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

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**A vacation of a portion of the center line of an access drive and a portion of a 50 foot wide public access, underground utility and emergency service vehicle access within Lot 1, Indian Meadows Filing No. 3, according to the Final Plat of Indian Meadows Filing No 3 recorded in the records of the Routt County Clerk and Recorder on September 14, 2017 at Reception No. 783204 and File No. 14302**

A vacation of a portion of the center line of an access drive and a portion of a 50 foot wide public access, underground utility and emergency service vehicle access within Lot 1, Indian Meadows Filing No. 3, according to the Final Plat of Indian Meadows Filing No 3 recorded in the records of the Routt County Clerk and Recorder on September 14, 2017 at Reception No. 783204 and File No. 14302, Said easements were dedicated and accepted by the City of Steamboat Springs by the Indian Meadows Filing No. 2, recorded in the records of the Routt County Clerk and Recorder on October 1, 1997 at Reception No. 483655 and File No. 12476, more particularly described as follows;

Beginning at a point on the north line of Lot 1, Indian Meadows Filing No. 3, from which the northwest corner of Lot 1 bears N 88°52'44" W, a distance of 76.50 feet;

Thence along the north line of Lot 1, Indian Meadows S 88°52'44" E, a distance 35.00 feet;

Thence departing said north line S 00°57'00" W, a distance of 412.62 feet to a point of intersection with the south line of Lot 1, Indian Meadows Filing No. 3 and the north right of way of Stone Lane;

Thence along the said north right of way of Stone Lane, N 88°52'23" W, a distance of 35.00 feet;

Thence departing said right of way, N 00°57'00" E, a distance of 170.06 feet;

Thence S 89°03'00" E, a distance of 7.00 feet;

Thence N 00°57'00" E, a distance of 60.00 feet;

Thence N 89°03'00" W, a distance of 7.00 feet;

Thence N 00°57'00" E, a distance of 182.55 feet to a point of intersection with the north line of said Lot 1 and the point of beginning, said easement contains 14,022 square feet more or less.

Basis of bearing: S 00°57'00" W, 421.61 feet along the west line of Lot 1, Indian Meadows Filing No. 3 between found monuments.

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



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**A legal description of the centerline of a thirty (30') foot wide public access and emergency service vehicle access easement within Lot 1, Indian Meadows Filing No. 3, according to the Final Plat of Indian Meadows Filing No 3 recorded in the records of the Routt County Clerk and Recorder on September 14, 2017 at Reception No. 783204 and File No. 14302**

A legal description of the centerline of a thirty (30') foot wide public access and emergency service vehicle access easement within Lot 1, Indian Meadows Filing No. 3, according to the Final Plat of Indian Meadows Filing No 3 recorded in the records of the Routt County Clerk and Recorder on September 14, 2017 at Reception No. 783204 and File No. 14302 more particularly described as follows;

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The centerline of a thirty (30') foot wide easement being fifteen feet parallel to each side of the following centerline, beginning at a point on the north line of Lot 1, Indian Meadows Filing No. 3, from which the northeast corner of Lot 1 bears S 88°52'44" E, a distance of 32.26 feet;

Thence 21.24 along a non-tangent curve to the left, concave westerly, having a radius of 100.00 feet, a delta angle of 12°10'14" and a chord which bears S 03°39'14" E, a distance of 21.20 feet to a point of tangency;

Thence S 02°25'53" W, a distance of 211.39 feet to a point of curvature;

Thence 47.36 feet along a tangent curve to the right, concave westerly, having a radius of 200.00 feet, a delta angle of 13°34'08" and a chord which bears S 09°12'58" W, a distance of 47.25 feet to a point of tangency; Thence S 16°00'02" W, a distance of 106.17 feet to a point of intersection with the south line of Lot 1, Indian Meadows Filing No. 3 and the north right of way of Stone Lane, said point being the point of termination for the centerline of the easement.

Both sides of said easement extending and terminating on the north right of way line of Stone Lane, from which the southeast property corner of Lot 1, Indian Meadows Filing No. 3 bears N 88°59'57" E, 60.60 feet, said easement contains 11,592 square feet more or less.

Basis of bearing: S 00°57'00" W, 421.61 feet along the west line of Lot 1, Indian Meadows Filing No. 3 between found monuments.

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

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