

PROPERTY DESCRIPTION

RIGHT-OF-WAY EASEMENT

A RIGHT-OF-WAY EASEMENT OVER AND ACROSS A PORTION 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.

COMMENCING AT THE W1/4 CORNER OF SAID SECTION 27; THENCE S80°39'10"E, A DISTANCE OF 264.82 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513; SAID CORNER BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513 THE FOLLOWING TWO (2) COURSES:

1. N88°19'37"E, A DISTANCE OF 91.25 FEET;

2. S01°42'56"E, A DISTANCE OF 15.00 FEET;

THENCE S88°19'37"W, A DISTANCE OF 82.14 FEET;

THENCE S01°43'17"W, A DISTANCE OF 275.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513;

THENCE ALONG THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NO. 619513 THE FOLLOWING TWO (2) COURSES:

1. S88°19'36"W, A DISTANCE OF 10.02 FEET;

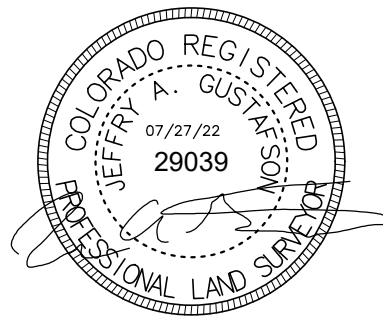
2. N01°43'17"E, A DISTANCE OF 290.24 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,128 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

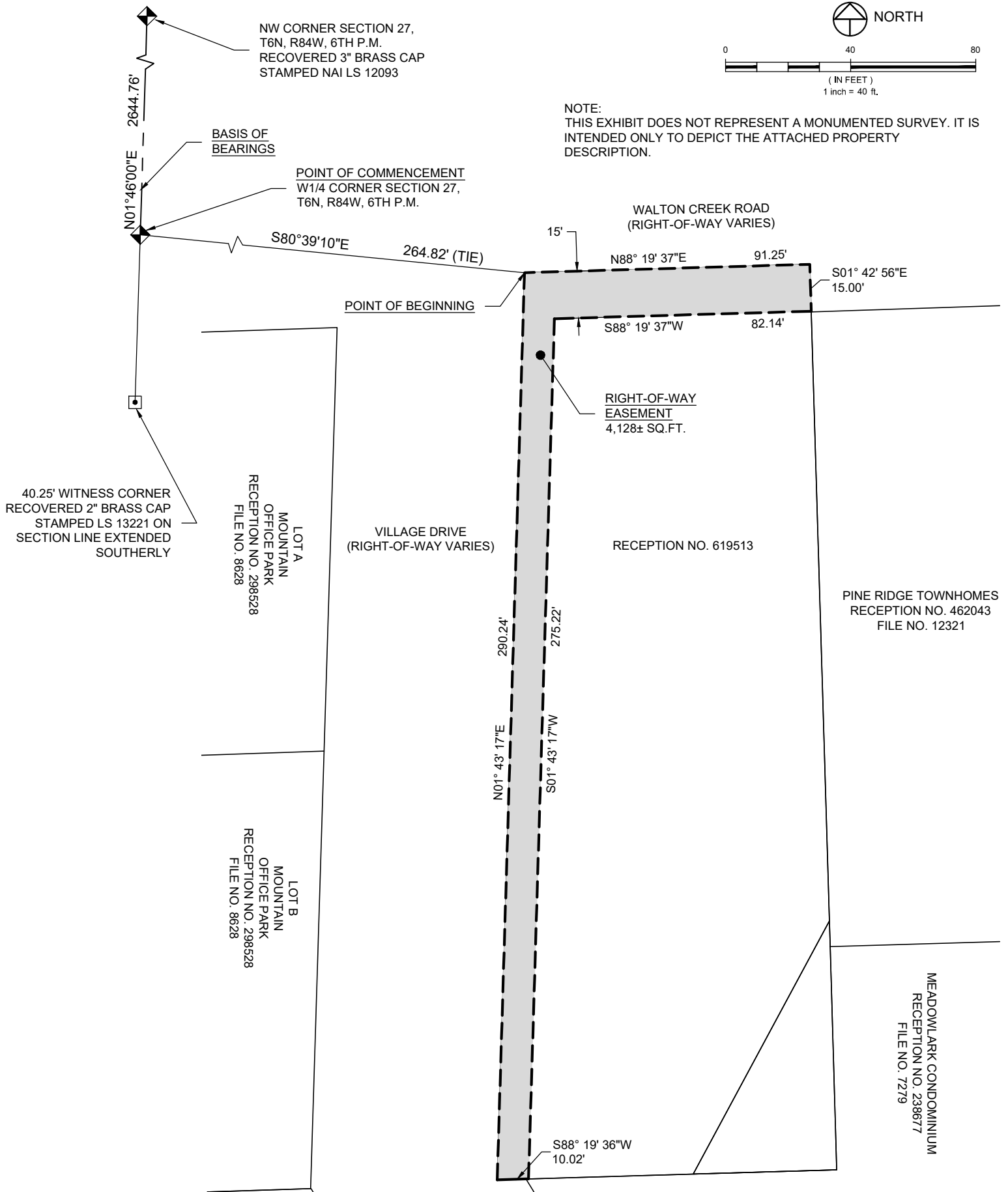
EXHIBIT

RIGHT-OF-WAY 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

1

Of 2 Sheets



www.landmark-co.com

PROJECT: 2136-017

DATE: 7/7/2022

DRAWN BY: BC

CHECKED BY: JAG

EXHIBIT
RIGHT-OF-WAY 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

2

Of 2 Sheets