

Recorded at 10¹⁶ O'clock A.M. JUL 23 1984

Reception No. _____ Kim Bonner, Recorder Routt County, CO #12.50

336641 GRANT OF EASEMENT

BOOK 594 PAGE 1246

STEAMBOAT SKI CORPORATION, a Delaware corporation ("Grantor"), hereby grants and conveys unto the CITY OF STEAMBOAT SPRINGS, COLORADO, a Colorado municipal corporation ("Grantee"), a non-exclusive public easement, in, to, over, under and across, the following described real property, for the purpose of ingress and egress to and from said real property and for the purpose of constructing, installing, repairing, replacing and maintaining landscaping, irrigation systems, bike/pedestrian paths, bus stops and appurtenant improvements in, on, over, under and across said real property, to-wit:

A tract of land located in the SW1/4 of the SE1/4 of Section 21, T6N, R84W of the 6th P.M., County of Routt, State of Colorado, described as follows:

Commencing at the Northeast Corner of Section 28, T6N, R84W of the 6th P.M., from which the E1/4 Corner of said Section 28 bears S01°47'53"W, thence S88°04'22"W, 2667.48 feet along the North line of the NE1/4 of said Section 28 to the N1/4 Corner of said Section 28; thence N00°29'17"E, 280.90 feet along the West line of the SW1/4 of the SE1/4 of said Section 21 to the North line of Parcel D as described in Deed of Dedication recorded in Book 546 at Page 02 of the records of Routt County, Colorado; thence Northeasterly, 277.63 feet along the Northerly line of said Parcel D to its intersection with the Centerline of Mt. Werner Road in RE-SURVEY AND RE-DEDICATION OF NORTH MEADOWS SUBDIVISION FILING NO. 1 AND FILING NO. 2 as recorded in File No. 6721 of the records of Routt County, Colorado, said arc having a radius of 850.00 feet, a central angle of 18°42'52" and being subtended by a chord that bears N74°47'18"E, 276.40 feet; thence Northeasterly 541.21 feet along the Centerline of said Mt. Werner Road and along the arc of a curve concave to the Southeast to a point tangent, said arc having a radius of 1370.11 feet, a central angle of 22°37'57" and being subtended by a chord that bears N76°06'02"E, 537.70 feet; thence N87°25'00"E, 77.85 feet along the Centerline of said Mt. Werner Road to its intersection with an Easterly line of said Parcel D; thence Southerly, 50.32 feet along an Easterly line of said Parcel D and along the arc of a curve concave to the West to its intersection with the Southerly right-of-way line of said Mt. Werner Road and the TRUE POINT OF BEGINNING, said arc having a radius of 550.00 feet, a central angle of 5°14'33" and being subtended by a chord that bears S03°44'33"W, 50.31 feet;

Thence continuing Southerly, 40.98 feet along an Easterly line of said Parcel D and along the arc of said curve to a point tangent, said arc having a radius of 550.00 feet, a central angle of 4°16'09" and being subtended by a chord that bears S08°29'54"W, 40.97 feet;

Thence S10°37'59"W, 49.27 feet along an Easterly line of said Parcel D;

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Thence S34°22'01"E, 21.21 feet along a Northeasterly line of said Parcel D;

Thence S79°22'01"E, 75.00 feet along the Northerly line of said Parcel D;

Thence N03°08'00"E, 123.96 feet to the Southerly right-of-way line of said Mt. Werner Road;

Thence S87°25'00"W, 77.40 feet along the Southerly right-of-way line of said Mt. Werner Road to the TRUE POINT OF BEGINNING.

The Grantee, or its successors or assigns, may, at any time, vacate and release the herein described easement, or any part thereof. Said easement, or part thereof, shall be deemed to have been so vacated and released, and thus made of no further force or effect, if said Grantee, or its successors or assigns: (i) executes and records in the records of Routt County, Colorado, a quit claim deed conveying unto the then fee owner of the real property which is burdened by said easement, or which is burdened by the part of said easement which is to be so vacated and released, all of its right, title and interest in and to said easement, or part thereof, or (ii) executes and records in the records of Routt County, Colorado, a document stating that said easement, or that part thereof which is to be vacated and released, is so vacated and released.

IN WITNESS WHEREOF, the Grantor has herein set its hand and seal this 25th day of May, 1984.

STEAMBOAT SKI CORPORATION

By Hans Geier
President

STEAMBOAT SKI CORPORATION
SECRETARY
ATTEST:

[Signature]
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

The foregoing was acknowledged before me this 25th day of May, 1984, by Hans Geier, as President, and

attested by Martin T. Hart, as Secretary, of STEAMBOAT SKI CORPORATION.

Witness my hand and official seal.

My commission expires: April 27, 1985



Gertrude L. Fike

Notary Public

Address of Notary:
Suite 2380, 633 17th St.
Denver, CO 80202

CONSENT OF TRUST DEED BENEFICIARY

The undersigned, being a beneficiary under that certain Deed of Trust recorded in Book 474 at Page 288 as Reception No. 284171 of the Routt County records, as modified and amended by Modification to Deed of Trust dated April 30, 1981 recorded April 30, 1981 in Book 533 at Page 354 as Reception No. 307314, Routt County records, the right, title and interest of the Continental Illinois National Bank and Trust Company of Chicago in and to said Deed of Trust as modified having been transferred and assigned to The First National Bank and Trust Company of Oklahoma City by document recorded December 17, 1982 in Book 575 at Page 806, Routt County records, and the undersigned Public Trustee of Routt County, do hereby join in and consent to the foregoing Grant of Easement.

THE FIRST INTERSTATE BANK OF DENVER
(formerly The First National Bank
of Denver and formerly IntraWest
Bank of Denver, National Associa-
tion) and the
FIRST NATIONAL BANK AND TRUST
COMPANY OF OKLAHOMA CITY
By The First Interstate Bank of
Denver (formerly The First
National Bank of Denver and
formerly IntraWest Bank of
Denver, National Association)
as Agent

By JTB
Title: As Agent

Ed Allan Rich
Public Trustee of Routt County,
Colorado

STATE OF COLORADO)
COUNTY OF Denver) ss.

The foregoing Consent was acknowledged before me this 25th day of May, 1984, by J. J. Puzio as Vice President of THE FIRST INTERSTATE BANK OF DENVER.

Witness my hand and official seal.

My commission expires: April 27, 1985

Gertrude L. Fike
Notary Public
Address of Notary:
Suite 2380, 633 17th St
Denver, Co 80202

STATE OF COLORADO)
COUNTY OF ROUTT) ss.

The foregoing Consent was acknowledged before me this 23 day of July, 1984, by E. William Rick as Public Trustee of Routt County, Colorado.

Witness my hand and official seal.

My commission expires:

Keri Kovach by Dan E. Dean, Dep
Notary Public
Address of Notary:
Routt County Clerk & Recorder

ACCEPTANCE OF GRANT OF EASEMENT

The undersigned hereby accepts the Grant of Easement as herein described and provided for.

Dated this 1st day of June, 1984.

THE CITY OF STEAMBOAT SPRINGS,
COLORADO

By Phil Strubell