

**PETITION FOR ANNEXATION
TO THE CITY COUNCIL OF
THE CITY OF STEAMBOAT SPRINGS, COLORADO:**

The undersigned ("Petitioners"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended and as in effect on the submission date set forth below ("Annexation Act"), hereby petition ("Petition") the City Council of the City of Steamboat Springs, Colorado ("City Council") to annex to the City of Steamboat Spring ("City") the unincorporated property located in the County of Routt, State of Colorado, which property is more particularly described in Exhibit A attached hereto and incorporated herein by reference ("Property"). In support of this Petition, Petitioners allege that:

1. It is desirable and necessary that the Property be annexed to the City.
2. The requirements of C.R.S. § 31-12-104 and 105, as amended, exist or have been met, in that:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City's current municipal boundary.
 - b. A community of interest exists between the Property and the City.
 - c. The Property is urban or will be urbanized in the near future.
 - d. The Property is integrated with or is capable of being integrated with the City.
 - e. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way.
 - f. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

g. No annexation proceedings have been commenced for any portion of the Property proposed to be annexed for the annexation of such Property to another municipality.

h. The annexation of the Property proposed to be annexed will not result in the detachment of area from any school district.

i. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the City more than three (3) miles in any direction from any point of the current municipal boundary.

j. Within the three-mile area, the contiguity required by section 31-12-104(1)(a) is not being achieved by annexing a platted street or alley, a public or private right-of-way, a public or private transportation right-of-way or area, or a lake, reservoir, stream, or other natural or artificial waterway pursuant to section 31-12-105(l)(e)(I) of the Annexation Act and therefore, sections 31-12-105(l)(e)(II), e.1 and e.3 of the Annexation Act do not apply.

k. Prior to completion of the annexation of the Property, the City will have in place a plan for that area, which generally describes the proposed: Location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City; and the proposed land uses for the area; such plan to be updated at least once annually.

l. In establishing the boundary of the Property, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the Property to be annexed. The City will not deny reasonable access to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the City but is not bounded on both sides by the City.

3. The owners of more than fifty percent of the area proposed to be annexed, exclusive of dedicated streets and alleys, have signed this petition and hereby petition for annexation of such Property.

4. Petitioners request that the annexing municipality approve the annexation of the area proposed to be annexed.

5. Petitioners comprise more than fifty percent (50%) of the landowners in the area to be annexed and owning more than fifty percent (50%) of the Property,

excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioners hereby consent to the establishment of the boundaries of the Property as shown on the annexation plat submitted herewith.

6. The legal description of the land owned by the Petitioners is set forth on Exhibit B, attached hereto and incorporated herein by this reference. As more particularly described on Exhibit B, the land owned by Petitioners constitute one hundred percent (100%) of the Property within the meaning of Section -107 of the Annexation Act.

7. The affidavit of the circulator of this Petition certifying that each signature on this Petition is the signature of the person whose name it purports to be and certifying the accuracy of the date of such signature is attached hereto as Exhibit C and is incorporated herein by this reference.

8. This Petition is accompanied by four copies of an annexation map containing, among other things, the following information:

- (a) A written legal description of the boundaries of the Property;
- (b) A map showing the boundary of the Property;
- (c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
- (d) Next to the boundary of the Property, a drawing of the contiguous boundary of the annexing municipality abutting the Property.

9. In connection with the processing of this Petition, Petitioners request that the City:

- (a) Institute zoning for the Property as a Residential Neighborhood Three (RN-3) and Open Space and Recreation (OR) in accordance with Section -115 of the Annexation Act and Section 720 of the Community Development Code, Chapter 26, Steamboat Springs Municipal Code of the City; and
- (b) Approve and execute an annexation agreement and regulating plan ("Annexation Agreement and Regulating Plan") which establishes vested property rights for the Property for an agreed upon term greater than three years pursuant to Article 68, Title 24, Colorado Revised Statutes, and otherwise establishes the development plan for the Property.

10. Petitioners have filed this Petition subject to the following conditions:

(a) Concurrently with its approval of annexation of the Property, the City: (i) approves for those portions of the Property which are not public right-of-way zoning and subdivision which is substantially consistent with the application for zoning and subdivision which Petitioner submit in connection with this Petition; and (ii) approves and authorizes execution of the Annexation Agreement and Regulating Plan.

(b) Petitioners hereby reserve the sole, exclusive, and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the later to occur of: (i) forty (40) days after the latest effective date of the final ordinance(s) approving annexation of the Property, the Annexation Agreement and Regulating Plan, or zoning of the Property as requested pursuant to this Petition; or (ii) any later date contemplated in such Annexation Agreement and Regulating Plan.

