Routt)

SUBSCRIBED and sworn to before me this 9th day of February,
1988, by Stephen Elkins as Vice President and John R. Fletcher as
Secretary of UPPER YAMPA WATER CONSERVANCY DISTRICT.

WITNESS my hand and official seal.

My commission expires: May 16 1991

Paula Elkins
Notary Public



[W3]

EXHIBIT "A"

TO DEED FROM UPPER YAMPA WATER CONSERVANCY DISTRICT

TO THE COUNTY OF ROUTT

DATED THE 9th DAY OF Feb, 1988

Description of a 100 foot wide tract of land located in the S $\frac{1}{4}$ of Section 30 and the S $\frac{1}{4}$ of Section 29, T4N R84W of the 6th P.M., Routt County, Colorado.

Said tract of land being 50 feet on each side of the following described centerline.

Beginning at a point on the centerline of County Road #14 from which the SW corner of Section 30 bears S 01°01'23" W 2442.79 feet,

thence S 88°57'53" E 11.07 feet to a point of curvature, from which the radius point bears S 01°02'07" W 339.57 feet,
 thence along said curve to the right a distance of 346.45 feet, with a central angle of 58°27'26" and whose chord bears S 59°44'10" E 331.62 feet,
 thence S 30°30'27" E 94.82 feet to a point of curvature, from which the radius point bears S 30°59'17" E 352.07 feet,
 thence along said curve to the right a distance of 318.65 feet, with a central angle of 51°51'24" and whose chord bears N 84°56'25" E 307.88 feet,
 thence S 69°07'53" E 637.85 feet to a point of curvature, from which the radius point bears S 20°52'07" W 379.81 feet,
 thence along said curve to the right a distance of 138.45 feet, with a central angle of 20°53'07" and whose chord bears S 58°41'19" E 137.68 feet,
 thence S 48°14'45" E 421.28 feet to a point of curvature, from which the radius point bears N 41°45'15" E 378.63 feet,
 thence along said curve to the left a distance of 204.85 feet, with a central angle of 30°59'55" and whose chord bears S 63°44'43" E 202.36 feet,
 thence S 79°14'41" E 105.17 feet to a point of curvature, from which the radius point bears S 10°45'19" W 371.47 feet,

thence along said curve to the right a distance of 276.49 feet, with a central angle of $42^{\circ}38'45''$ and whose chord bears S $57^{\circ}55'18''$ E 270.15 feet,

thence S $36^{\circ}35'56''$ E 217.51 feet to a point of curvature from which the radius point bears N $53^{\circ}24'04''$ E 251.37 feet,

thence along said curve to the left a distance of 136.54 feet, with a central angle of $31^{\circ}07'21''$ and whose chord bears S $52^{\circ}09'36''$ E 134.87 feet,

thence S $67^{\circ}43'17''$ E 147.98 feet to a point of curvature, from which the radius point bears N $22^{\circ}16'43''$ E 367.60 feet,

thence along said curve to the left a distance of 97.43 feet, with a central angle of $15^{\circ}11'07''$ and whose chord bears S $75^{\circ}18'50''$ E 97.14 feet, to a point of curvature from which the radius point bears S $07^{\circ}05'36''$ W 373.93 feet,

thence along said curve to the right a distance of 142.47 feet, with a central angle of $21^{\circ}49'50''$ and whose chord bears S $71^{\circ}59'29''$ E 141.61 feet,

thence S $61^{\circ}04'34''$ E 314.76 feet to a point of curvature, from which the radius point bears N $28^{\circ}55'26''$ E 379.17 feet,

thence along said curve to the left a distance of 195.55 feet, with a central angle of $29^{\circ}32'55''$ and whose chord bears S $75^{\circ}51'01''$ E 193.39 feet,

thence N $89^{\circ}22'31''$ E 742.44 feet to a point of curvature, from which the radius point bears S $00^{\circ}37'29''$ E 250.00 feet,

thence along said curve to the right a distance of 125.88 feet, with a central angle of $28^{\circ}51'01''$ and whose chord bears S $76^{\circ}11'58''$ E 124.56 feet,

thence S $61^{\circ}46'28''$ E 65.21 feet to a point of curvature, from which the radius point bears N $28^{\circ}13'32''$ E 362.76 feet,

thence along said curve to the left a distance of 111.12 feet, with a central angle of $17^{\circ}33'04''$ and whose chord bears S $70^{\circ}33'00''$ E 110.69 feet,

thence S $79^{\circ}19'32''$ E 241.39 feet to a point of curvature, from which the radius point bears N $10^{\circ}40'28''$ E 365.77 feet,

thence along said curve to the left a distance of 255.13 feet, with a central angle of $39^{\circ}57'51''$ and whose chord bears N $80^{\circ}41'33''$ E 249.99 feet to a point of curvature, from which the radius point bears S $29^{\circ}17'23''$ E 381.43 feet,

thence along said curve to the right a distance of 106.09 feet, with a central angle of $15^{\circ}56'08''$ and whose chord bears N $68^{\circ}40'41''$ E 105.75 feet,

thence N $76^{\circ}38'46''$ E 249.78 feet to a point of curvature, from which the radius point bears N $13^{\circ}21'15''$ W 375.89 feet,

thence along said curve to the left a distance of 159.56 feet, with a central angle of $24^{\circ}19'17''$ and whose chord bears N $64^{\circ}29'07''$ E 158.36 feet,
 thence N $52^{\circ}19'28''$ E 130.54 feet to a point of curvature, from which the radius point bears S $37^{\circ}40'32''$ E 250.80 feet,

thence along said curve to the right a distance of 236.71 feet, with a central angle of $54^{\circ}04'36''$ and whose chord bears N $79^{\circ}21'47''$ E 228.02 feet, to a point of curvature, from which the radius point bears N $16^{\circ}24'05''$ E 443.49 feet,

thence along said curve to the left a distance of 358.28 feet, with a central angle of $46^{\circ}17'15''$ and whose chord bears N $83^{\circ}15'27''$ E 348.62 feet,
 thence N $60^{\circ}06'50''$ E 220.53 feet to a point of curvature, from which the radius point bears S $29^{\circ}53'10''$ E 300.00 feet,

thence along said curve to the right a distance of 353.80 feet, with a central angle of $67^{\circ}34'15''$ and whose chord bears S $86^{\circ}06'02''$ E 333.65 feet to a point of curvature, from which the radius point bears N $37^{\circ}41'05''$ E 298.73 feet,

thence along said curve to the left a distance of 316.08 feet, with a central angle of $60^{\circ}37'28''$ and whose chord bears S $82^{\circ}37'38''$ E 301.54 feet to a point of curvature, from which the radius point bears S $22^{\circ}56'22''$ E 256.02 feet,

thence along said curve to the right a distance of 264.88 feet, with a central angle of $59^{\circ}16'40''$ and whose chord bears S $83^{\circ}18'02''$ E 253.22 feet to a point of curvature, from which the radius point bears N $36^{\circ}20'18''$ E 370.07 feet,

thence along said curve to the left a distance of 428.21 feet, with a central angle of $66^{\circ}17'49''$ and whose chord bears S $86^{\circ}48'37''$ E 404.72 feet,
 thence N $60^{\circ}02'29''$ E 22.36 feet to a point of curvature, from which the radius point bears S $29^{\circ}57'31''$ E 366.44 feet,

thence along said curve to the right a distance of 219.04 feet, with a central angle of $34^{\circ}14'58''$ and whose chord bears N $77^{\circ}09'58''$ E 215.80 feet,
 thence S $85^{\circ}42'34''$ E 270.20 feet to a point of curvature, from which the radius point bears S $04^{\circ}17'26''$ W 261.80 feet,

thence along said curve to the right a distance of 99.77 feet, with a central angle of $21^{\circ}50'08''$ and whose chord bears S $74^{\circ}47'30''$ E 99.17 feet to a point of curvature, from which the radius point bears N $26^{\circ}07'35''$ E 518.85 feet,

thence along said curve to the left a distance of 391.07 feet, with a central angle of $43^{\circ}11'06''$ and whose chord bears S $85^{\circ}27'58''$ E 381.88 feet,

thence N $72^{\circ}56'29''$ E 226.65 feet to a point of curvature, from which the radius point bears S $17^{\circ}03'31''$ E 268.05 feet, thence along said curve to the right a distance of 98.86 feet, with a central angle of $21^{\circ}07'57''$ and whose chord bears N $83^{\circ}30'27''$ E 98.30 feet, thence S $85^{\circ}55'35''$ E 197.26 feet to a point of curvature, from which the radius point bears N $04^{\circ}04'25''$ E 275.52 feet, thence along said curve to the left a distance of 163.07 feet, with a central angle of $33^{\circ}54'39''$ and whose chord bears N $77^{\circ}07'06''$ E 160.70 feet to the point of Termination.

Bearings are based upon the west line of the NW $\frac{1}{4}$ Section 30 being N $01^{\circ}03'39''$ E.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By:

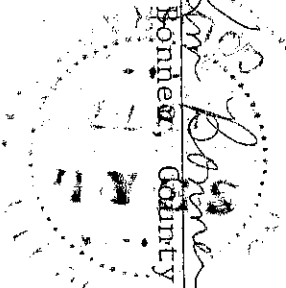
 Dennis Fisher Chairman

Acknowledged before me:

ATTEST:

By:


Kim Bonner, County Clerk



Recorded at 11/12 o'clock A. M. FEB. 18 1988
 Reception No. 370209, KIM BONNER, Recorder W/C

THIS DEED, made this 9th day of February, 1988,
 between the UPPER YAMPA WATER CONSERVANCY DISTRICT, of the first
 part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the
 second part;

WITNESSETH, that the said party of the first part, for and
 in consideration of the sum of Ten and No/100 Dollars (\$10.00)
 and other good and valuable consideration to the said party of
 the first part in hand paid by the said party of the second part,
 the receipt whereof is hereby confessed and acknowledged, does
 hereby sell and convey to the County of Routt, State of Colorado,
 a body corporate and politic, to have and to hold for the public
 use forever as right-of-way for roadway purposes and for the
 installation and maintenance of public utilities the real
 property described in Exhibit "A" attached hereto and
 incorporated herein by this reference.

IN WITNESS WHEREOF, the party of the first part has herein
 set its hand and seal the day and year first above written.

UPPER YAMPA WATER CONSERVANCY
 DISTRICT

By: James D. Funk
 James D. Funk, President

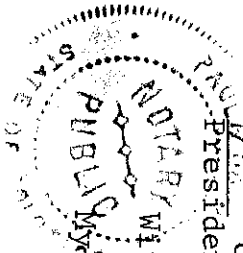
STATE OF COLORADO
 COUNTY OF ROUTT
 John Betcher, Secretary

FILED
 FEB. 18 1988
 ROUTT

STATE OF Colorado)
 County of Routt) ss.

The foregoing instrument was acknowledged before me this
9th day of February, 1988, by James D. Funk as
 President of the Upper Yampa Water Conservancy District.

Witness my hand and official seal.



My commission expires: May 10, 1991

Paula Hays
 Notary Public

EXHIBIT " TO DEED BETWEEN UPPER Y 2A WATER
CONSERVANCY DISTRICT AND COUNTY OF ROUTT, STATE
OF COLORADO

BOOK 632 PAGE 1813

Description of a 80 foot wide tract of land for County Road #16, located in Lot 3 (NE $\frac{1}{4}$ NW $\frac{1}{4}$) and Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 1, T3N, R85W and in the S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 36, T4N, R85W of the 6th P.M., Routt County, Colorado.

Said tract being 40.0 feet on each side of the following described center-line.

Beginning at a point on the south boundary line of County Road #14 from which the northwest corner of Section 1 bears S 74°17'46" W 551.27 feet,

Said point being a point of curvature from which the radius point bears N 65°38'58" E 381.16 feet,

thence along said curve to the left a distance 420.71 feet, with
a central angle of 63°14'26" and whose chord bears S 55°58'15" E 399.68 feet,

thence S 87°35'27" E 502.16 feet to a point of curvature from which
the radius point bears S 02°24'33" W 3029.39 feet,

thence along said curve to the right a distance of 459.12 feet, with
a central angle of 08°41'00" and whose chord bears S 83°14'57" E 458.68 feet,

thence S 78°54'27" E 88.25 feet to the point of termination.

.... and a tract of land for County Road #16 described as follows:

Beginning at the point of termination described directly above,

thence S 11°05'33" W 40.00 feet to a point of curvature from which
the radius point bears N 11°05'33" E 1145.16 feet,

thence along said curve to the left a distance of 311.67 feet, with
a central angle of 15°35'37" and whose chord bears S 86°42'15" E 310.71 feet,

thence S 04°30'04" E 8.81 feet to the south boundary line of a parcel of
land as conveyed by deed as filed with the Clerk and Recorder appearing in Book 622 at Page 477.

thence N 70°32'45" E 391.71 feet along said south boundary line to a
point of curvature from which the radius point bears S 04°30'50" E 4814.68 feet,

thence along said curve to the left a distance of 309.91 feet, with a
central angle of 03°41'17" and whose chord bears S 83°38'31" W 309.85 feet to a point of curvature from which the radius point bears
N 08°12'07" W 1065.16 feet,

thence along said curve to the right a distance of 358.70 feet, with a
central angle of 19°17'40" and whose chord bears N 88°33'17" W 357.00 feet,

thence S 11°05'33" W 40.00 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N, R85W, being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By:

[Signature] Chairman

Acknowledged before me:

By: *[Signature]*
Kim Bonner, County Clerk

Recorded at 1116 o'clock 6.M., FEB 18 1988
 Reception No. 370210, Recorder KIM BONNER 11c

THIS DEED, made this 17th day of Dec, 1987,
 between the NOVAK FAMILY TRUST, Grantor, and the COUNTY OF ROUTT, STATE OF
 COLORADO, Grantee;

WITNESSETH, that the Grantor for and in consideration of the sum of
 Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the
 said Grantor in hand paid by the Grantee, the receipt of which is hereby
 confessed and acknowledged, does hereby sell and convey to the County of Routt,
 State of Colorado, a body corporate and politic, to have and to hold for so long
 as it is used for public use as a right-of-way for roadway purposes and for the
 installation and maintenance of public utilities, the real property described in
 Exhibit "A" attached hereto and incorporated herein by this reference; reserving
 unto Grantor all coal, oil, gas and all other minerals in, on or under such
 property. Should the property conveyed by this deed cease to be used as a
 public right-of-way for roadway purposes and for the installation and
 maintenance of public utilities, title to the property shall automatically
 revert to the then owner(s) of that portion of Lot 1 of Section 1, Township 3
 North, Range 85 West of the 6th P.M. abutting the property conveyed by this
 deed.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year
 first above written.

