

Receipt

Kim Boomer, Recorder Routt County

COUNTY OF ROUTT)
) ss.
STATE OF COLORADO)

3/0217

RESOLUTION 87-P, Zone Change
from Agriculture/Forestry to
Outdoor Recreation
Upper Yampa Water Conservancy District

BOOK 632 PAGE 1860

WHEREAS, the Board of County Commissioners for the County of Routt, State of Colorado, hereinafter referred to as the "Board" has duly received a petition from Upper Yampa Water Conservancy District for a Zoning Amendment from Agriculture/Forestry (A/F) to Outdoor Recreation (OR) of 1578± acres located generally in Sections 20, 28, 29, 30, 31, 32, Township 4 North, Range 84 West, Section 36, Township 4 North, Range 85 West, Section 2, Township 3 North, Range 85 West and more specifically described below;

WHEREAS, all necessary data has been submitted and all required fees have been paid on behalf of the petitioner;

WHEREAS, the petition was reviewed by the Routt County Regional Planning Commission on April 2, 1987, and an advisory report was submitted to the Board prior to the public hearing recommending approval of the Zone Change to Outdoor Recreation (OR) with the following conditions:

Zone Change

1. The zone change is contingent upon the filing and approval of the Final P.U.D. plan within one year.
2. The zone change is effective upon the development of the reservoir and recreational facilities as proposed. Any changes in the location, type or number of facilities shall receive review and approval by the Planning Administrator, Planning Commission and the Board of County Commissioners, as necessary.

WHEREAS, the Board held a public hearing on the matter on April 14, 1987, notice of said hearing having been advertised according to law;

WHEREAS, the Board reviewed the Zone Change proposal and corrected the acreage involved pursuant to the petitioner's request;

WHEREAS, Commissioner Fisher moved to approve the Zone Change from Agriculture/Forestry to Outdoor Recreation with conditions as set forth below, which motion was seconded by Commissioner Dorr and approved unanimously by the Board;

NOW, THEREFORE, BE IT RESOLVED THAT the Board approves the Zone Change from Agriculture/Forestry to Outdoor Recreation, for Upper Yampa Water Conservancy District on the following land:

See metes and bounds description attached herein as Exhibit "A"
See outer boundary map attached herein as Exhibit "B"

BE IT FURTHER RESOLVED THAT this resolution of approval is based upon the facts and testimony presented at the public hearing, and the record, subject to

the following conditions:

1. The zone change is contingent upon the filing and approval of the Final P.U.D. plan within one year.
2. All uses by right within the Outdoor Recreation zone district are subject to the Planned Unit Development review process as identified in the Routt County Zoning Resolution.

THIS RESOLUTION is executed and effective this 9 day of Feb. , 1988.

ATTEST:


Kim Banner, County Clerk

BY THE BOARD OF COUNTY COMMISSIONERS


L. Dennis Fisher, Chairman

RESOLUTION VOTE:

Paul A. Kenney: Aye Nay Absent Abstain
Robert A. Dorr: Aye Nay Absent Abstain
L. Dennis Fisher: Aye Nay Absent Abstain



D & D CONSULTANTS Inc.

P.O. Box 775008 Steamboat Springs, Colorado 80477
(303) 879-2715

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Revised 10-26-87
October 1, 1987

Description of a tract of land located in the S½SE¼ of Section 20, NW¼NW¼ of Section 28, N½NE¼, SE½NE¼, SE¼, SW¼ of Section 29, S½NE¼, SE¼, E½SW¼, Lots 3 and 4 (W½SW¼) of Section 30, Lots 1 and 2 (W½NW¼), E½NW¼, SW¼, SE¼, NE¼ of Section 31, NW¼, SW¼ of Section 32, all of Township 4 North, Range 84 West and in the E¼, E½NW¼, S¼ of Section 36 all of Township 4 North, Range 85 West, Lots 2, 3 and 4 (NW¼NE¼, N½NW¼) of Section 1, Lots 1 and 2 (N½NE¼), S½NE¼ of Section 2, all of Township 3 North, Range 85 West and in portions of South Shore at Stagecoach, a subdivision as filed by plat with the Clerk and Recorder, appearing in File #7314, of the 6th Principal Meridian, Routt County, Colorado.

Beginning at the N¼ corner of Section 32,

thence S 01°47'18" W 115.28 feet along the east boundary line of the NW¼ of Section 32,
thence S 64°12'07" W 74.36 feet,
thence N 60°56'26" W 43.58 feet,
thence S 66°43'05" W 102.94 feet,
thence S 86°29'50" W 687.82 feet,
thence S 67°08'08" W 215.90 feet,
thence S 87°15'26" W 29.12 feet to the north boundary line of

South Shore at Stagecoach Subdivision,
thence N 53°53'55" W 108.08 feet along said north boundary to a point on the west boundary line of Uncompahgre Road of said subdivision,
thence N 86°09'22" W 91.71 feet along said west boundary line to a Point of Curvature.

