DEED OF DEDICATION

THIS DEED OF DEDICATION is made this 2 day of May, 2018 by and between JASON A. DARIEN, whose legal address is 141 Bookcliff Avenue, Grand Junction, Colorado 81501 ("Grantor") and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose legal address is 200 E. Virginia, Gunnison, Colorado 81230 ("Grantee").

WITNESSETH, that Grantor for and in consideration of Ten Dollars and No/100 U.S. Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, dedicated and QUITCLAIMED, and by these presents does remise, release, sell, convey and QUITCLAIM unto the Grantee and its successors and assigns forever, any and all right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, for use as a public highway, pursuant to Colorado Revised Statute §43-2-201(1)(a), including but not limited to construction, installation, maintenance and use of such public highway and placement of above and below ground utilities, situate, lying and being in the County of Gunnison, State of Colorado, as identified and more specifically described in the following Easement Exhibit Maps attached hereto and incorporated herein by reference:

1. Exhibit "A" titled: *GUNNISON COUNTY ROAD 3* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado*; and

2. Exhibit "B" titled: *EAST BRIDGE EASEMENT* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado; and*

3. Exhibit "C" titled: *WEST BRIDGE EASEMENT* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado; and*

4. Exhibit "D" titled: *WEST BRIDGE ACCESS EASEMENT* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado.*

TO HAVE AND TO HOLD the same, together with all and singular the improvements thereon and the appurtenances and privileges there unto belonging or in anywise there unto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed of dedication on the date as set forth above.

GRANTOR:

By: _____
Jason A. Darien

STATE OF COLORADO)
)ss
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of May, 2018 by Jason A. Darien, Grantor herein.

Witness my hand and official seal.
My commission expires: 10/16/18.

LAUREY Y. MARSH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19944014345
My Commission Expires October 16, 2018

_____
Notary Public
Address: 725 Rood Ave
Grand Jct CO 81501

ACCEPTANCE

The Board of County Commissioners of the County of Gunnison, Colorado on this 15th day of May, 2018, hereby accepts the conveyance of real property for use as a public highway, pursuant to Colorado Revised Statute § 43-2-201(1)(a), including but not limited to construction, installation, maintenance and use of such public highway and placement of above and below ground utilities, situate, lying and being in the County of Gunnison, State of Colorado, as identified and more specifically described in the following Easement Exhibit Maps attached hereto and incorporated herein by reference:

1. Exhibit "A" titled: *GUNNISON COUNTY ROAD 3* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado*; and

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3. Exhibit "C" titled: *WEST BRIDGE EASEMENT* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado; and*

4. Exhibit "D" titled: *WEST BRIDGE ACCESS EASEMENT* - *A Tract of Land Situated in the SE1/4 of the NE1/4 of Section 20, Township 11 South, Range 88 West of the 6th P.M., County of Gunnison, State of Colorado.*

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

By: _____
Jonathan Houck, Vice Chairperson

By: _____
John Messner, Commissioner

ATTEST:

