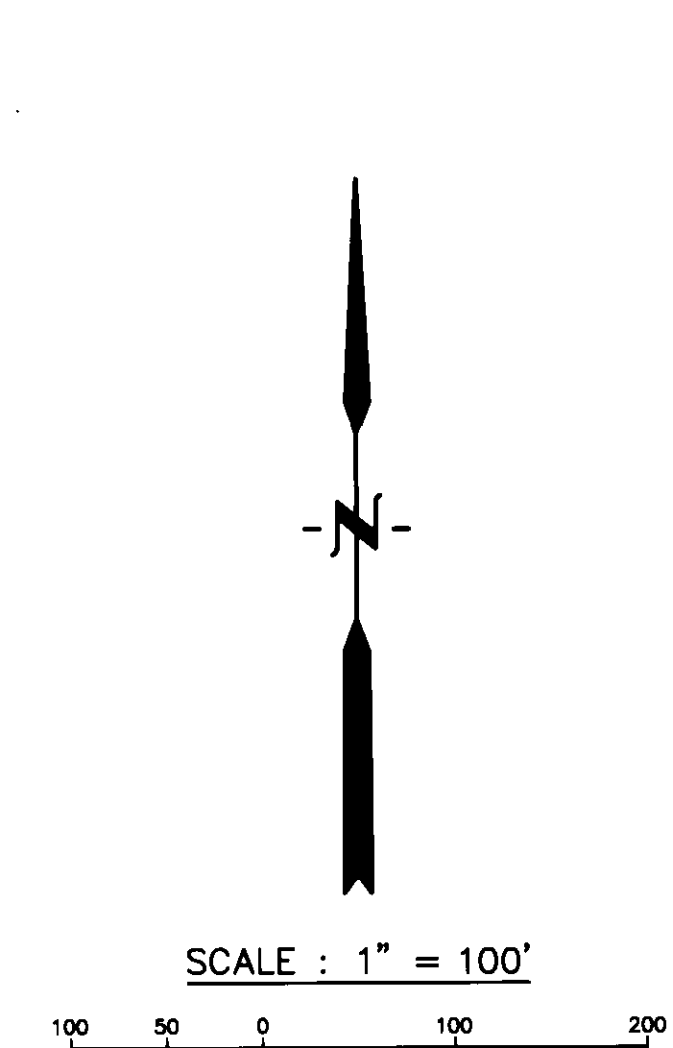
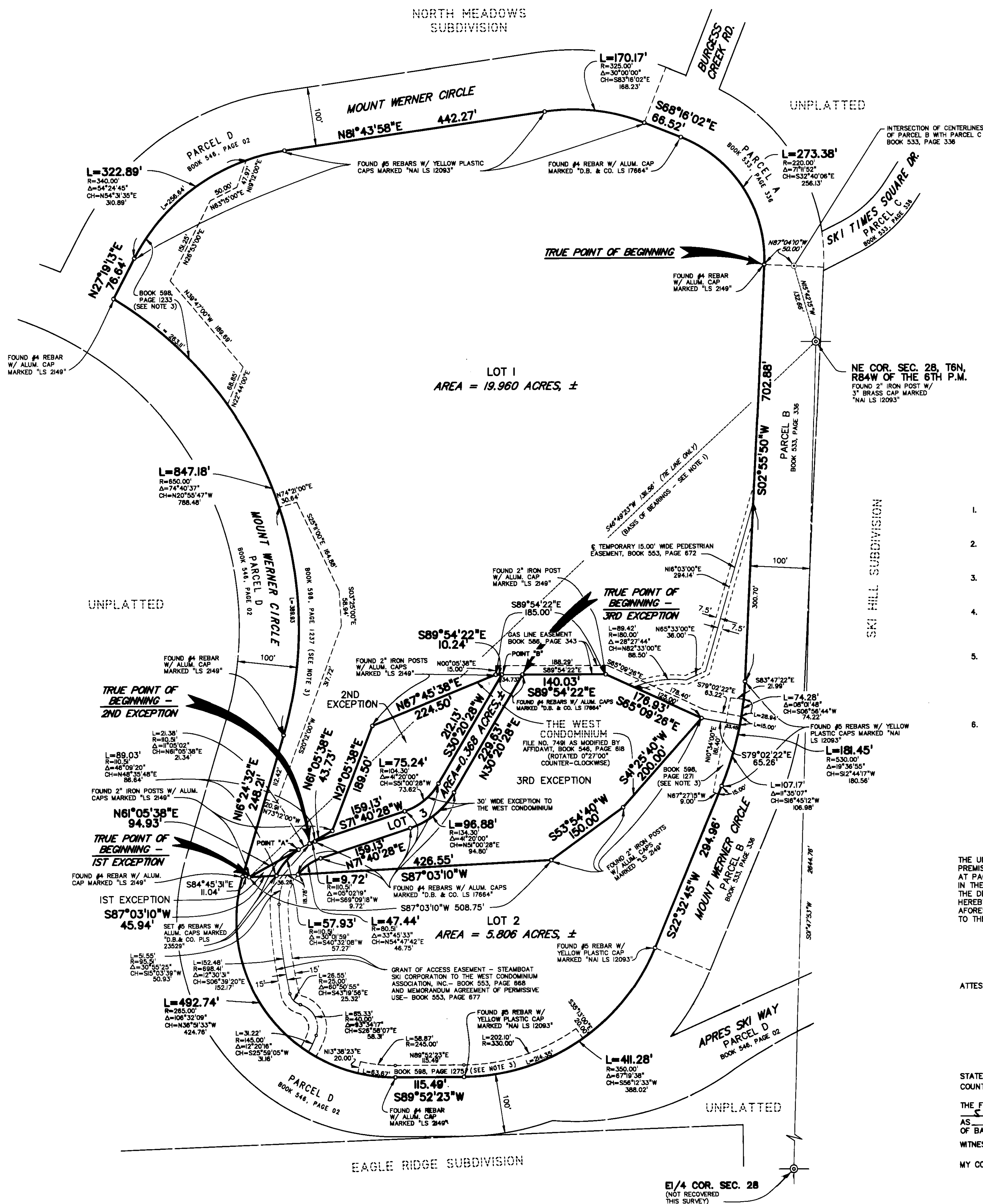