Thence along said boundary line on a curve to the left a distance of 267.26 feet, whose Delta is 63°48'12" and whose chord bears S 61°56'27" W 253.66 feet,
thence S 30°02'25" W 189.60 feet along said west boundary line to the north boundary line of Arapahoe Road of said subdivision,
thence N 60°53'50" W 39.30 feet along said north boundary line to a Point of Curvature.

Thence along said boundary on a curve to the left a distance of 394.12 feet, whose Delta is 107°31'52" and whose chord bears S 65°20'05" W 338.78 feet to an angle point on the east

boundary of Lot 1 of South Shore at Stagecoach, Filing No. 2, as filed by plat with the Clerk and Recorder appearing at file #10223, thence along the outerboundary of said Lot 1 for the following eleven (11) courses:

- 1) N 34°02'57" W 90.92 feet,
- 2) S 28°55'00" W 101.16 feet to a curve from which the radius point bears S 26°22'10" E 60.00 feet,
- 3) along said curve to the left a distance of 18.91 feet whose Delta is 18°03'36" and whose chord bears S 54°36'02" W 18.83 feet,
- 4) S 69°57'00" W 96.52 feet,
- 5) S 23°48'00" E 49.51 feet,
- 6) S 59°12'00" E 0.65 feet,
- 7) S 75°51'00" E 64.44 feet,
- 8) S 65°36'00" E 0.10 feet,
- 9) N 43°49'05" E 11.61 feet to a curve from which the radius point bears N 43°49'05" E 60.00 feet,
- 10) along said curve to the left a distance of 51.38 feet whose Delta is 49°03'56" and whose chord bears S 70°42'52" E 49.83 feet,
- 11) N 84°45'10" E 70.00 feet to the westerly boundary line of Arapahoe Road,

thence along said westerly boundary line for the following six (6) courses:

- 1) S 05°14'51" E 120.00 feet to a Point of Curvature,
- 2) along a curve to the left a distance of 185.32 feet, whose Delta is 51°47'42" and whose chord bears S 31°08'41" E a distance of 179.07 feet,
- 3) S 57°02'32" E 21.14 feet to a Point of Curvature,
- 4) along a curve to the right a distance of 189.47 feet, whose Delta is 127°43'07" and whose chord bears S 06°49'02" W a distance of 152.61 feet,
- 5) S 70°40'36" W 72.80 feet to a Point of Curvature,
- 6) along a curve to the left a distance of 34.07 feet, whose Delta is 013°00'53" and whose chord bears S 64°10'10" W a distance of 34.00 feet to the north boundary line of Pawnee Trail of said subdivision,

thence N 46°00'55" W 100.22 feet along said north boundary line to a Point of Curvature,
thence along a curve to the left a distance of 78.81 feet, whose Delta is 25°05'07" and whose chord bears N 58°33'15" W a distance of 78.18 feet to the southeast corner of Lot 2 of the above said South Shore at Stagecoach, Filing No. 2, thence along the outerboundary of Lot 2, 3 and 4 of said subdivision for the following seven (7) courses:

- 1) N 16°09'14" E 128.44 feet,
- 2) N 89°23'41" W 232.20 feet
- 3) N 81°31'00" W 61.94 feet,

- 4) S 78°54'00" W 116.56 feet,
- 5) S 69°12'00" W 64.88 feet,
- 6) S 42°49'00" W 86.07 feet,
- 7) N 76°29'43" W 10.77 feet to the NW corner of Lot 16 of

South Shore at Stagecoach (file #7314),

thence S 03°10'23" E 190.26 feet along the west boundary line of said Lot 16 to the southwest corner of said Lot 16, thence S 55°27'55" E 158.11 feet along the southwesterly boundary of Lot 17 to the southwest corner of Lot 18, thence S 75°13'44" E 155.24 feet along the south boundary line of said Lot 18 and Lot 19 to the southwest corner of Lot 20, thence S 33°51'01" E 180.28 feet along the south line of Lot 20 and Lot 21 to the southwest corner of Lot 22, thence S 55°56'40" E 139.32 feet along the south boundary line of said Lot 22 to the southwest corner of said Lot 23, thence S 55°56'40" E 54.88 feet along the south boundary line of said Lot 23, thence S 40°27'09" E 101.25 feet, thence S 15°39'58" E 669.65 feet, thence S 33°45'18" E 180.00 feet, thence S 50°24'33" E 93.77 feet, thence S 17°59'24" E 694.26 feet to the south boundary line of Multi-Family Tract 31 of said South Shore at Stagecoach, thence S 88°40'00" E 215.00 feet along said south boundary line to the west boundary line of Uncompahgre Road of said subdivision, thence S 08°06'40" W 426.00 feet along said west boundary line to a Point of Curvature.

