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A legal description of a forty (40') foot wide construction and slope maintenance easement, located in the Tract D of the West Acres Ranch Subdivision Exemption Plat within the SW ¼ SE ¼ NW ¼ Section 1, Township 6 North, Range 85 West of the 6th P.M., Steamboat Springs, Routt County, Colorado

A legal description of a forty (40') foot wide construction and slope maintenance easement, located in the Tract D of the West Acres Ranch Subdivision Exemption Plat as recorded at File No. 13835 and Reception No. 671936 on March 21, 2008, within the SW ¼ SE ¼ NW ¼ Section 1, Township 6 North, Range 85 West of the 6th P.M., Steamboat Springs, Routt County, Colorado, more particularly described as follows;

Commencing at a point on the west line of Tract D, West Acres Ranch Subdivision Exemption Plat from which the southwest corner of Tract D bears S 00°42'08" E, 71.68 feet;
Thence N 00°42'08" W, 40.60 feet to a point of intersection with the north line of Tract D;
Thence continuing on the north line of Tract D, 193.98 feet along a non-tangent curve to the right, having a radius of 465.00 feet, and a chord which bears S 69°20'06" E, 192.58 feet to a point of tangency;
Thence S 57°23'03" E, 135.49 feet to a point of curvature;
Thence 104.39 feet along a curve to the left, having a radius of 535.00 feet and a chord which bears S 62°58'27" E, 104.22 feet to the southeast corner of Tract D;
Thence N 84°27'17" W, 110.14 feet along the south line of said Tract D;
Thence departing the south line N 57°23'03" W, 141.06 feet to a point of curvature;
Thence 170.64 feet along a curve to left, having a radius of 425.00 feet and a chord which bears N 68°53'12"W, 169.50 feet to the point of beginning, said easement contains 14,754 square feet mor or less.

Basis of Bearing: N 00°42'08" W, along the west line of the SE ¼ NE ¼ Section 1, Township 6 North, Range 85 West.

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