

## DEDICATION OF EASEMENT

September  
THIS DEDICATION OF EASEMENT is made this 6th day of ~~June~~ 2002, by MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY (hereafter "Grantor"), whose address is 4185 CR 154, Glenwood Springs, Colorado 81601 to the CITY OF STEAMBOAT SPRINGS, A COLORADO MUNICIPAL CORPORATION ("City"), whose address is 137 10<sup>th</sup> Street, P.O. Box 775088, Steamboat Springs, Colorado 80477;

WHEREAS, Grantor has petitioned the City to approve certain development in the City of Steamboat Springs (the "Project"); and

WHEREAS, the Fire Marshal has determined, pursuant to Section 902.2.4.1 of the 1997 Uniform Fire Code, as amended by Section 5-15 of the City of Steamboat Springs Revised Municipal Code, that the Project requires Fire Apparatus Access Roads.

NOW, THEREFORE, THIS DEED WITNESSETH that in consideration of the fulfillment of the terms and provisions of the City of Steamboat Springs Revised Municipal Code and the Uniform Fire Code, as adopted, Grantor dedicates and assigns to the City a perpetual and nonexclusive easement over and across the private roads and drives located within the property described in the plat of More's Corner, File No. 13152 of the Routt County records for the purpose of emergency vehicle access ("Easement"). This Easement shall be limited to private drive labeled Private Drive A through F to the area labeled Moraine Circle from time to time improved and surfaced so as to be suitable for use by motorized emergency vehicles. Grantor shall, at the City's direction, post signage within the Easement designating "fire lanes" and cause vehicles parked within such posted fire lanes to be towed. The City shall be authorized to order the towing of any vehicle parked in a designated and posted fire lane. By its acceptance of this Easement, the City agrees, at Grantor's request, to execute and deliver to Grantor an instrument prepared by Grantor, at Grantor's expense and in recordable form, confirming that any particular parcel of property identified in such instrument is not then encumbered by the Easement.

IN WITNESS WHEREOF, Grantor has executed this instrument on the year and day first above written,

MOUNTAIN MEADOW PRESERVE LLC,  
a Colorado limited liability company

By: Bruce E. Shugart

Bruce E. Shugart, Manager






**CONSENT AND SUBORDINATION  
BY DEED OF TRUST BENEFICIARIES**

The undersigned, as beneficiaries under those certain Trust Deeds encumbering the property burdened by the foregoing instrument, hereby approve and consent to the foregoing instrument and each of the provisions thereof, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree that any and of their rights and interests under the Trust Deeds specified below shall be and are hereby declared to be junior and subordinate to the provisions of the foregoing instrument.

This Consent and Subordination by Trust Deed beneficiaries pertains to the Trust Deeds or other instruments recorded at Reception Nos. 543967 and 543969 of the Routt County records.

**COMMERCIAL FEDERAL BANK, A  
FEDERAL SAVINGS BANK**

By:   
Title: Assistant Vice President

STATE OF Colorado )

ss.

County of Jefferson )

ACKNOWLEDGED before me this 10th day of ~~June~~<sup>September</sup> 2002 by Frank J. Sperry as  
Asst. Vice President of COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK.

WITNESS my hand and official seal.



Oliver Burnett  
Notary Public 2015 S. Henderson Blvd  
Lakewood, CO 80226  
My commission expires: 11-30-05

 **570059**  
Page: 3 of 4  
09/23/2002 03:59  
Key Mainland Routt County. CO DEED EASEMR 21.08 0 0.00

