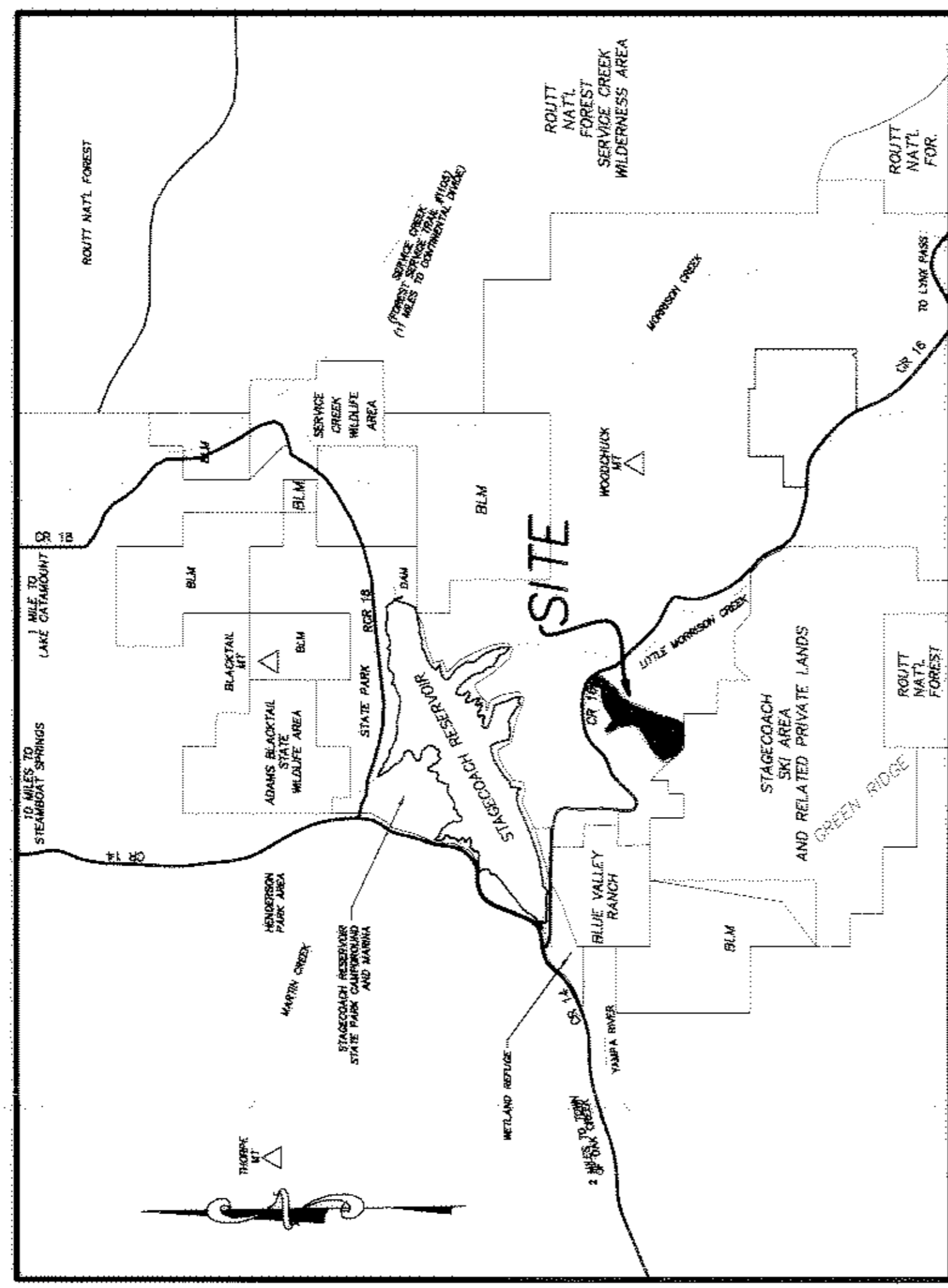


COMMON AREA NO. 4 MINOR DEVELOPMENT SUBDIVISION EXEMPTION

A REPLAT OF COMMON AREA NO. 4, MEADOWGREEN AT STAGECOACH,
AND NO. 6 GOLF COURSE, REPLAT OF MEADOWGREEN AT STAGECOACH,
LOCATED IN A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST,
OF THE 6th P. M., ROUTT COUNTY, COLORADO
SHEET 1 OF 2



