

**A RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO  
TO APPROVE THE FINAL DEVELOPMENT PLAN / FINAL PLAT FOR  
CORNERSTONE TRAIL RIGHT-OF-WAY**

**WHEREAS**, the Board of County Commissioners of Ouray County, Colorado ("Board") has previously reviewed and approved Phase I and Phase II of the Cornerstone Montrose, LLC development, which Phases included portions of Cornerstone Trail; and

**WHEREAS**, as a result of certain land use approvals pending for Cornerstone Montrose, LLC in Montrose County, Colorado, Cornerstone Montrose, LLC has sought approval to plat all of Cornerstone Trail as it exists in Ouray County; and

**WHEREAS**, the Board reviewed the Final Development Plan / Final Plat of Cornerstone Trail Right-of Way at its regularly scheduled and noticed meeting on October 22, 2007; and

**WHEREAS**, representatives of Cornerstone Montrose, LLC made representations to the Board that Cornerstone will remain a private, gated community at all times, regardless of the ownership of the Cornerstone Trail Right-of-Way and that Cornerstone Montrose, LLC would continue to control access to the roads within the Cornerstone development by controlling access at its gatehouse; and

**WHEREAS**, certain minor amendments and modifications to the Final Development Plan / Final Plat for Cornerstone Trail Right-of-Way were agreed to at the Board's meeting, including the following change to the dedication language to clarify that the platting of Cornerstone Trail was not intended to make the roads within the Cornerstone development open to the public:

*Cornerstone Montrose, LLC... Has caused the same to be surveyed, laid out and subdivided and designated as shown on this plat and has caused this plat to be made and filed of record. Owner further declares that Cornerstone Trail: (A) is being platted as depicted hereon; and (B) is being conveyed to the Cornerstone Metropolitan District No. 1 subject to the right of the Cornerstone Metropolitan District No. 1 to convey it to such other parties deemed appropriate by the Cornerstone Metropolitan District No. 1. Nothing herein shall be construed as effecting a public dedication or conveyance of Cornerstone Trail to Ouray County or any other public body. Similarly, nothing herein shall be construed as a requirement by Ouray County for the owner to dedicate Cornerstone Trail or any other road located in the Cornerstone subdivision to any public body for public use."*

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF OURAY COUNTY, COLORADO, AS FOLLOWS:**

1. The Final Development Plan / Final Plat for Cornerstone Trail Right-of-Way is approved, subject to the agreed upon modifications to the Plat being made prior to final plat recording.

APPROVED AND ADOPTED THIS \_\_\_\_ DAY OF NOVEMBER, 2007, RATIFYING ACTION TAKEN ON OCTOBER 22, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF OURAY COUNTY, COLORADO

Attest:

---

Don Batchelder, Chair

---

Heidi M. Albritton, Vice Chair

---

Michelle Nauer, Clerk and Recorder  
By: Linda Munson-Haley, Deputy Clerk of the Board

---

K. Keith Meinert, Commissioner Member