	TO STAGECOACH STATE PARK
GREEN RIDGE	RCR 16
DRIVE	
SITE	

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF THE MEADOWS AT STAGECOACH, LOT 4 REPLAT WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS _____ DAY OF __

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR COLORADO L.S. NO. 29039 FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

	DESCRIPTION:			
	BY:			
	DATE:			

SHEET

Of 2 Sheets

JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

CONSENT OF DEED OF TRUST BENEFICIARY

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION

LOT 4, THE MEADOWS AT STAGECOACH, COUNTY OF ROUTT, STATE OF COLORADO;

THE UNDERSIGNED, BEING THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE PREMISES SUBDIVIDED HEREIN, SAID DEED OF TRUST BEING RECORDED AT RECEPTION NO. 838570 IN THE ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION SHOWN HEREON, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON AND HEREBY SUBORDINATES THE INTERESTS OF THE UNDERSIGNED EXISTING BY VIRTUE OF SAID DEED OF TRUST TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATION.

_, A.D. 2023 BY _

KNOW ALL MEN BY THESE PRESENTS: THAT MARTIN J. WOODROW AND MEREDITH C. WOODROW. BEING THE OWNERS OF THE LAND LOCATED IN

THE NE1/4 SECTION 17, TOWNSHIP 3 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS

CONTAINING A CALCULATED AREA OF 6.52 ACRES, IN THE COUNTY OF ROUTT, STATE OF COLORADO, UNDER THE NAME AND STYLE OF THE

IN WITNESS WHEREOF, SAID MARTIN J. WOODROW AND MEREDITH C. WOODROW HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2023 BY MARTIN J. WOODROW AND

MEADOWS AT STAGECOACH, LOT 4 REPLAT HAS LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT.

JPMORGAN CHASE BANK, N.A.

MARTIN J. WOODROW

MEREDITH C. WOODROW

STATE OF COLORADO)

MEREDITH C. WOODROW.

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL

COUNTY OF ROUTT

THE FOREGOING CONSENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ OF JPMORGAN CHASE BANK, N.A.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTARY PUBLIC

ATTORNEY'S OPINION

BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS HEREIN DEDICATED AND SHOWN UPON THIS PLAT BY REVIEW OF TITLE COMMITMENT ORDER NO. R30029357, EFFECTIVE DATE: 12/30/2022, ISSUED BY LAND TITLE GUARANTEE COMPANY ("TITLE COMMITMENT") AND, BASED SOLELY ON THE TITLE COMMITMENT, TITLE TO SUCH LANDS IS IN MARTIN J. WOODROW AND MEREDITH C. WOODROW, (THE "OWNERS"), FREE AND CLEAR OF ALL LIENS, TAXES AND **ENCUMBRANCES, EXCEPT AS FOLLOWS:**

- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- 2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC
- 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- 5. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES OF RECORD FOR VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY
- 6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 17, 1910 IN BOOK 64 AT PAGE 250.
- 9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND ALL COAL, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 30, 1942, IN BOOK 160 AT PAGE 549.
- 10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 22, 1999 IN BOOK 764 AT PAGE 997. 11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, BUILDING ENVELOPES AND NOTES ON THE RECORDED PLAT OF THE MEADOWS AT STAGECOACH RECORDED AUGUST 16, 2000 UNDER RECEPTION NO. 531675 AT FILE
- 12. RIGHTS OF OTHERS TO USE THAT PORTION OF SUBJECT PROPERTY LOCATED WITHIN GREEN RIDGE COURT AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED AUGUST 16, 2000 UNDER RECEPTION NO. 531675.
- 13. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED AUGUST 16, 2000 AT RECEPTION NO. 531676.
- 14. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 16, 2000, UNDER RECEPTION NO. 531677.
- 15. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, STIPULATIONS, OBLIGATIONS AND DISCLOSURE OF EASEMENTS FOR UTILITIES AND INCIDENTAL PURPOSES (INCLUDING A 15 FOOT WIDE EASEMENT INSIDE ALL BOUNDARY LINES BETWEEN LOTS AND AND A 20 FOOT WIDE EASEMENT INSIDE ALL BOUNDARY LINES BETWEEN LOTS AND THE REMAINDER PARCEL AND LANDS NOT INCLUDED WITHIN SAID SUBDIVISION) AS CONTAINED IN BARGAIN AND SALE DEED RECORDED AUGUST 16, 2000 UNDER RECEPTION NO. 531678.
- 16. THE EFFECT OF DEED OF ROAD EASEMENT RECORDED AUGUST 16, 2000 UNDER RECEPTION NO. 531679.
- 17. TERMS, CONDITIONS AND PROVISIONS OF ROAD MAINTENANCE CONTRIBUTION AGREEMENT RECORDED MARCH 04, 2002 AT
- 18. THE EFFECT OF DEED OF EASEMENT (CROSS-COUNTRY SKIING AND SUMMER TRAILS) RECORDED MARCH 4, 2002 UNDER RECEPTION NO. 560271.
- 19. THE EFFECT OF DEED OF ROAD EASEMENT RECORDED MARCH 4, 2002 UNDER RECEPTION NO. 560272 AND THE QUITCLAIM DEED GIVEN IN CONNECTION THEREWITH RECORDED MAY 15, 2003 UNDER RECEPTION NO. 583069.
- 20. TERMS, CONDITIONS AND PROVISIONS OF DEED OF EASEMENT, RELEASE OF EASEMENT AND AGREEMENT RECORDED JUNE 04, 2004 AT RECEPTION NO. 602742.
- 21. MATTERS DISCLOSED ON IMPROVEMENT LOCATION CERTIFICATE ISSUED BY E&F ASSOCIATES CERTIFIED MAY 20, 2022, SAID DOCUMENT STORED AS IMAGE 49627416.