COMMON AREA NO. 4
MINOR DEVELOPMENT SUBDIVISION EXEMPTION
CERTIFICATE OF DEDICATION OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS:
That Stagecoach Property Owners Association, being the owner of the land described as follows:
Common Area No. 4, Meadowgreen at Stagecoach, according to the Plat recorded November 24, 1972,
at File No. 7287 of the records of the County Clerk and Recorder of Routt County, Colorado, and
That Robert B. Stahl, Virginia Stahl and Brian T. Stahl, being the owners of No. 6 Golf Course,
Meadowgreen at Stagecoach, according to the plat at File No. 7287, as amended by the Replat at
File No. 7348, of the records of the County Clerk and Recorder of Routt County, Colorado,
including all tract portion of said No. 6 Golf Course, which is in the S.E. 1/4 of Section 6,
T3N, R84W, of the records of the County Clerk and Recorder of Routt County, Colorado,
dated recorded April 9, 2003 at Record No. 590819 of the records of the County Clerk and
Recorder of Routt County, Colorado. An Acknowledgment of Merger of Title has been recorded at
Record No. 577557 of the records of the County Clerk and Recorder of Routt County, Colorado
in order to merge the title of the two above described tracts of land owned by Stahls.
The above tracts of land owned by Stagecoach Property Owners Association and Stahls containing
62 acres more or less in the County of Routt, Colorado, under the name and style of Common Area
No. 4, Minor Development Subdivision Exemption have been laid out, platted and subdivided as
shown on this plat.
This plat, Property Owners Association, Robert B. Stahl, Virginia Stahl,
Brian T. Stahl hereby dedicate to the Morrison Creek Metropolitan Water and Sanitation
District, a Colorado special district, perpetual and non-exclusive sewer line and underground utility
easements for the installation, maintenance, repair and replacement of the water and sewage
collection trunk lines and service lines, and for access of persons, vehicles, and equipment
therefor for such purposes on, over, under, and across the easement areas as labeled by this
plat of Common Area No. 4, Minor Development Subdivision Exemption as sewer line and underground
utility easement areas. Further, the Stagecoach Property Owners Association, Robert B. Stahl,
Virginia Stahl, and Brian T. Stahl, do hereby dedicate to the County of Routt, State of Colorado,
the right of easement for the installation and maintenance of public utilities as shown and noted hereon.
Stagecoach Property Owners Association

By: Thomas A. Eide
President
By: Robert B. Stahl
Robert B. Stahl by his attorney in good
faith
Virginia Stahl by her attorney in good
faith
Brian T. Stahl

STATE OF COLORADO
County of ROUTT
The foregoing instrument was acknowledged before me this 14th day of February, 2004 by
[Signatures]
Witness my hand and official seal.
My Commission expires: 1/27/2007

STATE OF COLORADO
County of ROUTT
I, Thomas A. Eide, as secretary of the Stagecoach Property Owners Association,
do hereby acknowledge before me this 14th day of February, 2004, by
[Signatures]
My Commission expires: 1/27/2007

STATE OF COLORADO
County of ROUTT
I, James B. Ackerman, being a Registered Land Surveyor in the
County of ROUTT, State of COLORADO, do hereby acknowledge before me this 14th day of February, 2004, by
[Signatures]
Witness my hand and official seal.
My Commission expires: 1/27/2007

LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the
County of ROUTT, State of COLORADO, do hereby certify that I have reviewed the insurance commitment
#030603111 issued on the 2nd day of MARCH, 2004 and that said commitment indicates that
the title to all lands herein certified as being under the ownership of Stagecoach Property
Owners' Association are held free and clear of all liens, taxes, and encumbrances, except as
set forth on schedule B to said title insurance commitment, a copy which is maintained in the
office of the Routt County Planning Department in Activity File No. PX 2003-009.
Dated this 14th day of February, AD, 2004

