

DECLARATION OF EASEMENT

The undersigned, Oak Street Partners, LLC ("Grantor") hereby declares and establishes a perpetual easement (the "Easement") for the purposes and on the terms and conditions specified in this Declaration:

- A. The Easement shall burden the property legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Area"), which property constitutes part of LOT 6, LOT 7, LOT 8 and LOT 9 OF BLOCK 12, ORIGINAL TOWN OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.
- B. The purpose of the Easement is to allow for the construction, installation and maintenance of sanitary sewer lines which Grantor has constructed within such Easement area.
- C. The Easement shall be for the use and benefit of lot 5, lot 6, lot 7 and lot 8, Block 12, Original Town of Steamboat Springs.
- D. The Easement shall be a perpetual burden on the Easement Area, and is intended to, and shall, run with the land in perpetuity.

IN WITNESS WHEREOF, Grantor has executed this Declaration of Easement as of the 2nd day of NOVEMBER, 2024.

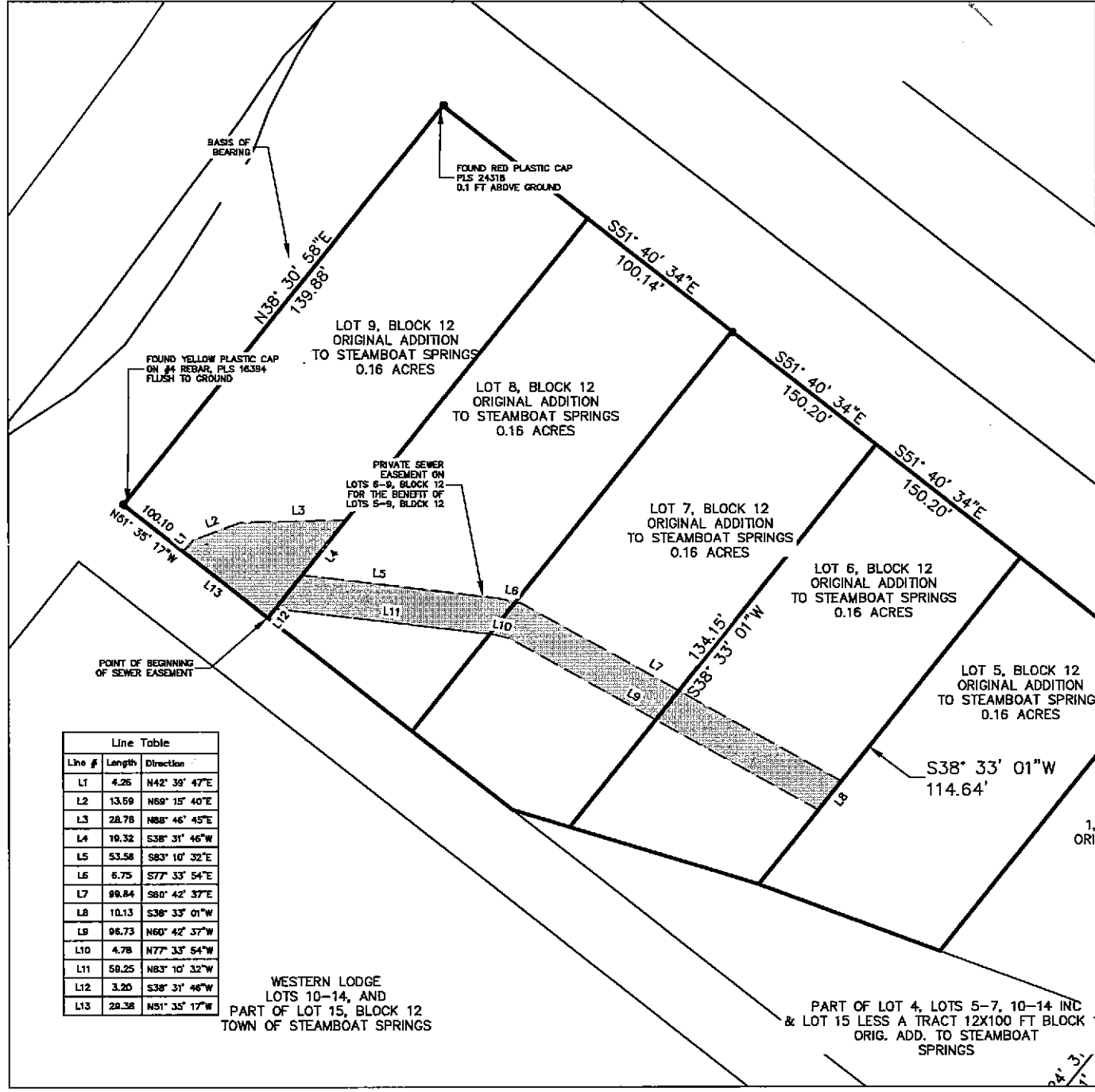
GRANTOR:

