

EXHIBIT 1 to TOWN
RESOLUTION
2017-56 (three pages)

PROJECT NUMBER: ER 0361-115
PERMANENT EASEMENT NUMBER: PE-11
PROJECT CODE: 20191
DATE: July 7, 2016
DESCRIPTION

A Permanent Easement No. PE-11 of the Department of Transportation, State of Colorado, Project No. ER 0361-115 (PC 20191), containing 25,455 sq. ft. (0.584 acres) of land, more or less, being a portion of that parcel of land described in the Warranty Deed recorded May 11, 1908, in Book 327 at Page 324 and in the Quitclaim Deed recorded December 12, 1991 at Reception Number 1148353, in the Boulder County, Colorado Clerk and Recorder's Office, and being a part of the S.W. 1/4 of the S.W. 1/4 of Section 17 and the S.E. 1/4 of the S.E. 1/4 of Section 18, Township 3 North, Range 70 West, of the 6th Principal Meridian, in Boulder County, Colorado, said Permanent Easement being more particularly described as follows:

COMMENCING at the S.W. corner of said Section 17, whence the W. 1/4 Corner of said Section 17 bears N. 01°03'28"E., a distance of 2605.74 feet; Thence N. 03°03'19" W., a distance of 638.20 feet to a point on the northeasterly line of said parcel and the **POINT OF BEGINNING**;

1. Thence along the northeasterly line of said parcel on the arc of a non-tangent curve to the right, a radius of 1,169.10 feet, a central angle of 01°42'00", a distance of 34.69 feet, (a chord bearing S. 41°28'00" E., a distance of 34.69 feet);
2. Thence continuing along the northeasterly line of said parcel, S. 41°02'48" E., a distance of 355.16 feet;
3. Thence S. 48°48'53" W., a distance of 50.00 feet to a point on the northeasterly line of that parcel of land described in the Warranty Deed recorded July 10, 1894, in Book 163 at Page 237, in the Boulder County, Colorado Clerk and Recorder's Office;
4. Thence along said northeasterly line of Book 163, Page 237, N. 41°02'48" W., a distance of 70.81 feet to the N.E. corner of said Book 163, Page 237;
5. Thence along the north line of said Book 163, Page 237, S. 90°00'00" W., a distance of 32.09 feet;
6. Thence N. 37°37'53" W., a distance of 166.72 feet;
7. Thence N. 45°38'49" W., a distance of 130.18 feet;
8. Thence N. 47°29'46" E., a distance of 74.48 feet, more or less, to the **POINT OF BEGINNING**.

The above described Permanent Easement contains 25,455 sq. ft. (0.584 acres) of land, more or less.

The purpose of the above-described Permanent Easement is for construction, grading, access and maintenance of slope and rip-rap.

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S. 03°16'38" E from the Control Monument "CM 2170" (CDOT Type 5 Monument", MP 21.70), Section 20, Township 3 North, Range 70 West, of the Sixth P.M., and the Control Point "CM 2181" (CDOT Type 2 Monument, MP 21.81), Section 20, Township 3 North, Range 70 West, of the Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS). Said grid bearing is based on Colorado State Plane North Zone 501 NAD 83/2011.

Geoffrey F. Stephenson, PLS 23521
For and on behalf of The Lund Partnership, Inc.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228



EXHIBIT "A"

PROJECT NUMBER: ER 0361-115
TEMPORARY EASEMENT NUMBER: TE-11
PROJECT CODE: 20191
DATE: July 7, 2016
DESCRIPTION

A Temporary Easement No. TE-11 of the Department of Transportation, State of Colorado, Project No. ER 0361-115 (PC 20191), containing 14,010 sq. ft. (0.322 acres) of land, more or less, being a portion of that parcel of land described in the Warranty Deed recorded May 11, 1908, in Book 327 at Page 324 and in the Quitclaim Deed recorded December 12, 1991 at Reception Number 1148353, in the Boulder County, Colorado Clerk and Recorder's Office, and being a part of the S.W. 1/4 of the S.W. 1/4 of Section 17 and the S.E. 1/4 of the S.E. 1/4 of Section 18, Township 3 North, Range 70 West, of the 6th Principal Meridian, in Boulder County, Colorado, said Temporary Easement being more particularly described as follows:

COMMENCING at the S.W. corner of said Section 17, whence the W. 1/4 Corner of said Section 17 bears N. 01°03'28"E., a distance of 2605.74 feet; Thence N. 03°03'19" W., a distance of 638.20 feet to a point on the northeasterly line of said parcel and the **POINT OF BEGINNING**;

1. Thence S. 47°29'46" W., a distance of 74.48 feet;
2. Thence S. 45°38'49" E., a distance of 130.18 feet;
3. Thence S. 37°37'53" E., a distance of 166.72 feet to a point on the north line of that parcel of land described in the Warranty Deed recorded July 10, 1894, in Book 163 at Page 237, in the Boulder County, Colorado Clerk and Recorder's Office;
4. Thence along the north line of said Book 163, Page 237, S. 90°00'00" W., a distance of 12.63 feet;
5. Thence N. 37°37'53" W., a distance of 158.31 feet;
6. Thence N. 45°38'49" W., a distance of 216.42 feet;
7. Thence N. 00°06'40" E., a distance of 114.20 feet to a point on the north line of that parcel of land aforementioned in Book 327, Page 324;
8. Thence along said north line of Book 327, Page 324, on the arc of a curve to the right, a radius of 1,169.10 feet, a central angle of 08°22'27", a distance of 170.87 feet, (a chord bearing S. 46°30'13" E., a distance of 170.72 feet), more or less, to the **POINT OF BEGINNING**.

The above described Temporary Easement contains 14,010 sq. ft. (0.322 acres) of land, more or less.

The purpose of the above-described Temporary Easement is for construction.

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S. 03°16'38" E from the Control Monument "CM 2170" (CDOT Type 5 Monument, MP 21.70), Section 20, Township 3 North, Range 70 West, of the Sixth P.M., and the Control Point "CM 2181" (CDOT Type 2 Monument, MP 21.81), Section 20, Township 3 North, Range 70 West, of the Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS). Said grid bearing is based on Colorado State Plane North Zone 501 NAD 83/2011.

Geoffrey F. Stephenson, PLS 23521
For and on behalf of The Lund Partnership, Inc.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228



EXHIBIT "A"

PROJECT NUMBER: ER 0361-115
TEMPORARY EASEMENT NUMBER: TE-11A
PROJECT CODE: 20191
DATE: July 7, 2016
DESCRIPTION

A Temporary Easement No. TE-11A of the Department of Transportation, State of Colorado, Project No. ER 0361-115 (PC 20191), containing 500 sq. ft. (0.011 acres) of land, more or less, being a portion of that parcel of land described in the Quitclaim Deed recorded December 12, 1991 at Reception Number 1148353, in the Boulder County, Colorado Clerk and Recorder's Office, and being a part of the S.W. 1/4 of the S.W. 1/4 of Section 17, Township 3 North, Range 70 West, of the 6th Principal Meridian, in Boulder County, Colorado, said Temporary Easement being more particularly described as follows:

COMMENCING at the S.W. corner of said Section 17, whence the W. 1/4 Corner of said Section 17 bears N. 01°03'28"E., a distance of 2605.74 feet; Thence N. 30°43'26" E., a distance of 361.23 feet to a point on the southwesterly line of said parcel and the **POINT OF BEGINNING**;

1. Thence N. 48°48'53" E., a distance of 50.00 feet to a point on the northeasterly line of said parcel;
2. Thence along the northeasterly line of said parcel, S. 41°02'48" E., a distance of 10.00 feet;
3. Thence S. 48°48'53" W., a distance of 50.00 feet to a point on the southwesterly line of said parcel;
4. Thence along the southwesterly line of said parcel, N. 41°02'48" W., a distance of 10.00 feet, more or less, to the **POINT OF BEGINNING**.

The above described Temporary Easement contains 500 sq. ft. (0.011 acres) of land, more or less.

The purpose of the above-described Temporary Easement is for construction.

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S. 03°16'38" E from the Control Monument "CM 2170" (CDOT Type 5 Monument, MP 21.70), Section 20, Township 3 North, Range 70 West, of the Sixth P.M., and the Control Point "CM 2181" (CDOT Type 2 Monument, MP 21.81), Section 20, Township 3 North, Range 70 West, of the Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS). Said grid bearing is based on Colorado State Plane North Zone 501 NAD 83/2011.

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