

**A LEGAL DESCRIPTION PER THE SERVICE PLAN OF THE STEAMBOAT LAKE WATER  
AND SANITATION DISTRICT AS DESCRIBED IN 1972 AND REVISED IN THE YEAR OF  
2015**

**Steamboat Lake Water and Sanitation District service plan in 1972**

The land comprising the Steamboat Lake Sanitation District is located in Routt County, Colorado and is more particularly described as follows:

Township 9 North, Range 85 West of the 6<sup>th</sup> P.M., described in accordance with the Independent Resurvey of said Township and Range, which Resurvey was accepted by the General Land Office of the Department of the Interior on January 20, 1927:

Tract 38 (Section 4)

Tracts 40A, 40B, 40C, 40D, 40E, 40F, 40K, 40L, 40M, 40N and 40P (Section 4 and Section 9)

That portion of Tract 51 situated in Section 9

Section 9: Lots 2 and 4

Tracts 40G, 40H, 40I, 40J, and 40O (Section 10)

That portion of Tract 51 situated in Section 10

Tracts 55A, 55B, 55C, 55D, 55E, 55F, 55G and 55H (Section 15)

Section 10: Lots 5 and 6

Section 15: Lots 2 and 3, sometimes referred to as Lots 2 and 3 of Tract 55

Tract 76 (Section 22)

Section 5: Tracts 41A, 41B, 41C and 41D

Section 6: Tracts 43B, 43C, 43D, 43E, 43F, 43G, 43J, 43K, 43L

Sections 6 and 7: Tracts 43M, 43N, 43O

Section 7: Tracts 45A, 45B, 45C, 45D, except a tract of land described in Book 192 at Page 332.

Section 3: Lots 18 and 20

Township 9 North, Range 86 West of the 6<sup>th</sup> P.M.

Section 1: Lots 5, 6, SE ¼ NE ¼, NE ¼ SE ¼, S ½ SE ¼

Township 10 North, Range 85 West of the 6<sup>th</sup> P.M., described in accordance with the Independent Resurvey of said Township and Range, which Resurvey was accepted by the General Land Office of the Department of the Interior on October 20, 1931:

Tract 56 (Section 28)

Tract 57 (Section 33 and 28)

Tract 58 (Section 28)

That portion of Tract 60 lying within Section 29

Tract 65 (Section 33)

Tract 66 (Section 33)

A parcel of land in Tract 59, bounded by a line described as follows: Beginning at a point on the North line of Tract 59 from which point Corner No. 3 of Tract 59 bears S89°51' West a distance of 666 feet; thence South 0°08' West, 1,320 feet to Corner No. 11 of Tract 59; thence North 89°43' East, 3,958.68 feet to Corner No. 12 of Tract 59; thence North, 1,318.02 feet to Corner No. 1 of Tract 59; Thence South 89°43' West, 2,640 feet to Corner No. 2 of Tract 59; thence South 89°51' West, 1,313.34 feet to the point of beginning.

Tract 55; EXCEPT a tract of land conveyed by deed recorded in Book 24 at Page 486 of the Routt County Records and EXCEPT that parcel excepted in Book 192 at Page 477 of the Routt County Records

Section 21: Lot 15

Section 27: Lots 19, 20, 21, 22, 23, 24 and the NW ¼ SW ¼

Section 28: Lot 4

Section 34: Lots 1 and 2

Tract 68, EXCEPT the E ½ of that portion of Tract 68 situated in Section 26 and EXCEPT the E ½ of that portion of Tract 58 situated in Section 35.