# THE KNOLL

A SUBDIVISION OF A PORTION OF THE SE1/4 OF THE SE1/4 OF SECTION 21 AND A PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 28, ALL IN T6N, R84W OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO  
AREA = 26.134 ACRES, MORE OR LESS



- NOTES**
- BEARINGS ARE BASED ON THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 28 AND THE MOST WESTERLY CORNER OF THE WEST CONDOMINIUM AS BEARING S46°49'23"W (TRUE MERIDIAN).
  - RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN AS PER TRANSMITTAL TITLE INSURANCE COMPANY COMMITMENT NOS. 7823683-1 AND 7823683-X, EFFECTIVE DATE: JUNE 30, 1997.
  - BOOK 598, PAGES 1233, 1237, 1271 AND 1275 ARE EASEMENTS FOR ACCESS, LANDSCAPING IRRIGATION, PEDESTRIAN AND BICYCLE PATHWAYS, BUS STOPS, AND APPURTENANT IMPROVEMENTS.
  - IN ACCORDANCE WITH CRS 38-51-106 (I.B II), STEAMBOAT SKI AND RESORT CORPORATION HAS REQUESTED THAT APPARENT EASEMENTS FOR UNDERGROUND UTILITY LINES AND APPURTENANCES AND DRAINAGE FACILITIES NOT BE SHOWN HEREON.
  - IN ACCORDANCE WITH C.R.S. 13-90-105: NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY 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 HEREON.
  - PREPARED BY: DREXEL BARRELL AND COMPANY  
4840 PEARL EAST CIRCLE  
SUITE 114  
BOULDER, COLORADO 80301-2475  
(303) 442-4338

**CONSENT OF AGENT**

THE UNDERSIGNED, BEING THE AGENT UNDER THAT MORTGAGE ENCUMBERING THE PREMISES SUBDIVIDED HEREON, SAID MORTGAGE BEING RECORDED IN BOOK 740 AT PAGE 2, IN ROUTT COUNTY RECORDS, EXPRESSLY CONSENTS TO AND JOINS IN THE PLATTING AND SUBDIVISION HEREIN SHOWN, CONSENTS TO AND JOINS IN THE DEDICATION OF THE EASEMENTS SHOWN OR NOTED HEREON, IF ANY, AND HEREBY SUBORDINATES THE INTEREST OF THE LENDER EXISTING BY VIRTUE OF AFORESAID MORTGAGE TO THE PLATTING AND SUBDIVISION SHOWN HEREON AND TO THE AFORESAID DEDICATIONS, IF ANY.

BANKBOSTON, NA

BY: \_\_\_\_\_ AS \_\_\_\_\_ TITLE \_\_\_\_\_

ATTEST: \_\_\_\_\_ AS \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF Massachusetts } SS  
COUNTY OF Suffolk

THE FOREGOING CONSENT OF AGENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August A.D. 1998 BY William K. Wright AS Notary Public OF BANKBOSTON, N.A.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 2nd day

ANDREW C. SUCOFF  
NOTARY PUBLIC  
Commission Expires Feb. 26, 2004

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A TRACT OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 21 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 28, ALL IN T6N, R84W OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28, FROM WHICH THE E1/4 CORNER OF SAID SECTION 28 BEARS S01°47'53"W, THENCE N15°42'15"W, 132.66 FEET TO THE INTERSECTION OF THE CENTERLINES OF PARCEL B WITH PARCEL C AS DESCRIBED IN DEED OF DEDICATION RECORDED IN BOOK 533 AT PAGE 336 OF THE RECORDS OF ROUTT COUNTY, COLORADO; THENCE N87°04'10"W, 50.00 FEET ALONG THE NORTH LINE OF SAID PARCEL B TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING;