THE NOVAK FAMILY TRUST

By: Patricia H. Novak TTEE
 Patricia H. Novak, Trustee of the
 Novak Family Trust

[S E A L]

ATTEST:

NOTARY PUBLIC
 FEB 18 1988

Secretary

STATE OF Colorado)
) ss.
 County of Routt)

The foregoing instrument was acknowledged before me this 17th day of
December, 1987, by Patricia H. Novak as Trustee of the Novak
 Family Trust.

Witness my hand and official seal.

My commission expires: 10/27/90

Diane B. Bonner
 Notary Public

EXHIBIT "A"
TO DEED BETWEEN THE NOVAK FAMILY TRUST
AND THE COUNTY OF ROUTT, STATE OF COLORADO

Description of a tract of land for County Road #16 located in Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 1, T3N, R85W of the 6th P.M. Routt County, Colorado.

Beginning at a point on the north line of Lot 1 from which the northeast corner of Section 1 bears S 89°31'47" E 233.86 feet,

thence N 89°31'47" W 1116.01 feet along the north line of Lot 1 to the northwest corner of Lot 1,
thence S 02°02'18" W 35.72 feet along the west line of Lot 1 to a point on a curve from which the radius point bears S 00°57'46" W 39005.00 feet,
thence along said curve to the right a distance of 124.48 feet, with a central angle of 00°10'58.3" and whose chord bears S 88°56'45" E 124.48 feet,
thence S 88°51'16" E 806.75 feet to a point of curvature from which the radius point bears S 01°08'44" W 483.44 feet,
thence along said curve to the right a distance of 496.96 feet, with a central angle of 58°53'52" and whose chord bears S 59°24'20" E 475.36 feet to the east line of Lot 1,
thence N 02°10'50" E 129.99 feet along said east line to a point of curvature from which the radius point bears S 48°46'42" W 563.44 feet,
thence along said curve to the left a distance of 279.66 feet, with a central angle of 28°26'17" and whose chord bears N 55°26'26" W 276.79 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE $\frac{1}{4}$, Section 1, T3N, R85 W; being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

CONSENT OF TRUST DEED BENEFICIARY
AND PUBLIC TRUSTEE

The undersigned, being the Trustee and the beneficiary under an assignment of that certain Trust Deed encumbering the real property herein conveyed join in and consent to such conveyance. Said Trust Deed is recorded in Book 628 at Page 1651, and assigned in Book 629 at Page 631 and in Book 629 at Page 633, all of the records of the Routt County Clerk and Recorder.

PUBLIC TRUSTEE OF
 ROUTT COUNTY, COLORADO

FIRST NATIONAL BANK IN
 OGALLALA

By: E. Dillon Rich by E. L. Shadler, Dep.
 E. DILLON RICH

By: Larry Callen
 Larry Callen

STATE OF COLORADO)
) ss.
 County of Routt)

The foregoing Consent was acknowledged before me this 18th day of February, 1988, by E. DILLON RICH as Public Trustee of Routt County, Colorado.

Witness my hand and official seal.

My commission expires: _____

[S E A L]

Kim Bonner
 Kim Bonner, County Clerk and
 Recorder

STATE OF NEBRASKA)
) ss.
 County of Keith)

The foregoing instrument was acknowledged before me this 15th day of January, 1988, by Larry Callen as EVP and Cashier of FIRST NATIONAL BANK IN OGALLALA.

Witness my hand and official seal.

My commission expires: _____

June 29, 1988
Deanna H. Burrows
 Notary Public



ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By: Donna Fishel Chairman

Acknowledged before me:

ATTEST:

By: Kim Bonner
Kim Bonner, County Clerk

Recorded at 11¹⁴ o'clock A. M., FEB 18 1988
 Reception No. 370211, KIM BONNER, Recorder

THIS DEED, made this 7th day of January, 1988, between MOUNTAINAIR COMPANY, a Colorado limited partnership, of the first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for the public use forever as right-of-way for roadway purposes and for the installation and maintenance of public utilities the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the party of the first part has herein set its hand and seal the day and year first above written.

MOUNTAINAIR COMPANY, a Colorado
 limited partnership
 By: Alfred Saterdal
 Alfred Saterdal, General Partner

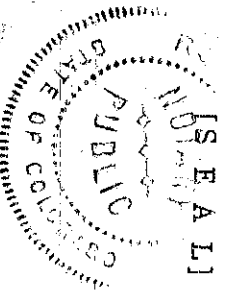
STATE OF COLORADO)
 County of Denver) ss.

The foregoing instrument was acknowledged before me in the County of Denver, State of Colorado this 7th day of January, 1988 by Alfred Saterdal as a General Partner of Mountainair Company, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires: May 2, 1991

[Signature]
 Notary Public



FILED
 FEB 18 1988
Notary

Description of a tract of land for County Road #16, located in Lot 2 (NW¼NE¼), and Lot 3 (NE¼NW¼) of Section 1, T3N, R85W and in the S½SE¼ and the SE¼SW¼, of Section 35, T4N, R85W of the 6th P.M., Routt County, Colorado.

Beginning at a point on the north line of Lot 1 from which the northeast corner of Section 1 bears S 89°31'47" E 233.86 feet,

thence N 89°31'47" W 1116.01 feet along the north line of Lot 1 to the northwest corner of Lot 1,
thence S 02°02'18" W 35.72 feet along the west line of Lot 1 to a point on a curve from which the radius point bears S 00°57'46" W 39005.00 feet,
thence along said curve to the left a distance of 370.52 feet, with a central angle of 00°32'39.4" and whose chord bears N 89°18'34" W 370.52 feet,
thence S 00°25'06" W 35.00 feet to a point of curvature from which the radius point bears S 00°25'06.4" W 38970.0 feet,
thence along said curve to the left a distance of 303.88 feet, with a central angle of 00°26'48.4" and whose chord bears N 89°48'18" W 303.88 feet,
thence N 89°53'57" W 430.20 feet to a point of curvature from which the radius point bears S 00°10'59" W 4699.68 feet,
thence along said curve to the left a distance of 687.77 feet, with a central angle of 08°23'06" and whose chord bears S 85°59'26" W 687.16 feet to a point of curvature from which the radius point bears N 08°12'07" W 1180.16 feet,
thence along said curve to the right a distance of 76.23 feet, with a central angle of 03°42'03" and whose chord bears S 83°38'55" W 76.22 feet,
thence N 04°30'04" W 26.19 feet to the south boundary line of a parcel of land as conveyed by deed as filed with the Clerk and Recorder appearing in Book 622 at Page 477,
thence N 70°32'45" E 391.71 feet along said south boundary line to a point of curvature from which the radius point bears S 04°30'50" E 4814.68 feet,
thence along said curve to the right a distance of 394.70 feet, with a central angle of 04°41'49" and whose chord bears N 87°50'04" E 394.59 feet,
thence S 89°53'57" E 429.78 feet to a point of curvature from which the radius point bears S 00°01'42" E 39085.00 feet,
thence along said curve to the right a distance of 605.69 feet, with a central angle of 00°53'16" and whose chord bears S 89°35'04" E 605.69 feet,
thence N 00°51'34.4" E 20.00 feet to a point of curvature from which the radius point bears S 00°51'34.4" W 39105.00 feet,
thence along said curve to the right a distance of 195.20 feet, with a central angle of 00°17'10" and whose chord bears S 88°59'51" E 195.20 feet,
thence S 01°08'44" W 20.00 feet,
thence S 88° 51'16" E 806.75 feet to a point of curvature from which the radius point bears S 01°08'44" W 563.44 feet.
thence along said curve to the right a distance of 188.76 feet, with a central angle of 19°11'41" and whose chord bears S 79°15'25" E 187.88 feet to the point of beginning.

Bearings are based upon the monumented east line of the NE¼, Section 1, T3N, R85W; being N 02°10'50" E.

COUNTY OF ROUTT
STATE OF COLORADO.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By:

David Fisher Chairman

Acknowledged before me:

ATTEST:

By:

Kim Bonner
Kim Bonner, County Clerk

Recorded at 11¹⁰ o'clock A. M., FEB 18 1988
 Reception No. 370212, KIM BONNER, Recorder N/C

THIS DEED, made this 7th day of January, 1988, between MOUNTAINAIR COMPANY, a Colorado limited partnership, of the first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does hereby sell and convey to the County of Routt, State of Colorado, a body corporate and politic, to have and to hold for the public use forever as right-of-way for roadway purposes and for the installation and maintenance of public utilities the real property described in Exhibit "A" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the party of the first part has herein set its hand and seal the day and year first above written.

BY: Alfred Saterdal
 MOUNTAINAIR COMPANY, a Colorado
 limited partnership
 Alfred Saterdal, General Partner

STATE OF COLORADO)

County of Denver) ss.
)

The foregoing instrument was acknowledged before me in the County of Denver, State of Colorado this 7th day of January, 1988, by Alfred Saterdal as a General Partner of Mountainair Company, a Colorado limited partnership.

Witness my hand and official seal.

My commission expires:

My Commission Expires Dec 7, 1991

Notary Public

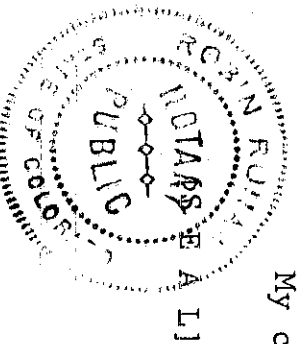


EXHIBIT "A"

Description of a parcel of land for County Road #14 located in Lots 1 and 2 of Section 2, T3N, R85W, in the $W\frac{1}{2}$, N $\frac{1}{2}$ of Section 36, T4N, R85W and in Lot 3 of Section 30, T4N, R84W, all of the 6th P.M., Routt County, Colorado, described as follows:

Beginning at the SW corner of Lot 2 of Section 2 T3N, R85W,

thence N 00°03'44" E 68.72 feet along the west boundary line of said Lot 2 to the northerly right-of-way of County Road #14. Said right-of-way being 30 feet north of and parallel with the existing centerline of said County Road, thence along said northerly and northwesterly right-of-way line for the following ten (10) courses:

- 1) N 42°08'24" E 167.44 feet to a Point of Curvature,

(The page contains diagonal hatching marks.)

- 2) along said curve to the right a distance of 269.35, whose Delta is $38^{\circ}34'10''$ and whose chord bears N $61^{\circ}25'29''$ E a distance of 264.29 feet,
- 3) N $80^{\circ}42'34''$ E 640.49 feet to a Point of Curvature,
- 4) along a curve to the left a distance of 208.18 feet, whose Delta is $18^{\circ}25'48''$ and whose chord bears N $71^{\circ}29'40''$ E a distance of 207.29 feet,
- 5) N $62^{\circ}16'46''$ E 368.81 feet to a Point of Curvature,
- 6) along said curve to the left of distance of 104.80 feet, whose Delta is $21^{\circ}06'06''$ and whose chord bears N $51^{\circ}43'43''$ E a distance of 104.21 feet,
- 7) N $41^{\circ}10'40''$ E 322.26 feet to a Point of Curvature,
- 8) along said curve to the left a distance of 255.37 feet, whose Delta is $26^{\circ}26'04''$ and whose chord bears N $27^{\circ}57'38''$ E a distance of 253.11 feet,
- 9) N $14^{\circ}44'36''$ E 196.96 feet to a Point of Curvature,
- 10) along said curve to the right a distance of 86.59 feet, whose Delta is $12^{\circ}15'01''$ and whose chord bears N $20^{\circ}52'06''$ E a distance of 86.43 feet to the north line of Lot 1, Section 2.

Thence N $89^{\circ}32'10''$ E 69.34 feet along said north line to a curve on the southeasterly right of way of said County Road #14 from which the radius point bears S $57^{\circ}32'01''$ E 335.23

feet,
thence along said southeasterly and southerly right of way of County Road #14 for the following eleven (11) courses:

- 1) along a curve to the left a distance of 32.02 feet whose Delta is $05^{\circ}28'22''$ and whose chord bears S $29^{\circ}43'52''$ W 32.01 feet to a point of curvature,
- 2) thence along said curve to the left a distance of 73.76 feet whose Delta is $12^{\circ}15'01''$ and whose chord bears S $20^{\circ}52'06''$ W 73.62 feet,
- 3) S $14^{\circ}44'36''$ W 196.96 feet to a Point of Curvature,
- 4) along said curve to the right a distance of 283.05 feet whose Delta is $26^{\circ}26'04''$ and whose chord bears S $27^{\circ}57'38''$ W 280.55 feet,
- 5) S $41^{\circ}10'40''$ W 322.26 feet to a Point of Curvature,
- 6) along said curve to the right a distance of 126.9 feet whose Delta is $21^{\circ}06'06''$ and whose chord bears S $51^{\circ}43'43''$ W 126.18 feet,
- 7) S $62^{\circ}16'46''$ W 368.81 feet to a point of curvature,
- 8) along said curve to the right a distance of 227.49 feet whose Delta is $18^{\circ}25'48''$ and whose chord bears S $71^{\circ}29'40''$ W 226.51 feet,
- 9) S $80^{\circ}42'34''$ W 640.49 feet to a Point of Curvature,
- 10) along said curve to the left a distance of 228.96 feet whose Delta is $38^{\circ}34'10''$ and whose chord bears S $61^{\circ}25'29''$ W 224.66 feet,
- 11) S $42^{\circ}08'24''$ W 206.25 feet to the south line of the above said Lot 2,

thence N 89°01'22" W 18.53 feet along said south line to the Point of Beginning.

