

Resolution # TC-16-5-[]

Authorizing the Chief Engineer to either negotiate and tender damages to the properties specified below or to initiate and conduct condemnation proceedings pursuant to articles 1 to 7 of title 38, C.R.S. for the properties specified below.

Approved by the Transportation Commission on _____, 2016.

WHEREAS, the Transportation Commission is authorized pursuant to Section 43-1-106(8), C.R.S. to formulate the general policy with respect to management, construction and maintenance of public highways and other transportation systems in the state and to promulgate and adopt all budgets of CDOT; and

WHEREAS, pursuant to Colorado law at Section 43-1-208, C.R.S., the Colorado General Assembly has conferred the power of eminent domain upon the Transportation Commission to acquire private property necessary for state highways purposes; and

WHEREAS, on September 26, 2016 the Colorado Supreme Court announced its decision in *Department of Transportation v. Amerco Real Estate Company; U-Haul Company of Colorado; et al.*, 2016SA75; and

WHEREAS, the *Amerco Real Estate Company* opinion held that the Transportation Commission must decide that the public interest or convenience will be served by a proposed alteration of a state highway and that the Commission's decision must be made in consideration of the portions of land of each landowner to be taken and an estimate of the damages and benefits accruing to each landowner prior to authorizing condemnation of property; and

WHEREAS, the *Amerco Real Estate Company* opinion also held that the Transportation Commission is authorized to either direct the Chief Engineer to make tender to a landowner or the Transportation Commission can proceed in the acquisition of private lands for state highway purposes, according to articles 1 to 7 of title 38, C.R.S., without tender to the landowner; and

WHEREAS, the *Amerco Real Estate* opinion further held that the Transportation Commission could delegate to the "legal staff or representatives of the commission or department" the "initiation and conduct of condemnation proceedings." *Amerco Real Estate Company*, 2016SA75, ¶15; and

WHEREAS, the Transportation Commission is authorized pursuant to Section 43-1-208(2), C.R.S. to determine whether a proposed change to a state highway will serve the interest or convenience of the public; and

WHEREAS, the Transportation Commission may enter a resolution upon its minutes approving the proposed highway changes and authorizing the CDOT Chief Engineer to

either tender landowners the amount of damages, as estimated by the Chief Engineer or authorize condemnation without tender to the landowner; and

WHEREAS, CDOT seeks to acquire necessary Properties for the SH 40 & County Road 129 (Elk River Road) Project, Project Number C 0402-088 ("Project"); and

WHEREAS, CDOT may negotiate with the landowners as specified in the attached Chief Engineer's Cost Estimate; and

WHEREAS, CDOT seeks to acquire multiple properties, as specified in the attached Chief Engineer's Estimate for the SH 40 & County Road 129 (Elk River Road) Project, Project Number C 0402-088. The Chief Engineer's Estimate specifies the landowners, property locations, proposed size of the acquisitions, and the estimated damages and benefits, if any, to the properties; and

WHEREAS, the Properties may include buildings, structures, or other improvements on the real Properties and may also include tenant-owned improvements, personal property, and other real estate; and

WHEREAS, the Transportation Commission acknowledges that it has reviewed the written report of the Chief Engineer, which included all information and documents required pursuant to Section 43-1-208(1), in relation to the Project and the Property; and

WHEREAS, after reviewing the Chief Engineer's written report regarding Project and the Properties, the Transportation Commission has determined that the proposed changes to State Highway 40 and County Road 129 (Elk River Road) will serve the public interest and convenience of the traveling public and that acquisition of the Properties described in the report is necessary and in the public interest; and

WHEREAS, the Transportation Commission also approves the Chief Engineer's Cost Estimate of damages and benefits, if any, set forth in his written report.

NOW THEREFORE BE IT RESOLVED, the Transportation Commission hereby declares that the public interest and convenience will be served by the proposed changes to State Highway 40 and County Road 129 (Elk River Road) by virtue of the SH 40 & County Road 129 (Elk River Road) Project, Project Number C 0402-088, and authorizes the CDOT staff either to negotiate and tender the Owners of the Properties the amount of estimated damages or CDOT may initiate and conduct condemnation proceedings for the Properties. CDOT is authorized to increase or decrease the size of its acquisition based on sound engineering principals and determinations, subject to approval by the Transportation Commission upon conclusion of the acquisition. Further, if a settlement amount, certificate of ascertainment and assessment, or verdict is reached with respect to the amount of just compensation due to the landowner, the final settlement, certificate of ascertainment and assessment, or verdict amount is subject to approval by the Transportation Commission. If acquisition of the Properties requires acquisition of buildings, structures, or improvements on real property as well as acquisition of tenant-owned improvements both real and

personal property, or other real estate, the Transportation Commission authorizes CDOT to acquire those items if necessary.

Herman Stockinger, Secretary
Transportation Commission of Colorado

Date



COLORADO
Department of Transportation
Office of the Chief Engineer
4201 East Arkansas Ave, Suite 262
Denver, CO 80222

MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: JOSH LAIPPLY, CHIEF ENGINEER 

DATE: November 3, 2016

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER C 0402-088, SH 40 & COUNTY ROAD 129 (ELK RIVER ROAD).

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes ("C.R.S."), Section 43-1-208(1) (statute attached with this memorandum). I deem it desirable to improve portions of SH 40 between mile post 130.40 and mile post 130.92, including the intersection of SH 40 and County Road 129 (a.k.a. Elk River Road).

The SH 40 & County Road 129 - Elk River Road Project is necessary for installing auxiliary lanes, including a dual left turn lane from southbound Elk River Road to eastbound SH 40, pedestrian accommodations, drainage improvements, transit improvements, and a new traffic signal that meets current CDOT standards. The Project will alleviate traffic congestion, optimize the function of the existing roadway network, and provide multi-modal facilities for transportation mobility, and is therefore desirable. I hereby request that the Transportation Commission determine that the proposed changes of the Project serve the public interest and/or convenience of the travelling public.

The location of the properties required for the Project ("Properties") are individually listed on the Chief Engineer's Cost Estimate ("Cost Estimate"), attached to this report.

If the Transportation Commission determines that the proposed changes will serve the public and/or convenience of the traveling public, I respectfully request that the Transportation Commission enter a resolution upon its minutes, approve the same, and authorize CDOT to either make tender or to initiate and conduct condemnation proceedings for the Property.

Description of Portion of Highway to be Changed and Proposed Changes

The Project will construct auxiliary lanes, including a dual left turn lane from southbound Elk River Road to eastbound SH 40, pedestrian accommodations, drainage improvements, transit improvements, and a new traffic signal that meets current CDOT standards. The Project will alleviate traffic congestion, optimize the function of the existing

roadway network, and provide multi-modal facilities for transportation mobility. The Project is a highway improvement and pedestrian upgrade project, which was initially approved by the Transportation Commission by budget actions on January 29, 2015, and August 25, 2016. I have determined that it is necessary to alter and improve this portion of SH 40 to alleviate traffic congestion, optimize the function of the existing roadway network, and provide multi-modal facilities for transportation mobility.

Description of Properties Needed for Project

There are multiple Properties necessary for completion of the Project. The following is a list of the parcels required and a description of each parcel's purpose for the Project.

1. Address: Unaddressed Vacant Land in Steamboat Springs
Landowner's Name: Mountain Valley Bank
Current Size of Property: 1.60 acres
Proposed Size of Acquisition: PE-100 = 192 sq. ft.; TE-100 = 1,209 sq. ft.;
RW-101 = 103 sq.ft.; TE-101 = 1,701 sq.ft.
Purpose of Parcels Necessary for Project:
 - PE-100: The purpose of this Permanent Easement is for the installation and maintenance of highway signage.
 - TE-100: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
 - RW-101: This is a fee simple acquisition to accommodate the installation, operation, maintenance, repair and replacement of highway improvements.
 - TE-101: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.

2. Address: 2155 Curve Plaza, Steamboat Springs, CO 80487
Landowner's Name: 2155 Curve, LLC
Current Size of Property: 3.402 acres
Proposed Size of Acquisition: RW-102 = 960 sq.ft.; PE-102A = 107 sq.ft.;
PE-102B = 1,202 sq.ft.; TE-102A = 634 sq.ft.; TE-102B = 935 sq.ft.
Purpose of Parcels Necessary for Project:
 - RW-102: This is a fee simple acquisition to accommodate the installation, operation, maintenance, repair and replacement of highway improvements.
 - PE-102A: The purpose of this Permanent Easement is for roadway construction and the installation and maintenance of highway signage.
 - PE-102B: The purpose of this Permanent Easement is for the installation of drainage facilities and the installation and maintenance of highway signage.
 - TE-102A: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
 - TE-102B: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.

3. Address: 2032 Curve Plaza, Steamboat Springs, CO 80487
Landowner's Name: Kum & Go, LLC
Current Size of Property: 1.41 acres
Proposed Size of Acquisition: PE-103 = 6,245 sq.ft.; TE-103A = 1,775 sq.ft.;
TE-103B = 122 sq.ft.; TE-103C = 245 sq.ft.
Purpose of Parcels Necessary for Project:
- PE-103: The purpose of this Permanent Easement is for roadway construction and the installation and maintenance of highway signage.
 - TE-103A: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
 - TE-103B: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
 - TE-103C: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
4. Address: 1901 Curve Plaza, Steamboat Springs, CO 80487
Landowner's Name: World West Limited Liability Company
Current Size of Property: 4.308 acres
Proposed Size of Acquisition: RW-104 = 4,274 sq.ft.; PE-104 = 9,747 sq.ft.;
TE-104 = 5,874 sq.ft.
Purpose of Parcels Necessary for Project:
- RW-104: This is a fee simple acquisition to accommodate the installation, operation, maintenance, repair and replacement of highway improvements.
 - PE-104: This purpose of this Permanent Easement is for the installation and maintenance of highway signage, ditch embankment, sidewalk improvements and utilities.
 - TE-104: The purpose of this Temporary Easement is for reconstructing a driveway and to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
5. Address: 1950 Curve Court, Steamboat Springs, CO 80487
Landowner's Name: J. Mark Halvorson
Current Size of Property: 0.911 acres
Proposed Size of Acquisition: RW-105 = 921 sq.ft.; PE-105 = 2,368 sq.ft.;
TE-105 = 1,125 sq.ft.
Purpose of Parcels Necessary for Project:
- RW-5: This is a fee simple acquisition to accommodate the installation, operation, maintenance, repair and replacement of highway improvements.
 - PE-105: The purpose of this Permanent Easement is for the installation and maintenance of highway signage and drainage facilities.
 - TE-105: The purpose of this Temporary Easement is to provide additional temporary workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.

6. Address: Unaddressed Vacant Land in Steamboat Springs
Landowner's Name: William R. Keith
Current Size of Property: 3.55 acres
Proposed Size of Acquisition: TE-106 = 7,760 sq.ft.
Purpose of Parcels Necessary for Project:
 - TE-106: The purpose of this Temporary Easement is to provide additional temporary workspace for highway and sidewalk construction.
The required duration of use for this Temporary Easement is 15 months.

7. Address: 1878 Lincoln Avenue, Steamboat Springs, CO 80487
Landowner's Name: VH Holding Company, LLC
Current Size of Property: 1.41 acres
Proposed Size of Acquisition: PE-107 = 1,863 sq.ft.; TE-107 = 11,809 sq.ft.
Purpose of Parcels Necessary for Project:
 - PE-107: The purpose of this Permanent Easement is for the installation and maintenance of a sidewalk.
 - TE-107: The purpose of this Temporary Easement is for reconstructing a driveway and to provide additional workspace for highway construction.
The required duration of use for this Temporary Easement is 15 months.

8. Address: 1856 & 1898 KAMAR Plaza, Steamboat Springs, CO 80487
Landowner's Name: KAMAR, Inc.
Current Size of Property: 0.805 acres
Proposed Size of Acquisition: TE-108 = 6,857 sq.ft.
Purpose of Parcels Necessary for Project:
 - TE-108: The purpose of this Temporary Easement is for reconstructing a driveway and to provide additional workspace for highway construction.
The required duration of use for this Temporary Easement is 15 months.

9. Address: 1801 - 1890 Elk River Plaza, Steamboat Springs, CO 80487
Landowner's Name: SWED Property, LLC
Current Size of Property: 7.498 acres
Proposed Size of Acquisition: RW-109 = 1,639 sq.ft.; PE-109 = 5,466 sq.ft.;
TE-109 = 3,115 sq.ft.
Purpose of Parcels Necessary for Project:
 - RW-109: This is a fee simple acquisition to accommodate the installation, operation, maintenance, repair and replacement of highway improvements.
 - PE-109: The purpose of this Permanent Easement is for sidewalk construction and maintenance of a slope.
 - TE-109: The purpose of this Temporary Easement is for reconstructing a driveway and to provide additional workspace for highway construction.
The required duration of use for this Temporary Easement is 15 months.

10. Address: 2000 Elk River Road, Steamboat Springs, CO 80477
Landowner's Name: OPG Steamboat Springs Partners, LLC
Current Size of Property: 10.76 acres
Proposed Size of Acquisition: TE-110 = 4,875 sq.ft.
Purpose of Parcels Necessary for Project:

- TE-110: The purpose of this Temporary Easement is for reconstructing a driveway and to provide additional workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.

11. Address: 2102 Lincoln Avenue, Steamboat Springs, CO 80487
 Landowner's Name: Yampa Valley Electric Association, Inc.
 Current Size of Property: 11.42 acres
 Proposed Size of Acquisition: PE-111A = 940 sq.ft.; PE-111B = 1,245 sq.ft.;
 TE-111A = 3,509 sq.ft.; TE-111B = 123 sq.ft.; TE-111C = 450 sq.ft.
 Purpose of Parcels Necessary for Project:
 - PE-111A: The purpose of this Permanent Easement is for construction and maintenance of a culvert;
 - PE-111B: The purpose of this Permanent Easement is for roadway and culvert construction and maintenance.
 - TE-111A: The purpose of this Temporary Easement is for reconstructing a driveway. The required duration of use for this Temporary Easement is 15 months.
 - TE-111B: The purpose of this Temporary Easement is to provide additional workspace for highway construction. The required duration of use for this Temporary Easement is 15 months.
 - TE-111C: The purpose of this Temporary Easement is for reconstructing a driveway. The required duration of use for this Temporary Easement is 15 months.