OAK STREET PARTNERS, LLC

By: _____

DAVID JOSEFAN, MANAGER

EXHIBIT A
UTILITY EASEMENT WITHIN
LOT 7, LOT 8, AND LOT 9, BLOCK 12
ORIGINAL ADDITION TO STEAMBOAT SPRINGS
 LOCATED IN THE SW¹/₄ SECTION 8, TOWNSHIP 6 NORTH,
 RANGE 84 WEST OF THE 6TH P.M., CITY OF STEAMBOAT
 SPRINGS, ROUTT COUNTY, COLORADO



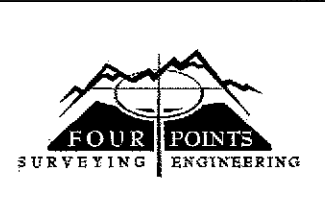
Line #	Length	Direction
L1	4.26	N42° 39' 47"E
L2	13.69	N69° 15' 40"E
L3	28.78	N88° 46' 45"E
L4	19.32	S38° 31' 46"W
L5	53.58	S83° 10' 32"E
L6	6.75	S77° 33' 54"E
L7	99.84	S80° 42' 37"E
L8	10.13	S38° 33' 01"W
L9	96.73	N60° 42' 37"W
L10	4.78	N77° 33' 54"W
L11	59.25	N83° 10' 32"W
L12	3.20	S38° 31' 46"W
L13	29.38	N51° 35' 17"W

LOTS 6-9, BLOCK 12 ORIGINAL TOWN OF STEAMBOAT SPRINGS

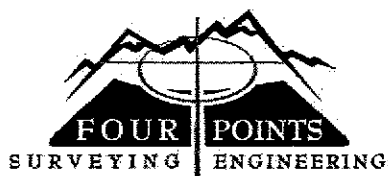
DATE: 10-16-2024
 JOB NO. 1027-032

Horizontal Scale
 1" = 40'

Four Points
 Surveying and Engineering



SHEET NO.
 1
 OF 1



Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

A legal description of a utility easement within Lots 6 through 9, Block 12, Original Town of Steamboat Springs, located in the Southwest ¼ of Section 8, Township 6 North, Range 84 West of 6th P.M., City of Steamboat Springs, Routt County, Colorado

A legal description of a utility easement within Lots 6 through 9, Block 12, Original Town of Steamboat Springs, more particularly described as follows:

Beginning at the southeast corner of Lot 9, Block 12, Original Town of Steamboat Springs;
Thence N 51°35'17" W, 29.38 feet along the south line of Lot 9, Block 12;
Thence departing said south line N 42°39'47" E, 4.26 feet
Thence N 69°15'40" E, 13.59 feet;
Thence N 88°46'45" E, 28.78 feet to a point of intersection with the east line of Lot 9;
Thence along the east line of Lot 9, S 38°31'46" W, 19.32 feet;
Thence S 83°10'32" E, 53.56 feet;
Thence S 77°33'54" E, 6.75 feet;
Thence S 60°42'37" E, 99.84 feet to a point of intersection with the east line of Lot 6;
Thence along the east line of Lot 6, S 38°33'01" W, 10.13 feet;
Thence departing said east line N 60°42'37" W, 96.73 feet;
Thence N 77°33'54" W, 4.78 feet;
Thence N 83°10'32" W, 59.25 feet to a point on the east line of Lot 8, Block 12;
Thence along the east line of Lot 8, S 38°31'46" W, 3.20 feet to the point of beginning, said easement contains 2,230 square feet more or less.

Basis of bearing: N 38°30'58" E, 139.88 feet along the west line of Lot 9, Block 12 between a 1 ½" red plastic cap on #5 rebar, PLS 24381 at the northwest corner of Lot 9, Block 12 and found 1 ½" yellow plastic cap on a #4 rebar, PLS 16394 at the southwest corner of Lot 9, Block 12,

Legal Descriptions by Walter N. Magill, Colorado Registered Land Surveyor #38024 for and on behalf of Four Points Surveying and Engineering