Containing 3.68 acres more or less.

...and that part of County Road No. 14 being more particularly described as follows:

Beginning at a point on the west line of Section 36 T4N, R85W, from which the southwest corner of Section 36 bears S 01°28'09" W 364.40 feet. Said point being on the northerly right of way fence of said County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence,
thence N 69°14'45" E 37.99 feet,
thence N 66°10'49" E 237.83 feet,
thence N 63°03'00" E 76.63 feet,
thence N 43°22'56" E 210.54 feet,
thence N 37°09'00" E 69.61 feet,
thence N 25°34'00" E 99.66 feet,
thence N 27°24'00" E 132.19 feet,
thence N 37°47'00" E 103.87 feet,

thence N 43°36'00" E 101.07 feet,
thence N 26°04'35" E 12.06 feet to the westerly right of way fence of the above said County Road No. 14,
thence along the westerly and northerly right of way fence of said County Road No. 14 for the following eighteen (18)

courses:

1) N 23°04'11" E 359.65 feet,
2) N 22°25'48" E 689.38 feet,
3) N 20°30'37" E 338.59 feet,
4) N 17°08'41" E 118.98 feet,
5) N 21°18'27" E 239.13 feet,
6) N 24°51'22" E 474.90 feet,
7) N 88°34'12" E 357.59 feet,
8) S 63°31'32" E 380.14 feet,
9) S 89°40'30" E 619.65 feet,
10) N 86°55'10" E 108.81 feet,
11) N 49°46'57" E 166.95 feet,
12) N 24°44'41" E 561.02 feet,
13) N 02°16'16" E 259.33 feet,
14) N 01°35'24" E 108.55 feet,
15) N 00°43'47" W 241.35 feet,
16) N 00°10'57" E 578.79 feet,
17) N 43°46'53" E 141.71 feet,
18) N 43°43'18" E 549.72 feet to the north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the southeasterly right of way line of County Road #14,
thence along the southeasterly and southerly right of way of said County Road No. 14 for the following twenty seven (27) courses:

- 1) S 33°31'09" W 4.52 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 266.77 feet
whose Delta is 15°17'06" and whose chord bears
S 41°09'42" W 265.98 feet,
- 3) S 48°48'15" W 342.14 feet to a Point of Curvature,
- 4) along said curve to the left a distance of 184.46 feet
whose Delta is 48°02'24" and whose chord bears
S 24°47'03" W 179.10 feet,
- 5) S 00°45'51" W 623.74 feet,
- 6) S 00°08'03" E 426.95 feet to a Point of Curvature,
- 7) thence along said curve to the right a distance of 181.68
feet whose Delta is 26°01'27" and whose chord bears S
12°52'51" W 180.13 feet,
- 8) S 25°53'25" W 473.68 feet to a Point of Curvature,
- 9) thence along said curve to the right a distance of 316.30
feet whose Delta is 60°24'29" and whose chord bears S
56°05'39" W 301.85 feet,
- 10) S 86°17'54" W 491.57 feet to a Point of Curvature,
- 11) along said curve to the right a distance of 299.84 feet
whose Delta is 38°10'38" and whose chord bears
N 74°36'47" W 294.33 feet,
- 12) N 55°31'29" W 193.11 feet to a Point of Curvature,
- 13) along said curve to the left a distance of 244.29 feet
whose Delta is 39°59'27" and whose chord bears
N 75°31'12" W 239.36 feet,
- 14) S 84°29'05" W 91.0 feet to a Point of Curvature,
- 15) along said curve to the left a distance of 168.30 feet
whose Delta is 64°17'05" and whose chord bears
S 52°20'32" W 159.61 feet,
- 16) S 20°12'00" W 173.56 feet,
- 17) S 21°01'49" W 335.88 feet,
- 18) S 22°08'13" W 500.86 feet,
- 19) S 21°46'33" W 557.28 feet,
- 20) S 21°38'15" W 399.61 feet,
- 21) S 24°21'43" W 253.33 feet,
- 22) S 26°33'43" W 240.65 feet to a Point of Curvature,
- 23) along said curve to the right a distance of 530.56 feet
whose Delta is 41°38'31" and whose chord bears
S 47°22'58" W 518.96 feet,
- 24) S 68°12'14" W 308.43 feet to a Point of Curvature,
- 25) along said curve to the right a distance of 361.62 feet,
whose Delta is 43°26'35" and whose chord bears
S 89°55'32" W 353.02 feet,
- 26) N 68°21'11" W 100.53 feet to a Point of Curvature,
- 27) along said curve to the left a distance of 209.26 feet
whose Delta is 15°05'13" and whose chord bears N
75°53'47" W 208.66 feet to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of
the above said Section 36.

Thence N 01°28'09" E 96.39 feet along said west line to the
Point of Beginning.

...and that part of County Road No. 14 being more particularly described as follows:

Beginning at the W $\frac{1}{4}$ corner of Section 30, T4N R84W,

thence S 89°17'09" E 71.74 feet along the north line of Lot 3 of said Section 30 to the east right of way fence for county

Road #14,

thence S 00°34'46" W 875.19 feet along said right of way fence,

thence S 25°19'22" W 86.58 feet along said right of way fence,

thence S 50°01'20" W 33.73 feet along said right of way fence

to the west line of the above said Lot 3, Section 30,

thence north 975.97 feet along said west line to the Point of

Beginning.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

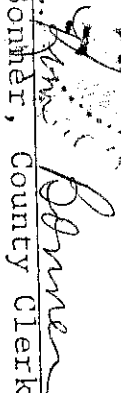
By:


Dennis Fisher Chairman

Acknowledged before me:

ATTEST

By:


Kim Bonner, County Clerk

Recorded at 11¹² o'clock A. M., FEB. 18 1988
 Reception No. 370213, KIM BONNER, Recorder n/c

THIS DEED, made this 9th day of February, 1988,
 between the UPPER YAMPA WATER CONSERVANCY DISTRICT, party of the
 first part, and the COUNTY OF ROUTT, STATE OF COLORADO, party of
 the second part;

WITNESSETH, that the said party of the first part, for and
 in consideration of the sum of Ten and No/100 Dollars (\$10.00)
 and other good and valuable consideration to the said party of
 the first part in hand paid by the said party of the second part,
 the receipt whereof is hereby confessed and acknowledged, does
 hereby quitclaim to the County of Routt, State of Colorado, a
 body corporate and politic, to have and to hold for the public
 use forever as right-of-way for roadway purposes and for the
 installation and maintenance of public utilities, the real
 property described in Exhibit "A" attached hereto and
 incorporated herein by this reference.

IT WITNESS WHEREOF, the party of the first part has herein
 set its hand and seal the day and year first above written.

UPPER YAMPA WATER CONSERVANCY

DISTRICT

By: Stephen Elkins
 Stephen Elkins, Vice President

STATE OF COLORADO
 COUNTY OF ROUTT
 AMBROSIO

John R. Fletcher
 John R. Fletcher, Secretary

NOT RECORDED
 FEB. 18 1988

None

STATE OF COLORADO)
) ss.
 County of Routt)

SUBSCRIBED and sworn to before me this 9th day of February
 1988, by Stephen Elkins as Vice President and John R. Fletcher as
 Secretary of UPPER YAMPA WATER CONSERVANCY DISTRICT.

WITNESS my hand and official seal.

My commission expires:

May 16, 1991
Paula Mayo
 Notary Public

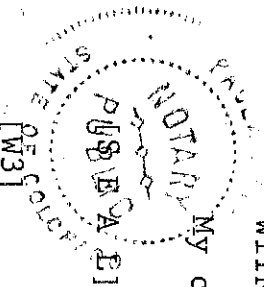


EXHIBIT "A"

TO DEED FROM UPPER YANPA WATER CONSERVANCY DISTRICT

TO THE COUNTY OF ROUTT

DATED THE 9th DAY OF Feb, 1988

Description of a parcel of land for County Road #14 located in Lots 1 and 2 of Section 2, T3N, R85W, in the $W\frac{1}{2}$, $N\frac{1}{2}$ of Section 36, T4N, R85W and in Lot 3 of Section 30, T4N, R84W, all of the 6th P.M., Routt County, Colorado, described as follows:

Beginning at the SW corner of Lot 2 of Section 2 T3N, R85W,

thence N 00°03'44" E 68.72 feet along the west boundary line of said Lot 2 to the northerly right-of-way of County Road #14. Said right-of-way being 30 feet north of and parallel with the existing centerline of said County Road, thence along said northerly and northwesterly right-of-way line for the following ten (10) courses:

- 1) N 42°08'24" E 167.44 feet to a Point of Curvature,

- 2) along said curve to the right a distance of 269.35, whose Delta is 38°34'10" and whose chord bears N 61°25'29" E a distance of 264.29 feet,
- 3) N 80°42'34" E 640.49 feet to a Point of Curvature,
- 4) along a curve to the left a distance of 208.18 feet, whose Delta is 18°25'48" and whose chord bears N 71°29'40" E a distance of 207.29 feet,
- 5) N 62°16'46" E 368.81 feet to a Point of Curvature,
- 6) along said curve to the left of distance of 104.80 feet, whose Delta is 21°06'06" and whose chord bears N 51°43'43" E a distance of 104.21 feet,
- 7) N 41°10'40" E 322.26 feet to a Point of Curvature,
- 8) along said curve to the left a distance of 255.37 feet, whose Delta is 26°26'04" and whose chord bears N 27°57'38" E a distance of 253.11 feet,
- 9) N 14°44'36" E 196.96 feet to a Point of Curvature,
- 10) along said curve to the right a distance of 86.59 feet, whose Delta is 12°15'01" and whose chord bears N 20°52'06" E a distance of 86.43 feet to the north line of Lot 1, Section 2.

Thence N 89°32'10" E 69.34 feet along said north line to a curve on the southeasterly right of way of said County Road #14 from which the radius point bears S 57°32'01" E 335.23

feet,

thence along said southeasterly and southerly right of way of County Road #14 for the following eleven (11) courses:

- 1) along a curve to the left a distance of 32°02 feet whose Delta is 05°28'22" and whose chord bears S 29°43'52" W 32.01 feet to a point of curvature, 73.76
- 2) thence along said curve to the left a distance of 73.76 feet whose Delta is 12°15'01" and whose chord bears S 20°52'06" W 73.62 feet,
- 3) S 14°44'36" W 196.96 feet to a Point of Curvature,
- 4) along said curve to the right a distance of 283.05 feet whose Delta is 26°26'04" and whose chord bears S 27°57'38" W 280.55 feet,
- 5) S 41°10'40" W 322.26 feet to a Point of Curvature,
- 6) along said curve to the right a distance of 126.9 feet whose Delta is 21°06'06" and whose chord bears S 51°43'43" W 126.18 feet,
- 7) S 62°16'46" W 368.81 feet to a Point of curvature,
- 8) along said curve to the right a distance of 227.49 feet whose Delta is 18°25'48" and whose chord bears S 71°29'40" W 226.51 feet,
- 9) S 80°42'34" W 640.49 feet to a Point of Curvature,
- 10) along said curve to the left a distance of 228.96 feet whose Delta is 38°34'10" and whose chord bears S 61°25'29" W 224.66 feet,
- 11) S 42°08'24" W 206.25 feet to the south line of the above said Lot 2,

thence N 89°01'22" W 18.53 feet along said south line to the Point of Beginning.

Containing 3.68 acres more or less.