Estimate of Damages and Benefits

The Cost Estimate approved by the Region ROW Manager, Tim Woodmansee, on October 31, 2016, attached to this report, individually lists the estimate of land acquisition costs, property value, and/or damages for each of the Properties required for this Project. If applicable, the Cost Estimate also describes whether the Properties accrue any benefits because of the Project. In my opinion, the Cost Estimate represents a reasonable budget of the property values, damages, and/or benefits, if any, related to the Properties. The following list describes how the value of each property was determined:

1. Address: Unaddressed Vacant Land in Steamboat Springs
 Landowner's Name: Mountain Valley Bank
 Name of Person who Determined Property Value: Tim Woodmansee
 Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
2. Address: 2155 Curve Plaza, Steamboat Springs, CO 80487
 Landowner's Name: 2155 Curve, LLC
 Name of Person who Determined Property Value: Tim Woodmansee
 Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
3. Address: 2032 Curve Plaza, Steamboat Springs, CO 80487
 Landowner's Name: Kum & Go, LLC
 Name of Person who Determined Property Value: Tim Woodmansee

Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.

4. Address: 1901 Curve Plaza, Steamboat Springs, CO 80487
Landowner's Name: World West Limited Liability Company
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
5. Address: 1950 Curve Court, Steamboat Springs, CO 80487
Landowner's Name: J. Mark Halvorson
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
6. Address: Unaddressed Vacant Land in Steamboat Springs
Landowner's Name: William R. Keith
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
7. Address: 1878 Lincoln Avenue, Steamboat Springs, CO 80487
Landowner's Name: VH Holding Company, LLC
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
8. Address: 1856 & 1898 KAMAR Plaza, Steamboat Springs, CO 80487
Landowner's Name: KAMAR, Inc.
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
9. Address: 1801 - 1890 Elk River Plaza, Steamboat Springs, CO 80487
Landowner's Name: SWED Property, LLC
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
10. Address: 2000 Elk River Road, Steamboat Springs, CO 80477
Landowner's Name: OPG Steamboat Springs Partners, LLC
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar Properties near the location of the subject Property.
11. Address: 2102 Lincoln Avenue, Steamboat Springs, CO 80487
Landowner's Name: Yampa Valley Electric Association, Inc.
Name of Person who Determined Property Value: Tim Woodmansee
Property Value Determined by: Value was based on comparable sales of similar

Properties near the location of the subject Property.

The estimates provided are for budgetary purposes only, and are subject to change. I anticipate that these figures will increase or decrease as the Department obtains additional information about the acquisition and the Property, as appraisals are considered and evaluated, and as litigation expenses and risks are considered. CDOT will re-submit the final settlement, ascertainment or verdict for commission approval.

Attachments

§43-1-208, C.R.S.

Legal Descriptions of Parcels PE-100, TE-100, RW-101, TE-101, RW-102, PE-102A, PE-102B, TE-102A, TE-102B, PE-103, TE-103A, TE-103B, TE-103C, RW-104, PE-104, TE-104, RW-105, PE-105, TE-105, TE-106, PE-107, TE-107, TE-108, RW-109, PE-109, TE-109, TE-110, PE-111A, PE-111B, TE-111A, TE-111B, TE-111C

Right-of-Way Plans

Chief Engineer's Cost Estimate

Proposed Resolution

Jd

COLORADO DEPARTMENT OF TRANSPORTATION
CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE
 Project Code: 20183 Base Highway # 40
 Project No: C 0402-088
 Location: SH 40 & County Road 128 (Elk River Rd)

The following is the estimated cost of 100% of way required for the construction of the above captioned project as required by CRS 43-1-208. As shown, the total include the estimated value of the land to be acquired, the value of any improvements thereon and the damage and benefits, if any, to the remaining land. This estimate is prepared and used for budgetary purposes only, and should not be considered an indication of actual market value.

Parcel	Owner	Area	Unit	Unit Value		%	Land Value	Improvements	Damages / Benefits	Land Rental (New)	Land Rental Cost	Total		
				\$/Unit	\$									
PE-100	Mountain Valley Bank	182 SF	SF	\$14.00	\$ 1,344	50%	\$	\$			\$	1,350		
TE-100	Mountain Valley Bank	1209 SF	SF	\$14.00		10%					\$ 15	2,150		
RW-101	Mountain Valley Bank	103 SF	SF	\$14.00	\$ 1,442	100%	\$					1,450		
TE-101	Mountain Valley Bank	1701 SF	SF	\$14.00		10%					\$ 15	3,000		
RW-102	2155 Curve, LLC	960 SF	SF	\$9.00	\$ 8,640	100%	\$					8,650		
PE-102A	2155 Curve, LLC	107 SF	SF	\$9.00	\$ 482	50%	\$					500		
PE-102B	2155 Curve, LLC	1202 SF	SF	\$9.00	\$ 5,409	50%	\$	250				5,700		
TE-102A	2156 Curve, LLC	634 SF	SF	\$9.00		10%					\$ 15	720		
TE-102B	2156 Curve, LLC	936 SF	SF	\$9.00		10%					\$ 15	1,100		
PE-103	Kum & Co, LLC	6245 SF	SF	\$13.00	\$ 40,993	50%	\$	25,000				66,000		
TE-103A	Kum & Co, LLC	1775 SF	SF	\$13.00		10%					\$ 15	2,900		
TE-103B	Kum & Co, LLC	122 SF	SF	\$13.00		10%					\$ 16	200		
TE-103C	Kum & Co, LLC	245 SF	SF	\$13.00		10%					\$ 16	400		
RW-104	Westwest Limited Liability Company	4274 SF	SF	\$9.00	\$ 38,488	100%	\$	15,000				53,500		
PE-104	Westwest Limited Liability Company	9747 SF	SF	\$9.00	\$ 43,882	50%	\$					43,900		
TE-104	Westwest Limited Liability Company	9874 SF	SF	\$9.00		10%					\$ 15	6,850		
RW-105	J. Mark Halverson	921 SF	SF	\$14.00	\$ 12,894	100%	\$	1,000				13,900		
PE-105	J. Mark Halverson	2368 SF	SF	\$14.00	\$ 16,376	50%	\$					16,600		
TE-105	J. Mark Halverson	1126 SF	SF	\$14.00		10%					\$ 15	2,000		
TE-106	William Keith	7760 SF	SF	\$9.00		10%					\$ 15	8,750		
PE-107	VH Holding Company, LLC	1863 SF	SF	\$12.00	\$ 11,178	50%	\$	5,000				16,200		
TE-107	VH Holding Company, LLC	11800 SF	SF	\$12.00		10%					\$ 15	17,750		
TE-108	Kumar, Inc.	6957 SF	SF	\$12.00		10%		\$ 12,000			\$ 15	22,300		
RW-109	SWED Property, LLC	1839 SF	SF	\$4.50	\$ 7,376	100%	\$	20,000				27,400		
PE-109	SWED Property, LLC	5466 SF	SF	\$4.50	\$ 12,299	50%	\$					12,300		
TE-109	SWED Property, LLC	3116 SF	SF	\$4.50		10%					\$ 15	1,800		
TE-110	OPG Susabocast Springs Partners, LLC	4875 SF	SF	\$4.50		10%					\$ 15	2,750		
PE-111A	Yampa Valley Electric Association, Inc.	940 SF	SF	\$4.00	\$ 1,880	50%	\$					1,900		
PE-111B	Yampa Valley Electric Association, Inc.	1245 SF	SF	\$4.00	\$ 2,490	50%	\$					2,500		
TE-111A	Yampa Valley Electric Association, Inc.	3509 SF	SF	\$4.00		10%					\$ 15	1,800		
TE-111B	Yampa Valley Electric Association, Inc.	123 SF	SF	\$4.00		10%					\$ 15	200		
TE-111C	Yampa Valley Electric Association, Inc.	450 SF	SF	\$4.00		10%					\$ 15	230		
RW-112	State of Colorado	5757 SF	SF	\$0.00	\$ -	0%	\$					-		
							\$	284,929	\$	78,220	\$	83,180	\$	348,150

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-100
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2G, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2G, WHENCE THE NW CORNER OF SAID LOT 2G (NO 5 REBAR) BEARS N87°54'12"E, 131.11 FEET;
THENCE N87°57'12"W, 124.92 FEET TO THE POINT OF BEGINNING;
THENCE S02°05'48"W, 9.12 FEET;
THENCE N87°18'33"W, 30.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2G, SAID POINT BEING A POINT ON CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 29°24'41";
THENCE ALONG THE ARC OF SAID CURVE, 25.67 FEET, THE CHORD OF SAID ARC BEARS N71°47'50"E, 25.39 FEET;
THENCE S87°54'12"E, 6.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 192 SQUARE FEET OR 0.004 ACRES MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE.

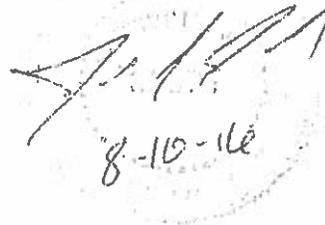
A handwritten signature in black ink is written over a circular, faded stamp. Below the signature, the date "8-10-16" is handwritten in black ink.

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMENANT EASEMENT NUMBER: PE-102A
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2B, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S76°12'54"E, 114.66 FEET TO THE POINT OF BEGINNING;
THENCE S15°03'05"W, 5.24 FEET;
THENCE S74°56'55"E, 20.00 FEET;
THENCE N15°03'05"E, 5.39 FEET TO A POINT ON CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1110.00 FEET AND A CENTRAL ANGLE OF 1°01'57";
THENCE ALONG THE ARC OF SAID CURVE 20.00 FEET TO THE POINT OF BEGINNING, ARC OF SAID CURVE BEARS N75°21'21"W, 20.00 FEET.

CONTAINING 107 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR ROADWAY CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SIGNAGE.

Asst. Sec. 10/17
8-10-16

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMENANT EASEMENT NUMBER: PE-102B
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2B, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1, CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S68°51'51"E, 314.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2B, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N65°59'02"W, 16.86 FEET;
THENCE N70°15'17"W, 73.00 FEET;
THENCE N47°33'39"W, 52.92 FEET TO A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1101.17 FEET AND A CENTRAL ANGLE OF 0°44'39";
THENCE ALONG THE ARC OF SAID CURVE 14.30 FEET, THE CHORD OF SAID ARC BEARS S67°30'54"E, 14.30 FEET;
THENCE S60°04'07"E, 56.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00 FEET AND A CENTRAL ANGLE OF 3°36'47";
THENCE ALONG THE ARC OF SAID CURVE 68.48 FEET, THE CHORD OF SAID ARC BEARS S67°31'34"E, 68.47 FEET;
THENCE S13°48'38"W, 7.87 FEET TO THE POINT OF BEGINNING,

CONTAINING 1,202 SQUARE FEET OR 0.028 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR DRAINAGE, INSTALLATION AND MAINTENANCE OF SIGNAGE.

John A. [Signature]
8-10-16

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-103
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, REPLAT OF LOTS 2D AND 2E, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION RECEPTION NO. 569105, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1, CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S68°51'51"E, 314.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2B, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N13°48'38"E, 7.87 FEET TO A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00 FEET AND A CENTRAL ANGLE OF 16°56'52";
THENCE ALONG THE ARC OF SAID CURVE 321.23 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 66°17'27";
THENCE ALONG THE ARC OF SAID CURVE 57.85 FEET, THE CHORD OF SAID ARC BEARS S0°56'00"W, 54.68 FEET;
THENCE N57°52'44"W, 17.39 FEET;
THENCE N26°06'06"W, 52.09 FEET;
THENCE N42°00'51"W, 36.50 FEET;
THENCE N50°13'02"W, 58.51 FEET;
THENCE N55°36'35"W, 37.92 FEET;
THENCE N61°21'39"W, 66.97 FEET;
THENCE N55°35'40"W, 68.66 FEET;
THENCE N65°59'02"W, 17.97 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, SAID POINT BEING POINT OF BEGINNING.

CONTAINING 6,245 SQUARE FEET OR 0.143 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR ROADWAY CONSTRUCTION, INSTALLATION AND MAINTENANCE OF SIGNAGE.



A handwritten signature in black ink is written over a circular official stamp. The date "8-10-16" is handwritten in the center of the stamp.

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-104
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, WHENCE THE EASTERN MOST CORNER (PLASTIC CAP 13221) OF LOT 2, WORLDWEST SUBDIVISION, RECEPTION NO. 669521

BEARS S25°56'07"E, 580.59 FEET;

THENCE S38°24'22"E, 49.69 FEET TO THE POINT OF BEGINNING, BEING A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00 FEET AND A CENTRAL ANGLE OF 7°51'00";

THENCE ALONG THE ARC OF SAID CURVE 148.79 FEET, THE CHORD OF SAID ARC BEARS S33°10'13"E, 148.58 FEET;

THENCE S24°29'51"E, 193.84 FEET;

THENCE S65°04'08"W, 11.62 FEET;

THENCE N17°07'24"W, 74.53 FEET;

THENCE N26°41'37"W, 65.67 FEET;

THENCE N34°41'00"W, 179.31 FEET;

THENCE N43°34'41"W, 1.88 FEET;

THENCE S45°34'10"W, 32.64 FEET;

THENCE N44°25'50"W, 29.39 FEET;

THENCE N88°52'27"W, 28.51 FEET;

THENCE S49°57'59"W, 48.82 FEET;

THENCE S61°17'14"W, 58.45 FEET

THENCE N45°41'54"W, 19.41 FEET;

THENCE N59°01'20"E, 59.69 FEET;

THENCE N44°15'53"E, 54.26 FEET TO A POINT ON CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 85°29'13";

THENCE ALONG THE ARC OF SAID CURVE 98.48 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC BEARS N87°00'30"E, 89.59 FEET.

CONTAINING 9,747 SQUARE FEET OR 0.224 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR INSTALLATION AND MAINTENANCE OF SIGNAGE, DITCH EMBANKMENT, SIDEWALK IMPROVEMENTS AND UTILITIES.