THENCE S02°55'50"W, 702.88 FEET ALONG THE WESTERLY LINE OF SAID PARCEL B TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHERLY, 181.45 FEET ALONG THE WESTERLY LINE OF SAID PARCEL B AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 18°56'55" AND BEING SUBTENDED BY A CHORD THAT BEARS S12°44'17"W, 180.56 FEET;

THENCE S22°32'45"W, 294.96 FEET ALONG THE WESTERLY LINE OF SAID PARCEL B TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 411.28 FEET ALONG THE NORTHWESTERLY LINE OF PARCEL D AS DESCRIBED IN DEED OF DEDICATION RECORDED IN BOOK 546 AT PAGE 02 OF THE RECORDS OF ROUTT COUNTY, COLORADO, AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 67°19'38" AND BEING SUBTENDED BY A CHORD THAT BEARS S58°12'33"W, 388.02 FEET;

THENCE S89°52'23"W, 115.49 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL D TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 492.74 FEET ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID PARCEL D AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 106°32'09" AND BEING SUBTENDED BY A CHORD THAT BEARS N36°51'33"W, 424.76 FEET;

THENCE N16°24'32"E, 248.21 FEET ALONG THE EASTERLY LINE OF SAID PARCEL D TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 847.18 FEET ALONG THE EASTERLY LINE OF SAID PARCEL D AND ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 74°40'37" AND BEING SUBTENDED BY A CHORD THAT BEARS N20°55'47"W, 788.48 FEET;

THENCE N27°19'13"E, 76.64 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL D TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY, 322.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL D AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 54°24'45" AND BEING SUBTENDED BY A CHORD THAT BEARS N54°3'35"E, 30.89 FEET;

THENCE N81°43'58"E, 442.27 FEET ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL D TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 170.17 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL D AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, A POINT ON THE SOUTHWESTERLY LINE OF PARCEL A AS DESCRIBED IN SAID BOOK 533 AT PAGE 336, SAID ARC HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 30°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S83°16'02"E, 168.23 FEET;

THENCE S88°16'02"E, 66.52 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL D TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, 273.38 FEET ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL D AND ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 77°15'52" AND BEING SUBTENDED BY A CHORD THAT BEARS S32°40'06"E, 256.13 FEET.

**EXCEPT**

A PORTION OF THE WEST CONDOMINIUM ACCORDING TO THE RECORDED LOCATING MAP AT FILE NO. 7491 OF THE RECORDS OF ROUTT COUNTY, COLORADO, AS MODIFIED BY AFFIDAVIT RECORDED IN BOOK 546 AT PAGE 618 OF THE RECORDS OF ROUTT COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28, FROM WHICH THE E1/4 CORNER OF SAID SECTION 28 BEARS S01°47'53"W, THENCE S46°49'23"W, 131.56 FEET TO THE MOST WESTERLY CORNER OF THE WEST CONDOMINIUM AND THE TRUE POINT OF BEGINNING;

THENCE N61°05'38"E, 94.93 FEET ALONG THE NORTHWESTERLY LINE OF THE WEST CONDOMINIUM TO THE NORTHWESTERLY LINE OF THAT 30.00 FOOT WIDE EXCEPTION TO THE WEST CONDOMINIUM AS DESCRIBED IN THE LOCATING MAP RECORDED AT SAID FILE NO. 7491 AS MODIFIED BY AFFIDAVIT RECORDED IN SAID BOOK 546 AT PAGE 618, A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE SOUTHWESTERLY, 57.93 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO THE SOUTH LINE OF THE WEST CONDOMINIUM, SAID ARC HAVING A RADIUS OF 110.51 FEET, A CENTRAL ANGLE OF 30°00'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S40°32'08"W, 57.27 FEET;

THENCE S87°03'10"W, 45.94 FEET ALONG THE SOUTH LINE OF THE WEST CONDOMINIUM TO THE TRUE POINT OF BEGINNING.

