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A legal description of a portion of an electrical easement within Lot 1, Village Drive Subdivision, located in the Southwest ¼ Section 27, Township 6 North, Range 84 West of the 6th P.M., Steamboat Springs, Routt County, Colorado

A legal description of a portion of an electrical easement within Lot 1, Village Drive Subdivision, located in the Southwest ¼ Section 27, Township 6 North, Range 84 West of the 6th P.M., Steamboat Springs, Routt County, Colorado, more particularly described as follows;

The original electric easement was dedicated to Yampa Valley Electrical Association at reception no. 456112, also known as Book 715, Page 90 on December 13, 1995.

Commencing at the southwest corner of Lot 1, Village Drive Subdivision, according to the Village Drive Subdivision as recorded at Reception No. 842530 in the records of the Routt County Clerk and Recorder on December 1, 2022,

Thence N 01°42'02" E, 10.01 feet along the west line of Lot 1;

Thence departing said west line N 88°19'36" E, 56.35 feet to the point of beginning;

Thence N 29°31'18" W, 5.70 feet;

Thence N 28°34'19" E, 107.80 feet to a point of intersection with the east line of Lot 1, Village Drive Subdivision;

Thence S 01°42'56" E, 8.54 feet along the east line Lot 1, from which the southeast corner bears S 01°42'57" E, 20.00 feet;

Thence departing said east line S 28°17'42" W, 103.41 feet to the point of beginning, said easement contains 480 square feet more or less

Basis of Bearing: N 88°19'36" E, 62.72 feet along the south line of Lot 1, Village Drive Subdivision.

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