

CHAPTER II

District Services

LOCATION

The following is a legal description and a legal description map (Figure 1, page 12) of proposed Swan's Nest Metropolitan District.

PARCEL A-1

A PORTION OF THE MUNROE PLACER M.S. 1150 AND THE RILEY PLACER M.S. 4713, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 12 OF SAID MUNROE PLACER, THE TRUE POINT OF BEGINNING, THENCE

S 53°52'25" W	412.34'	TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 9, THENCE
NORTHEASTERLY	366.76'	ALONG THE ARC OF A 5803.60' RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N 08°04'30" E 366.60' ALONG SAID RIGHT-OF-WAY, THENCE
N 06°15'45" E	431.65'	ALONG SAID RIGHT-OF-WAY, THENCE
N 65°55'51" E	141.80'	THENCE
S 18°26'38" E	82.82'	THENCE
S 56°27'18" E	149.29'	THENCE
N 33°32'42" E	340.46'	THENCE
N 60°04'09" W	77.18'	THENCE
N 29°55'51" E	49.24'	THENCE
S 52°12'18" E	51.96'	THENCE
S 62°34'47" E	182.42'	THENCE
S 57°50'56" W	300.00'	TO CORNER NO. 11 OF SAID MUNROE PLACER, THENCE
S 14°42'11" W	553.37'	TO CORNER NO. 12 OF SAID MUNROE PLACER THE TRUE POINT OF BEGINNING.

CONTAINING: 5.541 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF THE KIMBALL PLACER M.S.1151 AND THE RILEY PLACER M.S. 4713, AND THE MUNROE PLACER M.S.1150 SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 12 OF SAID KIMBALL PLACER, THE TRUE POINT OF BEGINNING, THENCE

N 27°58'49" W 655.63', THENCE
S 71°31'56" W 725.32', THENCE
N 62°34'47" W 182.42', THENCE
N 67°32'24" E 851.61', THENCE
S 84°58'54" E 390.07', THENCE
N 67°32'24" E 282.97' TO A POINT ON LINE 1-2 OF SAID
KIMBALL PLACER, THENCE
S 23°03'47" E 255.00', ALONG SAID LINE 1-2, THENCE
N 67°04'07" E 100.00', THENCE
S 45°52'01" E 1138.80', THENCE
S 01°45'00" W 35.00', THENCE
S 76°50'15" W 360.00' TO CORNER NO. 1 OF THE SWANS NEST
PLACER M.S.14412, THENCE
S 62°00'33" W 861.52' TO A POINT ON LINE 10-11 OF SAID
KIMBALL PLACER, THENCE
N 14°36'42" W 700.00' ALONG SAID LINE 10-11 TO THE TRUE
POINT OF BEGINNING.

CONTAINING: 30.227 ACRES, MORE OR LESS.

PARCEL C

THAT PORTION OF THE COLE PLACER LEGAL SUBDIVISION 0538, ALSO KNOWN AS GOVERNMENT LOT 16, LYING NORTHERLY OF AND ADJACENT TO PARCEL B, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO.

CONTAINING: 12.454 ACRES, MORE OR LESS.

PARCEL D

A TRACT OF LAND BEING A PORTION OF THE SWANS NEST PLACER, UNITED STATES MINERAL SURVEY NUMBER 14412, SUMMIT COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 OF SAID SWANS NEST PLACER, U.S.M.S. NO. 14412, THENCE N 77°08'30" E, ALONG THE 1-2 LINE OF SAID SWANS NEST PLACER A DISTANCE OF 273.49 FEET; THENCE S 04°50'50" E A DISTANCE OF 223.17 FEET; THENCE S 21°23'29" E A DISTANCE OF 155.00 FEET; THENCE N 68°36'31" E A DISTANCE OF 155.00 FEET; THENCE N 21°23'29" W A DISTANCE OF 105.00 FEET; THENCE N 32°16'35" W A DISTANCE OF 262.36 FEET TO A POINT ON SAID 1-2 LINE OF THE SWANS NEST PLACER; THENCE N 77°09'30" E ALONG SAID 1-2 LINE A DISTANCE OF 1053.13 FEET TO CORNER NO. 2; THENCE S 21°43' W A DISTANCE OF 436.25 FEET TO CORNER NO. 3; THENCE S 62°40' W A DISTANCE OF 668.55 FEET TO CORNER NO. 4; THENCE S 18°13' E A DISTANCE OF 730.54 FEET TO CORNER NO. 5; THENCE N 30°15' W A DISTANCE OF 1366 FEET TO THE POINT OF BEGINNING, CONTAINING 13.011 ACRES, MORE OR LESS.