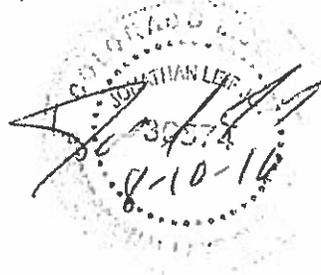


EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-105
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 (PLASTIC CAP 13221), WHENCE THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521 BEARS N25°56'07"W, 580.59 FEET;
THENCE N22°02'56"W, 191.45 FEET TO THE POINT OF BEGINNING;
THENCE N65°04'08"E, 11.62 FEET;
THENCE S24°29'51"E, 22.62 FEET;
THENCE S16°11'29"E, 188.33 FEET TO A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 16°22'42";
THENCE ALONG THE ARC OF SAID CURVE 14.29 FEET, THE CHORD OF SAID ARC BEARS S17°31'20"W, 14.24 FEET;
THENCE N14°07'46"W, 32.05 FEET;
THENCE N15°29'04"W, 45.02 FEET;
THENCE N61°11'29"W, 6.26 FEET;
THENCE N20°24'45"W, 32.25 FEET;
THENCE N18°46'04"W, 0.29 FEET;
THENCE N17°07'24"W, 106.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,368 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR INSTALLATION AND MAINTENCE OF SIGNAGE AND DRAINAGE.

John R. [Signature]
8.10.14

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-107
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, EARL DEAN SMITH FAMILY TRUST SUBDIVISION, RECEPTION NO. 453250, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, WHENCE THE NORTHWEST CORNER (FOUND NAIL) OF SAID LOT 1, BEARS N15°25'01"W, 394.77 FEET;
THENCE S89°31'55"E, 24.00 FEET TO THE POINT OF BEGINNING;
THENCE N89°31'55"W, 24.00 TO A POINT ON THE WEST LINE OF SAID LOT 1;
THENCE N15°25'01"W ALONG SAID WEST LINE, 141.67 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1234.00 FEET AND A CENTRAL ANGLE OF 06°58'12";
THENCE ALONG THE ARC OF SAID CURVE, 150.12 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC BEARS S24°16'04"E, 150.03 FEET.

CONTAINING 1,863 SQUARE FEET OR 0.043 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR INSTALLATION AND MAINTENANCE OF SIDEWALK.



A circular stamp is partially visible, overlaid with a handwritten signature and the date "8-10-16". The signature appears to be "J. A. [unclear]".

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-109
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 759365, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER (PLASTIC CAP 30090) OF LOT 1, COPPER RIDGE SUBDIVISION RECEPTION NO. 284203, WHENCE THE SOUTHWEST CORNER (PLASTIC CAP 13221) OF SAID RECEPTION NO. 759365, BEARS S12°55'46"E, 305.32 FEET;
THENCE S88°25'01"E, 34.89 FEET;
THENCE S14°42'49"E, 92.64 FEET;
THENCE S07°00'42"W, 119.20 FEET
THENCE N15°25'01"W, 65.11 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 212.60 FEET AND A CENTRAL ANGLE OF 19°12'17";
THENCE ALONG THE ARC OF SAID CURVE 72.26 FEET, THE CHORD OF SAID ARC BEARS N5°06'40"W, 70.93 FEET;
THENCE N14°42'49"W, 65.97 FEET;
THENCE N16°36'34"W, 11.99 FEET;
THENCE N14°33'12"W, 0.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,466 SQUARE FEET OR 0.126 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR SIDEWALK CONSTRUCTION AND MAINTENANCE AND SLOPE.



A handwritten signature in black ink is written over a circular, faint stamp. Below the signature, the date "8-10-14" is handwritten in black ink.

EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMENANT EASEMENT NUMBER: PE-111A
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 750109, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER (PLASTIC CAP LS 7736) OF SAID RECEPTION NO. 750109, WHENCE THE EAST CORNER (PLASTIC CAP LS 16394) OF SAID RECEPTION NO. 750109 BEARS N14°28'31"W, 540.18 FEET;
THENCE N14°28'31"W, 340.94 FEET TO THE POINT OF BEGINNING;
THENCE S14°28'31"E, ALONG THE EXISTING RIGHT-OF-WAY, 25.40 FEET;
THENCE S75°31'29"W, 36.99 FEET;
THENCE N14°28'31"W, 25.40 FEET;
THENCE N75°31'29"E, 36.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 940 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR CONSTRUCTION AND MAINTANCE OF CULVERT.



EXHIBIT "A"
PROJECT CODE: C 0402-088
PERMANENT EASEMENT NUMBER: PE-111B
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 750109, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER (PLASTIC CAP LS 7736) OF SAID RECEPTION NO. 750109, WHENCE THE EAST CORNER (PLASTIC CAP LS 16394) OF SAID RECEPTION NO. 750109 BEARS N14°28'31"W, 540.18 FEET;
THENCE N87°29'14"W, 11.90 FEET TO THE POINT OF BEGINNING;
THENCE N14°42'49"W, 25.31 FEET;
THENCE S75°31'29"W, 25.36 FEET;
THENCE N14°28'31"W, 25.40 FEET;
THENCE N75°31'29"E, 36.85 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY;
THENCE S14°28'31"E, ALONG SAID RIGHT-OF-WAY, 54.19 FEET TO THE SOUTHEAST CORNER OF SAID RECEPTION NO. 750109;
THENCE N87°29'14"W, ALONG THE SOUTH LINE OF SAID RECEPTION NO. 750109, 11.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,245 SQUARE FEET OR 0.029 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED PERMANENT EASEMENT IS FOR ROADWAY AND CULVERT CONSTRUCTION AND MAINTENANCE.



A circular stamp is partially visible, containing the text "COUNTY OF ROUTT" and "REGISTERED". Overlaid on the stamp is a handwritten signature and the date "8-10-16".

EXHIBIT "A"
PROJECT CODE: C 0402-088
NUMBER: RW-101
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2F, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER (NO 5 REBAR) OF LOT 2F, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) BEARS N85°59'22"W, 168.98 FEET;
THENCE S12°58'02"W ALONG THE EAST LINE OF SAID LOT 2F, 5.24 FEET;
THENCE N75°07'44"W, 37.62 FEET TO A POINT ON CURVE OF NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1106.00 FEET AND A CENTRAL ANGLE OF 1°57'32";
THENCE ALONG THE ARC OF SAID CURVE 37.81 FEET TO THE POINT OF BEGINNING, THE CHORD OF SAID ARC BEARS S83°05'31"E, 37.81 FEET.

CONTAINING 103 SQUARE FEET OR 0.002 ACRES, MORE OR LESS.

[Handwritten signature]
8-10-16

EXHIBIT "A"
PROJECT CODE: C 0402-088
NUMBER: RW-102
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2B, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, WHENCE THE NE CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F BEARS S85°59'22"E, 168.98 FEET;
SAID POINT BEING A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1106.00 FEET AND A CENTRAL ANGLE OF 7°45'59";
THENCE ALONG THE ARC OF SAID CURVE 149.92 FEET, THE CHORD OF SAID ARC BEARS S78°13'46"E, 149.80 FEET;
THENCE S60°04'07"E, 41.94 FEET TO A POINT ON CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1101.17 FEET AND A CENTRAL ANGLE OF 2°05'35";
THENCE ALONG THE ARC OF SAID CURVE 40.23 FEET, THE CHORD OF SAID ARC BEARS N68°11'22"W, 40.23 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1110.00 FEET AND A CENTRAL ANGLE OF 1°49'59";
THENCE ALONG THE ARC OF SAID CURVE, 35.51 FEET, THE CHORD OF SAID ARC BEARS N74°57'20"W, 35.51 FEET, TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1110.00 FEET AND A CENTRAL ANGLE OF 5°55'24";
THENCE ALONG THE ARC OF SAID CURVE 114.76 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2B, THE CHORD OF SAID ARC BEARS N78°50'02"W, 114.70 FEET;
THENCE N12°58'02"E, 5.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 960 SQUARE FEET OR 0.022 ACRES MORE OR LESS.

Jul 19 2016
8-10-16

EXHIBIT "A"
PROJECT CODE: C 0402-088
NUMBER: RW-104
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, WHENCE THE EASTERN MOST CORNER (PLASTIC CAP 13221) OF LOT 2, WORLDWEST SUBDIVISION, RECEPTION NO. 669521 BEARS S25°56'07"E, 580.59 FEET;
THENCE S38°24'22"E, 49.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 85°29'13";
THENCE ALONG THE ARC OF SAID CURVE 98.48 FEET, THE CHORD OF SAID ARC BEARS S87°00'30"W, 89.59 FEET;
THENCE S44°15'53"W, 54.26 FEET;
THENCE N05°54'55"E, 61.67 FEET;
THENCE S59°01'20"W, 59.69 FEET;
THENCE N45°41'54"W, 6.44 FEET;
THENCE N44°18'06"E, 136.63 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°42'50";
THENCE ALONG THE ARC OF SAID CURVE 61.71 FEET, THE CHORD OF SAID ARC BEARS S79°07'55"W, 57.87 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1086.00 FEET AND A CENTRAL ANGLE OF 02°37'18";
THENCE ALONG THE ARC OF SAID CURVE 49.69 FEET, THE CHORD OF SAID ARC BEARS S38°24'22"E, 49.69 FEET, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 4,274 SQUARE FEET OR 0.098 ACRES, MORE OR LESS.

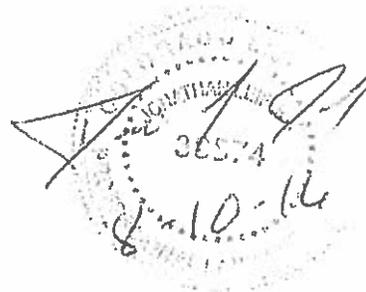


EXHIBIT "A"
PROJECT CODE: C 0402-088
NUMBER: RW-105
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 (PLASTIC CAP 13221), WHENCE THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521 BEARS N25°56'07"W, 580.59 FEET;
THENCE N17°48'22"W, 169.89 FEET TO THE POINT OF BEGINNING;
THENCE S24°29'51"E, 46.34 FEET;
THENCE S15°18'37"E, 123.99 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 22°02'21";
THENCE ALONG THE ARC OF SAID CURVE, 19.23 FEET, THE CHORD OF SAID ARC BEARS S01°41'11"E, 19.11 FEET;
THENCE N16°11'29"W, 188.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 921 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.



A handwritten signature in black ink is written over a circular, faint stamp. The signature appears to be "John S. [unclear]". Below the signature, the date "8-10-16" is handwritten in black ink.

EXHIBIT "A"
PROJECT CODE: C 0402-088
NUMBER: RW-109
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 759365, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER (PLASTIC CAP 30090) OF LOT 1, COPPER RIDGE SUBDIVISION ECEPTION NO. 284203, WHENCE THE WEST CORNER (ALUMINUM CAP 29039) OF SAID LOT 1 BEARS N14°33'12"E, 596.07 FEET;
THENCE N88°25'06"W, 13.86 FEET TO THE POINT OF BEGINNING;
THENCE S88°25'06"E, 13.86 FEET;
THENCE S14°33'12"E, 0.29 FEET;
THENCE S16°36'34"E, 11.99 FEET;
THENCE S14°42'49"E, 65.97 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 212.60 FEET AND A CENTRAL ANGLE OF 19°12'17";
THENCE ALONG THE ARC OF SAID CURVE 72.26 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY, THE CHORD OF SAID ARC BEARS S5°06'40"E, 70.93;
THENCE N15°25'01"W, 152.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,639 SQUARE FEET OR 0.038 ACRES, MORE OR LESS.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-100
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2G, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2G, WHENCE THE NW CORNER OF SAID LOT 2G (NO 5 REBAR) BEARS N87°54'12"E, 131.11 FEET;
THENCE N87°57'12"W, 124.92 FEET TO THE POINT OF BEGINNING;
THENCE S87°54'12"E, 124.92 FEET TO THE EAST LINE OF SAID LOT 2G;
THENCE S13°48'38"W, ALONG SAID EAST LINE, 10.61 FEET;
THENCE N87°18'33"W, 122.77 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2G;
THENCE N02°05'48"E ALONG SAID WEST LINE, 9.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209 SQUARE FEET OR 0.027 ACRES MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



A circular stamp with a signature and the date "8-10-16" written over it. The signature is in black ink and appears to be "J. A. [unclear]". The date "8-10-16" is written in black ink below the signature. The stamp itself is faint and circular, with some illegible text around the perimeter.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-101
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2F, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER (NO 5 REBAR) OF LOT 2F, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) BEARS N85°59'22"W, 168.98 FEET;

THENCE S12°58'02"W, 5.24 FEET TO THE POINT OF BEGINNING;

THENCE S12°58'02"W, ALONG THE EAST LINE OF SAID LOT 2F, 5.58 FEET;

THENCE N81°06'03"W, 16.61 FEET;

THENCE N83°50'54"W, 38.59 FEET;

THENCE N87°18'33"W, 114.02 FEET TO THE WEST LINE OF SAID LOT 2F;

THENCE N13°48'38"E ALONG SAID WEST LINE, 10.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 2F;

THENCE S87°54'12"E ALONG THE NORTH LINE OF SAID LOT 2F, 57.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1106.00 FEET AND A CENTRAL ANGLE OF 03°49'55";

THENCE ALONG THE ARC OF SAID CURVE 73.97 FEET, SAID ARC BEARS S85°59'15"E, 73.96 FEET;

THENCE S75°07'44"E, 37.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,701 SQUARE FEET OR 0.039 ACRES MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-102A
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2B, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S12°58'02"W, 5.24 FEET TO THE POINT OF BEGINNING, BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 1110.00 FEET AND A CENTRAL ANGLE OF 5°55'24";
THENCE ALONG THE ARC OF SAID CURVE 114.76 FEET, THE CHORD OF SAID ARC BEARS S78°50'02"E, 114.70 FEET;
THENCE S15°03'05"W, 5.24 FEET;
THENCE N74°56'55"W, 9.31 FEET;
THENCE N78°22'01"W, 66.86 FEET;
THENCE N81°06'03"W, 38.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2B;
THENCE N12°58'02"E, 5.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 634 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



A handwritten signature in black ink is written over a circular, faint stamp. Below the signature, the date "8-10-16" is handwritten in black ink.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-102B
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2B, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1, CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S68°51'51"E, 314.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2B, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S13°48'38"W, 5.08 FEET;
THENCE N65°59'02"W, 17.55 FEET;
THENCE N70°15'17"W, 73.82 FEET;
THENCE N47°33'39"W, 53.42 FEET;
THENCE N70°31'22"W, 29.86 FEET;
THENCE N74°56'55"W, 9.64 FEET;
THENCE N15°03'05"E, 5.39 FEET TO A POINT ON CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1110.00 FEET AND A CENTRAL ANGLE OF 0°48'02";
THENCE ALONG THE ARC OF SAID CURVE 15.51 FEET, THE CHORD OF SAID ARC BEARS S74°26'22"E, 15.51 FEET, BEING A COMPOUND CURVE WITH A RADIUS OF 1101.17 FEET AND A CENTRAL ANGLE OF 1°20'46";
THENCE ALONG THE ARC OF SAID CURVE 25.93 FEET, THE CHORD OF SAID ARC BEARS S68°33'41"E, 25.92 FEET;
THENCE S47°33'39"E, 52.92 FEET;
THENCE S70°15'17"E, 73.00 FEET;
THENCE S65°59'02"E, 16.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 935 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-103A
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, REPLAT OF LOTS 2D AND 2E, REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION RECEPTION NO. 569105, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1, CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO. 519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S68°51'51"E, 314.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2B, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S65°59'02"E, 17.97 FEET;
THENCE S55°35'40"E, 68.66 FEET;
THENCE S61°21'39"E, 66.97 FEET;
THENCE S55°36'35"E, 37.92 FEET;
THENCE S50°13'02"E, 58.51 FEET;
THENCE S42°00'51"E, 36.50 FEET;
THENCE S26°06'06"E, 52.09 FEET;
THENCE S57°52'44"E, 17.39 FEET TO A POINT ON CURVE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 5°45'09";
THENCE ALONG THE ARC OF SAID CURVE 5.02 FEET, THE CHORD OF SAID ARC BEARS S36°57'18"W, 5.02 FEET;
THENCE N57°52'44"W, 16.96 FEET;
THENCE N41°59'25"W, 2.74 FEET;
THENCE N26°06'06"W, 51.39 FEET;
THENCE N42°00'51"W, 35.44 FEET;
THENCE N50°13'02"W, 57.91 FEET;
THENCE N55°36'35"W, 37.43 FEET;
THENCE N61°21'39"W, 66.97 FEET;
THENCE N55°35'40"W, 68.46 FEET;
THENCE N65°59'02"W, 16.62 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;
THENCE N13°48'38"E, ALONG SAID WEST LINE, 5.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,775 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.