Lots 169 through 8321 inclusive in Lucky Camp, a subdivision of Sections 20 and 29, Township 10 North, Range 85 West of the 6<sup>th</sup> P.M., except the following described tracts of land:

Section 20: W ½

The point of beginning for this tract is located as follows:

From the South ¼ corner of said Section 20 run N 12°44' W, 518.9 feet and thence S 63°23' E, 125.3 feet to the point of beginning; thence N, 363.3 feet; thence N 20°02' E, 166.7 feet; thence S 74°17' E, 556.7 feet; thence N 14°50' E, 219.5 feet; thence S, 434.3 feet; thence S 71°18' W, 278.1 feet; thence S 14°57' E, 324 feet; thence N 63°23' W, 534.7 feet to the point of beginning.

The point of beginning for this tract is located as follows:

From the South ¼ Corner of said Section 20 run N 12°44' W, 518.9 feet and thence S 58°19' E, 1,295 feet to the point of beginning; thence E, 330 feet; thence N, 660 feet; thence W, 330 feet; thence N, 660 feet; thence W, 330 feet; thence S, 1,320 feet; thence E, 330 feet to the place of beginning

A tract of land bounded by a line described as follows:

Beginning at a point on line 5-6 of Tract 47, Township 10 North, Range 85 West of the 6<sup>th</sup> P.M., from which AP 6-47 bears S 89°58'09"W, a distance of 300 feet; thence N 89°58'09" E, 1,020.00 feet to AP 5-47; thence N 00°09'09" E, 1,325.13 feet to AP 4-47; thence E, 18.61 feet to a point on the NS centerline of SW ¼, Section 20; thence N 00°09'35" W, along said NS centerline, 1,017.93 feet to a point in the centerline of Routt County Highway #129; thence S 62°31'24" E, along said high centerline, 1,517.19 feet to a point on the west line of Hahns Peak Townsite; thence S05°43'00" W, 225.61 feet to the SW corner of said Townsite; thence S84°17'00" E, along the south line of said Townsite; thence S 84°17'00"

E, along the south line of said Townsite 490.00 feet to a point on the centerline of Routt County Highway #129; thence S 58°19'45"E, along said Highway centerline 178.63 feet to a point on line 12-13 of Tract 47; thence North, 49.17 feet to AP 13-47; thence East, 671.12 feet to a point on the north-south centerline of the SE ¼, Section 20; thence S 00°10'15" E, along said north-south centerline, 74.00 feet to the north 1/16 corner of the NE ¼ Section 29; thence S 00°00'33" E, along the north-south centerline of NE ¼ Section 29, 1,242.92 feet to a point on line 2-3 of Tract 59; thence S 89°51'00" W, 671.54 feet to AP 12-47; thence S 89°29'00" W, 660.66 feet to AP 11-47; thence South, 1,320 feet to AP 10-47; thence West, 1,319.62 feet to AP 9-47; thence South, 297.00 feet to AP 8-47; thence N 51°15'20" W, along line 7-8 of Tract 47, 1,312.16 feet; thence N 00°05'09" E, parallel to line 6-7 of Tract 47, 794.75 feet to the point of beginning.

Section 20: W ½

Section 19: Complete

Section 29: W ½; W ½ E ½

Section 30: Complete

Section 31: Complete

Section 32: Complete

Except therefrom the following described parcels:

1. Two tracts containing 1.04 acres and 3.97 acres, located in Section 29, Township 10 North, Range 85 West, County of Routt, State of Colorado, more particularly described as follows:

Tract A. Beginning at a point on the East line of the NE ¼ of the NW ¼ of the NE ¼ of said Section 29 from which the N 1/16<sup>th</sup> corner of the NE ¼ of said Section 29 bears N 00°00'35" W, a distance of 103.23 feet; thence S 00°00'35" E, along said East line, 236.71 feet to a point on the Northeasterly right of way line of Routt County Highway #129; thence N 58°19'45" W, along said right of way line, 448.87 feet; thence S 89°50'37" E, 381.98 feet to the point of beginning, containing 1.04 acres;

Tract B. Beginning at the ¼ corner common to said Sections 29 and 20; thence N 01°10'40" E, 166.05 feet to the SW corner of Hahns Peak Townsite; thence S 84°17'00" E, along the Southerly line of said Townsite, 357.60 feet to a point on the Southwesterly right of way line of Routt County Highway #129; thence S 58°19'45" E, along said right of way line, 329.02 feet; thence South, 62.53 feet; thence S 89°50'37" E, 101.81 feet to a point on the Southwesterly right of way line of Routt County Highway #129; thence S 31°40'15" W, 230.0 feet; thence N 64°07'44" W, 690.98 feet to the point of beginning, containing 3.97 acres.

