
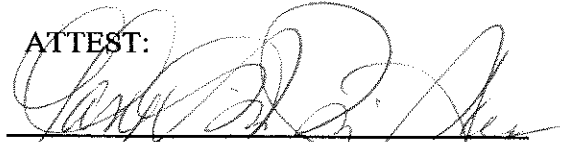


INTRODUCED, READ, APPROVED AND ORDERED PUBLISHED this 11th day of July, 2019.



Nikki Knoebel, Mayor

ATTEST:


Mary Alice Page-Allen
Town Administrator/Clerk



EXHIBIT A

PROPERTY DESCRIPTION

PARCEL OF LAND

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 586032 IN THE ROUTT COUNTY RECORDS; LOCATED IN THE NE1/4 SECTION 31, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF ROUTT, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, T4N, R85W, 6TH P.M., BEING MONUMENTED AT THE WEST END BY A NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED JSC RLS 12029 AND ON THE EAST END BY A NO. 5 REBAR, NO CAP, AND BEING ASSUMED TO BEAR N89°06'51"E.

COMMENCING AT THE NW CORNER OF THE SW1/4 NE1/4 SAID SECTION 31; THENCE N89°06'51"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 344.68 FEET TO THE POINT OF BEGINNING;

THENCE N89°06'51"E, CONTINUING ALONG SAID NORTH LINE OF THE SW1/4 NE1/4 SECTION 31, A DISTANCE OF 529.75 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S14°25'56"E, ALONG SAID WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 820.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 403 AT PAGE 471 IN THE ROUTT COUNTY RECORDS;

THENCE S68°20'44"W, ALONG SAID NORTHERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN BOOK 403 AT PAGE 471 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 429.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE ROUTT COUNTY ROAD NO. 27 RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY BOUNDARY OF THE ROUTT COUNTY ROAD NO. 27 RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 00°21'28", AND AN ARC LENGTH OF 1.41 FEET, THE CHORD OF WHICH BEARS N24°30'51"W, A DISTANCE OF 1.41 FEET;
2. N24°20'07"W, A DISTANCE OF 10.57 FEET;
3. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 24°33'06", AND AN ARC LENGTH OF 212.11 FEET, THE CHORD OF WHICH BEARS N12°03'34"W, A DISTANCE OF 210.49 FEET;
4. N00°12'59"E, A DISTANCE OF 142.63 FEET;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 46°21'17", AND AN ARC LENGTH OF 419.54 FEET, THE CHORD OF WHICH BEARS N22°27'40"W, A DISTANCE OF 408.67 FEET;
6. N45°05'11"W, A DISTANCE OF 55.77 FEET;
7. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 31°15'19", AND AN ARC LENGTH OF 193.66 FEET, THE CHORD OF WHICH BEARS N28°32'34"W, A DISTANCE OF 191.26 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 8.66 ACRES.

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: 1624-012

DATE: 03-11-19

DRAWN BY: JAG

CHECKED BY: AJS

EXHIBIT

PARCEL OF LAND
LOCATED IN THE NE1/4 SECTION 31,
TOWNSHIP 4 NORTH, RANGE 85 WEST, 6TH P.M.;
COUNTY OF ROUTT,
STATE OF COLORADO

SHEET

1

Of 2 Sheets