DATED THIS ______, A.D. 2023.

, ATTORNEY AT LAW

- BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF LOT 4, THE MEADOWS AT STAGECOACH AS RECORDED UNDER RECEPTION NO. 531675 AND IN FILE NO. 12891 IN THE ROUTT COUNTY RECORDS, BEING MONUMENTED AS SHOWN HEREON AND BEARING N10°16'02"W BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. R30029357, EFFECTIVE DATE: 12/30/2022, ISSUED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
- 3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- 4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF
- 5. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 6. THIS PLAT OF THE MEADOWS AT STAGECOACH LOT 4 REPLAT IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS FOR THE MEADOWS AT STAGECOACH AS RECORDED UNDER RECEPTION NO. 531675 AND IN FILE NO. 12891 IN THE ROUTT COUNTY

PLAT NOTES:

- 1. ROUTT COUNTY IS NOT RESPONSIBLE FOR MAINTAINING OR IMPROVING SUBDIVISION ROADS. THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED NOR ACCEPTED BY THE COUNTY.
- 2. EXISTING ACCESS SHALL MEET ACCESS STANDARDS SET FORTH BY THE ROUTT COUNTY ROAD AND BRIDGE DEPARTMENT AND FIRE
- 3. REVEGETATION OF DISTURBED AREAS SHALL OCCUR WITHIN ONE GROWING SEASON WITH A SEED MIX THAT AVOIDS THE USE OF AGGRESSIVE GRASSES. SEE THE COLORADO STATE UNIVERSITY EXTENSION OFFICE FOR APPROPRIATE GRASS MIXES.
- 4. ROUTT COUNTY (COUNTY) AND THE SOUTH ROUTT FIRE DISTRICT SHALL BE HELD HARMLESS FROM ANY INJURY, DAMAGE, OR CLAIM THAT MAY BE MADE AGAINST THE COUNTY OR THE DISTRICT BY REASON OF THE COUNTY'S OR THE DISTRICT'S FAILURE TO PROVIDE AMBULANCE, FIRE, RESCUE OR POLICE PROTECTION TO THE PROPERTY DESCRIBED ON THIS PLAT, PROVIDED THAT THE FAILURE TO PROVIDE SUCH SERVICES IS DUE TO INACCESSIBILITY OF THE PROPERTY BY REASON OF INTERNAL ROADS BEING IMPASSABLE. THIS CONDITIONS SHALL NOT RELIEVE THE COUNTY OR THE DISTRICT OF THEIR RESPONSIBILITY TO MAKE A BONA FIDE EFFORT TO PROVIDE EMERGENCY SERVICES SHOULD THE NEED ARISE.
- 5. ADDRESS SIGNAGE IN CONFORMANCE WITH ROUTT COUNTY ROAD ADDRESSING, NAMING, AND SIGNING POLICY SHALL BE LOCATED AT THE ENTRANCE TO THE DRIVEWAY.

THE ROUTT COUNTY PLANNING DIRECTOR DID HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION ON THIS ____ DAY OF _____, AD, 2023.

KRISTY WINSOR, ROUTT COUNTY PLANNING DIRECTOR

PLANNING DIRECTOR APPROVAL

BOARD OF COUNTY COMMISSIONERS APPROVAL

- 1. THIS PLAT IS APPROVED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO THE LAND PRESERVATION SUBDIVISION EXEMPTION REGULATIONS. THIS PLAT HAS NOT BEEN REVIEWED UNDER ANY OTHER PROVISION OF THE ROUTT COUNTY ZONING OR SUBDIVISION REGULATIONS.
- THE ROADS SHOWN HEREON HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE COUNTY.
- THE AVAILABILITY OF WATER AND PERMITS FOR WELLS ON THE LOTS OR PARCELS HEREON SHOWN HAS NOT BEEN ESTABLISHED. 4. EASEMENTS AS DEDICATED TO AND FOR PUBLIC USE ARE HEREBY ACCEPTED.

