

A REPLAT OF LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D TOGETHER WITH A PARCEL OF LAND  
LOCATED IN THE SW1/4 SECTION 22 AND IN THE NW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
CONTAINING A CALCULATED AREA OF 30.43 ACRES

**CIVIL ENGINEERS | SURVEYORS**

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KNOW ALL MEN BY THESE PRESENTS: THAT STOCKMAN DEV LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO PARCEL 1, AND STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, AS TO PARCEL 2, BEING THE OWNERS OF THOSE PARCELS OF LAND LOCATED IN THE SW1/4 SECTION 22 AND THE NW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

- 1) N26°37'57"W, 69.43 FEET;
- 2) THENCE N05°01'24"W, 136.73 FEET;
- 3) THENCE N06°21'03"E, 140.33 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT PORTION OF SAID VACATED MT. WERNER ROAD;
- 4) THENCE N10°39'54"W, 1.52 FEET TO THE POINT OF BEGINNING, COUNTY OF ROUTT, STATE OF COLORADO.

THENCE N80°07'00"E, 160.00 FEET;  
THENCE S04°52'00"E, 316.11 FEET;  
THENCE N27°42'06"W, 75.00 FEET;  
THENCE S75°29'39"W, 85.00 FEET;  
THENCE N01°51'25"E, 169.21 FEET;  
THENCE N44°41'55"W, 103.10 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P. M., BEING MONUMENTED ON THE SOUTH END BY A 3 1/4" BRASS CAP SET AT A 40 FEET OFFSET TO THE NORTH, STAMPED "LS 13221" AN ON THE NORTH END BY A 2" IRON POST WITH A 3" BRASS CAP STAMPED "LS 12093", AND BEING ASSUMED TO BEAR S01°47'53"W.

BEGINNING AT A POINT ON THE SOUTH ROW LINE OF MT. WERNER ROAD, FROM WHICH POINT THE SW CORNER OF SAID SECTION 22 BEARS S60°56'22"W. 1282.94 FEET;  
 THENCE S44°41'55"E. 103.10 FEET;  
 THENCE S01°51'25"W. 99.98 FEET;  
 THENCE S75°29'39"W. 65.64 FEET;  
 THENCE S29°51'09"W. 92.90 FEET;  
 THENCE S75°29'39"W. 84.89 FEET;  
 THENCE N04°32'12"W. 132.26 FEET;  
 THENCE N06°54'56"E. 140.41 FEET TO THE SAID SOUTH ROW LINE OF MT. WERNER ROAD;  
 THENCE N80°07'00"E ALONG SAID SOUTH ROW LINE 118.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P. M., BEING MONUMENTED ON THE SOUTH END BY A 3 1/4" BRASS CAP SET AT A 40 FOOT OFFSET TO THE NORTH, STAMPED "LS 13221" AND ON THE NORTH END BY A 2" IRON POST WITH A 3" BRASS CAP STAMPED "LS 12093", AND BEING ASSUMED TO BEAR S 01°47'53" W.

COUNTY OF ROUTT, STATE OF COLORADO



## NOTARY PUBLIC

## RECEPTION NUMBER \_\_\_\_\_ TIME \_\_\_\_\_



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