

Exhibit A of Steamboat 700 Annexation Agreement

July 8th, 2009
Revised July 19th, 2009
Revised Sept 14th, 2009

EXHIBIT A
TO ANNEXATION ORDINANCE

Description of a parcel of land located in Lot 4 (NW1/4NW1/4), SW1/4NW1/4, NW1/4SW1/4, Section 1, Lots 1, 5, 6, and 7, SE1/4NE1/4, Section 2, T6N, R85W, and in the SW1/4SW1/4 Section 36, S1/2, Section 35, T7N, R85W, of the 6th P.M., Routt County, Colorado.

Beginning at the NW corner of Section 2;

Thence N 01°00'54" W 549.74 feet along the west line of the SW1/4SW1/4 of Section 35 to the north line of the Urban Growth Boundary Line as shown on the Future Land Use Plan-Urban Growth Area located in Chapter 3 of the Steamboat Springs Area Community Plan as adopted by the City of Steamboat Springs May 4th, 2004.

Thence along said Urban Growth Boundary line the following seven (7) calls;

1. Thence N 48°21'59" E 188.63 feet;
2. Thence N 38°11'55" E 627.68 feet;
3. Thence N 55°47'51" E 1007.25 feet;
4. Thence N 87°36'07" E 963.00 feet;
5. Thence N 89°12'02" E 579.59 feet;
6. Thence N 88°47'53" E 385.54 feet;
7. Thence N 64°17'24" E 524.32 feet;

Thence S 38°06'05" E 144.24 feet;

Thence N 81°57'45" E 117.17 feet;

Thence S 26°58'43" E 432.11 feet;

Thence S 52°51'18" E 64.71 feet to a point of curvature from which the radius point bears S 52°51'18" E 360.00 feet;

Thence along said curve to the right a distance of 91.21 feet, with a central angle of 14°31'00", and whose chord bears N 44°24'12" E 90.97 feet;

Thence N 51°39'42" E 261.52 feet;

Thence S 38°20'18" E 100.00 feet;

Thence S 09°04'55" E 58.65 feet to a point of curvature from which the radius point bears S 69°49'32" E 86.57 feet;

Thence along said curve to the left a distance of

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173.29 feet, with a central angle of 114°41'11", and whose chord bears S 37°10'07" E 145.77 feet to a point of curvature from which the radius point bears S 04°30'42" E 130.16 feet;

Thence along said curve to the right a distance of 262.55 feet, with a central angle of 115°34'17", and whose chord bears S 36°43'34" E 220.25 feet to a point of curvature from which the radius point bears S 68°56'25" E 175.73 feet;

Thence along said curve to the left a distance of 145.15 feet, with a central angle of 47°19'34", and whose chord bears S 02°36'12" E 141.06 feet to a point of curvature from which the radius point bears S 63°44'01" W 192.24 feet;

Thence along said curve to the right a distance of 220.09 feet, with a central angle of 65°35'55", and whose chord bears S 06°31'59" W 208.27 feet;

Thence S 50°40'04" E 103.80 feet to a point of curvature from which the radius point bears S 02°23'00" E 1367.10 feet;

Thence along said curve to the right a distance of 258.92 feet, with a central angle of 10°51'05", and whose chord bears S 86°57'28" E 258.53 feet to the west line of the SW1/4 of Section 36, T7N, R85W;

Thence S 01°14'04" W 204.69 feet along said west line to the NW corner of the S1/2SW1/4SW1/4 of said Section 36;

Thence S 85°03'46" E 1273.72 feet along the north line of said S1/2SW1/4SW1/4 to the NE corner of said S1/2SW1/4SW1/4;

Thence S 00°25'55" W 649.28 feet along the east line of said S1/2SW1/4SW1/4 to the SE corner of said S1/2SW1/4SW1/4;

Thence S 00°43'59" E 1348.10 feet along the east line of Lot 4 (NW1/4NW1/4) of Section 1 T6N, R85W to the NE corner of the SW1/4NW1/4 of said Section 1;

Thence S 00°43'59" E 1348.12 feet along the east line of said SW1/4NW1/4 to the SE corner of said SW1/4NW1/4;

Thence N 88°04'20" W 81.52 feet along the south line of said SW1/4NW1/4 to the NW corner of the Brown Parcel as shown on the Wayside Annexation Map as filed with the Routt County Clerk and Recorder appearing at File No. 11601;

Thence S 21°29'19" W 581.39 feet along the west line of said Brown Parcel to the north right-of-way line for US Highway No.40 as shown on the West Steamboat Annexation Map Phase II as filed by plat with the Routt County Clerk and Recorder appearing at File No.10797;

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Thence N 57°50'15" W 88.00 feet along said north line;
Thence N 56°20'30" W 471.95 feet along said north line to a
point of curvature from which the radius point bears
S 36°24'17" W 1221.00 feet;
Thence along said north line and along said curve to the left
a distance of 589.22 feet, with a central angle of
27°38'58", and whose chord bears N 67°25'12" W 583.52
feet to the east line of the NE1/4SE1/4 of Section 2, T6N,
R85W;
Thence N 00°02'13" W 49.54 feet along said east line to the
SE corner of the SE1/4NE1/4 of said Section 2;
Thence N 88°59'28" W 1298.71 feet along the south line of
said SE1/4NE1/4 of Section 2 to the SE corner of Lot 10
of said Section 2;
Thence N 00°32'02" E 1362.19 feet along the east line of said
Lot 10 to the NE corner of said Lot 10;
Thence S 89°07'53" W 1280.26 feet along the north line of
said Lot 10 to the NW corner of said Lot 10.
Said corner being also the NE corner of a tract of land
as described by deed filed with the Routt County Clerk and
Recorder appearing at Reception No.600222;
Thence N 85°06'19" W 1192.03 feet along the north line of
said tract of land;
Thence S 88°44'39" W 80.84 feet along the north line of said
tract of land;
Thence S 87°55'12" W 19.16 feet along the north line of said
tract of land to the NE corner of a tract of land
as described by deed filed with the Routt County Clerk and
Recorder appearing at Reception No.600221;
Thence S 87°55'12" W 40.23 feet along the north line of said
tract of land;
Thence S 88°44'50" W 1192.39 feet along the north line of
said tract of land to its intersection with the southerly
projection of the east line of a parcel of land as
described by deed filed with the Routt County Clerk and
Recorder appearing in Book 211 at Page 472;
Thence N 02°54'50" E 0.28 feet along said east line projected
to the SE corner of said parcel of land;
Thence N 02°54'50" E 1309.81 feet along the east line of said
parcel to the NE corner of said parcel and to the north
of Lot 7, Section 2;
Thence N 87°57'13" W 59.97 feet along the north line of said
Lot 7 to the Point of Beginning.

Containing 484.80 Acres more or less.

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Bearings are based upon the monumented west line of the SW1/4 of Section 35, T7N, R85W, being N 01°00'54" W. Said monuments being standard GLO brass caps.

This legal description was prepared by R.C. Moon, Colorado Registration No. 13221, at D&D Inc., a Professional Land Surveying and Planning Co., 2145 Resort Drive, Suite 105
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