

EASEMENT DESCRIPTION

An Easement situated within that parcel of land described in the Quit Claim Deed recorded as Reception No. 674929 (Herein after referred to as the Eagle Parcel) and lying in the NE1/4SE1/4 of Section 12, Township 6 North, Range 86 West of the 6th Principal Meridian, County of Routt, State of Colorado, said Easement being more particularly described as follows:

BEGINNING at a southwesterly corner of said Eagle Parcel, being on the northerly Right-of-Way of Routt County Road No. 44, whence the East Quarter Corner of said Section 12 bears N42°20'35"E a distance of 1,454.42 feet;

Thence N12°56'14"W along the westerly line of said Eagle Parcel a distance of 33.55 feet;

Thence S36°58'34"E a distance of 54.56 feet;

Thence S52°45'43"W a distance of 13.89 feet to the southwesterly line of said Eagle Parcel, being the northerly Right-of-Way of Routt County Road No. 44;

Thence N36°26'29"W along the southwesterly line of said Eagle Parcel & the northerly Right-of-Way of Routt County Road No. 44 a distance of 23.98 feet to the POINT OF BEGINNING.

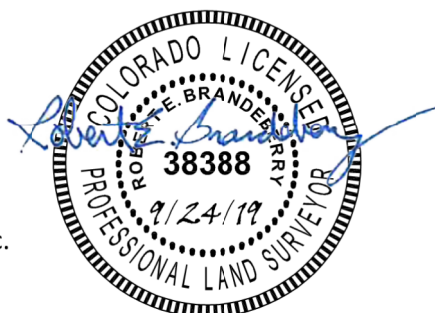
The above described t Easement containing 539.4 square feet, more or less, and is subject to all easement, rights of ways and other encumbrances of record.

Basis of Bearings: All bearings recited in this legal description are relative to a bearing of S01°20'27"E a distance of 2,728.90 feet between monuments found in place at the East Quarter Corner of said Section 12, being a 2.25" GLO Brass Cap on a 1" iron pipe, properly marked and dated 1913 and the Southeast Corner of said Section 12, being a 3.25" GLO Brass Cap on a 2.5" iron pipe, properly marked and dated 1913.

Legal Description Created By:

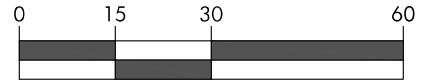
Robert E. Brandeberry
Colorado PLS No. 38388

For, and on behalf of SGM Inc.



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Graphic Scale



In Feet: 1" = 30'



Point of Beginning
East 1/4 Corner
Section 12 bears
N42°20'35" E - 1,454.42'

Owner: Eagle 4031, LLC
Reception No. 674929
Routt County Parcel: 938124004

Easement
539.4 ft²±

Line Table		
Line #	Direction	Length
L6	N12°56'14"W	33.55'
L7	S36°58'34"E	54.56'
L8	S52°45'43"W	13.89'
L9	N36°26'29"W	23.98'

Parcel "A" of Map or Plat and Boundary Agreement Recorded May 19, 2000
Owner: Fry, Connie M.
Under Reception No. 527979
Routt County Parcel: 938124003

Parcel "C" of Map or Plat and Boundary Agreement Recorded May 19, 2000
Owner: Saddle Mountain Ranch, LLS
Under Reception No. 527979
Routt County Parcel: 117900001

Notes:

- This Exhibit Map is intended to graphically depicted the legal description for an Easement. This Exhibit Map is not a Land Survey Plat or a monumented Land survey.
- Some features shown hereon are proposed and/or under construction.

118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
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Situated in NE1/4SE1/4 of Section 12
T. 6 N., R. 86 W., 6th P.M.
Routt County, Colorado

Job No.	2018-268
Drawn by:	reb
Date:	9/21/19
Approved:	reb
File:	440-Esmts

Easement
Exhibit Map

Sht. 1
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