A TRACT OF LAND BEING A PORTION OF THE SWANS NEST PLACER, UNITED STATES MINERAL SURVEY NUMBER 14412, SUMMIT COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1, SAID SWANS NEST PLACER, U.S.M.S. NO. 14412, THENCE N 77°08'30" E, ALONG THE 1-2 LINE OF SAID SWANS NEST PLACER A DISTANCE OF 273.49 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 04°40'40" E A DISTANCE OF 223.17 FEET; THENCE S 21°23'29" E A DISTANCE OF 155.00 FEET; THENCE N 68°35'31" E A DISTANCE OF 155.00 FEET; THENCE N 21°23'29" W A DISTANCE OF 105.00 FEET; THENCE N 32°16'35" W A DISTANCE OF 262.36 FEET TO A POINT ON SAID 1-2 LINE OF THE SWANS NEST PLACER; THENCE S 77°08'30" W ALONG SAID 1-2 LINE A DISTANCE OF 42.38 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.000 ACRE, MORE OR LESS.

PARCELS E & F

A PORTION OF THE KIMBALL PLACER M.S.1151 AND THE SWANS NEST PLACER M.S. 14412, SECTIONS 7, 8, 17 AND 18, TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 7 OF SAID KIMBALL PLACER, THE TRUE POINT OF BEGINNING, THENCE

N 66°42'42" W	474.48'	ALONG LINE 7-8 OF SAID KIMBALL PLACER, THENCE
N 36°42'42" W	577.39'	THENCE
N 25°17'35" W	97.52'	THENCE
N 09°20'35" W	176.68'	THENCE
N 20°37'02" W	48.04'	THENCE
S 43°29'58" W	437.26'	TO A POINT ON LINE 8-9 OF SAID KIMBALL PLACER, THENCE
N 46°30'02" W	487.90'	ALONG SAID LINE 8-9 TO CORNER NO. 9 OF SAID KIMBALL PLACER, THENCE
N 36°42'42" W	1596.54'	TO CORNER NO. 10 OF SAID KIMBALL PLACER, THENCE
N 62°00'33" E	861.52'	TO CORNER NO. 1 OF THE SWAN'S NEST PLACER M.S. 14412, THENCE
S 02°42'12" W	410.55'	THENCE
S 75°48'42" E	410.55'	THENCE
N 62°21'45" E	228.94'	TO CORNER NO. 4 OF SAID SWAN'S NEST PLACER, THENCE
S 18°31'15" E	730.61'	TO CORNER NO. 3 OF SAID KIMBALL PLACER, COMMON WITH CORNER NO. 5 OF SAID SWAN'S NEST PLACER, THENCE
S 36°33'15" E	843.15'	TO CORNER NO. 4 OF SAID KIMBALL PLACER, THENCE
S 20°55'02" E	1480.03'	TO CORNER NO. 7 THE TRUE POINT OF BEGINNING.

CONTAINING: 67.654 ACRES, MORE OR LESS.

PARCEL G

A PARCEL OF LAND BEING A PORTION OF THE SOUTH-WEST ONE-QUARTER OF SECTION 7 AND THE NORTH-WEST ONE-QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, ALL IN RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN, SUMMIT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NUMBER 13 OF THE MUNROE PLACER, U.S. MINERAL SURVEY NUMBER 1150; THENCE BOUNDARY OF SAID PROPERTY FOLLOWS THE FOLLOWING 9 COURSES:

(1) SOUTH 29 DEGREES 22 MINUTES 04 SECONDS WEST A DISTANCE OF 223.00 FEET TO A POINT, SAID POINT BEING ON THE LINE BETWEEN CORNER NUMBER 13 AND CORNER NUMBER 14 OF SAID MUNROE PLACER;

(2) NORTH 60 DEGREES 37 MINUTES 22 SECONDS WEST A DISTANCE OF 804.82 FEET TO A POINT, SAID POINT BEING ON THE LINE BETWEEN CORNER NUMBER 16 AND CORNER NUMBER 17 OF SAID MUNROE PLACER;