J. J. [Signature]
8-10-16

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR
ROADWAY CONSTRUCTION.



A circular stamp is partially visible, overlaid with handwritten text. The signature is written in cursive and appears to be "J. J. [unclear]". Below the signature, the date "8-10-16" is written in a simple, bold font.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-103B
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, REPLAT OF LOTS 2D AND 2E,
REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION RECEPTION NO.
569105, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT
COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1,
CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP
LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO.
519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S56°21'34"E, 647.90 FEET TO A POINT ON THE EAST LINE OF
SAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S44°18'06"W, 30.04 FEET;
THENCE N45°41'54"W, 4.07 FEET;
THENCE N44°18'06"E, 30.04 FEET;
THENCE S45°41'54"E, 4.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 122 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR
ROADWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-103C
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, REPLAT OF LOTS 2D AND 2E,
REPLAT OF LOT 2, BLOCK 1, CURVE SUBDIVISION RECEPTION NO.
569105, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT
COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NW CORNER (NO 5 REBAR) OF LOT 2B, BLOCK 1,
CURVE SUBDIVISION, WHENCE THE NW CORNER (YELLOW PLASTIC CAP
LS 13221) OF LOT 2F, BLOCK 1, CURVE SUBDIVISION, RECEPTION NO.
519261, BEARS N85°59'22"W, 168.98 FEET;
THENCE S47°28'43"E, 646.98 FEET TO A POINT ON THE EAST LINE OF
SAID LOT 1, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S44°18'06"W, 24.54 FEET;
THENCE N45°44'07"W, 10.00 FEET;
THENCE N44°18'06"E, 24.54 FEET;
THENCE S45°41'53"E, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 245 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR
ROADWAY CONSTRUCTION.



A handwritten signature, possibly 'J. J. J.', is written over a circular stamp. The date '8-10-16' is written below the signature.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-104
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 (PLASTIC CAP 13221), WORLDWEST SUBDIVISION, RECEPTION NO. 669521, WHENCE THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, BEARS N25°56'07"W, 580.59 FEET;

THENCE N22°02'56"W, 191.45 FEET TO THE POINT OF BEGINNING;

THENCE S65°04'08"W, 5.05 FEET;

THENCE N17°07'24"W, 74.80 FEET;

THENCE N26°41'37"W, 64.90 FEET;

THENCE N34°41'00"W, 175.10 FEET;

THENCE S45°34'10"W, 32.00 FEET;

THENCE N44°25'50"W, 32.35 FEET;

THENCE N88°52'27"W, 24.59 FEET;

THENCE S49°57'59"W, 46.94 FEET;

THENCE S61°09'38"W, 44.01 FEET;

THENCE S15°21'42"E, 37.90 FEET;

THENCE S74°38'18"W, 51.23 FEET;

THENCE N40°56'27"W, 40.27 FEET;

THENCE S46°16'28"W, 113.97 FEET;

THENCE N45°41'54"W, 2.92 FEET;

THENCE N44°18'06"E, 84.07 FEET;

THENCE S45°41'54"E, 5.00 FEET;

THENCE N44°18'06"E, 76.55 FEET;

THENCE S45°41'54"E, 6.44 FEET;

THENCE S45°41'54"E, 19.41 FEET;

THENCE N61°17'14"E, 58.45 FEET;

THENCE N49°57'59"E, 48.82 FEET;

THENCE S88°52'27"E, 28.51 FEET;

THENCE S44°25'50"E, 29.39 FEET;

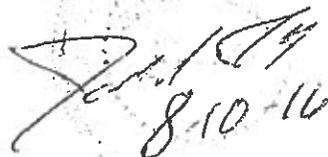
THENCE N45°34'10"E, 32.64 FEET;

THENCE S43°34'41"E, 1.88 FEET;

THENCE S34°41'00"E, 179.31 FEET;

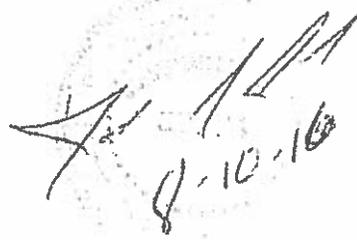
THENCE S26°41'37"E, 65.67 FEET;

THENCE S17°07'24"E, 74.53 FEET TO THE POINT OF BEGINNING.

A handwritten signature in black ink, followed by the date "8-10-16". The signature is stylized and appears to be "J. H. [unclear]".

CONTAINING 5,874 SQUARE FEET OR 0.135 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR
ROADWAY AND DRIVEWAY CONSTRUCTION.



A handwritten signature and date, "8-10-10", are written over a faint circular stamp. The signature is stylized and appears to be "A. J. ...".

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-105
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 2, WORLDWEST SUBDIVISION, RECEPTION NO. 669521, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERN MOST CORNER OF LOT 2 (PLASTIC CAP 13221), WHENCE THE NORTHERN MOST CORNER (PLASTIC CAP 13221) OF LOT 1, WORLDWEST SUBDIVISION, RECEPTION NO. 669521 BEARS N25°56'07"W, 580.59 FEET;

THENCE N22°02'56"W, 191.45 FEET TO THE POINT OF BEGINNING;

THENCE S17°07'24"E, 106.89 FEET;

THENCE S18°46'04"E, 0.29 FEET;

THENCE S20°24'45"E, 32.25 FEET;

THENCE S61°11'29"E, 6.26 FEET;

THENCE S15°29'04"E, 45.02 FEET;

THENCE S14°07'46"E, 32.05 FEET TO A POINT ON CURVE OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 08°15'34";

THENCE ALONG THE ARC OF SAID CURVE 7.21 FEET; THE CHORD OF SAID ARC BEARS S29°50'28"W, 7.20 FEET;

THENCE N14°07'46"W, 37.17 FEET;

THENCE N15°29'04"W, 42.86 FEET;

THENCE N61°11'29"W, 6.01 FEET;

THENCE N20°24'45"W, 34.11 FEET;

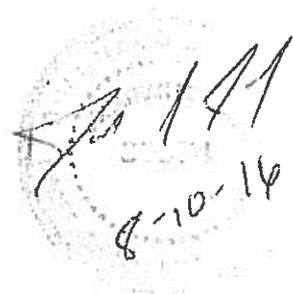
THENCE N18°46'04"W, 0.57 FEET;

THENCE N17°07'24"W, 106.20 FEET;

THENCE N65°04'08"E, 5.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,125 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



Handwritten signature and date stamp: 8-10-16

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-106
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, SUNLIGHT COMMERCIAL CENTER, RECEPTION NO. 753416, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, WHENCE THE SOUTHWEST CORNER (PLASTIC CAP 13221) BEARS S15°25'01"E, 394.77 FEET;
THENCE S89°31'55"E, 24.00 FEET TO THE POINT OF BEGINNING;
THENCE N89°31'55"W, 18.11 FEET;
THENCE S21°34'07"E, 70.22 FEET;
THENCE S07°00'02"W, 50.58 FEET;
THENCE S13°02'20"E, 39.25 FEET;
THENCE S11°36'17"W, 36.62 FEET;
THENCE S15°00'56"E, 91.86 FEET;
THENCE S74°26'31"W, 9.83 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;
THENCE N15°25'01"W, ALONG SAID WEST LINE, 291.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE S89°31'55"E, ALONG THE NORTH LINE OF SAID LOT 1, 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,760 SQUARE FEET OR 0.178 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY AND SIDEWALK CONSTRUCTION.

A circular stamp with a handwritten signature and the date "8-10-16" written across it. The signature is in black ink and appears to be "J. P. [unclear]". The date is also in black ink. The stamp itself is faint and circular.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-107
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, EARL DEAN SMITH FAMILY TRUST SUBDIVISION, RECEPTION NO. 453250, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (PLASTIC CAP 13221) OF SAID LOT 1, WHENCE THE NORTHWEST CORNER (FOUND NAIL) OF SAID LOT 1, BEARS N15°25'01"W, 394.77 FEET;
THENCE S89°31'55"E 24.00 FEET TO THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1234.00 FEET AND A CENTRAL ANGLE OF 06°58'12";
THENCE ALONG THE ARC OF SAID CURVE, 150.12 FEET, THE CHORD OF SAID ARC BEARS N24°16'04"W, 150.03 FEET;
THENCE N15°25'01"W, 66.25 FEET;
THENCE S89°31'55"E, 71.40 FEET;
THENCE S41°47'02"W, 31.40 FEET;
THENCE S00°34'01"W, 20.85 FEET;
THENCE S23°41'26"E, 37.37 FEET;
THENCE S85°22'12"E, 34.50 FEET;
THENCE S25°48'01"E, 117.96 FEET;
THENCE S89°28'18"W, 58.44 FEET;
THENCE S21°34'07"E, 13.11 FEET;
THENCE N89°31'55"W, 18.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,809 SQUARE FEET OR 0.271 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY AND DRIVEWAY CONSTRUCTION.



A handwritten signature in black ink is written over a circular, dotted stamp. The signature is slanted and appears to be 'J. L. ...'. Below the signature, the date '8.10.16' is handwritten in black ink.

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-108
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 4, KAMAR SUBDIVISION, RECEPTION NO. 332471, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (PLASTIC CAP 13221) OF SAID PARCEL, WHENCE THE SOUTHWEST CORNER (PLASTIC CAP 13221) BEARS S15°25'05"E, 207.92 FEET;
THENCE S89°31'55"E, 14.67 FEET;
THENCE S15°25'01"E, 151.00 FEET;
THENCE N54°18'31"E, 40.58 FEET;
THENCE S35°41'29"E, 83.64 FEET;
THENCE S41°47'02"W, 14.86 FEET;
THENCE N89°31'55"W, 71.40 FEET;
THENCE N15°25'01"W, 207.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,857 SQUARE FEET OR 0.157 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY AND DRIVEWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-109
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 759365, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER (PLASTIC CAP LS 13221) OF SAID PARCEL, WHENCE THE SOUTHWEST CORNER (FOUND NAIL) OF LOT 4, KAMAR SUBDIVISION, RECEPTION NO. 332471, BEARS S15°24'57"E, 207.92 FEET;
THENCE N15°25'01"W, 92.01 FEET;
THENCE N07°00'42"E, 119.20 FEET;
THENCE N14°42'49"W, 92.64 FEET;
THENCE S88°25'01"E, 5.21 FEET;
THENCE S14°42'49"E, 92.14 FEET;
THENCE S07°00'42"W, 39.87 FEET;
THENCE N89°23'52"E, 9.51 FEET;
THENCE S00°36'08"E, 45.00 FEET;
THENCE S89°23'52"W, 14.32 FEET;
THENCE S07°54'58"E, 38.17 FEET;
THENCE S15°25'01"E, 88.23 FEET;
THENCE N89°31'55"W, 14.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,115 SQUARE FEET OR 0.072 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY AND DRIVEWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-110
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN LOT 1, COPPER RIDGE SUBDIVISION
RECEPTION NO. 284203, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE
6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER (PLASTIC CAP 30090) OF SAID
LOT 1, WHENCE THE WEST CORNER (ALUMINUM CAP 29039) OF SAID
LOT 1 BEARS N14°33'12"E, 596.07 FEET;
THENCE N14°33'12"W, 529.38 FEET;
THENCE N75°17'11"E, 8.22 FEET;
THENCE S14°34'34"E, 37.14 FEET;
THENCE S14°37'45"E, 24.01 FEET;
THENCE S14°36'12"E, 5.00 FEET;
THENCE S14°34'34"E, 137.56 FEET;
THENCE S14°34'35"E, 84.96 FEET;
THENCE S14°34'54"E, 84.59 FEET;
THENCE S18°04'26"E, 53.03 FEET;
THENCE S14°42'51"E, 32.62 FEET;
THENCE S14°51'40"E, 16.68 FEET;
THENCE S14°34'55"E, 18.87 FEET;
THENCE S14°46'01"E, 25.02 FEET;
THENCE S14°34'55"E, 13.48 FEET;
THENCE N88°25'01"W, 12.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,875 SQUARE FEET OR 0.112 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR
ROADWAY AND DRIVEWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-111A
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 750109, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER (PLASTIC CAP LS 7736) OF SAID RECEPTION NO. 750109, WHENCE THE EAST CORNER (PLASTIC CAP LS 16394) OF SAID RECEPTION NO. 750109 BEARS N14°28'31"W, 540.18 FEET;
THENCE N14°28'31"W, 459.75 FEET TO THE POINT OF BEGINNING;
THENCE S14°28'31"E, ALONG THE EXISTING RIGHT-OF-WAY, 82.77 FEET;
THENCE N58°15'14"W, 23.89 FEET;
THENCE S75°17'11"W, 49.48 FEET;
THENCE N14°42'49"W, 49.00 FEET;
THENCE N75°17'11"E, 50.86 FEET;
THENCE N28°26'11"E, 22.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,509 SQUARE FEET OR 0.081 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR DRIVEWAY CONSTRUCTION.