**ALSO EXCEPT**

A PORTION OF THE WEST CONDOMINIUM, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A", THENCE NORTHEASTERLY, 21.38 FEET ALONG THE NORTHWESTERLY LINE OF THE WEST CONDOMINIUM AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION, A POINT HEREINAFTER REFERRED TO AS POINT "B";

THENCE S30°20'28"W, 212.13 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 75.24 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 104.30 FEET, A CENTRAL ANGLE OF 41°20'00" AND BEING SUBTENDED BY A CHORD THAT BEARS S51°00'28"W, 73.62 FEET;

THENCE S71°40'28"W, 159.13 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 9.72 FEET ALONG THE NORTHWESTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND ALONG THE ARC OF SAID CURVE TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 110.51 FEET, A CENTRAL ANGLE OF 5°02'19" AND BEING SUBTENDED BY A CHORD THAT BEARS S89°09'18"W, 9.72 FEET;

**ALSO EXCEPT**

A PORTION OF THE WEST CONDOMINIUM, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "B", THENCE S89°54'22"E, 34.73 FEET ALONG THE NORTH LINE OF THE WEST CONDOMINIUM TO THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S89°54'22"E, 140.03 FEET ALONG THE NORTH LINE OF THE WEST CONDOMINIUM;

THENCE S85°09'28"E, 176.93 FEET ALONG THE NORTHEASTERLY LINE OF THE WEST CONDOMINIUM TO THE MOST EASTERLY CORNER THEREOF;

THENCE S41°25'40"W, 200.00 FEET ALONG THE SOUTHEASTERLY LINE OF THE WEST CONDOMINIUM;

THENCE S53°54'40"W, 150.00 FEET ALONG THE SOUTHEASTERLY LINE OF THE WEST CONDOMINIUM;

THENCE S87°03'10"W, 426.55 FEET ALONG THE SOUTH LINE OF THE WEST CONDOMINIUM TO THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION;

THENCE NORTHEASTERLY, 47.44 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 80.51 FEET, A CENTRAL ANGLE OF 33°45'33" AND BEING SUBTENDED BY A CHORD THAT BEARS N54°47'42"E, 46.75 FEET;

THENCE N71°40'28"E, 159.13 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHEASTERLY, 96.88 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION AND ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 134.30 FEET, A CENTRAL ANGLE OF 41°20'00" AND BEING SUBTENDED BY A CHORD THAT BEARS N51°00'28"E, 94.80 FEET;

THENCE N30°20'28"E, 229.63 FEET ALONG THE SOUTHEASTERLY LINE OF SAID 30.00 FOOT WIDE EXCEPTION TO THE TRUE POINT OF BEGINNING.

CONSISTING OF 26.134 ACRES, MORE OR LESS, HAS CAUSED THIS LAND TO BE LAID OUT, PLATTED AND SUBDIVIDED UNDER THE NAME AND STYLE OF "THE KNOLL", A SUBDIVISION IN THE CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

IN WITNESS WHEREOF, THE STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION, HAS CAUSED ITS NAME TO BE HEREIN SUBSCRIBED THIS 2nd DAY OF Sept., 1998.

STEAMBOAT SKI & RESORT CORPORATION  
A DELAWARE CORPORATION  
BY: Gary D. Melke  
GARY D. MELKE, PRESIDENT  
VICE PRESIDENT AND MANAGING DIRECTOR

**ACKNOWLEDGEMENT**

STATE OF COLORADO } SS  
COUNTY OF ROUTT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF Sept., 1998, BY GARY D. MELKE, AS PRESIDENT OF THE STEAMBOAT SKI & RESORT CORPORATION, A DELAWARE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 5-16-99

Paula Hays  
NOTARY PUBLIC

**DIRECTOR OF PLANNING SERVICES**

THE UNDERSIGNED, THE DIRECTOR OF PLANNING SERVICES OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS 2nd DAY OF Sept., 1998.

Kevin Bennett  
KEVIN BENNETT, CITY COUNCIL PRESIDENT

Julie Jordan-Struble  
JULIE JORDAN-STRUBLE, CITY CLERK

**DIRECTOR OF PLANNING SERVICES**

**CITY COUNCIL**

THE WITHIN PLAT OF THE KNOLL IS APPROVED FOR FILING THIS 2nd DAY OF September, 1998, BY THE CITY COUNCIL OF STEAMBOAT SPRINGS, COLORADO.

BY: Kevin Bennett  
KEVIN BENNETT, CITY COUNCIL PRESIDENT

TEST: Julie Jordan-Struble  
JULIE JORDAN-STRUBLE, CITY CLERK

**SURVEYOR'S CERTIFICATE**

I, WILLIAM K. WRIGHT, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF "THE KNOLL" WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, IN ACCORDANCE WITH ARTICLE 51, TITLE 38 OF THE COLORADO REVISED STATUTES, AND ANY STATUTE SUCCEEDING THE SAME.

DATED THIS 27th DAY OF July, A.D. 1998.

William K. Wright  
WILLIAM K. WRIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3629

**ROUTT COUNTY CLERK'S ACCEPTANCE**

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, THIS 27th DAY OF July, 1998, FILE NUMBER 12587, RECEPTION NUMBER 149312, TIME 3:06p.

William K. Wright  
COUNTY CLERK AND RECORDER

Cheryl Depew