...and that part of County Road No. 14 being more particularly described as follows:

Beginning at a point on the west line of Section 36 T4N, R85W, from which the southwest corner of Section 36 bears S 01°28'09" W 364.40 feet. Said point being on the northerly right of way fence of said County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence,
 thence N 69°14'45" E 37.99 feet,
 thence N 66°10'49" E 237.83 feet,
 thence N 63°03'00" E 76.63 feet,
 thence N 43°22'56" E 210.54 feet,
 thence N 37°09'00" E 69.61 feet,
 thence N 25°34'00" E 99.66 feet,
 thence N 27°24'00" E 132.19 feet,
 thence N 37°47'00" E 103.87 feet,
 thence N 43°36'00" E 101.07 feet,
 thence N 26°04'35" E 12.06 feet to the westerly right of way fence of the above said County Road No. 14,
 thence along the westerly and northerly right of way fence of said County Road No. 14 for the following eighteen (18)

courses:

1) N 23°04'11" E 359.65 feet,
 2) N 22°25'48" E 689.38 feet,
 3) N 20°30'37" E 338.59 feet,
 4) N 17°08'41" E 118.98 feet,
 5) N 21°18'27" E 239.13 feet,
 6) N 24°51'22" E 474.90 feet,
 7) N 88°34'12" E 357.59 feet,
 8) S 63°31'32" E 380.14 feet,
 9) S 89°40'30" E 619.65 feet,
 10) N 86°55'10" E 108.81 feet,
 11) N 49°46'57" E 166.95 feet,
 12) N 24°44'41" E 561.02 feet,
 13) N 02°16'16" E 259.33 feet,
 14) N 01°35'24" E 108.55 feet,
 15) N 00°43'47" W 241.35 feet,
 16) N 00°10'57" E 578.79 feet,
 17) N 43°46'53" E 141.71 feet,
 18) N 43°43'18" E 549.72 feet to the north line of the NE¼ NE¼ Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the southeasterly right of way line of County Road #14,
 thence along the southeasterly and southerly right of way of said County Road No. 14 for the following twenty seven (27) courses:

- 1) S 33°31'09" W 4.52 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 266.77 feet whose Delta is 15°17'06" and whose chord bears S 41°09'42" W 265.98 feet,
- 3) S 48°48'15" W 342.14 feet to a Point of Curvature,
- 4) along said curve to the left a distance of 184.46 feet whose Delta is 48°02'24" and whose chord bears S 24°47'03" W 179.10 feet,
- 5) S 00°45'51" W 623.74 feet,
- 6) S 00°08'03" E 426.95 feet to a Point of Curvature,
- 7) thence along said curve to the right a distance of 181.68 feet whose Delta is 26°01'27" and whose chord bears S 12°52'51" W 180.13 feet,
- 8) S 25°53'25" W 473.68 feet to a Point of Curvature,
- 9) thence along said curve to the right a distance of 316.30 feet whose Delta is 60°24'29" and whose chord bears S 56°05'39" W 301.85 feet,
- 10) S 86°17'54" W 491.57 feet to a Point of Curvature,
- 11) along said curve to the right a distance of 299.84 feet whose Delta is 38°10'38" and whose chord bears N 74°36'47" W 294.33 feet,
- 12) N 55°31'29" W 193.11 feet to a Point of Curvature,
- 13) along said curve to the left a distance of 244.29 feet whose Delta is 39°59'27" and whose chord bears N 75°31'12" W 239.36 feet,
- 14) S 84°29'05" W 91.0 feet to a Point of Curvature,
- 15) along said curve to the left a distance of 168.30 feet whose Delta is 64°17'05" and whose chord bears S 52°20'32" W 159.61 feet,
- 16) S 20°12'00" W 173.56 feet,
- 17) S 21°01'49" W 335.88 feet,
- 18) S 22°08'13" W 500.86 feet,
- 19) S 21°46'33" W 557.28 feet,
- 20) S 21°38'15" W 399.61 feet,
- 21) S 24°21'43" W 253.33 feet,
- 22) S 26°33'43" W 240.65 feet to a Point of Curvature,
- 23) along said curve to the right a distance of 530.56 feet whose Delta is 41°38'31" and whose chord bears S 47°22'58" W 518.96 feet,
- 24) S 68°12'14" W 308.43 feet to a Point of Curvature,
- 25) along said curve to the right a distance of 361.62 feet, whose Delta is 43°26'35" and whose chord bears S 89°55'32" W 353.02 feet,
- 26) N 68°21'11" W 100.53 feet to a Point of Curvature,
- 27) along said curve to the left a distance of 209.26 feet whose Delta is 15°05'13" and whose chord bears N 75°53'47" W 208.66 feet to the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of the above said Section 36.

Thence N 01°28'09" E 96.39 feet along said west line to the Point of Beginning.

...and that part of County Road No. 14 being more particularly described as follows:

Beginning at the W $\frac{1}{4}$ corner of Section 30, T4N R84W,

thence S 89°17'09" E 71.74 feet along the north line of Lot 3 of said Section 30 to the east right of way fence for county

Road #14,
thence S 00°34'46" W 875.19 feet along said right of way fence,
thence S 25°19'22" W 86.58 feet along said right of way fence,
thence S 50°01'20" W 33.73 feet along said right of way fence
to the west line of the above said Lot 3, Section 30,
thence north 975.97 feet along said west line to the Point of Beginning.

ACCEPTANCE

The foregoing Deed and Conveyance are hereby accepted by
Routt County, Colorado.

BOARD OF COUNTY COMMISSIONERS FOR,
THE COUNTY OF ROUTT, STATE OF
COLORADO

By: David Fisher Chairman

Acknowledged before me:

ATTEST:

By: Kim Bonner
Kim Bonner, County Clerk

2/5/88

Mtg w/ JM, Bob Weir, Sandy Meier,
Steve - Upper Longa Water CD
Reconciliation

Adol areas,
Secs, T & Rg

See 20, 28, 29, 30,
31, 32 TAN R84W
See 30, T4N R85W
See 2, T3N R85W

Bob -

All obligations are contingent upon
filling res. to 25,000 a.f.
Steve ~~W~~ - take out Cond #2 &
replace w/ ~~Cond~~ 1st phase of outdoor restoration
zone cond from SML Reclamation
& (exclude 2nd phase that
I for the att agreement)

will cover any changes to CR
or PUD rights in Bar Code.

split

Steve will bring legal
for CR 18
Map of CR 16.

For mty Tues -

Wt mty on Rd
Wt plain Rd will be signing
orders of jurisdiction.

Deeds:

3 Deeds for A-B rd (CR 16)
From Dist, Nuthin, Narakis
1 Deed for CR 18

CE 18-C-D-E legal done.

Deed from Muthu & Drist for CE 14
for establishment of R-O-Don CEH.

Sign deeds first
~~for~~ then resolutions (3)

Since Don Valentine is in arrears on hangar lease and has subleased his hangar, Attorney Vanderbloemen is to draft a letter to Mr. Valentine.

Mr. Vanderbloemen was directed to review the Baldwin slide problem on RCR 56.

EN RE: UPPER YAMPA CONSERVANCY DISTRICT/CONCEPTUAL PUD PLAN AND VACATION AND RELOCATION OF ROAD RIGHTS-OF-WAY

Mr. and Mrs. Herb Holliman, Mr. Saterdal, Dagmar Downs, Phil Eggleston, Dennis Schiwe of Colorado Division of Parks and Outdoor Recreation, Al Fox from D & D Consultants, Planning Administrator Steve Fry, Staff Planner Caryn Fox, County Engineer Lou Gabos, Attorney John Vanderbloemen were present.

Caryn Fox briefed the Board on past meetings. The Planning Commission reviewed a zone change from Agriculture/Forestry to Outdoor Recreation. The Board approved the zone change for 1578 acres. 212 acres will be left in Agriculture. The petitioner, adjacent property owners, and the Colo. Division of Parks have had continuing discussion concerning the campground area and campground entrance. The campground itself will be managed by Colorado Department of Parks and Outdoor Recreation. At the Planning Commission meeting some concern was expressed regarding the campground entrance, and there was also discussion concerning the best location of a section of RCR 18, labeled from section D to E on the Stagecoach Reservoir Site Plan.

Ms. Fox explained that Planning Commission has questioned the method the Department of Parks will use for access and dust control. They had also questioned the location of the park headquarters building. Planning Commission had concerns with the safety of the park entrance, concerns with the relocation of RCR 18, and also concerns regarding the swimming beach, marina, and internal road locations.

Ms. Fox went on to say that the Board of County Commissioners met to discuss the relocation of RCR 18 on May 19, 1987. The Board's feeling was that this plan was approved in 1985, after public hearings, and they would be opposed to changing the 1985 approval for relocating the road. Planning Commission had recommended approval of the Conceptual PUD with 12 conditions. Planning Commission also recommended approval of the proposal for the primary entrance to be the north access and the secondary entrance to be the south access, subject to five conditions.

Steve Fry presented letters to be placed in the records from MountainAir, Eagles Nest and the Stagecoach Homeowners Association.

Mr. Eggleston told the Board that their present plan was a compromise plan prepared by the Department of Parks. The Upper Yampa Conservancy District is required to adhere to this plan, the District did agree to pay for a south entrance.

Al Saterdal, adjacent property owner around the reservoir requested that the Board give careful consideration to the importance of the park in connection to the land around the park. Mr. Saterdal commented that the reservoir and park could bring as much as \$370,000 and some employment into Routt County. It will assist in the buildout of Stagecoach and make significant contributions to the area. His main concern is to maintain high quality, and he hopes that in the near future the Stagecoach ski area will reopen and there will be the need for other amenities. Mr. Saterdal has concerns about the south entrance and the location of the campsites, since they will be highly visible to the homeowners at Stagecoach.

Steve Fry commented that Planning Commission had recommended that more studies be done on RCR 18, however the Board had already decided that the relocation of RCR 18 will stay where it was approved in 1985. Al Fox of D & D stated a suggested compromise to the visual impact concerns of the neighbors was to lessen the curve radii of the relocated RCR 18, thereby reducing the amount of scarring visible from the lake and adjacent homesites. The Board took no action on this suggestion.

Commissioner Dorr moved to approve the primary entrance of the campground as the north access coming from the relocated County Road 18 as proposed and approve the secondary entrance to be the south access, subject to changes in wording in condition #2 and deleting #5 as recommended by Planning Commission. Commissioner Kenney seconded the motion. Commissioner Dorr commented the reason for deleting #5 was because of time involved to re-word the plans that have been made and the relocation of RCR 18 was approved in a 1985 resolution with a 20 foot driving surface. The vote was unanimous.

Colorado Department of Parks representative Dennis Schiwe told the Board that the Department and the District have proposed extensive landscaping and beaming of the campground area.

Attorney Vanderbloemen explained that this is the Conceptual approval, and prior to the final approval there will be changes made.

Commissioner Fisher moved to approve the Conceptual PUD plan with the 12 conditions and amending Condition # 12 to read that the approval of the PUD plan is contingent upon approval of the water and sewage treatment system by the Colorado Department of Health. Commissioner Dorr seconded the motion. Attorney Vanderbloemen asked if the hydroelectric plant is part of this PUD plan. Mr. Fry answered it is in the Outdoor Recreational Zone. Commissioner Kenney asked if the condition dealing with the hydroelectric plant meant construction plans or with site plan only. Mr. Fry answered it meant site plan. The vote was taken and was unanimous for approval.

EN RE: DETOUR PLAN/ROUTT COUNTY ROAD 16

Present for this meeting were Phil Eggleston, Al Fox, and Engineer Assistant Paul Draper.

Al Fox has developed a detour plan for traffic on RCR 16. The road will be closed approximately two weeks to change the alignment and the intersection.

The bridge on RCR 18 is load posted for 5 ton. The contractor will beef up the bridge to 25 ton. Construction trucks can go that way, and the cost of repairs will be borne by the District. The Board

June 2, 1987
Board of County Commissioners' Minutes

EAGLES NEST TOWNHOMES OWNERS' ASSOCIATION
AT STAGECOACH

June 1, 1987

Board of County Commissioners
Routt County
Box 773749
Steamboat Springs, Colorado 80477

Re: Proposed State Park at Stagecoach Reservoir

Dear Members of the Board:

Enclosed is a copy of the May 11, 1987 letter from our Board of Directors to the Routt County Planning Commission, stating our position and areas of concern regarding the proposed State Park at Stagecoach Reservoir. The letter was read and introduced into the record at the public hearing to discuss this matter on May 14, 1987, before the Routt County Planning Commission.

The Board of Directors of the Eagles Nest Townhomes Owners' Association supports the concept of a State Park, to be located along the north shoreline of the proposed reservoir. We do, however, have three recommendations regarding the Division of Parks' Conceptual State Park Plan, dated April 30, 1987, and as submitted to the Planning Commission for their review and recommendation to your Board. Our points of concern are explained in more detail in our May 14th letter and generally include the following:

1. The principal entry and sole summer entry to the Park should be located at the north end of the Park, near the intersection of County Road No. 14 and Relocated County Road No. 18.
2. Potential visual impacts of Park roads and campsites should be minimized, where possible, by screening with earth berming and tree planting.
3. The Park Headquarters Building, shop, service yard, and sewage treatment facility could have potentially negative visual impacts, particularly from the visually prominent site they are proposing for these facilities. Adequate screening, at the very least, should be considered at this site.

We hope to have the opportunity to see more detailed Park plans, as they are developed. We appreciate this opportunity to communicate our interest and involvement in this proposed project and will have representation present at your June 2, 1987 public hearing in order to address any comments or questions you may have regarding our position on this matter.

Sincerely,

Bob Barrows

Bob Barrows, President
Board of Directors

Copy to: Mr. Steve Fry, Routt County Planning Director

EAGLES NEST TOWNHOMES OWNERS' ASSOCIATION
AT STAGECOACH

May 11, 1987

Routt County Planning Commission
Box 773749
Steamboat Springs, Colorado 80477

Re: Proposed State Park at Stagecoach Reservoir

Dear Planning Commission members:

The Eagles Nest Townhomes Owners' Association would like to take this opportunity to comment on the Colorado Division of Parks and Outdoor Recreation's conceptual P.U.D. Plan for their proposed State Park, to be located on the north shoreline of Stagecoach Reservoir. This case is scheduled to be heard by you at a public hearing on May 14, 1987.

This particular case was originally scheduled to be heard as one of the agenda items at your April 2, 1987 public hearing. The Mountain Air Company, Stagecoach Property Owners' Association, and our Eagles Nest Townhomes Owners' Association had serious concerns regarding the Park Site Plan, as prepared by the Division of Parks, and had not been given the opportunity to see the plan until only hours prior to the hearing. In order to allow previously promised, but not afforded, input into the site plan review by all interested and involved parties, the Upper Yampa Water Conservancy District (the applicant in this case) requested and was granted a postponement of this item to a later date.

Since April 2nd, we have had an opportunity to meet with representatives of the Division of Parks at their main offices in Denver and twice on the site at Stagecoach. Some of these meetings were attended by representatives of Mountain Air Company, Stagecoach Property Owners' Association, Upper Yampa Water Conservancy District, Routt County Planning Department, and a County Commissioner. We have had time to review the Division of Parks' site plan, as well as alternative plans prepared by UYWC District and Mountain Air Company. All the various plans' ideas, suggestions, and concepts have been discussed by the participants. Agreement has not been reached on all issues, however, satisfactory compromises appear to have been reached regarding our most voiced concerns.

