

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 SW1/4 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, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A NO. 5 REBAR WITH PLASTIC CAP STAMPED JSC RLS 12029 AND AT THE EAST END BY A NO. 6 REBAR WITH ALUMINUM CAP STAMPED LANDMARK LS 29039, AND BEING ASSUMED TO BEAR N89°08'01"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SW1/4 NE1/4 SECTION 31; THENCE N89°08'01"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 344.71 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE ROUTT COUNTY ROAD 27 RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°08'01"E, ALONG THE NORTH LINE OF SAID SW1/4 NE1/4 SECTION 31, A DISTANCE OF 530.06 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE S14°26'33"E, ALONG SAID WESTERLY BOUNDARY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 819.80 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 429.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF ROUTT COUNTY ROAD 27 RIGHT-OF-WAY;

THENCE ALONG SAID EASTERLY BOUNDARY OF ROUTT COUNTY ROAD 27 RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 05°08'58", AND AN ARC LENGTH OF 20.22 FEET, THE CHORD OF WHICH BEARS N22°07'06"W, A DISTANCE OF 20.22 FEET;
2. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 19°31'26", AND AN ARC LENGTH OF 204.45 FEET, THE CHORD OF WHICH BEARS N09°46'54"W, A DISTANCE OF 203.47 FEET;
3. N00°01'11"W, A DISTANCE OF 144.52 FEET;
4. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 45°07'07", AND AN ARC LENGTH OF 401.61 FEET, THE CHORD OF WHICH BEARS N22°34'45"W, A DISTANCE OF 391.31 FEET;
5. N45°08'18"W, A DISTANCE OF 66.75 FEET;
6. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 32°12'14", AND AN ARC LENGTH OF 199.53 FEET, THE CHORD OF WHICH BEARS N29°02'11"W, A DISTANCE OF 196.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8.58 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: 1524-012

DATE: 03-14-18

DRAWN BY: JAG

CHECKED BY:

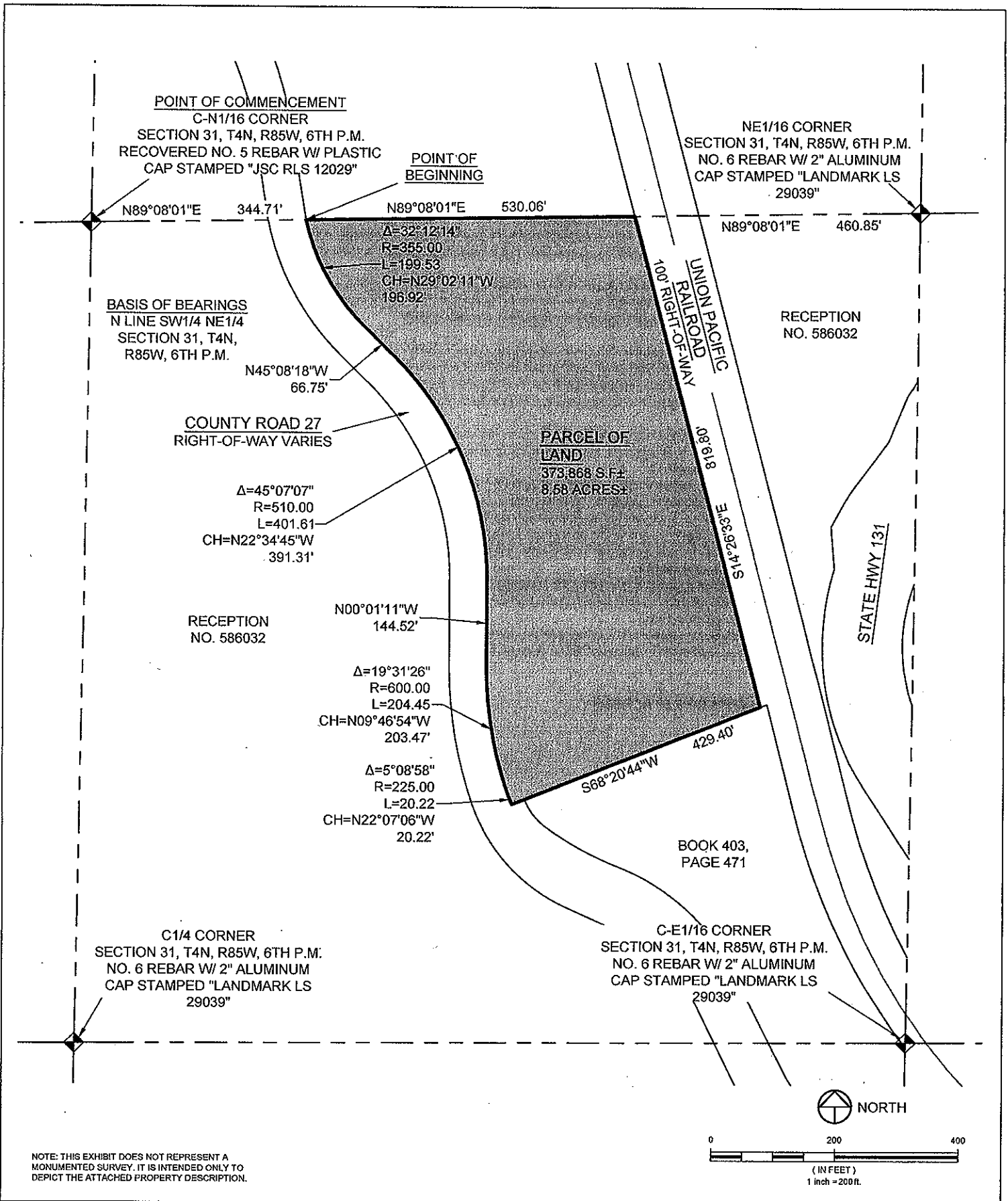
**EXHIBIT**

PARCEL OF LAND  
LOCATED IN THE SW1/4 NE1/4 SECTION 31,  
TOWNSHIP 4 NORTH, RANGE 85 WEST, 6TH P.M.;  
COUNTY OF ROUTT,  
STATE OF COLORADO

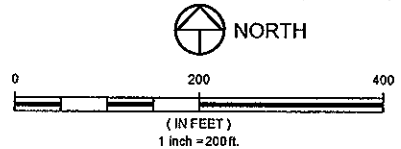
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Of 2 Sheets



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



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