(3) NORTH 29 DEGREES 54 MINUTES 52 SECONDS EAST A DISTANCE OF 436.22 FEET TO CORNER NUMBER 17 OF SAID MUNROE PLACER;

(4) NORTH 58 DEGREES 50 MINUTES 03 SECONDS EAST A DISTANCE OF 957.63 FEET TO CORNER NUMBER 18 OF SAID MUNROE PLACER;

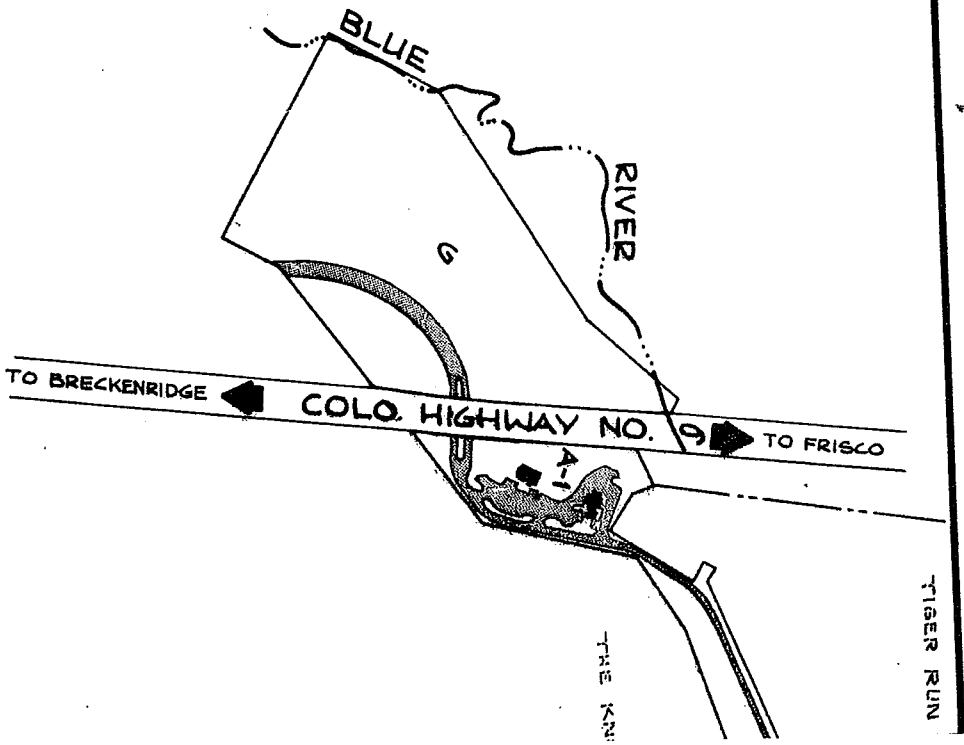
(5) NORTH 43 DEGREES 03 MINUTES 33 SECONDS EAST A DISTANCE OF 423.19 FEET TO CORNER NUMBER 19 OF SAID MUNROE PLACER;

(6) SOUTH 57 DEGREES 49 MINUTES 15 SECONDS EAST A DISTANCE OF 58.19 FEET TO A POINT, SAID POINT BEING ON THE WESTERN RIGHT OF WAY OF COLORADO STATE HIGHWAY NUMBER 9;

(7) SOUTH 6 DEGREES 15 MINUTES 45 SECONDS WEST A DISTANCE OF 536.42 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTH TO A POINT;

(8) THENCE ALONG SAID RIGHT OF WAY LINE 513.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5 DEGREES 12 MINUTES 26 SECONDS, A RADIUS OF 5,655.40 FEET AND A CHORD WHICH BEARS SOUTH 8 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 513.80 FEET TO A POINT, SAID POINT BEING ON THE LINE BETWEEN CORNER NUMBER 12 AND CORNER NUMBER 13 OF SAID MUNROE PLACER;

(9) SOUTH 53 DEGREES 52 MINUTES 25 SECONDS WEST A DISTANCE OF 528.34 FEET TO CORNER NUMBER 13 OF SAID MUNROE PLACER, BEING THE POINT OF BEGINNING CONTAINING 23.416 ACRES MORE OR LESS.



LEGAL DESCRIPTION MAP
FIGURE 1