Thence along the southwesterly boundary line of said road on a curve to the left a distance of 210.13 feet, whose Delta is 65°04'42" and whose chord bears S 24°25'41" E a distance of 199.01 feet, thence S 56°58'02" E 136.77 feet along said southwesterly boundary line to a Point of Curvature.

thence along the westerly and northerly boundary lines of said road on a curve to the right a distance of 548.52 feet, whose Delta is 194°00'00" and whose chord bears S 40°01'58" W a distance of 321.58 feet, thence N 42°58'02" W 142.00 feet along the northerly boundary line of said road to a Point of Curvature.

Thence along said northerly boundary line on a curve to the left a distance of 661.02 feet, whose Delta is 59°38'37" and whose chord bears N 72°47'19" W a distance of 631.58 feet to the easterly boundary of Souix Trail of said subdivision, thence N 13°50'39" W 132.22 feet along said easterly boundary line to a Point of Curvature.

Thence along said easterly boundary line on a curve to the left a distance of 270.91 feet, whose Delta is 58°34'29" and whose chord bears N 43°07'41" W a distance of 259.27 feet,

thence N 72°24'56" W 177.78 feet along the easterly boundary line of said road to a Point of Curvature.

Thence along the easterly boundary line of said road on a curve to the right a distance of 229.30 feet, whose Delta is 41°03'19" and whose chord bears N 51°53'13" W a distance of 224.42 feet,

thence N 31°21'39" W 123.18 feet along the easterly boundary line of said roadway to a Point of Curvature.

thence along said easterly boundary line on a curve to the right a distance of 175.19 feet, whose Delta is 25°05'40" and whose chord bears N 18°48'46" W a distance of 173.79 feet, thence N 06°16'01" W 241.84 feet along the east boundary line of said roadway to a Point of Curvature.

Thence along said easterly boundary line of a curve to the left a distance of 254.01 feet, whose Delta is 28°49'08" and whose chord bears N 20°40'36" W a distance of 251.34 feet, thence N 35°05'10" W 156.41 feet along said easterly boundary line to the west line of the NW $\frac{1}{4}$ of Section 32, thence N 01°24'51" E 570.15 feet along said west line, thence N 56°05'02" W 361.20 feet, thence N 66°34'00" W 34.32 feet, thence S 00°25'00" W 39.83 feet, thence S 42°04'00" W 18.59 feet, thence S 37°19'00" E 47.51 feet, thence S 20°13'00" E 254.76 feet, thence S 32°01'00" W 153.19 feet, thence S 77°27'00" W 143.19 feet, thence S 67°25'00" W 62.89 feet, thence N 60°24'00" W 61.44 feet, thence N 79°04'00" W 21.18 feet, thence S 03°09'00" W 80.46 feet, thence S 11°42'00" E 38.85 feet, thence S 18°42'00" E 107.60 feet, thence S 07°33'00" W 90.48 feet, thence S 04°32'00" W 65.62 feet, thence S 06°46'00" W 88.35 feet, thence S 60°19'05" W 217.98 feet, thence N 85°56'27" W 269.43 feet, thence N 70°10'00" W 93.83 feet, thence N 46°25'00" W 35.18 feet, thence N 72°42'00" W 9.98 feet, thence S 14°17'00" W 97.77 feet, thence S 80°07'00" W 101.55 feet, thence S 82°19'00" W 51.80 feet, thence S 53°26'00" E 73.77 feet, thence S 66°31'00" E 28.69 feet, thence S 82°10'00" E 22.75 feet, thence S 87°47'00" E 100.37 feet, thence S 66°24'29" E 289.49 feet, thence S 14°55'34" E 762.91 feet,

thence S 22°54'00" E 112.29 feet,
thence S 05°40'00" E 72.32 feet,
thence S 08°18'00" W 59.81 feet,
thence S 00°42'00" W 32.26 feet,
thence S 10°36'00" E 60.08 feet,
thence S 20°48'00" E 54.64 feet,
thence S 12°50'00" E 155.86 feet,
thence S 13°50'00" W 142.65 feet,
thence S 62°20'00" W 149.14 feet,
thence S 76°01'00" W 188.32 feet,
thence N 62°39'00" W 32.29 feet,
thence S 70°53'00" W 122.35 feet,
thence N 19°01'00" W 177.84 feet,
thence N 44°05'00" W 114.50 feet,
thence N 62°47'00" W 117.64 feet,
thence N 55°00'00" W 159.57 feet,
thence N 43°30'00" W 102.58 feet,
thence N 52°58'00" W 189.37 feet,
thence N 68°23'20" W 172.38 feet,
thence S 49°50'03" W 184.45 feet,
thence N 88°04'59" W 139.80 feet,
thence S 52°26'00" W 7.48 feet,
thence N 89°22'29" W 174.24 feet,
thence N 38°39'00" W 127.72 feet,
thence N 26°25'00" W 50.27 feet,
thence N 72°07'23" W 55.51 feet,
thence S 82°08'41" W 192.10 feet,
thence N 45°08'00" W 147.41 feet,
thence N 23°28'00" W 99.92 feet,
thence N 01°38'00" W 100.27 feet,
thence N 16°31'13" E 186.83 feet,
thence N 13°13'00" W 33.51 feet,
thence N 32°40'13" W 83.09 feet,
thence N 19°40'00" W 77.03 feet,
thence N 37°11'00" W 25.14 feet,
thence N 64°17'16" W 196.12 feet,
thence S 52°19'00" W 14.14 feet,
thence S 79°34'00" W 74.08 feet,
thence N 80°39'00" W 63.68 feet,
thence S 87°38'00" W 50.45 feet,
thence N 88°00'00" W 63.12 feet,
thence S 69°30'00" W 36.98 feet,
thence S 63°38'00" W 70.33 feet,
thence S 67°22'00" W 43.20 feet,
thence S 51°08'00" W 82.07 feet,
thence S 78°55'00" W 43.17 feet,
thence S 63°55'00" W 61.81 feet,
thence S 64°07'00" W 40.86 feet,
thence S 46°15'00" W 47.32 feet,
thence S 78°32'00" W 62.30 feet,
thence S 67°45'00" W 56.67 feet,
thence S 60°19'00" W 52.56 feet,
thence S 53°37'10" W 228.29 feet,
thence S 30°13'44" W 58.39 feet,