2. Lots 26 to 40, Lots 44 to 46, Lots 50 to 53, Lots 79 to 104, 108, Lots 137 to 165, Lucky Camps (in Section 20, Township 10 North Range 85 West). Approximately 5 acres.

**Less and excepting the following lands and section of lands which have been removed from the district boundary since the 1972 inception:**

*Township 9 North, Range 86 West of the 6<sup>th</sup> P.M.*

*Section 1: Lots 5, 6, SE ¼ NE 1/4, NE ¼ SE ¼, S ½ SE ¼*

*Township 10 North, Range 86 West of the 6<sup>th</sup> P.M.*

*Section 23: E ½*

*Section 24: Complete*

*Section 25: Complete*

*Section 26: E ½*

*Section 35: NE ¼, N ½ N ½ N ½ SE ¼*

*Section 36: N ½; W ½ SE ¼*

*Township 10 North, Range 85 West of the 6<sup>th</sup> P.M., described in accordance with the Independent Resurvey of said Township and Range, which Resurvey was accepted by the General Land Office of the Department of the Interior on October 20, 1931:*

*Section 21: Lot 15*

*Section 27: Lots 19, 20, 21, 22, 23, 24 and the NW ¼ SW ¼*

*Section 28: Lot 4*

*Section 34: Lots 1 and 2*

*Tract 68, EXCEPT the E ½ of that portion of Tract 68 situated in Section 26 and EXCEPT the E ½ of that portion of Tract 58 situated in Section 35.*

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*Section 20: W ½*

*The point of beginning for this tract is located as follows:*

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E, along the south line of said Townsite 490.00 feet to a point on the centerline of Routt County Highway #129; thence S 58°19'45"E, along said Highway centerline 178.63 feet to a point on line 12-13 of Tract 47; thence North, 49.17 feet to AP 13-47; thence East, 671.12 feet to a point on the north-south centerline of the SE ¼, Section 20; thence S 00°10'15" E, along said north-south centerline, 74.00 feet to the north 1/16 corner of the NE ¼ Section 29; thence S 00°00'33" E, along the north-south centerline of NE ¼ Section 29, 1,242.92 feet to a point on line 2-3 of Tract 59; thence S 89°51'00" W, 671.54 feet to AP 12-47; thence S 89°29'00" W, 660.66 feet to AP 11-47; thence South, 1,320 feet to AP 10-47; thence West, 1,319.62 feet to AP 9-47; thence South, 297.00 feet to AP 8-47; thence N 51°15'20" W, along line 7-8 of Tract 47, 1,312.16 feet; thence N 00°05'09" E, parallel to line 6-7 of Tract 47, 794.75 feet to the point of beginning.

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2. Lots 26 to 40, Lots 44 to 46, Lots 50 to 53, Lots 79 to 104, 108, Lots 137 to 165, Lucky Camps (in Section 20, Township 10 North Range 85 West). Approximately 5 acres.