A circular stamp is partially visible, overlaid with handwritten text. The stamp contains the text "COUNTY OF ROUTT" and "REGISTERED". The handwritten text includes a signature and the date "8-10-16".

EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-111B
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 750109, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER (PLASTIC CAP LS 7736) OF SAID RECEPTION NO. 750109, WHENCE THE EAST CORNER (PLASTIC CAP LS 16394) OF SAID RECEPTION NO. 750109 BEARS N14°28'31"W, 540.18 FEET;
THENCE N87°29'14"W, 11.90 FEET TO THE POINT OF BEGINNING;
THENCE N87°29'14"W, 5.23 FEET;
THENCE N14°42'49"W, 23.78 FEET;
THENCE N75°31'29"E, 5.00 FEET;
THENCE S14°42'49"E, 25.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 123 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR ROADWAY CONSTRUCTION.



EXHIBIT "A"
PROJECT CODE: C 0402-088
TEMPORARY EASEMENT NUMBER: TE-111C
DATE: JULY 21, 2016

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN RECEPTION NO. 750109, IN THE SW1/4 OF SECTION 6, T6N, R84W OF THE 6TH P.M., ROUTT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER (PLASTIC CAP LS 7736) OF SAID RECEPTION NO. 750109, WHENCE THE EAST CORNER (PLASTIC CAP LS 16394) OF SAID RECEPTION NO. 750109 BEARS N14°28'31"W, 540.18 FEET;
THENCE N87°29'12"W, 437.55 FEET TO THE POINT OF BEGINNING;
THENCE N87°29'14"W, ALONG THE EXISTING RIGHT-OF-WAY, 48.96 FEET;
THENCE N00°53'30"W, 7.69 FEET;
THENCE N89°06'30"E, 49.50 FEET;
THENCE S02°30'46"W, 10.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 450 SQUARE FEET OR 0.010 ACRES, MORE OR LESS

PURPOSE OF ABOVE DESCRIBED TEMPORARY EASEMENT IS FOR DRIVEWAY CONSTRUCTION.



Colorado Department of Transportation
 222 South 6th Street, Room 317
 Grand Junction, CO 81501
 Phone: 970-683-6233 FAX: 970-683-6249
 Region 3 LED

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

JSC, Inc.
 P.O. Box 1153
 Montrose, CO 81401
 Ph: (970) 878-5262
 Fax: (970) 878-5382

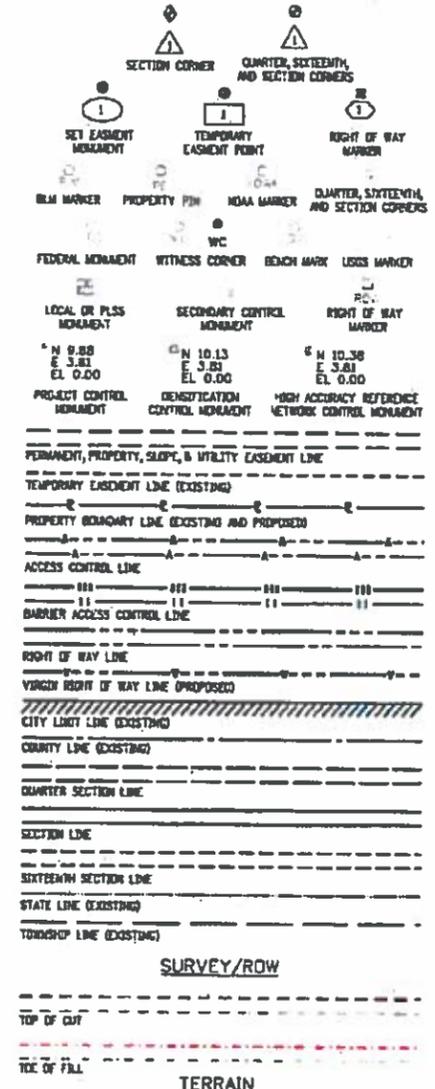
Right of Way Plans			
Title Sheet			
Project Number:	C 0402-088		
Project Location:	SH 40 & County Road 129 (Elk River Rd)		
Section:	Sec 6, T6N, R84W		
Project Codes:			

**DEPARTMENT OF TRANSPORTATION
 STATE OF COLORADO**
 RIGHT OF WAY PLANS OF PROPOSED
PROJECT NO. C 0402-088
 STATE HIGHWAY 40 AND COUNTY ROAD 129 (ELK RIVER ROAD)
 INTERSECTION IMPROVEMENT
 Section 6, Township 6 North, Range 84 West
 of the 6th Principal Meridian, County of Routt
 Length of Project = 0.52 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.04	(4) Project Control Diagram
4.01-4.04	(4) Survey Control Diagram
5.01-5.02	(2) Monumentation Sheets
Not Included	(0) Tabulation of Road Approach Sheets
7.01-7.07	(2) Plan & Detail Sheets
8.01-8.02	(2) Ownership Map
Not Included	(0) Centerline Geometry Data Sheets
(26) Total Sheets	

Scales of Original 11x17 Drawings
 Plan Sheets 1"=40'
 Ownership Map 1"=400'

- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
 - For title information, The Colorado Department of Transportation relied on Memorandums of Ownership prepared by Old Republic National Title Insurance Company.
 - This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
 - Contractor to be aware that any underground gas line shown hereon may be high pressure.
- Easements and/or rights-of-way in close proximity to project areas are shown hereon. Non-recorded easements are not shown, except as noted on plans. Recorded easements that cannot be shown due to easement type or illegible documents are as follows:
- Easements shown on ALTA Survey Recep. No. 755337 (legible).
 - City of Steamboat Springs Avigation Easement, Book 764 Page 368, and Rec. No. 520243.
 - Terms and conditions of an agreement, resolutions, notes and provisions or restrictive covenants are unplotable and not shown hereon.



BEGIN SH 40 Const. and ROW Project
 M.P. 130.40
 STA. 100+00.00



END SH 40 Const. & ROW Project
 M.P. 130.92
 STA. 12+00.00

PROJECT LOCATION MAP
 Scale: 1" = 1 mi

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as fullweight without screening, except as noted with the word (proposed).

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N01°25'29"W from CP-1 to CP-2. Both monuments are no. 5 Tebars with 2 inch aluminum monuments RLS 35574, marked appropriately for their control position. The survey data was obtained from a Global Positioning System (GPS) survey based on an RTK solution of a static observation of CP-1. Continuously Operating Reference Stations (CORS) were used in the solution.

DEPARTMENT OF TRANSPORTATION
 STATE OF COLORADO
 AUTHORIZED: *[Signature]*
 DATE: 8/1/2018
 RIGHT OF WAY MANAGER

SURVEYOR STATEMENT (ROW PLAN)
 I, Jonathan Leif Joy, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and the Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a warranty or warranty, either expressed or implied.
 PLS No. 38574



[Handwritten signature]

Colorado Department of Transportation



222 South 6th Street, Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

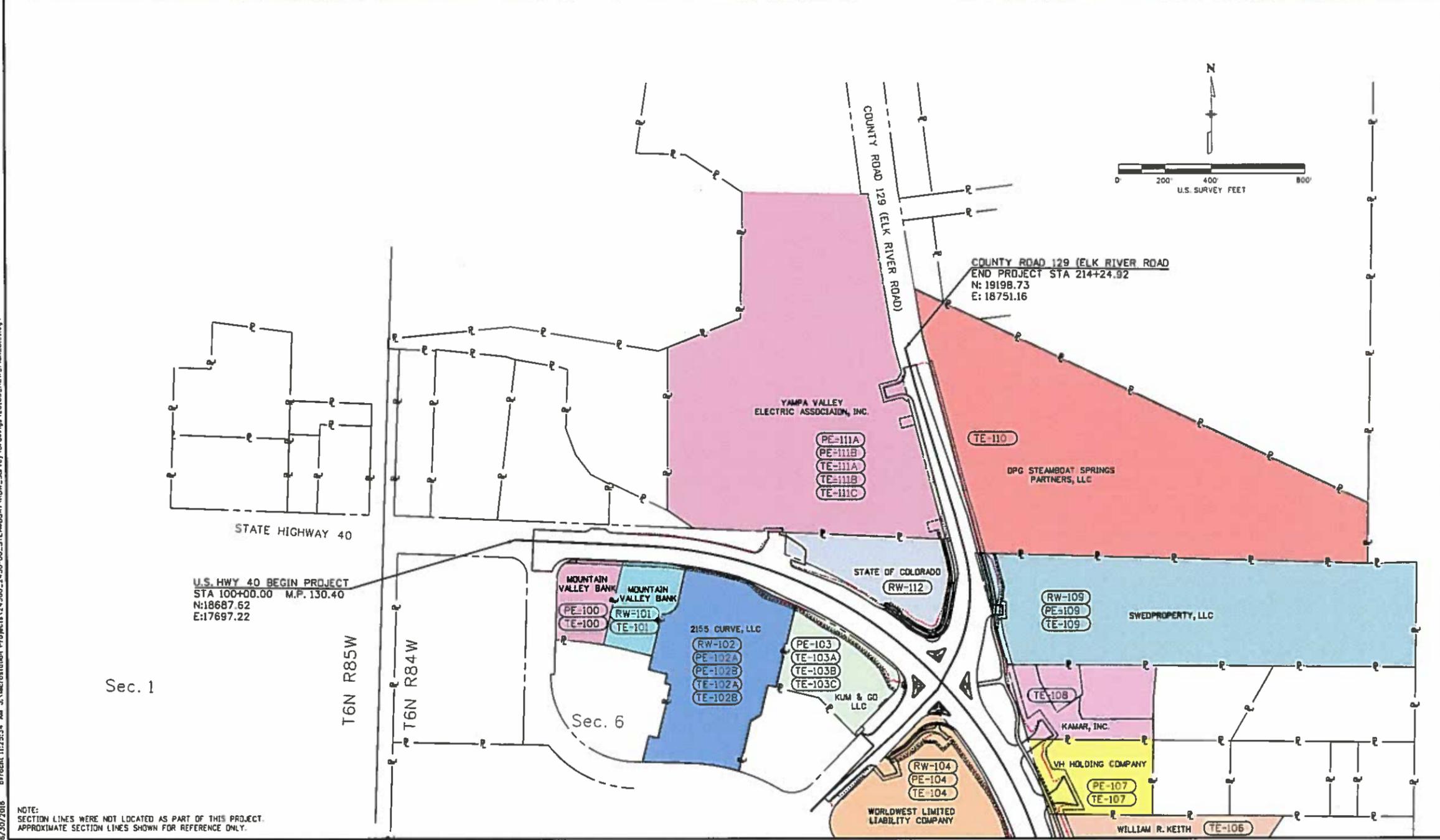
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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

JSC, Inc.
P.O. Box 1153
Meeker, CO 81641
Ph: (970) 878-5292
Fax: (970) 878-5392

Ownership Sheet Right of Way Plans			
Project Number: C 0402-088			
Project Location: SH 40 & County Road 129 (Elk River Rd)			
Sec 6, T6N, R84W			
Project Code:	Last Mod. Date	Subset	Sheet No.
20163	6-30-2016	8.01-8.02	8.01

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NOTE:
SECTION LINES WERE NOT LOCATED AS PART OF THIS PROJECT.
APPROXIMATE SECTION LINES SHOWN FOR REFERENCE ONLY.

Colorado Department of Transportation



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Grand Junction, CO 81501
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Region 3

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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JSC, Inc.

P.O. Box 1153
Meeker, CO 81641
Ph: (970) 878-5292
Fax: (970) 878-5392

Project Control Diagram

Title Sheet

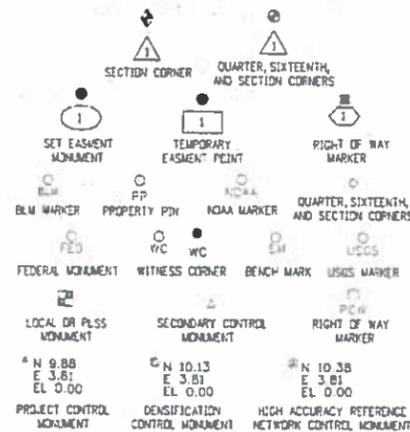
Project Number: C 0402-088			
Project Location: SH 40 & County Road 129 (Elk River Rd)			
Sec 6, T6N, R64W			
Project Code:	Leaf Mod. Date	Sheet	Sheet No.
20163	7-14-2016	3 01 to 3 04	3 01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

PROJECT CONTROL DIAGRAM

State Highway 40 MP 130.57 to 130.92
Section 6, Township 6 North, Range 84 West
of the 6th Principal Meridian
County of Routt

SHEET NO.	INDEX OF SHEETS
3 01	(1) Title Sheet
3 02	(3) Plan Sheet
3 03 - 3 04	(2) Monument Coordinate Tables
	(4) Total Sheets



Note: For a complete listing of symbolology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.



General Notes:

- This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not void unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N01°25'29"W from CP-1 to CP-2. Both monuments are no. 5 rebars with 2 inch aluminum monuments RLS 36574, marked appropriately for their control position. The survey data was obtained from a Global Positioning System (GPS) survey based on an OPUS solution of a static observation at CP-1. Continuously Operating Reference Stations (CORS) were used in the solution.

Basis of Elevations: Project elevations are based on an OPUS observation at a CP-1 (no. 5 rebar with 2 inch aluminum monument RLS 36574), with a NAVD 88 elevation of 6672.36 ft.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone (501) NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0003501579. The resulting project coordinates are truncated by 430000m in the Northing and 794000m in the Easting after converting from state plane coordinates to project coordinates. The CORS is based on the NAD '83(2011) datum.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.0003501579 - 430000) * (3937/1200).

Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.0003501579 - 794000) * (3937/1200).

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Jonathan Leif Joy, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 36574



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Colorado Department of Transportation



222 South 6th Street, Room 317
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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

JSC, Inc.