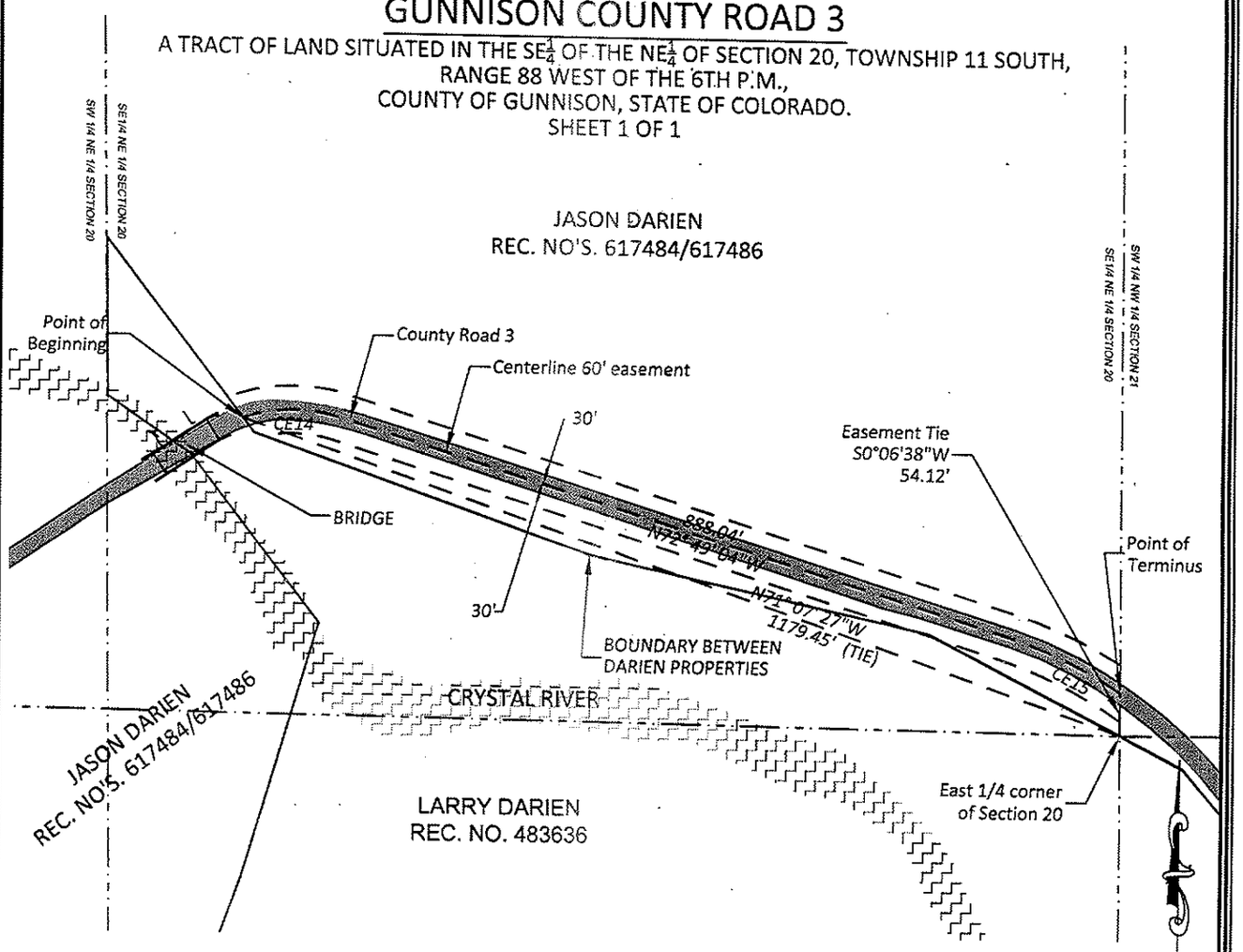
_____
Deputy County Clerk

EASEMENT EXHIBIT MAP OF:

GUNNISON COUNTY ROAD 3

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE 6TH P.M., COUNTY OF GUNNISON, STATE OF COLORADO.

SHEET 1 OF 1



GUNNISON COUNTY ROAD NO. 3 EASEMENT DESCRIPTION:

SCALE: 1" = 200'

A SIXTY (60) FOOT WIDE EASEMENT LOCATED WITHIN THE BOUNDARY OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 617484/617486 OF THE GUNNISON COUNTY RECORDS; SAID EASEMENT ALSO BEING SITUATED WITHIN THE SE1/4 OF THE NE1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID EASEMENT IS CENTERED OVER THE EXISTING COUNTY ROAD NO.3 ASPHALT AND IS THIRTY (30) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 20, (ALL BEARINGS BASED A BEARING OF S 00°07'03" E BETWEEN SAID EAST 1/4 CORNER OF SECTION 20 AND THE S 1/16 CORNER OF SECTION 20 AND 21); THENCE N70°07'27"W A DISTANCE OF 1179.45 FEET TO A POINT ON SAID BOUNDARY, THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY ALONG SAID EASEMENT CENTERLINE THE FOLLOWING THREE (3) COURSES:

1) 125.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 200.00 FEET, CENTRAL ANGLE OF 36°04'47" (CHORD S88°08'47"W, 123.84 FEET);
2) S72°49'04"E, 888.04 FEET;
3) 159.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 584.00 FEET, CENTRAL ANGLE OF 15°39'32" (CHORD S64°53'03"E, 159.11 FEET), A POINT ON THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THE POINT OF TERMINUS, FROM WHENCE SAID EAST 1/4 CORNER BEARS S00°06'38"W, A DISTANCE OF 54.12 FEET.