JAMES B. ACKERMAN R. L. S. #16394
16394

ATTORNEY'S OPINION

I, John Grassy, being an attorney at law duly licensed to practice before Courts of Record in
the State of Colorado do hereby certify that I have reviewed the insurance commitment
#030603111 issued on the 2nd day of MARCH, 2004 and that said commitment indicates that
the title to all lands herein certified as being under the ownership of Stagecoach Property
Owners' Association are held free and clear of all liens, taxes, and encumbrances, except as
set forth on schedule B to said title insurance commitment, a copy which is maintained in the
office of the Routt County Planning Department in Activity File No. PX 2003-009.
Dated this 2nd day of MARCH, 2004

John Grassy
John Grassy
Attorney at Law

ATTORNEY'S OPINION

I, John A. Vanderbloemen, being an attorney at law duly licensed to practice before Courts of
Record in the State of Colorado do hereby certify that I have reviewed the insurance
commitment #030603111 issued on the 2nd day of MARCH, 2004 and that said commitment indicates that
the title to all lands herein certified as being under the ownership of Stagecoach Property
Owners' Association are held free and clear of all liens, taxes, and encumbrances, except as
set forth on schedule B to said title insurance commitment, a copy which is maintained in the
office of the Routt County Planning Department in Activity File No.
PX 2003-009.
Dated this 2nd day of MARCH, 2004

John A. Vanderbloemen
John A. Vanderbloemen

NOTICE: According to Colorado law you must compensate any
person who discovers a defect within three years after you first discover such
defect. In no event, may any action based upon any
defect in this survey be commenced more than ten
years from the date of the certification shown
herein.

NO.	REVISION	DATE
3	Redline Changes No. 3	2-05-04
2	Redline Changes No. 2	1-28-04
1	Redline Changes No. 1	1-21-04

LEP & MRK
CALCD
DESIGNED
DRAWN
SURVEYED/MRK & JDS
BY:

TITLE: COMMON AREA No. 4 M.D.S.E.
A Replat of Common Area No. 4, Meadowgreen at Stagecoach,
and No. 6 Golf Course, Replat of Meadowgreen at Stagecoach,
Located in a Part of Section 6,
Township 3 North, Range 84 West, of the 6th P.M.,
Routt County, Colorado

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

COPYRIGHT 2004, EMERALD MOUNTAIN SURVEYS, INC.
PREPARED FOR: STAGECOACH PROPERTY OWNERS ASSOCIATION
R.C.R. #16
ROUTT COUNTY COLORADO

SCALE: No Scale
PROJECT NO. 1994-1
DATE: 2-5-2004
SHEET NO. 1 of 2

COUNTY SURVEYOR LAND SURVEY PLAT CERTIFICATE

This Plat was issued as file # 13342 in the index of
Land Survey Plats maintained in the office of the Routt County
Clerk and Recorder on MARCH, 2004 at 10:32 A.M.
1/14/04 14:54:14

ROUTT COUNTY SURVEYOR
Rigeway C. Moon COLO RLS 13221

ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE
This Recorder is accepting for filing in the office of the Clerk
and Recorder of Routt County, Colorado, on this 14th day of
MARCH, AD, 2004.

Reception No. 51746 Time 10:32
File Number 13342
By James B. Ackerman County Clerk
Key Weiland, Routt County Clerk and Recorder

APPROVAL AND NOTICE BY THE BOARD OF COUNTY COMMISSIONERS

This Plat has been reviewed and is hereby approved for filing this 23rd day
of March, 2004, by Routt County pursuant to Section 11.2.1 (A) of the
Routt County Subdivision Regulations and has not been reviewed under any other
provision of the Routt County Zoning or Subdivision regulations. The Board of County
Commissioners of Routt County accepts on behalf of the public the underground utility
easements as shown hereon and dedicated for public use.

BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO
by Daniel R. Ellison
County Commissioner
attest Key Weiland By Key Weiland
Key Weiland
COUNTY CLERK AND RECORDER

SEAL 1877

ACCEPTANCE OF DEDICATION

The MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT (District)
does hereby accept the dedication of the easements as granted by STAGECOACH
PROPERTY OWNERS ASSOCIATION and BRIAN T. STAHL, ROBERT B. STAHL, and
VIRGINIA STAHL, herein for the purposes made, provided that the District shall
have no obligation or liability to construct, repair, maintain, improve, or
reconstruct any water or sewer line or appurtenance within such easement
unit and unless such line or appurtenance has first been constructed in
accordance with the specifications and rules of the District and the District
has first accepted such line or appurtenance by or resolution of its Board
of Commissioners. The District has no obligation or liability to the
owners, any right, title or interest in easements the District has on
over, under, and across the Common Area No. 4 MOSE parcel described on
this plat except those specifically shown, dedicated and accepted hereon.