thence S 50°17'37" W 236.84 feet,
thence S 86°22'00" W 71.50 feet,
thence S 72°24'00" W 50.11 feet,
thence N 69°16'00" W 49.03 feet,
thence N 38°05'43" W 23.07 feet,
thence S 07°22'31" E 211.41 feet,
thence S 09°45'28" W 227.93 feet,
thence S 22°53'00" W 70.48 feet,
thence S 39°48'00" W 77.82 feet,
thence S 77°55'00" W 201.91 feet,
thence N 05°19'41" E 144.20 feet,
thence N 36°55'41" W 150.67 feet,
thence N 22°55'00" W 24.06 feet,
thence N 56°31'00" W 12.81 feet,
thence S 78°53'35" W 86.31 feet,
thence N 73°50'00" W 101.61 feet,
thence N 29°00'11" W 48.64 feet,
thence S 71°05'54" W 100.26 feet,
thence S 86°42'00" W 45.49 feet,
thence S 77°36'04" W 255.56 feet,
thence S 65°22'35" W 253.18 feet,
thence S 66°45'24" W 269.32 feet,
thence S 71°21'12" W 297.53 feet,
thence S 60°33'26" W 217.59 feet,
thence S 67°29'00" W 128.67 feet,
thence S 71°10'05" W 250.00 feet,
thence S 78°25'59" W 193.22 feet,
thence S 66°25'00" W 66.38 feet,
thence S 76°01'28" W 232.87 feet,
thence S 74°37'59" W 330.44 feet,
thence S 71°39'53" W 248.93 feet,
thence S 80°36'00" W 120.53 feet,
thence S 87°43'00" W 92.81 feet,
thence S 75°09'00" W 86.48 feet,
thence N 82°18'26" W 126.88 feet,
thence S 82°04'18" W 77.96 feet,
thence S 86°13'00" W 58.90 feet,
thence S 68°49'16" W 151.13 feet,
thence S 70°32'45" W 690.23 feet,
thence S 62°23'50" W 121.21 feet,
thence S 66°46'27" W 99.95 feet,
thence S 56°23'13" W 107.32 feet,
thence S 65°54'21" W 44.50 feet,
thence S 46°42'07" W 194.38 feet,
thence S 60°21'39" W 130.79 feet,
thence S 70°20'06" W 167.72 feet,
thence S 78°29'12" W 57.45 feet,
thence S 63°56'05" W 78.59 feet,
thence S 78°09'48" W 158.05 feet,
thence N 88°32'37" W 74.90 feet,
thence N 79°02'12" W 79.72 feet,
thence S 78°13'46" W 132.68 feet,
thence S 86°49'42" W 78.64 feet,
thence N 86°42'45" W 101.69 feet,

thence S 84°00'36" W 57.80 feet,
 thence S 75°44'09" W 92.58 feet,
 thence S 60°06'08" W 71.06 feet,
 thence S 56°19'34" W 107.16 feet,
 thence S 55°09'12" W 86.51 feet,
 thence S 51°53'12" W 80.65 feet,
 thence S 34°35'47" W 37.39 feet,
 thence S 62°07'36" W 39.87 feet,
 thence S 45°56'55" W 70.51 feet,
 thence S 62°58'10" W 13.34 feet to the east boundary line of Lot 1 of Section 2 T3N, R85W,
 thence S 00°10'50" W 378.94 feet along said east boundary line to the southeast corner of said Lot 1,
 thence N 88°58'56" W 951.61 feet along the south boundary line of said Lot 1 and along a fence to a point five feet south of the centerline of the Union Ditch,
 thence along a line five feet south of and parallel with the centerline of the Union Ditch for the following thirteen (13) courses:

- 1) S 09°06'00" W 9.84 feet,
- 2) S 37°25'30" W 11.32 feet,
- 3) S 67°44'10" W 44.71 feet,
- 4) S 67°43'20" W 209.16 feet,
- 5) S 61°21'30" W 12.10 feet,
- 6) S 38°34'20" W 9.67 feet,
- 7) S 40°42'50" W 79.98 feet,
- 8) S 44°49'10" W 24.56 feet,
- 9) S 76°00'40" W 30.37 feet,
- 10) S 80°47'20" W 60.59 feet,
- 11) N 09°12'40" W 5.00 feet,
- 12) N 08°13'11" E 4.12 feet,
- 13) S 75°33'40" W 43.14 feet to the headgate of said Union Ditch,

thence N 17°44'30" E 54.60 feet to the centerline of the Yampa River,

thence N 75°49'00" E 127.50 feet along said centerline,
 thence N 31°28'00" E 85.70 feet along said centerline,
 thence N 52°19'25" W 122.96 feet along said centerline to the

south boundary line of Lots 1 and 2 of the above said

Section 2,

thence N 89°01'22" W 1385.71 feet along said south line and along the existing fence to the southwest corner of said Lot 2, thence N 00°03'44" E 68.72 feet along the west boundary line of said Lot 2 to the northerly right of way of County Road No. 14. Said right of way being 30 feet north of and parallel with the existing centerline of said County Road,

thence along said northerly and northwesterly right of way line for the following ten (10) courses:

- 1) N 42°08'24" E 167.44 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 269.35 feet,

whose Delta is 38°34'10" and whose chord bears

- N 61°25'29" E a distance of 264.29 feet,
- 3) N 80°42'34" E 640.49 feet to a Point of Curvature,
- 4) along a curve to the left a distance of 208.18 feet, whose Delta is 18°25'48" and whose chord bears N 71°29'40" E a distance of 207.29 feet,
- 5) N 62°16'46" E 368.81 feet to a Point of Curvature,
- 6) along said curve to the left a distance of 104.80 feet, whose Delta is 21°06'06" and whose chord bears N 51°43'43" E a distance of 104.21 feet,
- 7) N 41°10'40" E 322.26 feet to a Point of Curvature,
- 8) along said curve to the left a distance of 255.37 feet, whose Delta is 26°26'04" and whose chord bears N 27°57'38" E a distance of 253.11 feet,
- 9) N 14°44'36" E 196.96 feet to a Point of Curvature,
- 10) along said curve to the right a distance of 86.59 feet, whose Delta is 12°15'01" and whose chord bears N 20°52'06" E a distance of 86.43 feet to the north line of the above said Lot 1, Section 2,

thence N 89°32'10" E 69.34 feet along said north line to the easterly right of way of County Road #14, said point being on a curve from which the radius point bears S 57°32'01" E 335.23 feet,

thence along said right of way on a curve to the right a

distance of 160.92 feet, whose Delta is 27°30'12" and whose chord bears N 46°13'04" E 159.38 feet,

thence N 59°58'11" E 271.67 feet along said right of way to a point of curvature,

thence along said right of way on a curve to the right a distance of 201.16 feet, whose Delta is 36°35'25" and whose chord bears N 78°15'53" E 197.76 feet,

thence S 83°26'24" E 116.01 feet along said right of way to the

west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, T4N, R85W, thence N 01°28'09" E 96.39 feet along said west line to the

northerly right of way fence of County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence,

thence N 69°14'45" E 37.99 feet,

thence N 66°10'49" E 237.83 feet,

thence N 63°03'00" E 76.63 feet,

thence N 43°22'56" E 210.54 feet,

thence N 37°09'00" E 69.61 feet,

thence N 25°34'00" E 99.66 feet,

thence N 27°24'00" E 132.19 feet,

thence N 37°47'00" E 103.87 feet,

thence N 43°36'00" E 101.07 feet,

thence N 26°04'35" E 12.06 feet to the westerly right of way

fence of the above said County Road No. 14,

thence along the westerly and northerly right of way fence of

said County Road No. 14 for the following eighteen (18)

courses:

- 1) N 23°04'11" E 359.65 feet,
- 2) N 22°25'48" E 689.38 feet,

- 3) N 20°30'37" E 338.59 feet,
- 4) N 17°08'41" E 118.98 feet,
- 5) N 21°18'27" E 239.13 feet,
- 6) N 24°51'22" E 474.90 feet,
- 7) N 88°34'12" E 357.59 feet,
- 8) S 63°31'32" E 380.14 feet,
- 9) S 89°40'30" E 619.65 feet,
- 10) N 86°55'10" E 108.81 feet,
- 11) N 49°46'57" E 166.95 feet,
- 12) N 24°44'41" E 561.02 feet,
- 13) N 02°16'16" E 259.33 feet,
- 14) N 01°35'24" E 108.55 feet,
- 15) N 00°43'47" W 241.35 feet,
- 16) N 00°10'57" E 578.79 feet,
- 17) N 43°46'53" E 141.71 feet,
- 18) N 43°43'18" E 549.72 feet to the north line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of the above said Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the east right of way line of County Road #14,
thence along said east right of way for the following twelve (12) courses:

- 1) N 33°08'15" E 30.02 feet to a point of curvature,
- 2) along said curve to the left a distance of 219.70 feet whose delta is 31°04'50" and whose chord bears N 17°35'50" E 217.01 feet,
- 3) N 02°03'25" E 90.89 feet to a point of curvature,
- 4) along said curve to the left a distance of 159.15 feet whose delta is 22°30'55" and whose chord bears N 09°12'02" W 158.13 feet,
- 5) N 20°27'30" W 232.35 feet to a point of curvature,
- 6) along said curve to the right a distance of 189.23 feet whose delta is 38°43'20" and whose chord bears N 01°05'49" W 185.65 feet,
- 7) N 18°15'51" E 46.62 feet to a point of curvature,
- 8) along said curve to the right a distance of 136.63 feet, whose delta is 46°03'01" and whose chord bears N 41°17'21" E 132.99 feet,
- 9) N 64°18'52" E 114.99 feet to a point of curvature,
- 10) along said curve to the left a distance of 103.78 feet whose delta is 15°38'53" and whose chord bears N 56°29'25" E 103.46 feet,
- 11) N 48°39'58" E 741.12 feet to a point of curvature,
- 12) along said curve to the left a distance of 63.01 feet whose delta is 10°56'22" and whose chord bears N 43°11'47" E 62.91 feet to the west line of Lot 3 of Section 30, T4N R84W,

thence N 00°00'00" E 957.01 feet along said west boundary line to the W $\frac{1}{4}$ corner of Section 30,
thence S 89°17'09" E 2790.95 feet along the north line of said SW $\frac{1}{4}$ to the center of Section 30,
thence N 00°13'58" W 1338.62 feet along the west boundary line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$,

thence S 89°40'07" E 1387.23 feet along the north boundary line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 89°40'07" E 1387.23 feet along the north boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 00°00'00" W 1357.08 feet along the east boundary line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the southeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence S 86°37'55" E 2824.30 feet along the north line of the SW $\frac{1}{4}$ Section 29 to the center of Section 29, thence S 86°37'55" E 1410.70 feet along the north line of the SE $\frac{1}{4}$ to the southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, thence N 01°21'37" E 1487.53 feet along the west boundary line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the northwest corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence N 88°24'17" W 1421.07 feet along the south boundary line of the N $\frac{1}{4}$ NE $\frac{1}{4}$ to the southwest corner of said N $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, thence N 00°54'54" E 1443.98 feet along the west boundary line of said N $\frac{1}{4}$ NE $\frac{1}{4}$ to the S $\frac{1}{4}$ corner of Section 20, thence N 00°00'00" E 1321.04 feet along the west boundary line of the S $\frac{1}{4}$ SE $\frac{1}{4}$, Section 20 to the northwest corner of said S $\frac{1}{4}$ SE $\frac{1}{4}$, thence N 89°49'45" E 2865.56 feet along the north boundary line of said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the northeast corner of said S $\frac{1}{4}$ SE $\frac{1}{4}$, thence S 00°00'00" W 1322.08 feet along the east boundary line of said S $\frac{1}{4}$ SE $\frac{1}{4}$ to the northwest corner of Section 28, thence S 89°55'16" E 1326.94 feet along the north boundary line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 28 to the northeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 01°20'31" W 1507.82 feet along the east boundary line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the southeast corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 89°05'36" W 1339.37 feet along the south boundary line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ to the southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 01°46'49" W 1531.17 feet along the east boundary line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29 to the E $\frac{1}{4}$ corner of said Section 29, thence S 01°46'49" W 2679.14 feet along the east boundary line of the SE $\frac{1}{4}$ of said Section 29 to the southeast corner of said Section 29, thence N 86°57'18" W 2780.29 feet along the south boundary line of said SE $\frac{1}{4}$ to the Point of Beginning.

Except that part of County Road #14 being more particularly described as follows:

Beginning at the SW corner of Lot 2 of Section 2 T3N, R85W,

thence N 00°03'44" E 68.72 feet along the west boundary line of said Lot 2 to the northerly right of way of County Road #14. Said right of way being 30 feet north of and parallel with the existing centerline of said County Road, thence along said northerly and northwesterly right of way line for the following ten (10) courses:

- 1) N 42°08'24" E 167.44 feet to a Point of Curvature,

- 2) along said curve to the right a distance of 269.35, whose Delta is 38°34'10" and whose chord bears N 61°25'29" E a distance of 264.29 feet,
- 3) N 80°42'34" E 640.49 feet to a Point of Curvature, whose Delta is 18°25'48" and whose chord bears N 71°29'40" E a distance of 207.29 feet,
- 5) N 62°16'46" E 368.81 feet to a Point of Curvature, along said curve to the left of distance of 104.80 feet, whose Delta is 21°06'06" and whose chord bears N 51°43'43" E a distance of 104.21 feet,
- 7) N 41°10'40" E 322.26 feet to a Point of Curvature, along said curve to the left a distance of 255.37 feet, whose Delta is 26°26'04" and whose chord bears N 27°57'38" E a distance of 253.11 feet,
- 9) N 14°44'36" E 196.96 feet to a Point of Curvature, along said curve to the right a distance of 86.59 feet, whose Delta is 12°15'01" and whose chord bears N 20°52'06" E a distance of 86.43 feet to the north line of Lot 1, Section 2.

Thence N 89°32'10" E 69.34 feet along said north line to a curve on the southeasterly right of way of said County Road #14 from which the radius point bears S 57°32'01" E 335.23 feet,

thence along said southeasterly and southerly right of way of County Road #14 for the following eleven (11) courses:

- 1) along a curve to the left a distance of 32.02 feet whose Delta is 05°28'22" and whose chord bears S 29°43'52" W 32.01 feet to a point of curvature,
- 2) thence along said curve to the left a distance of 73.76 feet whose Delta is 12°15'01" and whose chord bears S 20°52'06" W 73.62 feet,
- 3) S 14°44'36" W 196.96 feet to a Point of Curvature,
- 4) along said curve to the right a distance of 283.05 feet whose Delta is 26°26'04" and whose chord bears S 27°57'38" W 280.55 feet,
- 5) S 41°10'40" W 322.26 feet to a Point of Curvature,
- 6) along said curve to the right a distance of 126.9 feet whose Delta is 21°06'06" and whose chord bears S 51°43'43" W 126.18 feet,
- 7) S 62°16'46" W 368.81 feet to a point of curvature,
- 8) along said curve to the right a distance of 227.49 feet whose Delta is 18°25'48" and whose chord bears S 71°29'40" W 226.51 feet,
- 9) S 80°42'34" W 640.49 feet to a Point of Curvature,
- 10) along said curve to the left a distance of 228.96 feet whose Delta is 38°34'10" and whose chord bears S 61°25'29" W 224.66 feet,
- 11) S 42°08'24" W 206.25 feet to the south line of the above said Lot 2,

thence N 89°01'22" W 18.53 feet along said south line to the Point of Beginning.

Containing 3.68 acres more or less.

...and except that part of County Road No. 14 being more particularly described as follows:

Beginning at a point on the west line of Section 36 T4N, R85W, from which the southwest corner of Section 36 bears S 01°28'09" W 364.40 feet. Said point being on the northerly right of way fence of said County Road No. 14,

thence S 84°44'40" E 686.32 feet along said right of way fence, thence N 69°14'45" E 37.99 feet, thence N 66°10'49" E 237.83 feet, thence N 63°03'00" E 76.63 feet, thence N 43°22'56" E 210.54 feet, thence N 37°09'00" E 69.61 feet, thence N 25°34'00" E 99.66 feet, thence N 27°24'00" E 132.19 feet, thence N 37°47'00" E 103.87 feet, thence N 43°36'00" E 101.07 feet, thence N 26°04'35" E 12.06 feet to the westerly right of way

fence of the above said County Road No. 14, thence along the westerly and northerly right of way fence of said County Road No. 14 for the following eighteen (18) courses:

- 1) N 23°04'11" E 359.65 feet,
- 2) N 22°25'48" E 689.38 feet,
- 3) N 20°30'37" E 338.59 feet,
- 4) N 17°08'41" E 118.98 feet,
- 5) N 21°18'27" E 239.13 feet,
- 6) N 24°51'22" E 474.90 feet,
- 7) N 88°34'12" E 357.59 feet,
- 8) S 63°31'32" E 380.14 feet,
- 9) S 89°40'30" E 619.65 feet,
- 10) N 86°55'10" E 108.81 feet,
- 11) N 49°46'57" E 166.95 feet,
- 12) N 24°44'41" E 561.02 feet,
- 13) N 02°16'16" E 259.33 feet,
- 14) N 01°35'24" E 108.55 feet,
- 15) N 00°43'47" W 241.35 feet,
- 16) N 00°10'57" E 578.79 feet,
- 17) N 43°46'53" E 141.71 feet,
- 18) N 43°43'18" E 549.72 feet to the north line of the

NE¼ NE¼ Section 36,

thence S 89°03'27" E 89.87 feet along said north line to the southeasterly right of way line of County Road #14, thence along the southeasterly and southerly right of way of said County Road No. 14 for the following twenty seven (27) courses:

- 1) S 33°31'09" W 4.52 feet to a Point of Curvature,
- 2) along said curve to the right a distance of 266.77 feet whose Delta is 15°17'06" and whose chord bears S 41°09'42" W 265.98 feet,
- 3) S 48°48'15" W 342.14 feet to a Point of Curvature,
- 4) along said curve to the left a distance of 184.46 feet whose Delta is 48°02'24" and whose chord bears S 24°47'03" W 179.10 feet,
- 5) S 00°45'51" W 623.74 feet,
- 6) S 00°08'03" E 426.95 feet to a Point of Curvature,
- 7) thence along said curve to the right a distance of 181.68 feet whose Delta is 26°01'27" and whose chord bears S 12°52'51" W 180.13 feet,
- 8) S 25°53'25" W 473.68 feet to a Point of Curvature,
- 9) thence along said curve to the right a distance of 316.30 feet whose Delta is 60°24'29" and whose chord bears S 56°05'39" W 301.85 feet,
- 10) S 86°17'54" W 491.57 feet to a Point of Curvature,
- 11) along said curve to the right a distance of 299.84 feet whose Delta is 38°10'38" and whose chord bears N 74°36'47" W 294.33 feet,
- 12) N 55°31'29" W 193.11 feet to a Point of Curvature,
- 13) along said curve to the left a distance of 244.29 feet whose Delta is 39°59'27" and whose chord bears N 75°31'12" W 239.36 feet,
- 14) S 84°29'05" W 91.0 feet to a Point of Curvature,
- 15) along said curve to the left a distance of 168.30 feet whose Delta is 64°17'05" and whose chord bears S 52°20'32" W 159.61 feet,
- 16) S 20°12'00" W 173.56 feet,
- 17) S 21°01'49" W 335.88 feet,
- 18) S 22°08'13" W 500.86 feet,
- 19) S 21°46'33" W 557.28 feet,
- 20) S 21°38'15" W 399.61 feet,
- 21) S 24°21'43" W 253.33 feet,
- 22) S 26°33'43" W 240.65 feet to a Point of Curvature,
- 23) along said curve to the right a distance of 530.56 feet whose Delta is 41°38'31" and whose chord bears S 47°22'58" W 518.96 feet,
- 24) S 68°12'14" W 308.43 feet to a Point of Curvature,
- 25) along said curve to the right a distance of 361.62 feet, whose Delta is 43°26'35" and whose chord bears S 89°55'32" W 353.02 feet,
- 26) N 68°21'11" W 100.53 feet to a Point of Curvature,
- 27) along said curve to the left a distance of 209.26 feet whose Delta is 15°05'13" and whose chord bears N 75°53'47" W 208.66 feet to the west line of the SW¼SW¼ of the above said Section 36.

Thence N 01°28'09" E 96.39 feet along said west line to the Point of Beginning.

...and except that part of County Road No. 14 being more particularly described as follows:

Beginning at the W $\frac{1}{2}$ corner of Section 30, T4N R84W,

thence S 89°17'09" E 71.74 feet along the north line of Lot 3 of said Section 30 to the east right of way fence for county Road #14,
 thence S 00°34'46" W 875.19 feet along said right of way fence,
 thence S 25°19'22" W 86.58 feet along said right of way fence,
 thence S 50°01'20" W 33.73 feet along said right of way fence to the west line of the above said Lot 3, Section 30,
 thence north 975.97 feet along said west line to the Point of Beginning.

Except the SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$, of Section 29, S $\frac{1}{2}$ SE $\frac{1}{4}$ of Sectin 20, and the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, all in T4N R84W.

Except that portion of multifamily lots MF 6 through 8, MF 27 and MF 39 of South Shore at Stagecoach, lying within the W $\frac{1}{2}$ of Section 32, T4N R84W and lying southwesterly of the following described line.

Beginning at a point on the southeasterly boundary line of MF (Lot) 27 from which the southerly most corner of said Lot bears S 33°38'39" W 164.64 feet,

thence N 33°38'39" E 164.64 feet,
 thence N 61°27'00" W 18.39 feet,
 thence N 27°15'00" W 91.58 feet,
 thence N 83°48'00" W 111.35 feet,
 thence N 10°15'00" W 158.34 feet,
 thence N 07°42'00" E 80.03 feet,
 thence N 31°09'00" W 34.62 feet,
 thence S 83°11'28" W 182.22 feet,
 thence N 07°55'00" E 218.37 feet,
 thence N 02°18'00" E 20.50 feet,
 thence N 18°33'00" W 130.67 feet,
 thence N 13°33'00" W 284.44 feet,
 thence N 25°00'00" W 182.11 feet,
 thence N 05°33'00" W 256.91 feet,
 thence N 00°26'00" W 39.22 feet,
 thence N 81°34'00" W 14.60 feet to the west line of the above said W $\frac{1}{2}$ of Section 32.

10/01/87 - Excludes County Road #14
 Includes McMillan
 Excludes South Shore at Stagecoach, Filing No. 2
 Adjusts Saterdal boundary

10/26/87 - adds Henderson, -
 boundaries
 adjusts for zoning