CONTAINING 70170 SQ. FT. MORE OR LESS

COUNTY OF GUNNISON
STATE OF COLORADO

Easement Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
CE14	125.91'	200.00'	65.12'	36°04'17"	S89° 08' 47"W	123.84'
CE15	159.61'	584.00'	80.30'	15°39'32"	N64° 56' 57"W	159.11'

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

29190 PLAT 11/2/2017 G:\2009\29190\SURVEY\Survey DWGs\Exhibits\10-23-17 29190 exhibits.dwg

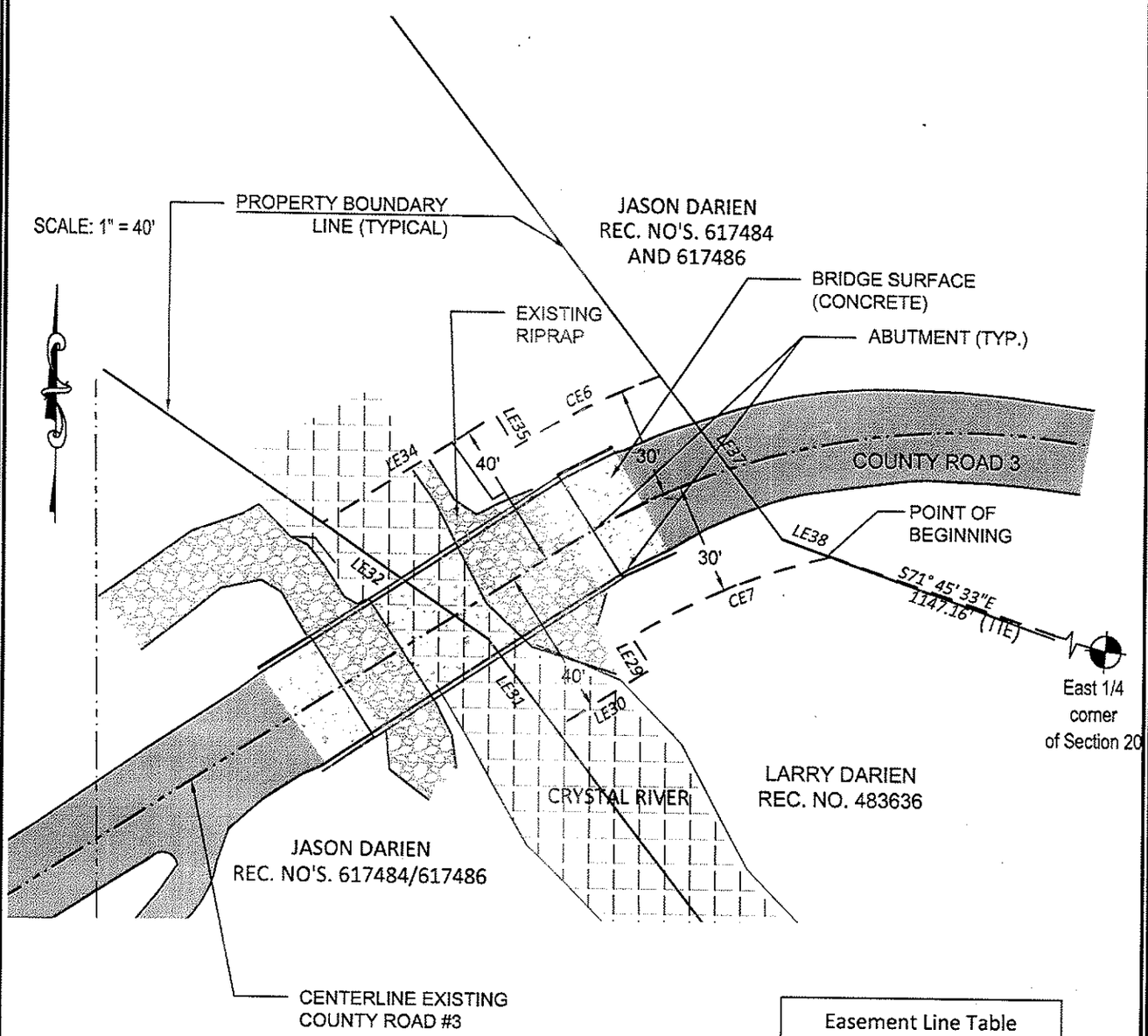
EXHIBIT A

EASEMENT EXHIBIT MAP OF:

EAST BRIDGE EASEMENT

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE 6TH P.M., COUNTY OF GUNNISON, STATE OF COLORADO.