MORRISON CREEK METROPOLITAN
WATER AND SEWER DISTRICT
By: James B. Ackerman Dist. Council Member
Date: 2/16/04

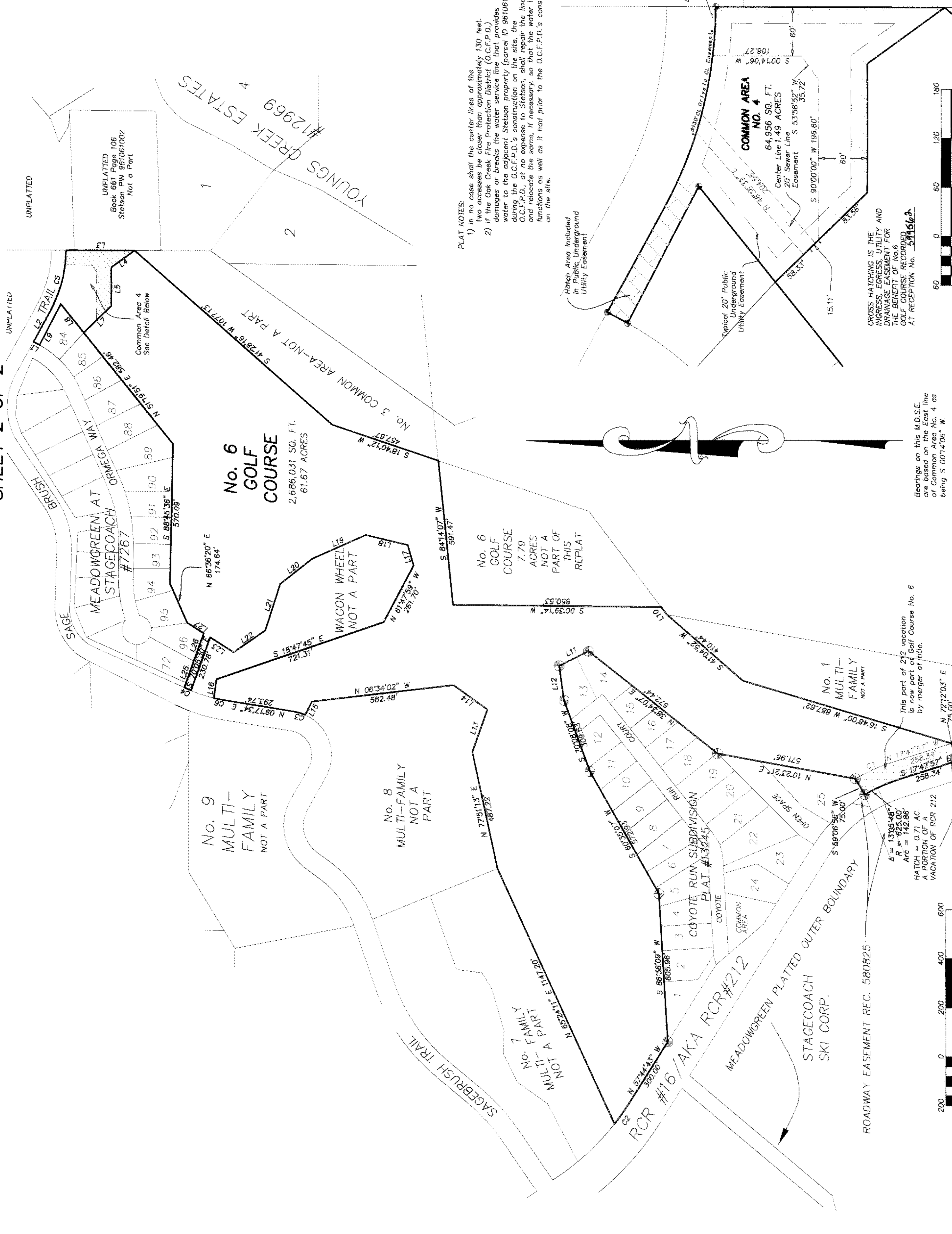
COMMON AREA NO. 4 MINOR DEVELOPMENT SUBDIVISION EXEMPTION

A REPLAT OF COMMON AREA NO. 4, MEADWGREEN AT STAGECOACH,
AND NO. 6 GOLF COURSE, REPLAT OF MEADWGREEN AT STAGECOACH,
LOCATED IN A PART OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 84 WEST,
OF THE 6th P. M., ROUTT COUNTY, COLORADO
SHEET 2 OF 2

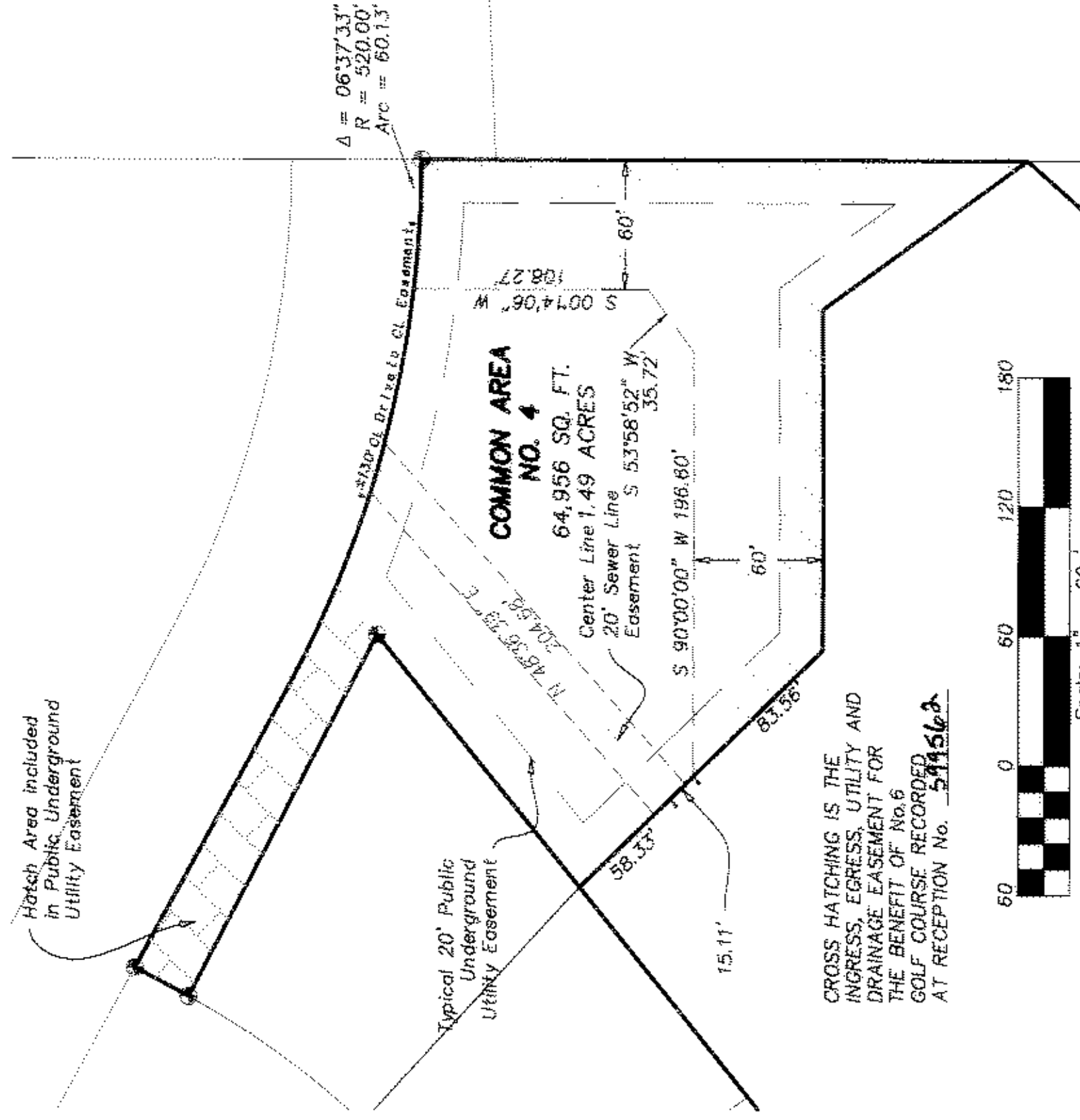
NUMBER	BEARING	DISTANCE
L1	N 28°32'30" E	28.13
L2	S 61°27'29" E	145.43
L3	S 00°14'56" W	280.00
L4	S 36°01'08" E	116.77
L5	N 90°00'00" E	187.94
L6	N 44°06'30" W	150.00
L7	S 51°19'51" W	150.00
L8	S 62°32'56" E	188.87
L9	S 26°19'48" E	134.16
L10	S 82°06'17" W	142.84
L11	N 70°24'04" W	184.35
L12	S 35°53'06" W	170.17
L13	N 62°43'17" W	60.84
L14	N 82°17'26" W	78.31
L15	S 73°50'44" W	47.20
L16	N 13°17'42" E	175.87
L17	N 23°45'03" W	238.25
L18	N 38°07'02" W	187.58
L19	N 71°14'22" W	199.25
L20	N 34°27'37" W	186.11
L21	S 32°30'38" W	113.96
L22	N 70°05'30" E	230.78
L23	N 70°05'30" E	174.63
L24	N 32°30'38" E	180.00
L25	N 32°30'38" E	180.00

