

## EASEMENT DESCRIPTION

An Easement situated within Parcel A of that Map or Plat and Boundary Agreement recorded May 19, 2000 as Reception No. 527979, and lying in the NE1/4SE1/4 of Section 12, Township 6 North, Range 86 West of the 6<sup>th</sup> Principal Meridian, County of Routt, State of Colorado, said Easement being more particularly described as follows:

BEGINNING at the easterly most corner of said Parcel B, being the southerly Right-of-Way of Routt County Road No. 44, whence the East Quarter Corner of said Section 12 bears N41°58'44"E a distance of 1,519.10 feet;

Thence S33°52'52"W along the southeasterly line of said Parcel B a distance of 16.89 feet;

Thence N37°04'57"W a distance of 58.67 feet;

Thence N53°01'48"E a distance of 16.79 feet to the easterly line of said Parcel B, being the southerly Right-of-Way of said Routt County Road No. 44;

Thence S36°01'22"E along the easterly line of said Parcel B & the southerly Right-of-Way of said Routt County Road No. 44 a distance of 13.21 feet;

Thence S36°14'20"E along the easterly line of said Parcel B & the southerly Right-of-Way of said Routt County Road No. 44 a distance of 39.93 feet to the POINT OF BEGINNING.

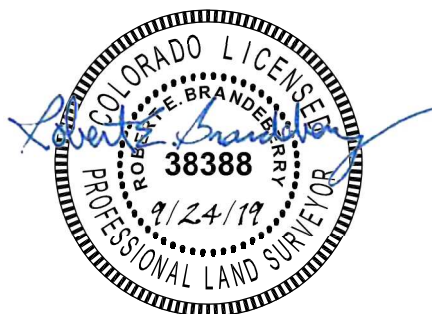
The above described Easement containing 913.4 square feet, more or less, and is subject to all easement, rights of ways and other encumbrances of record.

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.

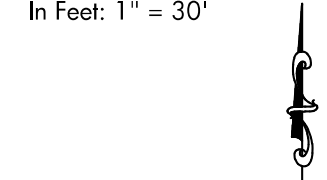
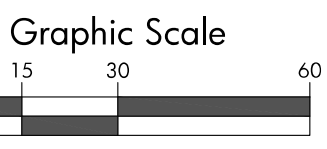
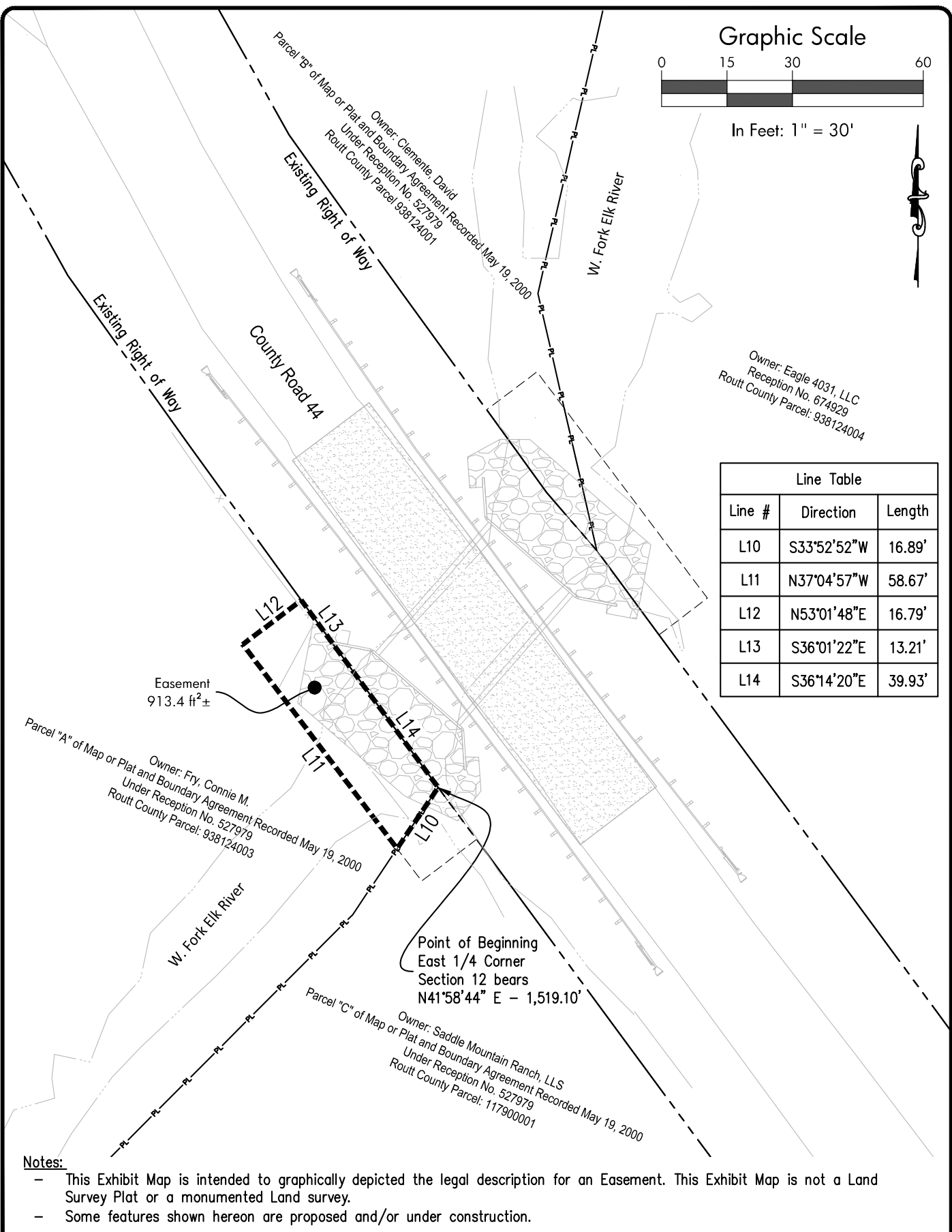
Legal Description Created By:

Robert E. Brandeberry  
Colorado PLS No. 38388

For, and on behalf of SGM Inc.



I:\2018\2018-268-RouttCoRdBridge\001-FiveMinorStructureDes\H-Dwgs\Surv\Draws\BaseMaps\440-Esmts.dwg Plotted: 9/24/2019 10:50 AM By: Bob Brandeberry



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

Line Table		
Line #	Direction	Length
L10	S33°52'52"W	16.89'
L11	N37°04'57"W	58.67'
L12	N53°01'48"E	16.79'
L13	S36°01'22"E	13.21'
L14	S36°14'20"E	39.93'

**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  
 970.945.1004 www.sgm-inc.com

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:	440Esmts

Easement  
 Exhibit Map

Sht. 1  
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