The Board of Directors of the Eagles Nest Townhomes Owners' Association would like to make the following recommendations regarding the Division of Parks' most recent Conceptual State Park Plan, dated April 30, 1987, as submitted to you for your review and recommendation to the County Commissioners:

1. North Entry to serve as main entry into the State Park:
We agree with and strongly support the elimination of the westerly entry, as it currently intersects with County Road 14, as the sole access to the proposed State Park. The issue

that has held top priority for our concerns, since initial discussions began back in 1983-84, has been that the main park access be located to the north in the vicinity of the intersection of County Road 14 and relocated County Road 18. We do support the Division of Parks' proposal for a slightly relocated westerly entry, to be used only as a "winter" access, year round emergency access, and maintenance access. Specific location of summer and winter gates and designated dates for winter and summer access need to be established on the Plan. We feel these recommendations are important for the following reasons:

- a) By bringing in the main entry from the north, it can tie into the construction of the proposed relocated County Road 18, to be constructed in conjunction with the reservoir and dam construction.
- b) The north park entry will prevent the majority of car, motor home, camper, boat and trailer traffic from having to drive along the south shoreline, thus keeping to a minimum the vehicular visibility, noise, traffic, and dust impacts on the most attractive, visible, and usable shoreline on park grounds.
- c) The majority of traffic to and from the park on any given day will be generated from the boat launching, car/boat trailer parking, day use picnicking, group and swimming beach areas located on the east end of the park. A north entry will reduce the amount of traffic impacting the most prime camp sites on the south shoreline of the park and be less visible to properties south of the reservoir.
- d) With the appropriate location of gates and signage specifying times of summer and winter access to the park, visitors will be clear on which access to use when and only one entry will need to be operated and supervised at all times.

2. Location of camp sites along shoreline:

We are pleased that the Division of Parks has proposed to minimize roadway and less desirable camp site development on the higher, more exposed, more visible ground and concentrated development along the shoreline, thus reducing the visual impacts of roads, vehicles, and camp sites on properties south of the reservoir. With the more gentle slopes and proximity to irrigation at the lower elevations near the shoreline, we would recommend that wherever feasible, efforts be made through berming and tree planting to screen the potential visual impacts mentioned above.

3. Location of Park Headquarters, with office, shop, maintenance yard, and adjacent sewage treatment system:

Although we feel it would make more sense for the Park Head-

quarters facility to be conveniently located nearer the main north summer entry and visually separated from the park's primary camping and other shoreline and reservoir activities, we would ask that when more specific plans are being prepared for the location, design, and architecture of this facility, that we be included during the review process. We are quite concerned as to what potential visual impact a sewage treatment facility, shop building, and service yard may have on this particularly high, open, and visually prominent site. Serious consideration will need to be given to adequate screening and/or landscaping of this site.

For the future of the entire Stagecoach project we will continue our commitment to promote good planning and development through the application and enforcement of our own architectural controls and guidelines. No one area in the Stagecoach project should be ignored or stand apart when it comes to maintaining good development standards. We have appreciated the County's assistance and support for our efforts to continually improve our own development at Eagles Nest, as well as the other subdivisions at Stagecoach. The proposed State Park is only one of the many developments that will begin to spring up along the shoreline of the new reservoir. But it will also be the first. All parties involved need to work together to insure a successful State Park, but also a park that will be a compatible neighbor. The creation of the Stagecoach Reservoir and State Park can be a real benefit to Routt County and the future of Stagecoach. We look forward to the opportunity to see more detailed Park plans, as they are developed, and hope we will have the opportunity for some input at that time.

Sincerely,



Bob Barrows, Pres.

Copy to: Mr. Steve Fry, Routt County Planning Director

ROUTT COUNTY REGIONAL PLANNING COMMISSION

CORRECTED NOTIFICATION OF COMMISSIONERS HEARING DATE

May 18, 1987

RE: Request before the Routt
County Regional Planning
Commission

Dear Adjacent Property Owner:

This is to advise you that the Routt County Regional Planning Commission has received a request for the petition cited below:

PETITIONER: Upper Yampa Water Conservancy District

PETITION: Conceptual Planned Unit Development - (Tabled from April 2, 1987 Planning Commission meeting)

Conceptual Planned Unit Development (PUD) overlay plan for 100 camp sites, swim beach, boat marinas, five mile public trail, four public parking areas and access points at the Stagecoach Reservoir.

LOCATION:

A tract of land generally located in portions of the NE4, Section 2, NW4NW4 Section 1, Township 3 North, Range 85 West; SE4, SW4, NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2, NE4 Section 29; S2, S2NE4 Section 30; N2, N2S2 Section 31; N2SW4, NW4 Section 32 all of Township 4 North, Range 84 West, Routt County, Colorado

Mapping and a metes and bounds description is filed in the Routt County Planning Department.

Vacation and Relocation of Public Right-of-Way(s)

County Road #18

Vacation and Relocation of Public Right-of-way(s) for the purpose of relocation of portion of County Road #18 for the access into the proposed camp site area. County Road #18 is located in the Stagecoach Reservoir and Recreation Area. Complete legal description and mapping is filed in the Routt County Planning Department.

The Board of County Commissioners will not be able to hear this item on May 26, 1987 at 3:30 p.m. as previously advertised. The public hearing has therefore been changed to **June 2, 1987**, for a final ruling. This hearing will take place

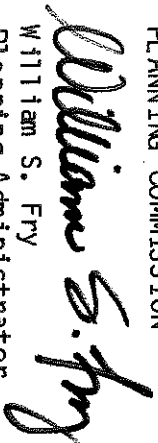
Upper Yampa Water Conservancy District
Renotification of Commissioners Hearing Date
Page 2

in the Hearing Room of the Courthouse Annex and will commence at 1:30 p.m.

Your attendance and comments regarding this matter are welcome. Should you be unable to attend, your written comments will be equally received and acknowledged.

Sincerely,

ROUTT COUNTY REGIONAL
PLANNING COMMISSION


William S. Fry
Planning Administrator

cb

100

100

①

BCC - May 19, 1987

Steve - memo sent, CR 18 realigning

- PC made recommendations to BCC on May 14, 1987.

- Wanted Bd to review today to set direction from Bd.

- Steve referred to resolution of July 1985; identified CR 18 & 20 (less than Spec)
- Bob D & Steve attended on-site review; determined there may be other options for CR 18.

- JPC wanted to treat as separate item fr. Banks plan

- can save money
- don't affect timing of Proj.
- doesn't affect funding
- minimize adv. impacts of rd.

Adv. consequences come w/ 215 rd impact.

Some alternatives discussed @ JCC -

Proposed rd - reg CR 18 to Spec Thornton - D-E, only const.

Service rd.

Thru D-E, reconstruct on South Side of lake - use newly const. rd thru South Shore.

(2)

- would be 20-23% of length
of D-E - could cross dam,
no stop; use for service access.

Abund. D-E & reg. upgrade
to CR 18.4 miles W. dam
to Columbia stop to provide
service to dam for backside

PC rec. further study & report
at final PID review.

Options for D-E - water
not to follow orig. design
align; - direct further review
of alignment

John Fletcher -

- to have access to power plant,
need daily access for ^{problem} ~~problem~~.

- will have traffic to west end
of people walking to look below
dam; want to put in limited
access road; need room to at
least pass vehicles;
- no impact will be problem
but need access for CR 18 to
dam.

- Don't think road align. is too
bad; if make it narrower
it will be damageous.

(3)

- Will do everything possible to reevaluate.
- Is disturbed that plans were made based on it

Faul - considered costs on South side to dam, the 20% would cost as much as entire length of other side; John F - makes a creek bluff \$ Bm land that would be new £15.

Faul - don't change in midstream John F - Billy M. didn't want curves into the draws to be too sharp. - May compromise by sharpening curves (not too sharp to prevent service) - will good deal of advice to brothermen - must be min. size but wide enough to prevent accidents

Stare - prop. seems very weak in terms of vis. impact of park & road. Doubts, by way to so show, adjacent savings in length of road, appears to be with studying

Faul. why men are there concerning out when had angle time before to discuss change

(4)

John F. explained last proposed

⑤ Steve - if abandons CR 18 from Service Cr., would make access by service vehicle, landowner & feed, house, etc.

Dennis - would impact between D-E to past? yes.

J. Ketcher - can't change dam at this point; is too far along.

Bob D. asked Al F why 20' wide; how much more? he's 24' driving surface - how much more? Al - 850,000 or 1,000,000 - don't agree to making it smaller than 20' - wants it wider than 20'. Thinks it would be great to be kept with but mostly - think's want to drive circle loop from No. 36 Service Cr. Al - if make curves sharper will follow contours better 150' radii - 250' radii makes for more cuts & fills.

Thinks it mile stretch that's

(5)

very steep terrain.

Bob D. District has to grant Sullivan
Roll in pasture for widening

John - if 150' radius accommodates
tractor trailers will go for it.

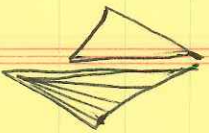
Paul - is disappointed this is
coming up now

Bob / Steve - to meet PC / men
Ed

Bob - wants in waiting that
District will grant Roll.
50 years old now. 50
and have 4 lane highway
if needed.

Bob - most cuts Roll's are 60'
- may not be enough to allow
traffic through there.

Steve - need direction - tell us
to leave as is or look
at some alternatives.



Paul - leave as is

Bob - they worked about 3000
but campers have signal
circuit. If make D-E
shades narrower will
be less clear.

Dennis - there's no easy way to

⑥

eliminate red. Since its all gone
through process; there but
a way to reconsider w/o
adversely affecting project.

MEMORANDUM

TO: Board of County Commissioners

FROM: Steve Fry, Planning Administrator

RE: Consideration of the proposed alignment of County Road 18 from the proposed Stagecoach Dam to an intersection of County Road 14.

DATE: May 19, 1987

The Routt County Regional Planning Commission reviewed the proposed Conceptual FUD Plan for the development of areas surrounding the Stagecoach Reservoir and the vacation and relocation of County Road 18 on May 14, 1987. The major item of discussion was the location, specifications, visual impact, and need for the relocation of County Road 18 as proposed by the Upper Yampa Water Conservancy District and the immediate past Board of County Commissioners.

Conditions affecting the alignment of this section of road have changed since the Board reviewed the proposed realignment in 1985. Roads in the South Shore Subdivision at Stagecoach have been constructed. A new Board is in office with potentially different philosophies concerning road construction. Planning Commission composition has changed as has County Planning Staff. The cost of construction of the Stagecoach Reservoir project has risen. A need to minimize adverse visual impacts that may affect the viability of the public as well as private interests in the reservoir has been identified as an important facet of the project. All of the above have contributed to the need to reconsider the road as proposed in 1985.

Planning Staff and Planning Commission have identified the need to maintain a focus on the results of any reconsideration of this road alignment:

1. Total project costs should be reduced as a result of any reconsideration of the road alignment.
2. Nothing within the review of the proposed realignment of the road should adversely affect the timing of construction of the dam or filling of the reservoir.
3. Nothing within the review of the proposed realignment of the road should adversely affect any funding that has been arranged for the construction of the project.
4. All efforts should be made to find practical methods to reduce or eliminate the adverse visual impact of the road as proposed. All other environmental concerns should be considered.

Planning Commission, Planning Staff, and others have identified alternatives to the existing proposed realignment. These include the following:

1. Amend Resolution ⁸⁶⁻⁰¹⁵ to require Section D-E of Routt County Road 18 (as identified on the reservoir site plan) be constructed to meet County Road Specifications i.e. 30' road section with ROW as required to contain all road cuts and fills.
2. Abandon section D-E of Routt County Road 18 and allow the District to construct a service road to the dam site that could tie into the trail system on the south of the lake. The District would control vehicular access to the dam.
3. Abandon section D-E of Routt County Road 18 and require the district to reconstruct the road on the south side of the lake from the end of the existing South Shore roads to the dam:
 - a. The road would cross the dam to connect to County Road 18.
 - b. The road would not cross the dam and would serve only as service access.
4. Abandon section D-E of Routt County Road 18 and require the district to upgrade County Road 18 from the dam to the vicinity of the Pleasant Valley Cabinet shop. The degree of upgrading would be determined following an analysis of access needs to adjacent properties, service requirements of the power plant below the dam, and environmental concerns.

There may be other alternatives that the Board might identify following further study.

Planning Commission has forwarded a recommendation to the Board of County Commissioners for consideration on May 26, 1987 concerning the proposed realignment of County Road 18. The recommendation suggests that further study be given to the proposed realignment with a report made to Planning Commission at the time of presentation of the Final FUD Plan for the Park.

The purpose of the meeting today is to determine how the Board intends to pursue any reconsideration of the road realignment as proposed so that if further study is required it can be started immediately rather than waiting until the Board holds a formal hearing of the Planning Commission recommendation. Options the Board may wish to consider may include the following or others:

1. Determine that no further review of the proposed realignment of County Road 18 is appropriate at this time. The road should be constructed as proposed.
2. Determine that valid concerns have been raised since the action of the Board on July 16, 1985 by Resolution 85-019. Identify how a review of the previous road realignment should occur. Identify guidelines for the review of the road realignment such as cost, timing, visual impact, responsibilities of the County/District, etc. Give direction to the District and County Staff to begin further study.

R... COUNTY REGIONAL PLANNING COMMISSION

Minutes

May 14, 1987

The meeting of the Routt County Regional Planning Commission was called to order at 7:45 p.m. in the Hearing Room of the Courthouse Annex, 136 6th Street, Steamboat Springs, Colorado.

Planning Commission members answering roll call were Bob Golub, John Courtney, Robert Ralston, Luke Studer and Charlie Norris. Planning present were Steve Fry, Planning Administrator, Caryn Fox, Staff Planner, Jane Grogan, Administrative Assistant and Chris Brookshire, Secretary.

Motion

The floor was open for a motion to elect a temporary chairman in the absence of Chairman Bob Maddox and Vice Chairman Gary Williams. Luke Studer nominated Mr. Charlie Norris to serve as temporary chairman, John Courtney seconded the motion.

Vote

The motion to elect Charlie Norris as chairman for the meeting of May 14, 1987 carried unanimously with the Planning Commission members voting.