(c) Prior to expiration of the period described in the foregoing subparagraph (b) without Petitioners having withdrawn the Petition, neither Petitioners nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section -113(2)(b) of the Annexation Act.

11. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the City, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the City, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

12. This Petition is filed on the condition that, concurrently with its approval of annexation of the Property, (i) the City approve zoning and subdivision of the Property that is substantially consistent with the applications for zoning and subdivision approval which Petitioners will submit following the City making the required finding of this Petition's substantial compliance with the requirements of the Annexation Act, and (ii) the City approves and authorizes execution of the Annexation Agreement.

13. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioners expressly approve and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section-107(1)(g) of the Annexation Act, Petitioners request that no additional terms and conditions be imposed upon annexation of the Property to the City.

THEREFORE, Petitioners request that the City Council of the City of Steamboat Springs, Colorado, complete and approve the annexation of the Property pursuant to the provisions of the Annexation Act, as amended.

Respectfully submitted this ____ day of _____, 2024.

[Signature pages follow]

Franklin Holding, LLC, a Colorado limited liability company

PO Box 773131
Steamboat Springs, CO 80477

The Petition for Annexation was acknowledged before me this ____ day of _____, 2024, by Laura Stout, as Manager of Franklin Holding, LLC. Witness my hand and official seal. My commission expires: _____.

Signature of Landowner/Petitioner:

Concord Partners, LTD, a Colorado limited liability company

PO Box 773131
Steamboat Springs, CO 80477

The Petition for Annexation was acknowledged before me this ____ day of _____, 2024, by Laura Stout, as Manager of Concord Partners, LTD. Witness my hand and official seal. My commission expires: _____.

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Padgett, LLC, a Colorado limited liability company

PO Box 773131
Steamboat Springs, CO 80477

The Petition for Annexation was acknowledged before me this ____ day of _____, 2024, by Laura Stout, as Manager of Padgett, LLC. Witness my hand and official seal. My commission expires: _____.

Signature of Landowner/Petitioner:

Northeast 17, LLC, a Colorado limited liability company

PO Box 773131
Steamboat Springs, CO 80477

The Petition for Annexation was acknowledged before me this ____ day of _____, 2024, by Laura Stout, as Manager of Northeast 17, LLC. Witness my hand and official seal. My commission expires: _____.

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**EXHIBIT A
TO PETITION FOR ANNEXATION**

Legal Description of Property

[INSERT]