**The current boundary of the Steamboat Lake Water and Sanitation District is more particularly described as follows based upon developments within the District boundaries:**

Additionally described as all platted lands within the following subdivisions as recorded in the records of the Routt County Clerk and Recorder; the Steamboat Lake Filing No. 1 final plat no. 7054, Steamboat Lake Filing No. 2 final plat no. 7076, Steamboat Lake Filing No. 3 final plat no. 7082,

Steamboat Lake Filing No. 4 final plat no. 7186, Steamboat Lake Filing No. 5 final plat no. 7218, Steamboat Lake Filing No. 6 final plat no. 7227, Steamboat Lake No. 7 final plat no. 7252 and Steamboat Lake Filing No. 8 final plat no. 7253. The boundary includes replats, consolidation plats and merger of lots into new final plats within any of the Steamboat Lakes Filings, 1-8. The following is a list of many of the final plats recorded within the Steamboat Lake sanitation district;

4CZLNZ - Reception No. 558262  
Adamo / S.A.B.L.E. Replat Filing No. 1 – FP 12962  
Adamo / S.A.B.L.E. Replat - FP 12791  
Aspen Court Subdivision – Reception No. 598838  
Beaver Canyon Drive Replat #1 – FP 12815  
Beaver Canyon Drive Replat #2 - FP 12816  
Beaver Canyon Drive Replat #3 – FP 12837  
Beaver Canyon Drive Replat #4 – FP 12892  
Benchwarmer Subdivision – Reception No. 619186  
Burger-Tetu Subdivision – Reception No. 524169  
Buckhead Ranch – FP 12936  
Crazy Horse – Reception 589841  
Corl Subdivision – Reception No. 560111  
Duncan Replat – Reception No. 593227  
Elk Basin Subdivision – Reception No. 598788  
Elkhorn Subdivision F1 – Reception No. 610426  
Elkhorn Subdivision F2 – Reception No. 615863  
Elkhorn Subdivision F3 – Reception No. 621104  
Elkhorn Subdivision F4 – Reception No. 695544  
Elkhorn Subdivision F5 – Reception No. 725627  
Golden Tide Replat #1 – Reception No. 553744  
Linda Kay Place Replat #1 - Reception No. 567011  
Myrtle Court Replat - FP 12939  
Olive Street Replat - Reception No. 547870  
Olive's End Replat - Reception No. 559892  
Olive Street Replat F2 - Reception No. 566664  
Olive-Myrtle Replat - Reception No. 559890  
Pearson Replat – FP 12777  
Pearson Replat F2 - Reception No. 589812  
Pueblo Drive Replat #1 – FP 12945  
Pueblo Drive Replat #2 - Reception No. 553729  
Pueblo Drive Replat #3 – Reception No. 589421  
Ridgeview at Steamboat - 12972  
Smith Replat – FP 7218  
Steamboat Lake Subdivision Filing No. 3 – FP 7082  
Steamboat Lake F1 – Replat Lots 18-23 – FP 12347  
Steamboat Lake F1 Replat 28-31 & 33-37 – FP 12586  
Steamboat Lake Subdivision Filing No. 4 – West of RCR 129 – FP 7186,  
Steamboat Lake Subdivision Filing No.5 – FP 7218

Steamboat Lake F5 Replat of Lots 84-88 – FP 12546  
Steamboat Lake F5 Replat Lots 26,27, 41-43 – FP 12773  
Steamboat Lake Subdivision Filing No. 1 – FP 7054  
Steamboat Lake Subdivision Filing No. 2- FP 7076  
Steamboat Lake F1 Replat Lots 77-83 – FP 12330  
Steamboat Lakes Replat Lots 368 & 364 F2 – FP 12556  
Steamboat lake Subdivision F8 - 7253  
Stein Subdivision – Reception No. 596362  
Swordfish Subdivision – FP 12611  
Urban Replat – Reception No. 564412  
Vista Meadows Subdivision- Reception No. 596853  
Willow Gulch Subdivision - Reception No. 596027

In addition to any missing final plats, merger plats, consolidation plats within the Steamboat Lake Filing Nos. 1-8 final plats are within the District service area unless removed by a recorded document per Routt County Clerk and Recorder or Colorado District Court.

Future replats, final plats, merger plats and consolidation plats within the Steamboat Lake Filing Nos. 1-8 final plats are within the District service area unless removed by a recorded document per Routt County Clerk and Recorder or Colorado District Court.