UPPER YAMPA CONSERVANCY DISTRICT - Conceptual P.U.D. and Vacation and Relocation of Road Rights-of-Way

This petition is related to the Stagecoach Reservoir project approved through the Bureau of Reclamation on September 18, 1986. The proposed construction will begin in 1987. Mr. Phil Eggelston represented the Upper Yampa Conservancy District.

On April 2, 1987, Planning Commission reviewed a zone change from Agriculture/Forestry and High Density Residential to Outdoor Recreation for 1800 acres; a relocation and vacation of the alignment of County Road 16 at the intersection of County Road 14; Conceptual P.U.D. plan and relocation of County Road 18 and 14. Planning Commission recommended approval of all of the above requests except the Conceptual P.U.D. Plan and Relocation of County Road 18 and 14 which were tabled until May 14, 1987 at the request of the petitioner. (See Minutes of April 2, 1987)

The Conceptual P.U.D. Plan and relocation of County Road 18 and 14 is proposed for the development of campgrounds, marinas and parking areas, and relocation of campground entrance to be located in a tract of land generally located in portions of the NE4 Section 2, NW4NW4 Section 1, Township 3 North, Range 85 West; SE4, SW4, NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2, NE4 Section 29; S2, SW4NE4 Section 30; N2, N2S2 Section 31; N2SW4, NW4 Section 32 all of Township 4 North, Range 84 West. The campground and marina will be located along the northern boundary of the Stagecoach Reservoir between the existing County Road 18 and County Road 14 and the relocated County Road 18. The camp sites were designed by the Colorado Division of Parks and Outdoor Recreation. Most of the camp sites are proposed along the edge or within a few hundred feet of the reservoir. There will be one hundred campsites with an additional 20 remote sites planned.

Staff's factsheet indicates that the primary access (northern access) to the site will be from the relocated County Road 18. The access road cuts south across the face of the land and will create a scar across the ridge which will be visible from the lake. A second southern access is also planned for winter entry and for year around service and emergency access.

Mr. Eggeston stated that the Conservancy District has conducted meetings with the Colorado Division of Parks and Outdoor Recreation (CDP&OR) and South Shore Homeowners Association. The current plan presented to Planning Commission was designed by Bob Carlson, Division of Parks Planner in Denver, Colorado. This plan has been reviewed and approved by the Southshore Homeowners Association and Upper Yampa Water Conservancy District (UYWCD). This plan includes the 100 camping sites, water and sewer for the sites, swim beach, marina, and headquarters/maintenance building. The UYWCD is required to minimize the visual impact to the neighbors of South Shore Subdivision and other surrounding properties. The campsites along the south shore will be bermed and landscaped. A dual water system will be developed to maintain the landscaping.

Planning Commission Discussion

How many total campsites will be proposed on the south shore? Mr. Eggeston- There will be a total of 100 sites along the shore line which is required by CDP&OR and the sites will all be located along the north shore of the reservoir. The 100 sites do not have to be placed along the shore line. A primitive camping area has been discussed which will be available for people who want to backpack, or pack horses into the camping area. The campgrounds will be developed to fit in with the existing terrain.

Why are two entrances being proposed? Mr. Eggeston - Historically, from a management standpoint, it is easier to maintain a campground with one entrance/exit. The second entrance will be used for an emergency access which was suggested by the South Shore property owners and will be operational in the winter months.

Will the entrances be manned? Mr. Eggeston - Yes, I am presuming the entrances will be manned. The entrances are staffed by the CDP&OR, the UYWCD will pay for the entrance station.

Will a building be constructed at the southern entrance? Mr. Eggeston - It is the UYWCD's obligation to provide one station which will be located at the north entrance.

In the winter, the south entrance will be the only entrance? Mr. Eggeston- The south entrance will be the only entrance in the winter and I do not know if the CDP&OR will construct an entrance station or move the north entrance station to the winter entrance.

Why will the winter access only be the southern entrance and how with the entrance be used by emergency vehicles? Mr. Eggeston - Most of County Road 18, during the winter months, will be closed. The southern access is a shorter distance to plow and maintain in the winter months. The dust from traffic in the summer would be more of a visual impact if the southern entrance were to be

used.

Why is the headquarters not located at the north access with the entrance station? Mr. Eggeston - Visually, the headquarters will not be as apparent being built at the proposed southern location. The UWCD is committed to paying for the project, but the layout and planning is being developed by the CDP&OR. The UWCD has not interfered with the planning except as it related to the north entrance which is a commitment to the Colorado Water Conservation Board, the State Legislature, Environmental Impact Statement and other agencies.

Have designated dates been established for the winter and summer opening and closures? Mr. Eggeston - This will relate to the Division of Wildlife elk wintering range dates. This may also relate to the CDP&OR regulations.

How will snowmobile use be controlled? Mr. Eggeston - The UWCD will not be involved in the management plan of recreation. We are a water storage operation only.

When the access problems are solved, will the UWCD manage only the water? Mr. Eggeston - This is correct, but we will be paying \$30,000 a year for three years and \$45,000 a year for eleven years to the Division of Wildlife, \$9,000 a year for stocking the reservoir, and money will be paid to the Division of Wildlife.

Steve Fry informed Planning Commission that they could limit snowmobile use on the property as part of the P.U.D. plan due to the outdoor recreation zone, management of the park, and impact to wildlife. This same position could be taken to limit motorized boats on the reservoir.

Phil Eggeston stated that he could return at Final P.U.D. with the CDP&OR and Division of Wildlife to discuss these concerns.

Will you clarify the dust situation from north access as compared to the south access? Mr. Eggeston - The south shore property owners did not want to have the south access open in the summer because of the dust.

Are there any plans for accel/decel lanes to be constructed at the north entrance of the park? Mr. Eggeston - The district is removing a "hump" to the north of the entrance to improve visibility of the turning vehicles and to prevent "stacking" of turning vehicles. The UWCD is not budgeting for any turn lanes or accel/decel lanes.

Have any traffic count estimates been completed in this area? Mr. Eggeston stated that he did not know if any counts had been done. One of the agreements for the changing of the road is the restructure of the curve at Frank Stetson's corrals. This will be done, by agreement with UWCD, by the County if there is a need.

Staff Comments

Caryn Fox pointed out to Planning Commission the new access to the camping areas. This access will create a scar and be visible across the lake and to

adjacent properties. Planning staff has studied alternative routes and feels there are different accesses to minimize this type of impact. Ms. Fox explained to Planning Commission that a major point of discussion will be the winter access as compared to the year around access on either the southern or northern park entries. Ms. Fox pointed out conditions to be applied to the entry accesses a per page 6 of the staff factsheet. She pointed out the grades and curves of County Road 14 adjacent to the reservoir between the two campground access points and stated that there may be a safety concern at these entries. She explained that agreements had been reached with the County Commissioners in 1985 concerning these accesses and felt that these agreements could be looked at again by Planning Commission and the Board. In 1985, there was not substantial review on park entries or where the campgrounds would be located. A visual display of photographs of the proposed reservoir was submitted for Planning Commission to review. She stated that major concerns with the layout of the campsites and visibility concerns could be addressed at final plat.

Bob Golub asked for clarification of approvals of County Road 18 going through the wildlife preserve. Mr. Eggeston stated that the relocated County Road 18 will travel along the bottom of the wildlife preserve.

Was there any consideration to access the dam from the road that travels through South Shore Subdivision? Mr. Eggeston - It is my understanding that this idea was submitted to the Board of County Commissioners and it was rejected by the County. There was an estimate by the engineers for UYWCD for \$400,000 to reconstruct the dam to allow traffic to cross over it.

How much will relocating the County Road 18 on the north side of the reservoir cost to construct? Mr. Eggeston did not know how much it would cost, but pointed out that the UYWCD has also paid for engineering.

Caryn Fox referred to the minutes of March 7, 1985 from the Planning Commission in which the roads and accesses surrounding the reservoir had been discussed. She read into the minutes statements from this meeting. Ms. Fox stated that at the Commissioners meetings most discussion concerned the width, grades, and technical aspects of the roads. The Commissioners were concerned with how the roads would be built more than where they would be located.

Steve Fry - What degree of research has been done to support the \$400,000 statement of building access over the dam? Al Fox, D & D Consultants - The people who designed the dam, Woodward Clyde Consultants, and he estimated the figures. They are consistent with figures quoted three years ago.

Mr. Al Fox went on to clarify statements brought out earlier during the meeting. He presented Planning Commission with a map of the Stagecoach Reservoir area and stated that the south access was presented three months ago. When the roads were previously approved there was only the north access. He stated that there is approximately a 500 foot sight distance from County Road 14, before the intersection into the park. The access point is very easy to see. Mr. Fox has asked Mr. Bob Carlson, Division of Parks Planner, if the CDP&OR will require accel/decel lanes at this intersection into the Stagecoach Reservoir. Mr. Carlson stated that there is no need for turn lanes on a county road when the speed limit is only 40 m.p.h. Mr. Fox felt that this

intersection was safe.

Steve Fry - Will you address the shoulders at the intersection? Al Fox - The UWCD will require three foot shoulders and the intersection will be filled from work done on the road.

How would a decision be made to require accel/decel lanes? Mr. Fox - A traffic study could be done. If you were to review a State Highway access code they do not specify accel/decel lanes when the speed limits are 40 mph or less.

Mr. Fox went on to explain the road across the dam from South Shore Subdivision. He stated that it was concluded at the Commissioners Hearing that there was not a need for two accesses to the dam. At that time it was approximately \$750,000 to construct a road to county specifications through South Shore and across the dam.

On the cuts of the land to construct the road, how successfully will the land be able to be revegetated on cuts of 1:1 and 1 1/2:1? Al Fox - The land will revegetate, but not as well as on flat slopes. Topsoil will be placed on the cuts to help in revegetation.

In reference to the adjoining BLM land which is proposed to be traded for Bob Adams land, will this be included in the wildlife conservation area? Mr. Eggleston - The UWCD is required to effect this land trade so far as is it possible. This land is involved in the Bob Adams estate.

Will this land become private lands at a future date? Mr. Eggleston - It could take years, because of mortgages on the Bob Adams property. The mortgage holder will not allow the mortgage to be transferred to the BLM land and the estate of Bob Adams will not pay off the mortgage.

Will the EIS have to be revised to enable a private drive to travel through BLM land to a private subdivision? Mr. Eggleston - The EIS review has determined that John Fetcher cannot put the road across the dam. The money constraints would be far more deterrent than the EIS. The UWCD is not financially able to put in the road across the dam. If the County would like to do this it would be a different subject.

Al Fox explained that to put a road over the dam would cause the problems of the road being on the north slope and receiving no sun. The dam, at this time, could accommodate a road approximately 22 feet wide. The road would be between guard rails and would be suitable for an access road. If the road were to be upgraded to County standards it would cost several hundred thousand dollars. The splitway would have to be bridged which is also a significant cost. The dam is sitting in a rock canyon and to enter the dam from the south would result in a rock excavation to get to the dam surface. Traveling to the dam from the north, the road would have to be reconstructed because of a sharp switchback turn; this would also result in a rock excavation. With all of these factors considered, the construction of this road is very expensive.

Steve Fry suggested to Planning Commission that if the road were in need of further study, the road issue could be separated from the parks plan.

Charlie Maddox stated that he felt the reservoir could be approved without having a newly constructed road.

Audience Comments

Joe Abel asked to clarify the access on the south side of the dam and over the dam.

Steve Fry stated there were three alternatives Planning Commission was reviewing (1) The neighbors has indicated that visual impact is a major concern. It is a prime concern to Routt County, that if this area is going to be a successful recreation/resort area, that we make this area more attractive so that more people will be drawn to the resort. (2) It appears that reducing the length of the relocated County Road 18 by 78% will result in a substantial savings in comparing the topography of the southern route (through South Shore) as to the northern route. The savings could be there especially since the roads into South Shore have been constructed since the first review. The scar of the road will be a permanent feature of the lake as will the campground and development at the south of the lake.

Joe Abel - Are you proposing to abandon the road from site "D" to site "E" (on the reservoir site plan)? Steve Fry - This abandonment could be an alternative and the road could be replaced through the South Shore.

Joe Abel - How would you access the remaining area? Steve Fry - It is not necessary to access this property and there is a pedestrian trail through this area.

Joe Abel - There is a road presently located in this area. Steve Fry stated that his road will be under water when the dam is completed.

Joe Abel felt that the scarring and noise levels could be taken care of by berming and landscaping with a massive amount of trees. The road through south shore will have to be brought up to county specifications. Steve Fry - The discussion concerning the road through south shore should be determined after it is decided if this is a suitable alternative in physical terms. The neighbors will have to be willing to make a trade off of vehicular travel on their road, or a scar and traffic on the opposite side. The easiest way to take care of visual impact is not to create it.

Dennis Schiewe, Manager of Steamboat Lake Recreation Area - Mr. Schiewe informed Planning Commission that he would like to present a brief summary of questions that have been discussed during this meeting as follows: The CDP&OR was not given too many choices when designing the parks and campgrounds. The area proposed for a campground is a hostile area with only sagebrush covering. He explained that the reason for one entrance station is that it is cheaper to operate in respect to hiring for only one station as opposed to two stations. One access is easier to control and the tourist travelling into the area will receive personal attention at the station. The CDP&OR is not proposing a south entrance station during winter months. This access will be controlled with a self service entrance sign. The road is proposed to be plowed to the headquarters area so that the public may receive help if it is needed. The headquarters/maintenance building is being constructed on the south access

because it will be hidden from view. It is also needed for winter access as the area is to be plowed so that the public will have a place to park their vehicles and not have them pulling off the side of the county road creating a hazard.

Mr. Schiewe went on to explain that the roads will be a dust problem in the summer. The CDP&OR have requested that the UYWCD pave at least a portion of the road. There will be no campground on the south side of the reservoir, but a boat ramp is being proposed and possibly a parking lot and trail. Where the campgrounds are proposed to be located offers no protection from the sun and elements to the camper. It does have the advantage to getting the camper close to the lake. Summer and winter closure dates have not been discussed. The closures may depend on the weather, hunting seasons or winter elk range.