DAY OF TIMOTHY REDMOND, CHAIRMAN

ROUTT COUNTY, COLORADO

ATTEST:

BOARD OF COUNTY COMMISSIONERS

ROUTT COUNTY SURVEYORS ACCEPTANCE

JENNY L. THOMAS, ROUTT COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP _____ ______, 2023 AT ______. M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR

THOMAS H. EFFINGER, JR. COLO REG NO. 17651

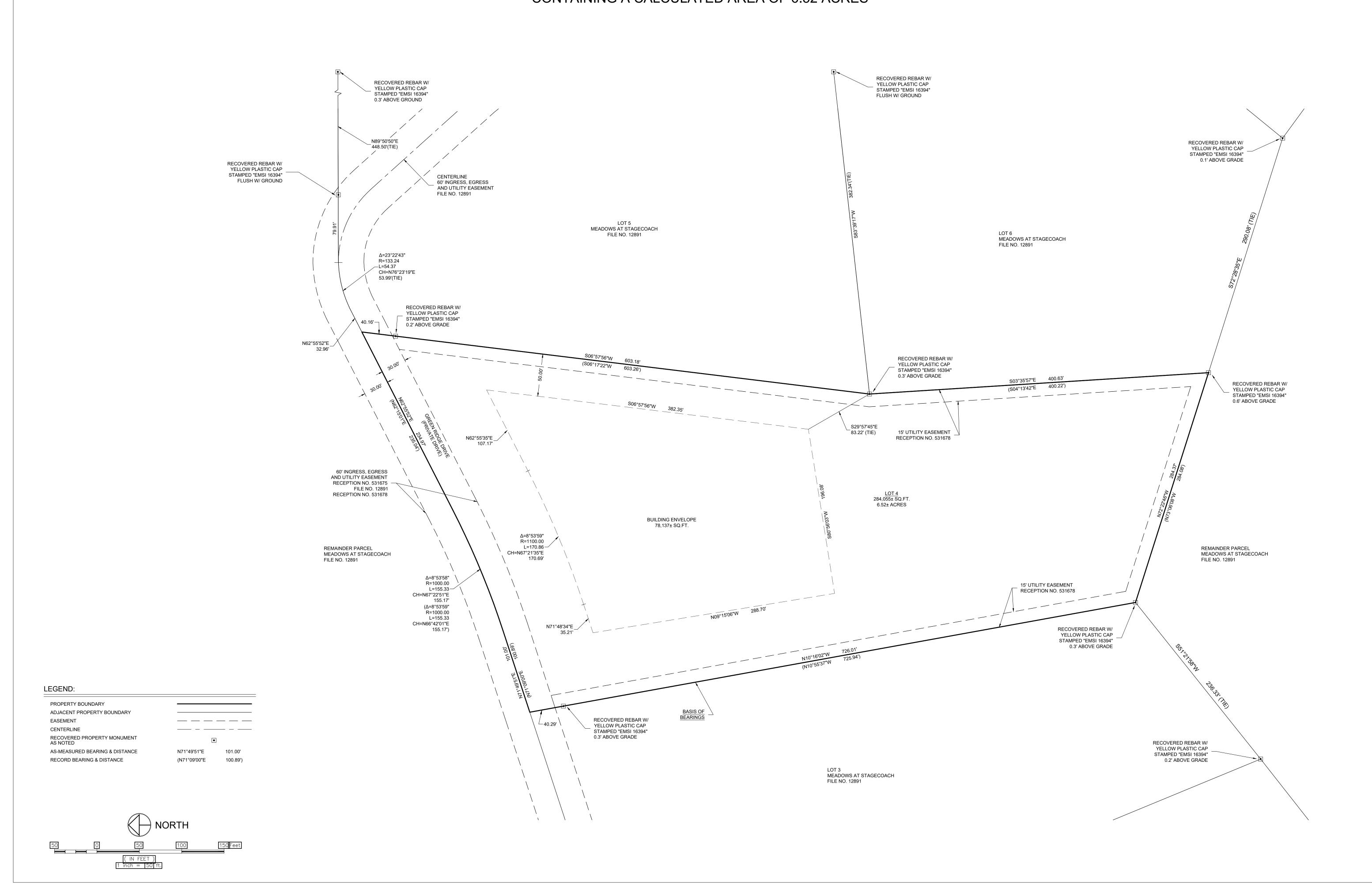
CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS ____ _____, A.D. 2023.

RECEPTION NUMBER _____ TIME ____ FILE NUMBER

THE MEADOWS AT STAGECOACH, LOT 4 REPLAT

A REPLAT OF LOT 4, THE MEADOWS AT STAGECOACH; LOCATED IN THE NE1/4 SECTION 17, T3N, R84W, 6TH P.M.; COUNTY OF ROUTT, STATE OF COLORADO CONTAINING A CALCULATED AREA OF 6.52 ACRES



41 9th Street ~ P.O. Box 774943 teamboat Springs, Colorado 80477 (970) 871-9494 www.LANDMARK-CO.com

CONSULTANTS, INC.

141 9th Stree
(970)
(970)

LANDIMAR

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALLE BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREATER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ARY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU REST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ARY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU RAIST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ARY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO. DATE: BY: DESCRIPTION:

DATE: 1/5//2022

DRAWN BY: BC

CHECKED BY: JAG

MEADOWS AT STAGECOACH, LOT 4 REPL LOCATED IN THE NE1/4 SECTION 17,
TOWNSHIP 3 NORTH, RANGE 84 WEST, 6TH P.M.;
COUNTY OF ROUTT,
STATE OF COLORADO

SHEET

2

Of 2 Sheets