EXHIBIT B TO PETITION FOR ANNEXATION

Legal Description of Property Owned by Each Petitioner

Parcel A - Northeast 17, LLC:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 17, SPRING CREEK MEADOWS FILING NO. 1, A SUBDIVISION AS FILED BY PLAT WITH THE ROUTT COUNTY CLERK AND RECORDER AND APPEARING AT FILE NO. 8609; THENCE NORTH 59 DEGREES 44 MINUTES 47 SECONDS WEST 108.55 FEET ALONG THE NORTH LINE OF THE ABOVE SAID SPRING CREEK MEADOWS FILING NO. 1; THENCE SOUTH 69 DEGREES 28 MINUTES 25 SECONDS WEST 204.69 FEET ALONG SAID NORTH LINE OF THE NORTHWEST CORNER OF SAID SPRING CREEK MEADOWS FILING NO. 1; THENCE SOUTH 04 DEGREES 55 MINUTES 44 SECONDS WEST 22.59 FEET ALONG THE WEST LINE OF SAID SPRING CREEK MEADOWS FILING NO. 1 TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS SHOWN ON THE PLAT OF STEHLEY PARK ANNEXATION, AS FILED BY PLAT WITH THE COUNTY CLERK AND RECORDER APPEARING AT FILE NO. 11074; THENCE NORTH 85 DEGREES 16 MINUTES 05 SECONDS WEST 638.95 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST BOUNDARY LINE OF THE GILLELAND ADDITION TO THE TOWN OF STEAMBOAT SPRINGS AS FILED BY PLAT WITH THE ROUTT COUNTY CLERK AND RECORDER; THENCE NORTH 05 DEGREES 52 MINUTES 17 SECONDS EAST 226.86 FEET ALONG SAID EAST BOUNDARY LINE; THENCE NORTH 85 DEGREES 19 MINUTES 57 SECONDS WEST 3.75 FEET ALONG THE NORTH BOUNDARY LINE OF SAID GILLELAND ADDITION TO THE EAST LINE OF THE WEST ONE HALF OF THE WEST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE NORTH 05 DEGREES 46 MINUTES 59 SECONDS EAST 554.20 FEET ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF SPRING CREEK EXEMPTION, A SUBDIVISION AS FILED BY PLAT WITH THE ROUTT COUNTY CLERK AND RECORDER APPEARING AT FILE NO. 12220, SAID CORNER BEING ON A CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 05 DEGREES 46 MINUTES 49 SECONDS EAST 105.62; THENCE ALONG THE SOUTH LINE OF SAID SPRING CREEK EXEMPTION AND ALONG SAID CURVE TO THE LEFT A DISTANCE OF 166.25 FEET WITH A CENTRAL ANGLE OF 90 DEGREES 11 MINUTES 18 SECONDS AND WHOSE CHORD BEARS NORTH 50 DEGREES 41 MINUTES 20 SECONDS EAST 149.61 FEET; THENCE NORTH 05 DEGREES 35 MINUTES 41 SECONDS EAST 24.07 FEET ALONG THE EAST LINE OF SAID SPRING CREEK EXEMPTION; HENCE SOUTH 84 DEGREES 24 MINUTES 19 SECONDS EAST 5.24 FEET ALONG A SOUTH BOUNDARY LINE OF SAID SPRING CREEK EXEMPTION; THENCE SOUTH 84 DEGREES 24 MINUTES 19 SECONDS EAST 60.00 FEET TO AN ANGLE POINT ON THE WEST LINE OF THE STEAMBOAT SPRINGS SCHOOL DISTRICT PARCEL AS DESCRIBED BY DEED AS FILED WITH THE ROUTT COUNTY CLERK AND RECORDER APPEARING IN BOOK 582 AT PAGE 555; THENCE SOUTH 40 DEGREES 42 MINUTES 11 SECONDS EAST 276.37 FEET ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCEL; THENCE SOUTH 87 DEGREES 00 MINUTES 02 SECONDS EAST 202.30 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE NORTH 42 DEGREES 14 MINUTES 54 SECONDS EAST 629.35 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL; THENCE SOUTH 79 DEGREES 05 MINUTES 21 SECONDS EAST 140.66 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF AMETHYST DRIVE AS CONVEYED BY DEED AS FILED WITH THE ROUTT COUNTY CLERK AND RECORDER APPEARING IN BOOK 592 AT PAGE 353, SAID POINT BEING ON A CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 38 DEGREES 02 MINUTES 07 SECONDS EAST 359.56 FEET; THENCE ALONG SAID WEST RIGHT OF WAY OF AMETHYST DRIVE THE FOLLOWING 10 CALLS;

1. THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 119.68 FEET, WITH A CENTRAL ANGLE OF 19 DEGREES 04 MINUTES 16 SECONDS WHOSE CHORD BEARS SOUTH 42 DEGREES 25 MINUTES 45 SECONDS WEST 119.13 FEET WITH A CENTRAL ANGLE OF 19 DEGREES 04 MINUTES 16 SECONDS WHOSE CHORD BEARS SOUTH 42 DEGREES 25 MINUTES 45 SECONDS WEST 119.13 FEET;
2. THENCE SOUTH 32 DEGREES 53 MINUTES 37 SECONDS WEST 83.27 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 57 DEGREES 06 MINUTES 23 SECONDS EAST 1007.21 FEET;
3. THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 126.10 FEET WITH A CENTRAL ANGLE OF 7 DEGREES 10 MINUTES 24 SECONDS WHOSE CHORD BEARS SOUTH 29 DEGREES 18 MINUTES 25 SECONDS WEST 126.02 FEET;
4. THENCE SOUTH 25 MINUTES 28 SECONDS MINUTES WEST 130.11 FEET;
5. THENCE SOUTH 63 DEGREES 52 MINUTES 20 SECONDS EAST 10.00 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 63 DEGREES 52 MINUTES 20 SECONDS EAST 392.82 FEET;
6. THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 168.84 FEET WITH A CENTRAL ANGLE OF 24 DEGREES 37 MINUTES 36 SECONDS AND WHOSE CHORD BEARS SOUTH 13 DEGREES 48 MINUTES 52 SECONDS WEST 167.55 FEET;

7. THENCE SOUTH 02 DEGREES 38 MINUTES 19 SECONDS WEST 287.04 FEET TO A POINT OF CURVATURE FROM WHICH THE RADIUS POINT BEARS SOUTH 87 DEGREES 21 MINUTES 47 SECONDS EAST 580.26 FEET;
8. THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 64.38 FEET, WITH A CENTRAL ANGLE OF 6 DEGREES 21 MINUTES 24 SECONDS WHOSE CHORD BEARS SOUTH 00 DEGREES 32 MINUTES 29 SECONDS EAST 64.34 FEET;
9. THENCE SOUTH 86 DEGREES 16 MINUTES 49 SECONDS WEST 5.00 FEET;
10. THENCE SOUTH 03 DEGREES 43 MINUTES 11 SECONDS EAST 218.76 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED UPON THE MONUMENTED NORTH LINE OF LOTS 3 AND 4 OF SECTION 4, BEING SOUTH 89 DEGREES 11 MINUTES 35 SECONDS EAST AND THE WEST LINE OF LOT 4 AND OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 BEING SOUTH 01 DEGREES 22 MINUTES 14 SECONDS WEST.