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Meeker, CO 81641
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Fax: (970) 878-5392

Right of Way Plans
Plan Sheet

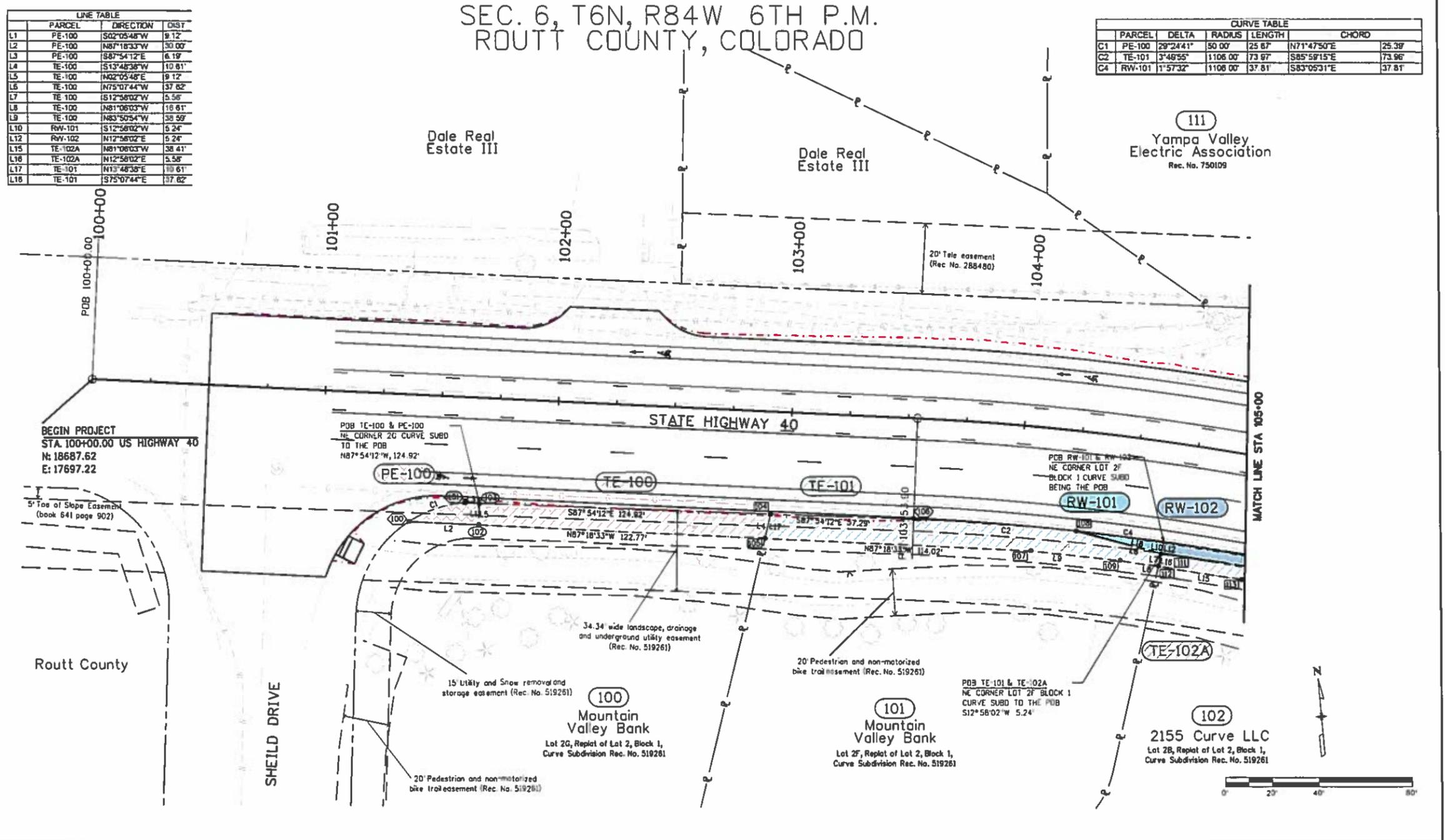
Project Number: C 0402-088			
Project Location: SH 40 & County Road 129 (Elk River Rd)			
Sec 6, T6N, R84W 6th P.M.			
Project Code:	Last Mod. Date:	Sheet	Sheet No.
20163	6-8-2016	7.01 to 7.07	7.01

SEC. 6, T6N, R84W 6TH P.M.
ROUTT COUNTY, COLORADO

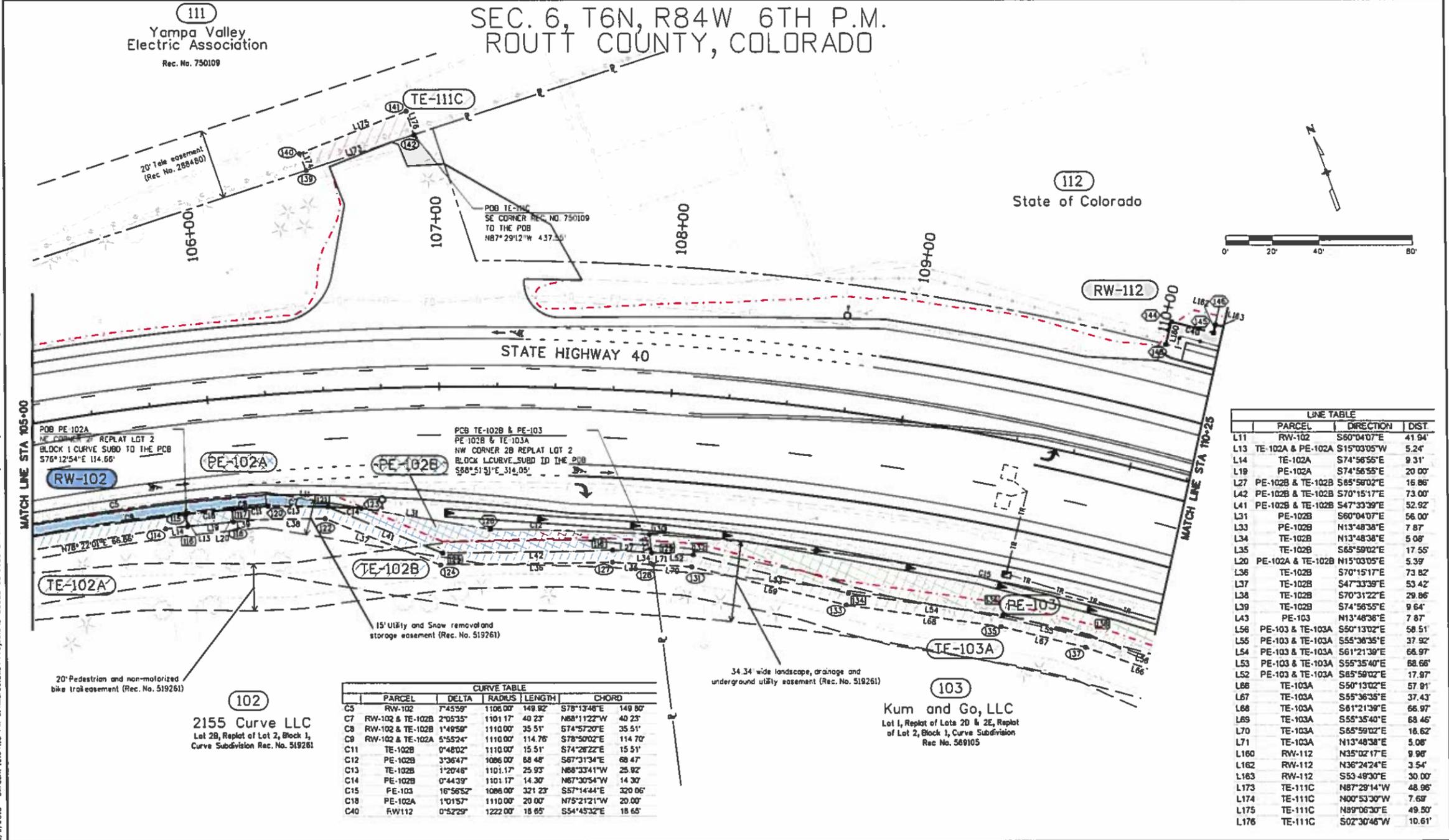
LINE TABLE	PARCEL	DIRECTION	DIST
L1	PE-100	S02°05'48"W	9.12'
L2	PE-100	N87°18'33"W	30.00'
L3	PE-100	S87°54'12"E	6.19'
L4	TE-100	S13°48'38"W	10.81'
L5	TE-100	N02°05'48"E	9.12'
L6	TE-100	N76°07'44"W	37.82'
L7	TE-100	S12°58'02"W	5.58'
L8	TE-100	N81°06'03"W	18.81'
L9	TE-100	N83°50'54"W	38.99'
L10	RW-101	S12°58'02"W	5.24'
L12	RW-102	N12°58'02"E	5.24'
L15	TE-102A	N81°06'03"W	38.41'
L16	TE-102A	N12°58'02"E	5.58'
L17	TE-101	N13°48'38"E	10.61'
L18	TE-101	S75°07'44"E	37.82'

CURVE TABLE				
PARCEL	DELTA	RADIUS	LENGTH	CHORD
C1	PE-100	29°24'41"	50.00'	25.87'
C2	TE-101	3°48'55"	1108.00'	73.97'
C4	RW-101	1°57'32"	1108.00'	37.81'

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Colorado Department of Transportation 222 South 6th Street, Room 317 Grand Junction, CO 81501 Phone: 970-683-6233 FAX: 970-683-6249 Region 3 LED	Sheet Revisions	Sheet Revisions	Sheet Revisions	JSC, Inc. P.O. Box 1153 Meeker, CO 81641 Ph: (970) 878-5292 Fax: (970) 878-5392	Right of Way Plans																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Initials</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Description	Initials										<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Initials</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Description	Initials										<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>Initials</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Description	Initials										<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Project Number</th> <th>Project Location</th> </tr> </thead> <tbody> <tr> <td>C 0402-088</td> <td>SH 40 & County Road 129 (Elk River Rd)</td> </tr> <tr> <td colspan="2">Sec 6, T6N, R84W 6th P.M.</td> </tr> <tr> <th>Project Code</th> <th>Last Mod. Date</th> <th>Subset</th> <th>Sheet No.</th> </tr> <tr> <td>20163</td> <td>6-8-2016</td> <td>7.01 to 7.07</td> <td>7.02</td> </tr> </tbody> </table>	Project Number	Project Location	C 0402-088	SH 40 & County Road 129 (Elk River Rd)	Sec 6, T6N, R84W 6th P.M.		Project Code	Last Mod. Date	Subset	Sheet No.	20163	6-8-2016	7.01 to 7.07
Date	Description	Initials																																																			
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Project Code	Last Mod. Date	Subset	Sheet No.																																																		
20163	6-8-2016	7.01 to 7.07	7.02																																																		



PARCEL	DELTA	RADIUS	LENGTH	CHORD
C5	RW-102	7'45.59"	1106.00'	149.92'
C7	RW-102 & TE-102B	2'05.35"	1101.17'	40.23'
C8	RW-102 & TE-102B	1'49.50"	1110.00'	35.51'
C9	RW-102 & TE-102A	5'55.24"	1110.00'	114.76'
C11	TE-102B	0'48.02"	1110.00'	15.51'
C12	PE-102B	3'36.47"	1086.00'	68.48'
C13	TE-102B	1'20.46"	1101.17'	25.93'
C14	PE-102B	0'44.39"	1101.17'	14.30'
C15	PE-103	16'56.52"	1086.00'	321.23'
C18	PE-102A	1'01.57"	1110.00'	20.00'
C40	RW-112	0'52.29"	1222.00'	18.65'

LINE	PARCEL	DIRECTION	DIST
L11	RW-102	S60°04'07"E	41.94'
L13	TE-102A & PE-102A	S15°03'05"W	5.24'
L14	TE-102A	S74°56'55"E	9.31'
L19	PE-102A	S74°56'55"E	20.00'
L27	PE-102B & TE-102B	S65°58'02"E	16.86'
L42	PE-102B & TE-102B	S70°15'17"E	73.00'
L41	PE-102B & TE-102B	S47°33'39"E	52.92'
L31	PE-102B	S60°04'07"E	56.00'
L33	PE-102B	N13°48'38"E	7.87'
L34	TE-102B	N13°48'38"E	5.08'
L35	TE-102B	S65°58'02"E	17.55'
L20	PE-102A & TE-102B	N15°03'05"E	5.39'
L36	TE-102B	S70°15'17"E	73.82'
L37	TE-102B	S47°33'39"E	53.42'
L38	TE-102B	S70°31'22"E	29.86'
L39	TE-102B	S74°56'55"E	9.64'
L43	PE-103	N13°48'38"E	7.87'
L56	PE-103 & TE-103A	S50°13'02"E	58.51'
L55	PE-103 & TE-103A	S55°38'35"E	37.92'
L54	PE-103 & TE-103A	S61°21'39"E	68.97'
L53	PE-103 & TE-103A	S55°35'40"E	68.66'
L52	PE-103 & TE-103A	S65°58'02"E	17.97'
L66	TE-103A	S50°13'02"E	57.91'
L67	TE-103A	S55°38'35"E	37.43'
L68	TE-103A	S61°21'39"E	66.97'
L69	TE-103A	S55°35'40"E	68.46'
L70	TE-103A	S65°58'02"E	16.62'
L71	TE-103A	N13°48'38"E	5.08'
L160	RW-112	N35°02'17"E	9.98'
L162	RW-112	N36°24'24"E	3.54'
L163	RW-112	S53°49'30"E	30.00'
L173	TE-111C	N87°29'14"W	48.96'
L174	TE-111C	N00°53'30"W	7.69'
L175	TE-111C	N89°06'30"E	49.50'
L176	TE-111C	S02°30'46"W	10.61'

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Colorado Department of Transportation