Mr. Schiewe explained that snowmobile tourists bring more money into the economy than most tourists. They are a powerful group having national and state lobbies. There will be a full time law enforcement officer stationed in the area who will deal with snowmobile violations. He suggested that instead of eliminating a use to provide a way for the use to occur without conflict. Power boaters that will use the reservoir will be controlled through noise detection equipment. Most of the newer motorboats are constructed with quieter engines. The CDP&OR has not developed a management/operations plan at this time, but a master plan has been developed. The management/operations plan will have to be submitted before the reservoir is to be filled, but they hope to have one developed by this summer. The CDP&OR anticipates, on a busy weekend, 200-300 vehicles per day entering the park with an average of three people per campsite. Some traffic will be day traffic using the reservoir to boat, picnic or swim. During weekdays the traffic will drop to 50 vehicles per day.

Mr. Schiewe suggested using the traffic as a positive impact instead of a negative one. Traffic means the tourists will be arriving and boosting the economy. Visitation estimates are 150,000 visitor activity days. He explained that the visual concerns surrounding the reservoir are already there. There is a gravel pit, a current county road, and the south shore line is proposed for future development. The CDP&OR has tried to consolidate as small area as possible for the park development to keep the visual impact small.

Caryn Fox questioned whether the estimate of 200-300 visits per day was based on visitations to Steamboat Lake. Mr. Schiewe stated that 200-300 visits is 25 percent lower than visits to Steamboat Lake. The CDP&OR does not anticipate as high a number of visits as Steamboat Lake and Pearl Lake. The reason for the lower figure is there are less campsites and the sites are not as desirable as those in Steamboat Lake.

Caryn Fox stated that in the county planning process for various proposals, there is a paving requirement for much lower traffic figures than those proposed for this development. If paving is not required, there is usually a requirement for a dust control plan using dust palliatives or other means of keeping the dust to a minimum. Ms. Fox felt there should be a dust control plan to address the of visitors expected in this area.

Mr. Schiewe - This is going to be a concern in the area and the CDP&OR has

suggested that the UYWCD pave the main access road. He would like to see the whole area paved, but there is a limitation to funding.

How quickly will the beach area drop into water too deep for children to play and will the boat ramp be too steep? Mr. Schiwe - A swim beach and boat ramp have many constraints pursuant to State regulations. There is only one site for both the swim beach and boat ramp on the south shore. The swim beach has a very gradual slope until it reaches the high water level. An ideal boat ramp should have a 12 percent grade and the proposed ramp will meet this grade.

How does Pearl Lake accesses compare to this proposed development? Mr. Schiwe - Pearl Lake is a smaller area, but the boat ramp, campgrounds, picnic areas were built on approximately 200 acres which is a good comparison to what is proposed for the UYWCD. Pearl Lake has 40 campsites, one boat ramp, three parking areas and one access into the lake. There is no emergency exit, which could be a problem if there were a forest fire. Pearl Lake receives approximately 45,000 visitor activity days. The total number of vehicles on a busy weekend day is approximately 75.

Phil Eggeleston - If a better location is found for the boat ramp or the swim beach, is the CDP&OR locked into keeping the current location? Mr. Schiwe- The CDP&OR has studied these locations very closely and have compared them with other camping areas in the state and we feel we have come up with the best locations for these sites.

Audience Comments

Al Saterdal, General Partner of MountainAir Company presented a topography map of the South Routt area. He felt that the real job opportunities and tax base for Routt County will come out of a permanent residential home community in and around Stagecoach. A perspective should be maintained as to the whole opportunity in Stagecoach and not just the park. The park, which is a good development, should not interfere with the long range plans of permanent residential development because it is a much bigger figure than the money generated by the reservoir. Mr. Saterdal felt the area had skiing, summer orientated amenities and enough private land to give this area ideal potential for development. Mr. Saterdal pointed out the visual drawbacks of having camper/trailers parked along the shoreline. He stated that Stagecoach is a unique area that needs tender loving care.

Joe Able stated a concern for campers in the area having to travel from the north access around the park to enter the Service Creek campground and the travel the Service Creek road will receive.

Has there been any discussion concerning the Service Creek road? Steve Fry- If there wasn't discussion then, it has been brought up recently by Commissioner Dorr who is concerned about the safety of the road through Service Creek

Dennis Schiwe stated that Service Creek campground will receive more tourists because people can camp there for no fee as compared to paying to camp at the reservoir. He stated that he believes the road between Service Creek campground and Stagecoach Reservoir cannot be closed because it is used by

private land owners.

Herb Holloman, Board member of the Stagecoach Property Owners Association - The plan has been reviewed by the Association and the general consensus is approval of the current plan. The only objection is the north and south entrance. The homeowners would like the north access to be the only access for the campers and tourists. The Stagecoach property owners have assessed themselves \$30 per unit to help in the development of the dam.

Caryn Fox read into the minutes a letter from Eagles Nest Townhomes Owner's Association at Stagecoach signed by Bob Barrows, President.

Robert Ralston stated that during a recent site review of the development area, he felt that if the roads were more carefully worked into the contours and kept closer to the lakeshore it would reduce the visual impact of the park. He also stated that the park headquarters should be located at the park entrance to greet tourists as they arrive at the park.

Dennis Schiewe responded that the park headquarters was not designed as a contact station. The contact station would be the entrance station where public information would be available.

Planning Commission Comments

Bob Golub - There is a problem with scarring and visual effects around the lake. When the final plan is completed, there should be consideration for using the contours of the land to avoid scarring. The final plan should address the dust problem, especially during the high use periods. He has reservations concerning the Board of County Commissioners decision on building County Road 18 on the north side of the lake. He was interested in seeing a study of the costs, benefits, and disadvantages of locating the road on the opposite side of the lake and re-engineering the dam to accommodate access from the other side.

Luke Studer - There are concerns with how County Road 14 will function without turn-off lanes so there is room for turning traffic. A traffic study should be done to see if these lanes are needed. Visual impact should be kept at a minimum.

Bob Golub stated he also had a concern with County Road 14 and turn-off lanes for traffic. He would like to see an alternative plan in the event that additional lanes need to be addressed.

Robert Ralston - There are problems with the building and scarring of County Road 18. There is also no place along the north side for a parking lot and the CDP&OR should look for an alternate site for this lot. There has been a lot of work put into this plan and more time should be spent on site to eliminate visual impacts.

John Courtney - All of my concerns have been addressed by the previous Planning Commission members.

Charlie Norris stated that Planning Commission members have fully addressed his

concerns

MOTION

Luke Studer offered a motion to approve the primary entrance (north access) of the relocated County Road 18 as proposed and approve the secondary entrance (south access), subject to the following conditions:

1. The petitioner shall submit engineering details for all approved access points, and plans shall meet county specifications for sight distance, grades, intersection radius, etc.
2. If the southern access is chosen for winter-only public use and for year around emergency and service use, the county will review the situation after one year of use of the reservoir by the public, and if safety problems or concerns arise the county has the right to require that the southern access be opened to year around public use.
3. Final designs including centerline surveys shall be submitted to Planning staff for all approved public access roads.
4. Traffic studies and review shall be done to determine if accel/decel or a third lane is needed for traffic entering County Road 18 off of County Road 14. This study of accesses shall be done after one year of use of the reservoir by the public.
5. The proposed County Road 18 (points "D" to "E") shall be subject to further study and presented at Final P.U.D. Plan review with the intent of evaluating the access from "D" to "E" versus an alternate access through South Shore on the south side of the lake.

Robert Ralston seconded the motion.

Discussion

Phil Eggeston asked if it were legal to approve a motion of this nature on County Road 18 when the road already had an approved resolution from the Board of County Commissioners.

Steve Fry - The County Road 18 is within the park plan and P.U.D. plan and is subject to review by Planning Commission.

Al Fox stated a concern of approval of the park being conditioned upon approval of County Road 18.

Caryn Fox felt that the motion only gave flexibility for further review and study of County Road 18, and was not tied to the approval of the park plan.

Luke Studer stated that he felt the decision on County Road 18 should not be cast in concrete at this point. The possibilities for further review are still an option and the approval of accesses will help to proceed with further studies and review.

Phil Eggeston asked to clarify the establishment of the County Road 18 at points "D" and "E". He felt the park plan was not an established situation and could be worked with more than the county road. He stated that the UYWCD has spent money on reliance of the approval of that segment of road in 1985.

Caryn Fox explained that points "D & E" were established in an agreement resolution with the Board of County Commissioners which was finalized in 1985.

Luke Studer reiterated that his motion was to approve section "C and D" of County Road 18 as the primary park entrance, and to review section "D and E" of County Road 18 at the Final P.U.D. Plan hearing.

Steve Fry explained that Condition #5 of the first motion could be appropriated into the motion approve Conceptual P.U.D. park plan. It could be stated to say that further review of the alignment of County Road 18 from "D" to "E" should be addressed and a presentation made to Planning Commission at Final P.U.D. review evaluating the pros and cons of moving section "D and E" to the southern alignment.

VOTE

The motion to approve the primary and secondary accesses with the five conditions was unanimously approved.

MOTION

Robert Ralston offered a motion to approve the Conceptual P.U.D. plan with the following conditions:

1. The Final P.U.D. Plan shall indicate locations of all parking areas, trails, buildings, campsites, marinas and roads for the entire reservoir project.
2. Information on the sewage treatment and water systems shall be provided, and approvals from the Colorado Department of Health for the design of the systems shall be submitted prior to Final P.U.D. plan review.
3. Landscaping and lighting plans shall be submitted prior to Final P.U.D. Plan review.
4. Final grading plans for roads, campsites, public parking, and day use areas shall be submitted for Final P.U.D. Plan review.
5. Construction plans for the hydroelectric plant, park headquarters, employee housing units, and all other facilities and structures shall be submitted for the Final P.U.D. plan review.
6. The access road south to the campsite service roads shall be relocated behind the knoll so as to be less visible from the lake.
7. A signage master plan shall be submitted illustrating signage design and locations including highway traffic signage that may be necessary.

8. Techniques for mitigating visual impact shall be submitted with Final P.U.D. Plan.
9. Provisions for fire fighting shall be made prior to Final P.U.D. review.
10. The Final P.U.D. plan shall depict the campground entrance(s) as stipulated by motion of Planning and Board of County Commissioners.

John Courtney seconded the motion.

Discussion

Charlie Norris offered a friendly amendment to add number 11 as follows:

11. A dust mitigation plan shall be developed for the park roads to be submitted at Final P.U.D. plan.

Robert Ralston and Mr. Courtney accepted the amendment.

Steve Fry explained to Planning Commission that this approval is conceptual and if there are any concerns with the location of amenities it should be addressed at this time.

Robert Ralston offered a friendly amendment to add number 12 as follows:

12. An alternate location for the boat ramp and swim beach, and additional amenities should be studied.

Mr. Courtney accepted the amendment.

VOIE

The motion to approve the Conceptual P.U.D. with 12 conditions was unanimously approved.

ADMINISTRATORS REPORT

Del Herman was before Planning Commission to receive their comments on his property located west of the Steamboat Springs city limits on the north site of U.S. Highway 40. Mr. Herman is wanting to locate Steamboat Cablevision on his property. A structure will have to be built to house their equipment and studio on the property and there is a problem with time constraints for the completion of the Cablevision building and with meeting the advertising dates and scheduled meetings with Planning Commission.

Planning Commission felt that Mr. Herman should work something out with the Steamboat Cablevision company and come back before the Planning Commission with the proper submittals.

The meeting was adjourned at 12:00 p.m.
Minutes by Chris Brookshire.

**Routt County Regional
Planning Commission
May 14, 1987**

PETITIONER: Upper Yampa Conservancy District

PETITION: Conceptual Planned Unit Development for Campground, Marinas and Parking Areas and Relocation of Campground Entrance

LOCATION: A tract of 1 and generally located in portions of the NE4, Section 2, NW4NW4 Section 1, Township 3 North, Range 85 West; SE4, SW4, NE4, Section 36 and SE4SE4 Section 25, Township 4 North, Range 85 West; S2, NE4 Section 29; S2, SWNE4 Section 30; N2, N2S2 Section 31; N2SW4, NW4 Section 32 all of Township 4 North, Range 84 West, Routt County, Colorado

Campground and marina: Located along the northern boundary of the Stagecoach Reservoir, between the existing County Road 18 and County Road 14 and the relocated County Road 18.

Parking areas:

- a) East side of RCR 14, 2,000 feet north of RCR 14
- b) 1,600 feet east on RCR 16
- c) South Shore Subdivision, 1,200 north of RCR 18A

Future Marina:

3,200 feet east of the intersection of RCR 16 and RCR 12, north of the unimproved road through Meadowgreen Subdivision.

AREA: 1,578± acres

COMMISSIONERS HEARING DATE: May 26, 1987 @ 3:30 p.m.

STAFF CONTACT: Caryn Fox, Staff Planner

STAFF COMMENTS:

Background Information

1. On April 2, 1987, the Planning Commission reviewed a request by this petitioner for a zone change from Agriculture/Forestry (A/F) to Outdoor Recreation for a Conceptual Planned Unit Development Plan for campgrounds and marinas, and for sections of County Road 16, 212, and 18.
2. The petitioner requested that the Conceptual P.U.D. Plan and the relocation of the campground entrance be tabled until the Upper Yampa Water Conservancy District could develop more definite plans.
3. Planning Commission recommended approval of the zone change for A/F to Outdoor Recreation, and for the requested road relocations on RCR 16 and RCR 212. Planning Commission tabled the Conceptual P.U.D. Plan and the relocation of the campground entrance.
4. The Board of County Commissioners heard the request for the zone change and road relocations on April 14, 1987. The Upper Yampa Water Conservancy District also requested that the Conceptual P.U.D. plan and the relocation

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of the campground entrance be tabled.