NUMBER	DELTA ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD
C1	13°05'44"	S 24°20'49" E	700.00	159.99	159.64
C2	05°43'54"	S 54°52'46" E	1000.00	160.04	160.00
C3	14°21'41"	N 16°28'19" E	180.00	45.12	45.00
C4	03°09'23"	N 25°20'51" E	549.99	30.14	30.14
C5	28°18'25"	S 75°36'42" E	520.00	256.91	254.30
C6	04°10'00"	S 11°22'29" W	549.99	40.00	39.99

SET #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EMSI RLS 16384" WITH A GREEN METAL "T" FENCE POST AS WITNESS
OUTER BOUNDARY PINS NOT SHOWN AS SET WERE NOT SET AT OWNER'S REQUEST DUE TO FUTURE DEVELOPMENT NOW IN PLANNING PROCESS.



PLAT NOTES:
1) In no case shall the center lines of the lines be closer than approximately 130 feet.
2) If the Oak Creek Fire Protection District (O.C.F.P.D.) damages or breaks the water service line that provides water to the adjacent Stetson property (parcel ID 961061002) during the O.C.F.P.D.'s construction on the site, the O.C.F.P.D., at no expense to Stetson, shall repair the line and relocate the same, if necessary, so that the water line functions as well as it had prior to the O.C.F.P.D.'s construction on the site.



NOTE: According to Colorado law you must commence any survey within three years after you first discover such defect. In no event, any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.		
DESIGNED	JBA	
DRAWN	MRK & JCH	
SURVEYED	MRK & JCH	
BY:		
NO.	REVISION	DATE
1		
2		
3	Redline Changes No. 3	2-05-04
4	Redline Changes No. 2	1-28-04
5	Redline Changes No. 1	1-21-04
TITLE: COMMON AREA MDSE		
A Replat of Common Area No. 4, Meadowgreen At Stagecoach, and No. 6 Golf Course, Replat of Meadowgreen At Stagecoach, Located in A Part of Section 6, Township 3 North, Range 84 West, of the 6th P.M., Routt County, Colorado		
PREPARED BY: EMERALD MOUNTAIN SURVEYS, INC. P. O. BOX 774812 STEAMBOAT SPRINGS, COLORADO 80477 970-879-8998		
COPYRIGHT © 2004, EMERALD MOUNTAIN SURVEYS, INC.		
PREPARED FOR: STAGECOACH PROPERTY OWNERS ASSOCIATION RCR #16 ROUTT COUNTY COLORADO		
SCALE: As Shown	DATE: 2-5-2004	SHEET NO. 2 of 2
PROJECT NO. 1994-1		

599560
Page 2 of 2
SP 13344

Scale: 1" = 200'

Scale: 1" = 60'