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Region 3

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Sheet Revisions

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

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Fax: (970) 878-5392

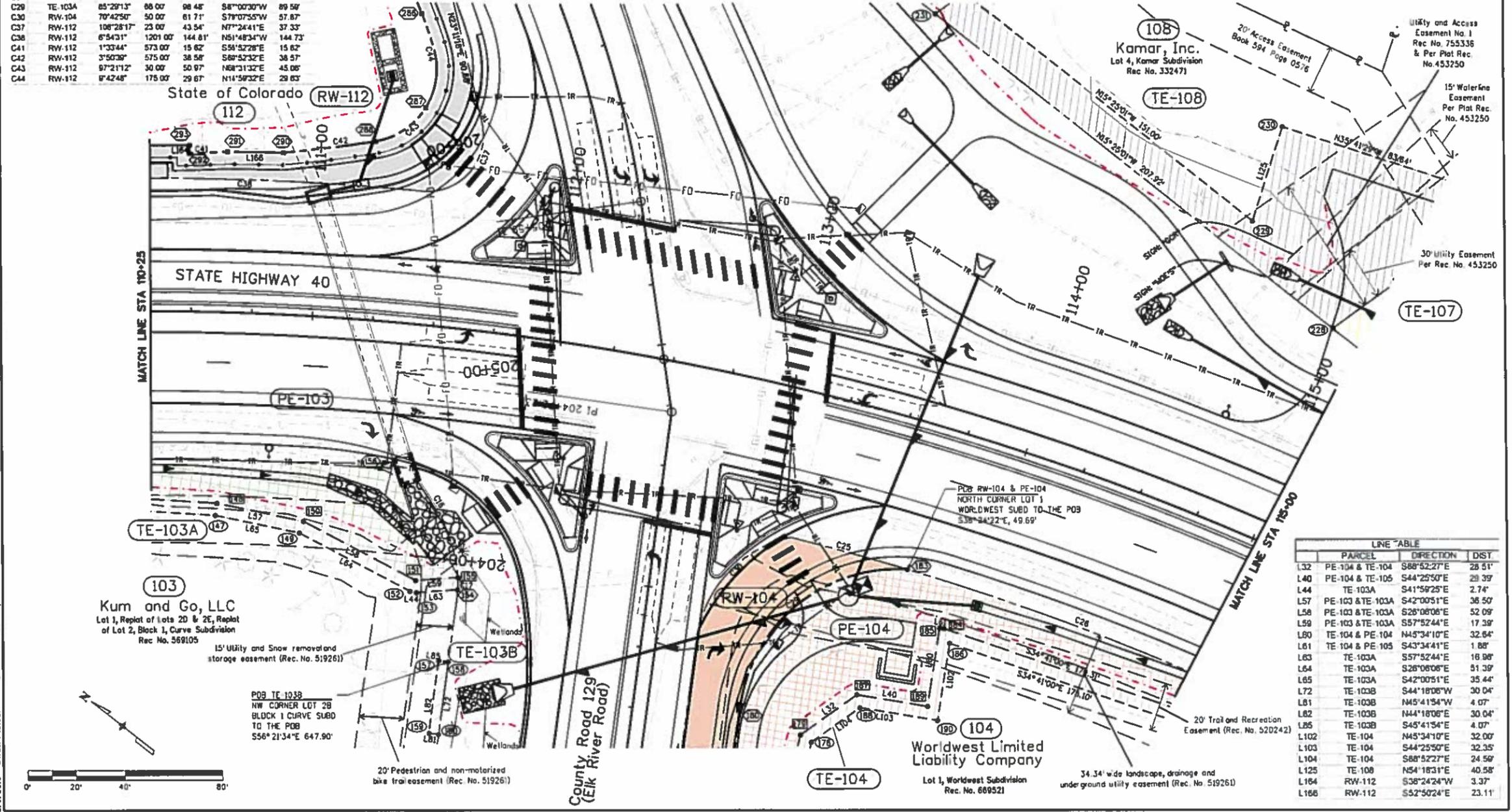
Right of Way Plans

Plan Sheet

Project Number: C 0402-088		
Project Location: SH 40 & County Road 129 (Elk River Rd)		
Sec 6, T6N, R84W 6th P.M.		
Project Code	Last Mod. Date	Sheet No.
20163	8.8.2016	7.01 to 7.07

SEC. 6, T6N, R84W 6TH P.M.
ROUTT COUNTY, COLORADO

PARCEL	DELTA	RADIUS	LENGTH	CHORD	
C16	PE 103	66°17'27"	50.00'	57.65'	S0°36'00"W 54.66'
C17	TE-103A	5°45'00"	50.00'	5.02'	S38°57'18"W 5.02'
C25	RW-104	2°37'18"	1088.00'	48.69'	N33°24'22"W 48.69'
C28	RW-104	7°51'00"	1088.00'	148.79'	N33°10'13"W 148.65'
C29	TE-103A	85°29'13"	68.00'	98.48'	S8°00'30"W 89.58'
C30	RW-104	70°42'50"	50.00'	61.71'	S78°07'55"W 57.87'
C37	RW-112	106°28'17"	23.00'	43.54'	N77°24'41"E 37.33'
C38	RW-112	6°54'31"	1201.00'	144.81'	N51°48'34"W 144.73'
C41	RW-112	1°33'44"	573.00'	15.62'	S58°52'28"E 15.62'
C42	RW-112	3°50'39"	575.00'	38.58'	S68°52'32"E 38.57'
C43	RW-112	97°21'12"	30.00'	50.97'	N68°31'32"E 45.05'
C44	RW-112	9°42'48"	175.00'	29.67'	N14°58'32"E 29.63'

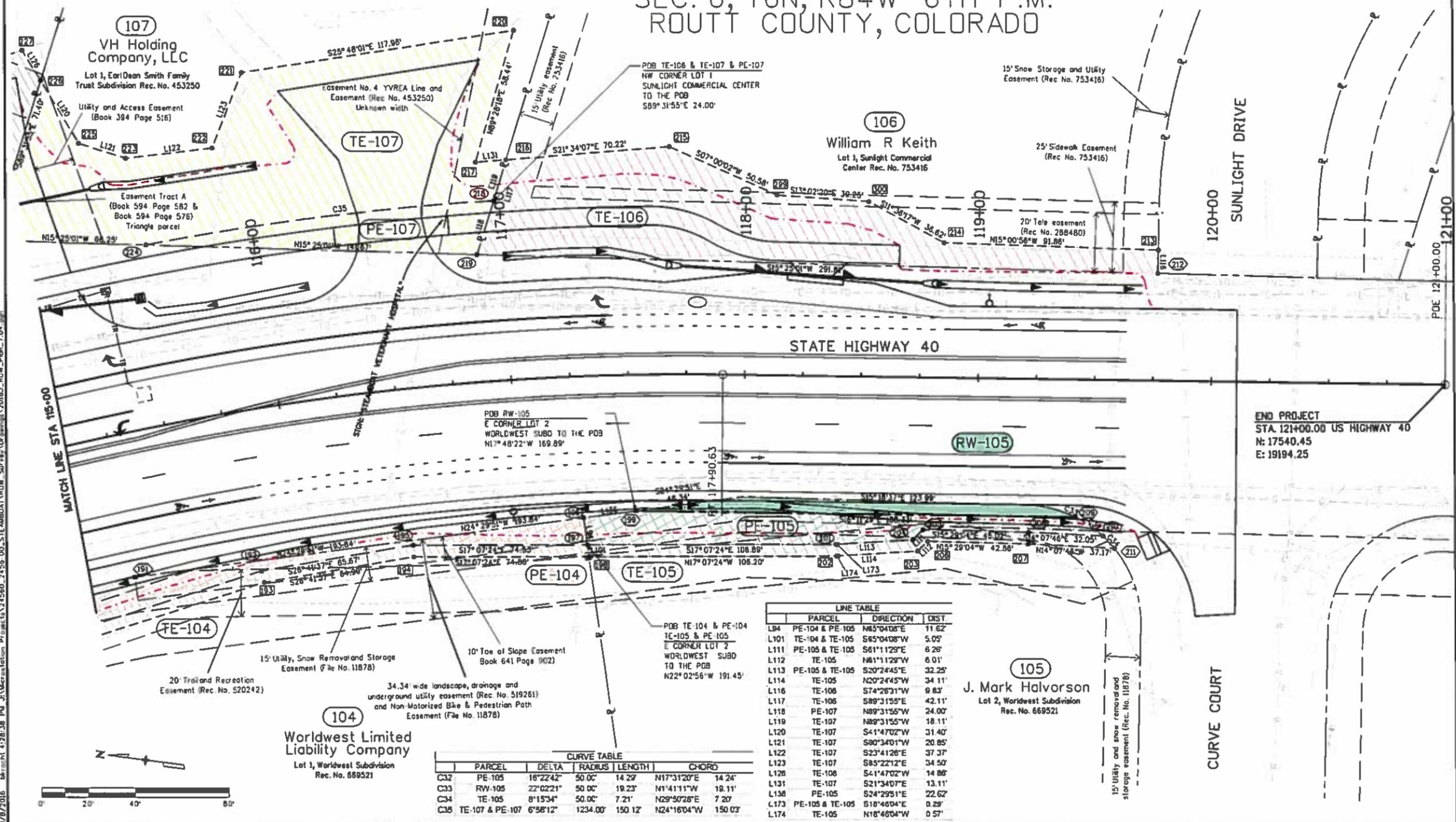


LINE	PARCEL	DIRECTION	DIST
L32	PE-104 & TE-104	S88°52'27"E	28.51'
L40	PE-104 & TE-105	S44°25'50"E	29.39'
L44	TE-103A	S41°59'25"E	2.74'
L57	PE-103 & TE-103A	S42°00'51"E	36.50'
L58	PE-103 & TE-103A	S26°08'08"E	52.09'
L59	PE-103 & TE-103A	S57°52'44"E	17.39'
L80	TE-104 & PE-104	N45°34'10"E	32.64'
L81	TE-104 & PE-105	S43°34'41"E	1.88'
L83	TE-103A	S57°52'44"E	16.98'
L84	TE-103A	S26°08'08"E	51.39'
L85	TE-103A	S42°00'51"E	35.44'
L72	TE-103B	S44°18'06"W	30.04'
L81	TE-103B	N45°41'54"W	4.07'
L82	TE-103B	N44°18'06"E	30.04'
L85	TE-103B	S45°41'54"E	4.07'
L102	TE-104	N45°34'10"E	32.00'
L103	TE-104	S44°25'50"E	32.35'
L104	TE-104	S88°52'27"E	24.58'
L125	TE-108	N54°18'31"E	40.58'
L164	RW-112	S38°24'24"W	3.37'
L166	RW-112	S52°50'24"E	23.11'

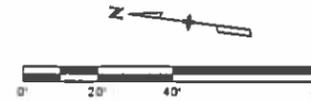
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SEC. 6, T6N, R84W 6TH P.M.
 ROUTT COUNTY, COLORADO



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PARCEL	DELTA	RADIUS	LENGTH	CHORD
C32	16°22'42"	50.00'	14.29'	N17°31'20"E 14.24'
C33	22°02'21"	50.00'	19.23'	N1°41'11"W 19.11'
C34	8°15'34"	50.00'	7.21'	N29°50'28"E 7.20'
C35	TE-107 & PE-107	6°58'12"	1234.00'	150.12'

PARCEL	DIRECTION	DIST
L104	PE-104 & PE-105	N85°04'08"E 11.62'
L101	TE-104 & TE-105	S85°04'08"W 5.05'
L111	PE-105 & TE-105	S61°11'29"E 6.26'
L112	TE-105	N81°11'29"W 6.01'
L113	PE-105 & TE-105	S20°24'45"E 32.25'
L114	TE-105	N20°24'45"W 34.11'
L116	TE-106	S74°26'31"W 9.83'
L117	TE-106	S89°31'55"E 42.11'
L118	PE-107	N89°31'55"W 24.00'
L119	TE-107	N89°31'55"W 18.11'
L120	TE-107	S41°47'02"W 31.40'
L121	TE-107	S00°34'01"W 20.85'
L122	TE-107	S23°41'26"E 37.37'
L123	TE-107	S85°22'12"E 34.50'
L126	TE-108	S41°47'02"W 14.86'
L131	TE-107	S21°34'07"E 13.11'
L136	PE-105	S24°29'51"E 22.62'
L173	PE-105 & TE-105	S18°46'04"E 0.29'
L174	TE-105	N18°46'04"W 0.57'

END PROJECT
 STA 121+00.00 US HIGHWAY 40
 N: 17540.45
 E: 19194.25

Colorado Department of Transportation



222 South 6th Street, Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

LED

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

JSC, Inc.

P.O. Box 1153
Mesa, CO 81641
Ph: (970) 878-5292
Fax: (970) 878-5392

Right of Way Plans

Plan Sheet

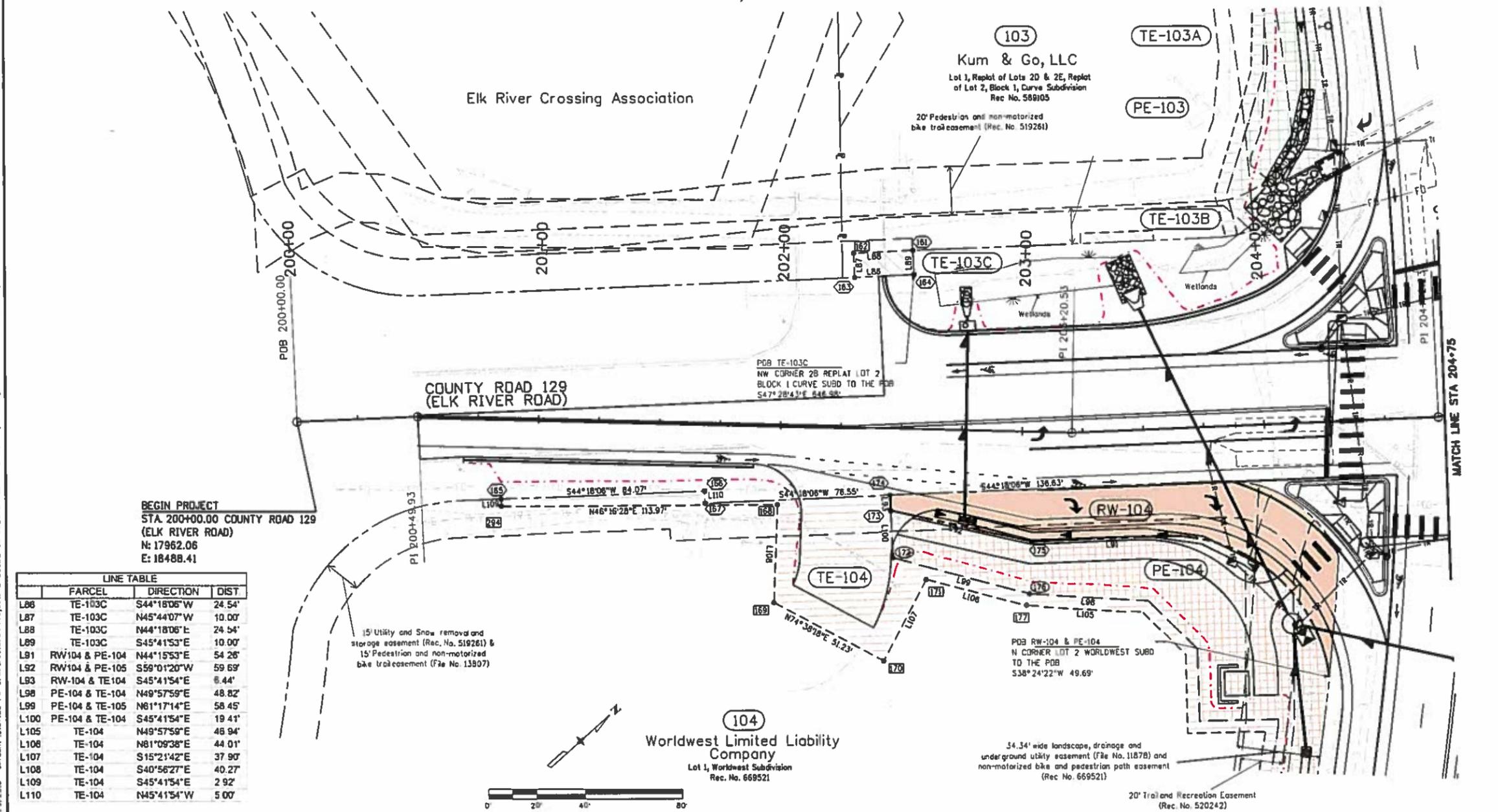
Project Number: C 0402-088

Project Location: SH 40 & County Road 129 (Elk River Rd)

Sec 6, T6N, R84W 6th P.M.