5. The Board of County Commissioners approved the Zone Change to Outdoor Recreation for the 100 foot easement surrounding the reservoir, the campground area, and for wildlife wintering range and waterfowl habitat areas, comprising of 1,578 acres. Originally the zone change request was for 1,800 acres, however, the Upper Yampa Water Conservancy District asked that 212 acres in the wildlife winter range be left A/F to prevent any future problems for cattle grazing rights (the Upper Yampa Water Conservancy District reserved grazing rights for 75 Animal Units per Month (AUM) on this parcel).
6. The Board of County Commissioners tabled their review of the Conceptual P.U.D. plan and the location of the campground entrance until May 26, 1987.
7. The petitioner has been negotiating with Mountain Air Company, which donated land for the project, and with other adjacent landowners to mitigate visual impacts of the reservoir project, including the park entrance, campgrounds, and parking areas. The original agreement with Mountain Air Company stated that visual impacts to adjoining landowners and surrounding private development lands will be considered.

Proposed P.U.D. Plan

1. The area proposed to be devoted to camping is located along the northern edge of the Stagecoach Reservoir. The area is bounded by the relocated RCR 18 to the north, RCR 14 to the west, and the high water line of the reservoir to the south and east. The plan has been developed by the Colorado Division of Parks and Outdoor Recreation.
2. Most of the camp sites are proposed along the edge or within a few hundred feet of the reservoir. Some remote camping is proposed along the hillside in the center of the parcel.
3. The campground area is basically a large knoll which drops off south toward the reservoir, at approximately a 5% grade where the campsites are proposed. The land drops steeply beyond the central campsites to the shoreline, at grades of approximately 20%.
4. One hundred campsites are shown, with an additional 20 remote sites planned.
5. Primary access to the site is shown to enter from the relocated RCR 18, (see attached map). The access road drops south for approximately 1,100 feet then veers east for 1,000 feet then south again for 800 feet. The road then divides, leading south to three looped campsite areas containing 38 spaces and to the park headquarters and seasonal employee housing located 600 feet north of the access road. The road also travels north for 2,500 feet from the division point, leading to 48 campsites, the boat

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- marina and boat ramp, convenience center, trailer dump site, day parking, a swim beach, and to 14 shoreline campsites at the northernmost point.
6. As proposed, the access road cuts south across the face of the knoll, and drops down over the top of the ridge to intersect the road leading to the campsites. The access road will create a scar across the ridge which will be visible from the lake.
7. A second access is also planned for winter entry, and for year around service and emergency access. This road will follow the existing RCR 18 for approximately 1,800 feet past the park headquarters entry road, then will be abandoned and or flooded for the balance of it's length. (More discussion on the access roads will follow in the section on relocation of the campground entrance).
8. A sewage system is planned to be located approximately 300 feet southeast of the park headquarters, behind a small knoll. The system will serve flush toilets at the campgrounds, the headquarters building and seasonal employee housing. There has been some discussion of recycling greywater into the flush toilets, then directing the effluent to the treatment system, however, any plan will be subject to approval by the Colorado Department of Health and the local Department of Environmental Health.
9. Lands outside the campground area proposed for development include parking areas on the eastern, southern and western edges of the reservoir, a future marina on the south side of the reservoir, and a pedestrian trail along the entire southern shoreline up to the dam. According to the petitioner a total of five overlooks must be provided to satisfy the agreement with the Department of Parks and Outdoor Recreation. In addition to the three parking areas already mentioned, two parking area will be developed, one below the dam and one along the relocated RCR 18.
10. A hydroelectric plant will be constructed below the dam. Access to the plant will be from RCR 18 to a newly constructed access road which will drop down to the river and follow it west for 2,000 feet. The construction details for the plant will be submitted with the final P.U.D. plan.

Compliance with the Routt County Zoning Resolution:

Complied With	Not Complied With	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Is the P.U.D. consistent with the intent of the Master plan and the policies therein?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	II. Is a minimum of 25% of the total site designated open space (this must be usable open space)?



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Completed Not Completed
With With

✓ _____ III.

Does the open space produce the maximum usefulness to the residents of the development for purposes of recreation and scenery, and to produce a feeling of openness?

✓ _____ IV.

Do all open areas have access from a public road, street or right-of-way?

✓ _____ V.

Is the P.U.D. designed to provide for mixed residential, commercial, recreational and educational facilities?

✓ _____ VI.

Are the buildings clustered so as to promote maximum open space and economy of development and variety in type, design and layout of buildings? Most of the campsites will be visible from the lake. They are clustered into small groups and therefore should not present an obtrusive effect to those on or across the lake. If the sites were set further back up the hillside, the campers and trailers would be more visible from the lake and the South Shore Subdivision.

2 _____ VII.

Does the design provide for adequate, safe and convenient arrangements for pedestrian and vehicular circulation, off-street parking and loading space? At the present time, all campsites will be served by a single access road entering from the north. The road will cut through a ridge and be visible from the lake. At the western edge of the park another access is proposed, however it will only be for emergency and service access. For the safety and convenience of the public, it may be desirable to have the road form a loop, with both access points open to the public. Additionally, it may be more aesthetically pleasing to have the access road run along the backside of the ridge, paralleling the northern shoreline campsites and intersecting the campsite access road at a point north of the marina parking area. This will avoid scarring of the ridge line.

2 _____ VII.

Are lots and buildings so designed to provide adequate setbacks for access and fire protection to insure proper ventilation, light, air, snow melt, and to insure that the P.U.D. is compatible with other development in the area? (As a general guide, 20 feet between buildings is considered minimum) There are no provisions for fire fighting shown at this time. This should be addressed during the final P.U.D. review.

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The interior campsite access road will be approximately 20 feet wide. The campground road from the service entrance to the end is approximately one mile. Vegetation, i.e., grasses and brush shall be selected and located to minimize fire hazards.

Relocation of the Campground Entrance

1. As originally proposed the campground entrance will be located approximately 350 feet west of RCR 14 on the relocated RCR 18. The road will drop south approximately 2/3 mile over the knoll to intersect the campground service road. The existing RCR 18 was to be abandoned and reclaimed or flooded pursuant to a July, 1985 agreement with the Board of County Commissioners.
2. At the April 2, 1987, meeting the Upper Yampa Water Conservancy District had changed their proposal to have the campground entrance follow the existing RCR 18, with the intersection of RCR 14 and 18 to be relocated to the south to form a 90° angle and to avoid a curve at the bottom of a 9% grade on RCR 14. The campground road was to have formed a loop back to the existing RCR 18.
3. The adjacent landowner, Mountain Air Company, has indicated that the northern entrance, off of the relocated RCR 18, is the one they prefer for aesthetic reasons. The Department of Parks and Outdoor Recreation has indicated that they prefer the lower entrance point for the convenience of the travelling public. The Upper Yampa Conservancy District is attempting to find a solution to each parties concerns.
4. The petitioner along with the Department of Parks and Outdoor Recreation has presented a compromise which would use the northern entrance as the primary access and the southern entrance for winter only public access, and for year around service and emergency access. The county would provide the specifications for the access, and could reserve the right to open the road for year 'round use in the future if necessary.
5. Staff has analyzed and will present a verbal report regarding the grades, intersection, accessibility and safety of the potential park accesses. It appears, based upon the analysis, that the southern access has safety advantages for the travelling public.
6. The safest and most convenient situation for the campers, who will most likely be using recreational vehicles, would be to form a loop between the southern and northern entrances, permitting the public the alternative of turning in at either entrance depending upon whether they're coming from the north or south along County Road 14.
7. The petitioner is requesting that the Planning Commission and Board of County Commissioners resolve this situation and has agreed to abide by the decision of the Board with regard to which entrance(s) to use.

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Planning Commission and Board of County Commissioners Options

Vacation and Relocation of the Campground Entrance and RCR 18:

The Planning Commission and Board of County Commissioners have the following alternatives with regard to this proposal:

- a) Approve the primary and secondary campground entrances as proposed.
- b) Require the northern entrance to be used as the sole access point, adhering to the original agreement to abandon the existing RCR 18.
- c) Require the main access to be from the existing RCR 18, with either a secondary or no access from the relocated RCR 18.
- d) Require that both access roads be used for public ingress and egress year around.
- e) Table the decision on the campground entrance for more information.
- f) Deny the proposal and require the petitioner to propose different access point(s).

For any of the above approval options the following may be considered:

- 1. The petitioner shall submit engineering details for all approved access points, and plans shall meet county specifications for sight distance, grades, intersection radius, etc.
- 2. If the southern access is chosen for winter-only public use and for year around emergency and service use, the county will review the situation after one year of use of the reservoir by the public, and if safety problems or concerns arise the county has the right to require that the southern access be opened to year around public use.
- 3. Final designs including centerline surveys shall be submitted to Planning staff for all approved public access roads.

Conceptual P.U.D. Plan:

The Planning Commission and Board of County Commissioners have the following alternatives with regard to the proposed plan:

- a) **Approve with or without conditions** if the plan complies with the Master Plan and the Routt County Zoning Resolution.
- b) **Table** for more information.
- c) **Deny** if the plan is not in conformance with the Routt County Zoning Resolution and Master Plan.

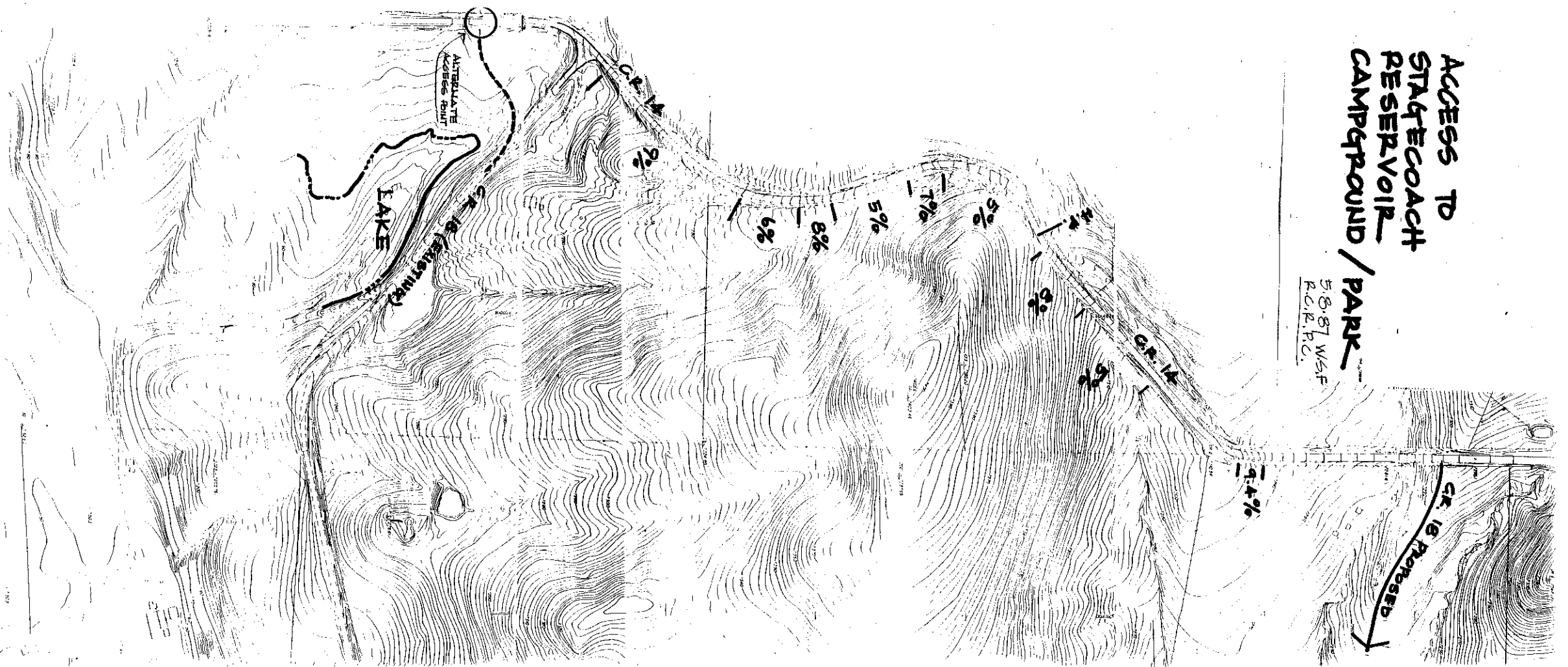
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If the Planning Commission and Board of County Commissioners determines that the plan should be approved conditionally, the following conditions may be appropriate:

1. The Final P.U.D. Plan shall indicate locations of all parking areas, trails, buildings, campsites, marinas and roads for the entire reservoir project.
2. Information on the sewage treatment and water systems shall be provided, and approvals from the Colorado Department of Health for the design of the systems shall be submitted prior to Final P.U.D. plan review.
3. Landscaping and lighting plans shall be submitted prior to Final P.U.D. Plan review.
4. Final grading plans for roads, campsites, public parking, and day use areas shall be submitted for Final P.U.D. Plan review.
5. Construction plans for the hydroelectric plant, park headquarters, employee housing units, and all other facilities and structures shall be submitted for the Final P.U.D. plan review.
6. The access road south to the campsite service road shall be relocated behind the knoll so as to be less visible from the lake.
7. A signage master Plan shall be submitted illustrating signage design and locations including highway traffic signage that may be necessary.
8. Techniques for mitigating visual impact shall be submitted with Final P.U.D. Plan.
9. Provisions for fire fighting shall be made prior to Final P.U.D. review.
10. The Final P.U.D. plan shall depict the campground entrance(s) as stipulated by motion of Planning and Board of County Commissioners.

ACCESS TO
STAGECOACH
RESERVOIR
CAMPGROUND / PARK

5.8.87 W.S.F.
R.C.R.P.C.



RESUME OF REVELATION DEVELOPMENT PLAN