SHEET 1 OF 2



Easement Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
CE6	43.94'	230.00'	22.04'	10°56'43"	N63° 06' 29"E	43.87'
CE7	58.77'	170.00'	29.68'	19°48'25"	S67° 32' 23"W	58.48'

Easement Line Table		
Line #	Direction	Length
LE29	S32° 21' 53"E	10.00'
LE30	S57° 38' 07"W	30.69'
LE31	N37° 55' 33"W	30.19'
LE32	N55° 58' 33"W	54.51'
LE34	N57° 38' 07"E	55.45'
LE35	S32° 21' 53"E	10.00'
LE37	S37° 43' 03"E	55.09'
LE38	S70° 57' 03"E	14.11'

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29190 PLAT 11/2/2017 G:\2009\29190\SURVEY\Survey DWGs\Exhibits\10-23-17 29190 exhibits.dwg

EXHIBIT B

EASEMENT EXHIBIT MAP OF:

EAST BRIDGE EASEMENT

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH,
RANGE 88 WEST OF THE 6TH P.M.,
COUNTY OF GUNNISON, STATE OF COLORADO.
SHEET 2 OF 2

GUNNISON COUNTY ROAD NO. 3 EAST BRIDGE EASEMENT DESCRIPTION:

AN EASEMENT LOCATED WITHIN THE BOUNDARY OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 483636 OF THE GUNNISON COUNTY RECORDS; SAID EASEMENT ALSO BEING SITUATED WITHIN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 20, (ALL BEARINGS BASED ON A BEARING OF S 00°07'03" E BETWEEN SAID EAST $\frac{1}{4}$ CORNER OF SECTION 20 AND THE S $\frac{1}{16}$ CORNER OF SECTION 20 AND 21);

THENCE N 71° 45'33" W A DISTANCE OF 1147.16 FEET TO A POINT ON SAID PROPERTY BOUNDARY, THE POINT OF BEGINNING;

THENCE LEAVING SAID BOUNDARY 43.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS OF 230.00 FEET, CENTRAL ANGLE OF 10°56'43" (CHORD S63°06'29"W, 43.87 FEET);

THENCE S 32°21'53" E A DISTANCE OF 10.00 FEET;
THENCE S 57°38'07" W A DISTANCE OF 30.69 FEET TO A POINT ON SAID PROPERTY BOUNDARY, THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. N 37°55'33" W A DISTANCE OF 30.19 FEET;
2. N 55°58'33" W A DISTANCE OF 54.51 FEET;

THENCE LEAVING SAID BOUNDARY N 57°38'07" E A DISTANCE OF 55.45 FEET;
THENCE S 32°21'53" E A DISTANCE OF 10.00 FEET;
THENCE 58.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 170 FEET, CENTRAL ANGLE OF 19°48'25" (CHORD N67°32'23"E, 58.48 FEET) TO A POINT ON SAID PROPERTY BOUNDARY, THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. S 37°43'03" E A DISTANCE OF 55.09 FEET;
2. S 70°57'03" E A DISTANCE OF 14.11 FEET THAT POINT BEING THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 6047 S.F., MORE OR LESS.

COUNTY OF GUNNISON
STATE OF COLORADO

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
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CARBONDALE, COLORADO 81623
(970) 704-0311

EASEMENT EXHIBIT MAP OF:

WEST BRIDGE EASEMENT

A TRACT OF LAND SITUATED IN THE SE¼ OF THE NE¼ OF SECTION 20, TOWNSHIP 11 SOUTH,
RANGE 88 WEST OF THE 6TH P.M.,
COUNTY OF GUNNISON, STATE OF COLORADO.
SHEET 1 OF 2