Project Code	Last Mod. Date	Subset	Sheet No.
20163	6-8-2016	7.01 to 7.07	7.05

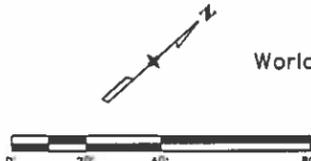
SEC. 6, T6N, R84W 6TH P.M.
ROUTT COUNTY, COLORADO



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LINE TABLE

PARCEL	DIRECTION	DIST
L86	TE-103C	S44°18'06"W 24.54'
L87	TE-103C	N45°44'07"W 10.00'
L88	TE-103C	N44°18'06"E 24.54'
L89	TE-103C	S45°41'53"E 10.00'
L91	RW-104 & PE-104	N44°15'53"E 54.26'
L92	RW-104 & PE-105	S59°01'20"W 59.69'
L93	RW-104 & TE-104	S45°41'54"E 6.44'
L98	PE-104 & TE-104	N49°57'59"E 48.82'
L99	PE-104 & TE-105	N81°17'14"E 58.45'
L100	PE-104 & TE-104	S45°41'54"E 19.41'
L105	TE-104	N49°57'59"E 46.94'
L108	TE-104	N81°09'38"E 44.01'
L107	TE-104	S15°21'42"E 37.90'
L108	TE-104	S40°56'27"E 40.27'
L109	TE-104	S45°41'54"E 2.92'
L110	TE-104	N45°41'54"W 5.00'



Colorado Department of Transportation



222 South 6th Street, Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

LED

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

JSC, Inc.

P.O. Box 1153
Meeker, CO 81641
Ph: (970) 878-5292
Fax: (970) 878-5392

Right of Way Plans

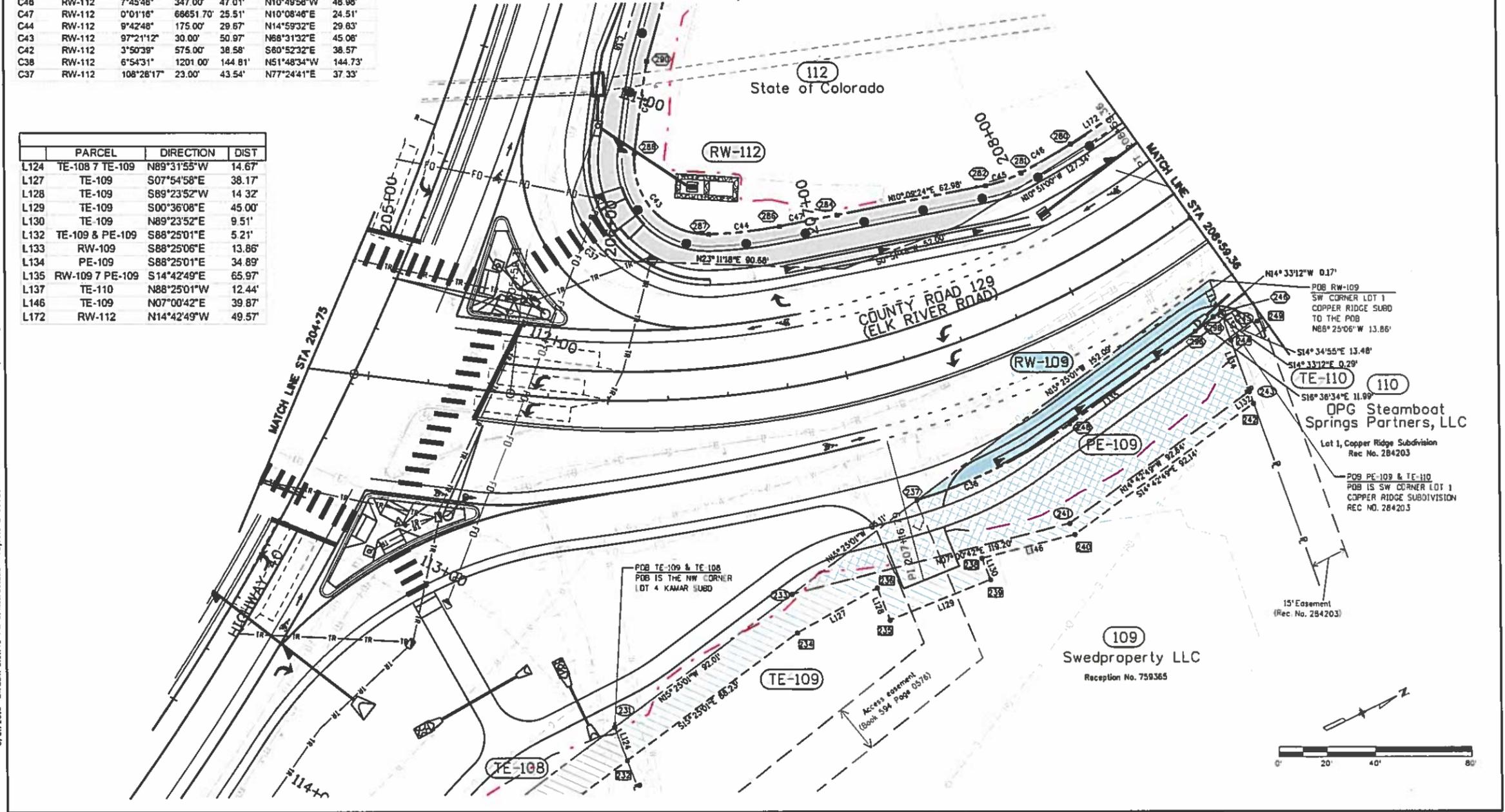
Plan Sheet

Project Number: C 0402-088			
Project Location: SH 40 & County Road 129 (Elk River Rd)			
Sec 6, T6N, R84W 6th P.M.			
Project Code	Last Mod. Date	Sheet No.	Sheet No.
20163	8/31/2016	7.01 to 7.07	7.08

PARCEL	DELTA	RADIUS	LENGTH	CHORD
C36 RW-109 & PE-109	19°12'17"	212.60'	72.28'	55°06'40"E 70.93'
C45 RW-112	17°06'27"	53.00'	15.82'	N01°36'11"E 15.77'
C46 RW-112	7°45'48"	347.00'	47.01'	N10°49'58"W 48.98'
C47 RW-112	0°01'16"	68651.70'	25.51'	N10°08'46"E 24.51'
C44 RW-112	9°42'48"	175.00'	29.67'	N14°59'32"E 29.83'
C43 RW-112	97°21'12"	30.00'	50.97'	N88°31'32"E 45.06'
C42 RW-112	3°50'39"	575.00'	38.58'	S60°52'32"E 38.57'
C38 RW-112	6°54'31"	1201.00'	144.81'	N51°48'34"W 144.73'
C37 RW-112	108°26'17"	23.00'	43.54'	N77°24'41"E 37.33'

PARCEL	DIRECTION	DIST
L124 TE-108 & TE-109	N89°31'55"W	14.67'
L127 TE-109	S07°54'58"E	38.17'
L128 TE-109	S89°23'52"W	14.32'
L129 TE-109	S00°36'08"E	45.00'
L130 TE-109	N89°23'52"E	9.51'
L132 TE-109 & PE-109	S88°25'01"E	5.21'
L133 RW-109	S88°25'06"E	13.86'
L134 PE-109	S88°25'01"E	34.89'
L135 RW-109 & PE-109	S14°42'49"E	65.97'
L137 TE-110	N88°25'01"W	12.44'
L146 TE-109	N07°00'42"E	39.87'
L172 RW-112	N14°42'49"W	49.57'

SEC. 6, T6N, R84W 6TH P.M.
ROUÏT COUNTY, COLORADO



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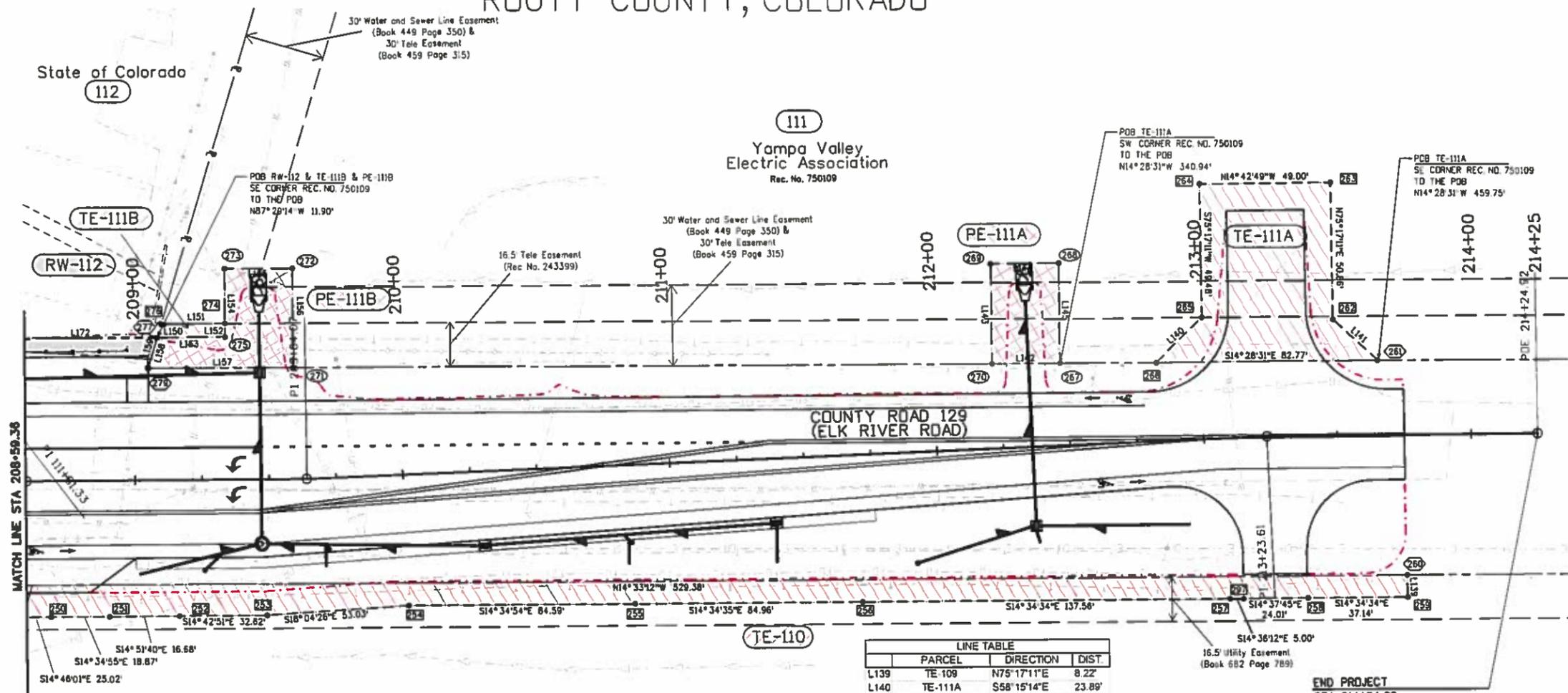
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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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JSC, Inc.
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 Meeker, CO 81641
 Ph: (970) 878-5292
 Fax: (970) 878-5392

Right of Way Plans			
Plan Sheet			
Project Number:	C 0402-088		
Project Location:	SH 40 & County Road 129 (Elk River Rd)		
Sec:	6, T6N, R84W 6th P.M.		
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20163	6-8-2016	7.01 to 7.07	7.07

SEC. 6, T6N, R84W 6TH P.M.
 ROUTT COUNTY, COLORADO

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LINE	PARCEL	DIRECTION	DIST
L139	TE-109	N75°17'11"E	8.22'
L140	TE-111A	S58°15'14"E	23.89'
L141	TE-111A	N28°26'11"E	22.54'
L142	PE-111A	S14°28'31"E	25.40'
L143	PE-111A	S75°31'29"W	36.99'
L144	PE-111A	N14°28'31"W	25.40'
L145	PE-111A	N75°31'29"E	36.99'
L150	TE-111B	N87°29'14"W	5.23'
L151	TE-111B	N14°42'49"W	23.78'
L152	TE-111B	N75°31'29"E	5.00'
L153	TE-111B & PE-111B	S14°42'49"E	25.31'
L154	PE-111B	S75°31'29"W	25.38'
L155	PE-111B	N14°28'31"W	25.40'
L156	PE-111B	N75°31'29"E	36.85'
L157	PE-111B	S14°28'31"E	54.19'
L158	PE-111B	N87°29'14"W	11.90'
L159	RW-112	S87°29'14"E	8.33'
L172	RW-112	N14°42'49"W	49.57'

END PROJECT
 STA 214+24.92
 COUNTY ROAD 129
 (ELK RIVER ROAD)
 N: 19198.73
 E: 18751.16

110
 OPG Steamboat Springs
 Partners, LLC
 Lot 1, Copper Ridge Subdivision
 Rec. No. 284203