

PROPERTY DESCRIPTION

WATER QUALITY EASEMENT

A WATER QUALITY EASEMENT OVER AND ACROSS PORTIONS OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE SW1/4 SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

THE WEST LINE OF THE NW1/4 SECTION 27, T6N R84W, 6TH P.M., BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.

**WATER QUALITY EASEMENT PARCEL 1:**

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 27; THENCE S67°28'55"E, A DISTANCE OF 280.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°34'40"E, A DISTANCE OF 12.37 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 2.90 FEET;  
THENCE N88°34'40"E, A DISTANCE OF 7.46 FEET;  
THENCE S01°12'42"E, A DISTANCE OF 46.76 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 10.29 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 1.49 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 12.18 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513;  
THENCE N01°43'17"E, ALONG SAID WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513, A DISTANCE OF 51.22 FEET TO THE POINT OF BEGINNING ;

WATER QUALITY EASEMENT PARCEL 1 CONTAINS A CALCULATED AREA OF 1,045 SQUARE FEET.

**WATER QUALITY EASEMENT PARCEL 2:**

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 27; THENCE S50°35'56"E, A DISTANCE OF 331.65 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N88°34'40"E, A DISTANCE OF 17.06 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 5.94 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 0.81 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 7.46 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 0.50 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 22.27 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 4.03 FEET;  
THENCE S01°25'20"E, A DISTANCE OF 22.21 FEET;  
THENCE S88°34'40"W, A DISTANCE OF 14.90 FEET TO A POINT ON SAID WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513;  
THENCE N01°43'17"E, ALONG SAID WESTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513, A DISTANCE OF 57.96 FEET TO THE POINT OF BEGINNING;

WATER QUALITY EASEMENT PARCEL 2 CONTAINS A CALCULATED AREA OF 926 SQUARE FEET.

**SURVEYORS STATEMENT**

I, JEFFRY A. GUSTAFSON, A LICENSED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE AND BELIEF, ARE CORRECT.

JEFFRY A GUSTAFSON, LICENSED LAND SURVEYOR  
COLORADO LS NO. 29039  
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.  
STEAMBOAT SPRINGS, CO 80477



www.landmark-co.com

PROJECT: 2136-017

DATE: 7/7/2022

DRAWN BY: BC

CHECKED BY: JAG

**EXHIBIT**

WATER QUALITY EASEMENT  
LOCATED IN THE SW1/4 SECTION 27,  
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;  
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT,  
STATE OF COLORADO

SHEET

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Of 2 Sheets