Parcel B - Franklin Holding, LLC:

A PARCEL OF LAND IN THE NW1/4SW1/4 OF SECTION 9, T.6 N., R.84 W. OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, CONVEYED BY DEED RECORDED IN BOOK 720 AT PAGE 672, ROUTT COUNTY RECORDS, WHICH LEGAL DESCRIPTION IN SAID BOOK 720 AT PAGE 672 DOES NOT ADEQUATELY DESCRIBE THE PARCEL, AND IS MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 04° W 525.00 FEET AND S 86° E 30.00 FEET FROM THE W1/4 CORNER OF SAID SECTION 9, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF NORTH PARK AVENUE; THENCE S 84°56'50"E 608.93 FEET TO THE EAST LINE OF THE W1/2NW1/4SW1/4 SAID SECTION 9; THENCE S 03°44'15"W 185.70 FEET ALONG SAID EAST LINE AND ALONG A WIRE FENCE TO A PLASTIC CAPPED #5 REBAR MONUMENT MARKED LS 24318 AT A FENCE CORNER; THENCE N 86°13'04"W 343.08 FEET ALONG A WIRE FENCE AND ALONG THE NORTH LINE OF A PARCEL OF LAND SHOWN ON A MONUMENTED LAND SURVEY LOCATED AT FILE NO. 2474, ROUTT COUNTY PLAT RECORDATION SYSTEM, MARKED "2.19 ACRE PARCEL" TO A FENCE CORNER; THENCE S 03°03'28"W 102.34 FEET ALONG A WIRE FENCE AND ALONG THE WEST LINE OF SAID "2.19 ACRE PARCEL" TO A FENCE CORNER; THENCE N 85°53'29"W 268.28 FEET ALONG A WIRE FENCE TO A POINT ON THE EAST RIGHT- OF-WAY LINE OF NORTH PARK AVENUE, BEING A PLASTIC CAPPED #5 REBAR MONUMENT MARKED LS 24318; THENCE N 04°00'00"E 300.00 FEET MORE OR LESS ALONG SAID EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION AS CONVEYED IN THE DEED RECORDED DECEMBER 21, 2012 UNDER RECEPTION 732754.

BEARING BASED ON THE MONUMENTED NORTH LINE OF GILLELAND ADDITION CONSIDERED TO BE S87°57'17"E.

Parcel C - Franklin Holding, LLC:

A PARCEL OF LAND IN THE W1/2NW1/4SW1/4 OF SECTION 9, T.6 N., R.84 W. OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO LYING BETWEEN A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 720 AT PAGE 672 AND AT REC. NO 732755, ROUTT COUNTY RECORDS AND THE SOUTH RIGHT-OF-WAY LINE OF ROUTT COUNTY ROAD NO. 36 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID PARCEL CONVEYED BY DEED IN BOOK 720 AT PAGE 672 AND AT REC. NO. 732755; THENCE N 06°27'52"E 25.99 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID ROUTT COUNTY ROAD 36 AND A CAPPED #5 REBAR MONUMENT MARKED LS 17651; THENCE S 79°30'54"E 256.76 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A CAPPED #5 REBAR MONUMENT MARKED LS 17651; THENCE S 80°08'01"E 91.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO A CAPPED #5 REBAR MONUMENT MARKED LS 17651; THENCE S 79°40'30"E 124.67 FEET TO A CAPPED #5 REBAR MONUMENT MARKED LS 17651; THENCE 139.11 FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 283.11 FEET AND WHOSE CHORD BEARS N 86°14'53"E 137.72 FEET TO A POINT ON THE EAST LINE OF THE W1/2NW1/4SW1/4 SAID SECTION 9 BEING A CAPPED #5 REBAR MONUMENT MARKED LS 17651; THENCE S 05°40'28"W 29.77 FEET TO A POINT ON THE NORTH LINE SAID PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 720 AT PAGE 872 AND AT REC. NO. 732755; THENCE N 82°29'02"W 607.43 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION AS CONVEYED IN THE DEED RECORDED DECEMBER 21, 2012 UNDER RECEPTION 732754.

