

ATTEST:


Town Clerk

9/16/2022
Date

APPROVED AS TO FORM:


Town Attorney

9/15/2022
Date

EXHIBIT "A"
PROJECT CODE: 23040
PROJECT NUMBER: AQC M405-024
PERMANENT EASEMENT NUMBER: PE-1
DATE: AUGUST 3, 2022

LEGAL DESCRIPTION

A Permanent Easement No. PE-1 of the Department of Transportation, State of Colorado, Project Code 23040, Project Number AQC M405-024, containing 23,310± square feet, more or less, in the Northeast 1/4 of Section 30, Township 5 North, Range 72 West, of the Sixth Principal Meridian, in Larimer County, Colorado, said Permanent Easement being more particularly described as follows:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 72 WEST, 6th P.M. WHENCE THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 01°23'15" EAST WITH ALL BEARINGS RELATIVE THERETO;
THENCE ALONG THE EAST LINE OF SAID SECTION 30, TOWNSHIP 5 NORTH, RANGE 72 WEST NORTH 01°23'15" EAST A DISTANCE OF 686.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF US STATE HIGHWAY 36;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, N 80°30'04" W A DISTANCE OF 1431.51 FEET TO THE TRUE POINT OF BEGINNING FOR PE-1;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 65°46'07" EAST A DISTANCE OF 127.61 FEET;
THENCE SOUTH 23°39'50" EAST A DISTANCE OF 29.23 FEET;
THENCE SOUTH 24°17'25" WEST A DISTANCE OF 11.82 FEET;
THENCE SOUTH 48°48'56" EAST A DISTANCE OF 69.60 FEET;
THENCE SOUTH 85°37'32" EAST A DISTANCE OF 4.99 FEET;
THENCE SOUTH 50°19'34" EAST A DISTANCE OF 41.89 FEET;
THENCE NORTH 50°23'50" EAST A DISTANCE OF 14.63 FEET;
THENCE NORTH 73°20'16" EAST A DISTANCE OF 62.81 FEET;
THENCE NORTH 30°12'52" EAST A DISTANCE OF 51.59 FEET;
THENCE NORTH 78°16'05" EAST A DISTANCE OF 46.61 FEET;
THENCE SOUTH 43°52'15" EAST A DISTANCE OF 19.13 FEET;
THENCE NORTH 76°10'53" EAST A DISTANCE OF 83.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF US HIGHWAY 36;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 80°30'04" WEST A DISTANCE OF 456.88 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 23,310± SF (0.5351± AC) and is for placement of a roundabout at the intersection of the US36 & Community Drive Intersection:

Jean A. Daoud, PLS 37946
Colorado Licensed Professional Land Surveyor
For and on Behalf of The Town of Estes Park and Azimuth Surveying, Inc.
P.O. Box 528
Broomfield, CO, 80038

OWNER:
BUREAU OF LAND
MANAGEMENT

NE 1/4, SEC. 30
T. 5 N., R. 72 W.,
6TH P.M.

OWNER:
TOWN OF ESTES PARK


N 01°23'15" E
686.51'

SE 1/4, SEC. 30
T. 5 N., R. 72 W.,
6TH P.M.
POINT OF
COMMENCEMENT

JOB No. ---

PROJECT NO.: AQC-M405-024
PERMANENT EASEMENT NO.: PE-1
PROJECT CODE: 23040

0 30 60
SCALE 1" = 60'



CORNERSTONE
ENGINEERING & SURVEYING, INC.
1692 BIG THOMPSON AVE, SUITE 200, ESTES PARK, CO 80517
PH: (970) 586-2458 FAX: (970) 586-2459

EXHIBIT B
PERMANENT EASEMENT
PE-1

DRAWN BY: JLR DATE: 02/1/22
FILE: W203_386_Community Turn Lane/RouteOut/Parasit/ROW/Easements-final.dwg

US HIGHWAY 36

COMMUNITY DR

TRUE POINT OF BEGINNING

OWNER:
TOWN OF ESTES PARK

PE-1

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