BEARINGS BASED ON THE MONUMENTED WEST LINE OF THE SW1/4 SECTION 9, T.6 N., R.84 W. OF THE 6TH P.M., CONSIDERED TO BE N 06°27'52"E.

Parcel D – Concord Partners, LTD:

A PARCEL OF LAND IN THE NW1/4SW1/4 OF SECTION 9, T.6 N., R.84 W. OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO CONVEYED BY DEED RECORDED IN BOOK 130 AT PAGE 212, ROUTT COUNTY RECORDS, WHICH LEGAL DESCRIPTION IN SAID BOOK 130 AT PAGE 212 DOES NOT ADEQUATELY DESCRIBE THE PARCEL,

AND IS MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S 04° W 825.00 FEET AND S 86° E 30.00 FEET FROM THE W1/4 CORNER OF SAID SECTION 9, SAID POINT BEING A PLASTIC CAPPED #5 REBAR MONUMENT MARKED LS 24318 LYING IN THE EAST RIGHT-OF-WAY OF NORTH PARK AVENUE; THENCE S 04°03'46"W 191.44 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NW CORNER OF GILLELAND ADDITION A SUBDIVISION RECORDED AT FILE NO. 6771, ROUTT COUNTY RECORDS, BEING AN ALUMINUM CAPPED #5 REBAR MONUMENT MARKED LS 7736; THENCE S 87°57'17"E 271.63 FEET ALONG THE NORTH LINE OF THE SAID GILLELAND ADDITION TO A PLASTIC CAPPED #5 REBAR MONUMENT MARKED LS 24318 AT A FENCE CORNER; THENCE N 03°03'28"E 181.69 FEET ALONG A WIRE FENCE AND ALONG THE WEST LINE OF A PARCEL OF LAND SHOWN ON A MONUMENTED LAND SURVEY LOCATED AT FILE NO. 2474, ROUTT COUNTY PLAT RECORDATION SYSTEM, MARKED "2.19 ACRE PARCEL" TO A FENCE CORNER; THENCE N 85°53'29"W 268.28 FEET MORE OR LESS ALONG A WIRE FENCE AND ALONG THE SOUTH LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 720 AT PAGE 672, ROUTT COUNTY RECORDS TO A FENCE CORNER AND THE POINT OF BEGINNING.

BEARING BASED ON THE MONUMENTED NORTH LINE OF GILLELAND ADDITION CONSIDERED TO BE S 87°57'17" E.

Parcel E - Padgett, LLC / William D. Padgett: Life estate in

A TRACT OF LAND IN THE NW1/4SW1/4 OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH COUNTY OF ROUTT, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF GILLILAND ADDITION, A RECORDED PLAT IN ROUTT COUNTY, COLORADO, MARKED BY A #5 REBAR AND RED PLASTIC CAP, LS 24318; THENCE N 87°57'17" W ALONG THE NORTH LINE OF SAID GILLILAND ADDITION, 339.86' TO A POINT OF INTERSECTION WITH AN EXISTING FENCELINE AS MARKED BY A #5 REBAR AND ORANGE PLASTIC CAP, LS 24318; THENCE N 03°03'28" E ALONG SAID EXISTING FENCELINE, 284.03' TO A POINT MARKED BY A #4 REBAR AND ORANGE PLASTIC CAP, LS 24318; THENCE S 86°13'04" E, 343.08' TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE EAST LINE OF BOOK 142, PAGE 106, ROUTT COUNTY RECORDS, AS MARKED BY #4 REBAR AND ORANGE PLASTIC CAP, LS 24318; THENCE S 03°44'15" W, ALONG SAID EXTENSION OF THE EAST LINE AND THE EAST LINE OF BOOK 142, PAGE 106, ROUTT COUNTY RECORDS, 273.70' TO THE NE CORNER OF SAID GILLILAND ADDITION, THE POINT OF BEGINNING.

BASIS OF BEARING: ASSUMED N 87°57'17" W ALONG THE NORTH LINE OF GILLILAND ADDITION, BETWEEN THE NE AND NW CORNERS, BOTH FOUND MONUMENTS.

**EXHIBIT C
TO PETITION FOR ANNEXATION**

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the City of Steamboat Springs, Colorado, consisting of ____ pages, excluding the page of this Exhibit C, and that the signatures of the Petitioner thereon were witnessed by the circulator and are the true and original signatures of the persons whose names they purport to be, and that the dates of such signatures are correct.

Circulator

STATE OF COLORADO)
)
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____. Witness my hand and official seal.
My commission expires: _____.

Notary Public