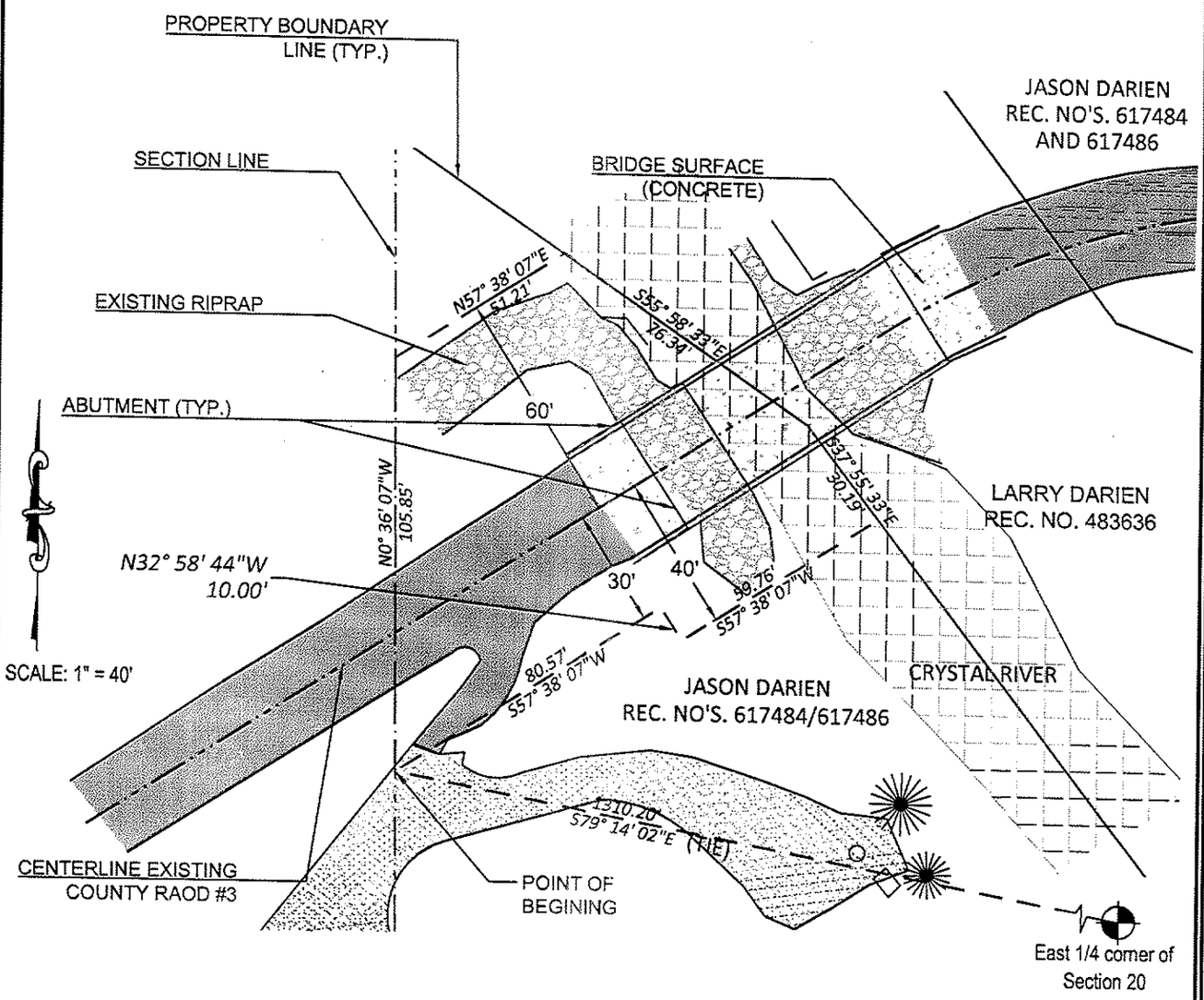

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EXHIBIT C

EASEMENT EXHIBIT MAP OF:

WEST BRIDGE EASEMENT

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH,
RANGE 88 WEST OF THE 6TH P.M.,
COUNTY OF GUNNISON, STATE OF COLORADO.
SHEET 2 OF 2

GUNNISON COUNTY ROAD NO. 3 EAST BRIDGE EASEMENT DESCRIPTION:

AN EASEMENT LOCATED WITHIN THE BOUNDARY OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 617484 OF THE GUNNISON COUNTY RECORDS; SAID EASEMENT ALSO BEING SITUATED WITHIN THE SE1/4 OF THE NE1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 20, (ALL BEARINGS BASED ON A BEARING OF S 00°07'03" E BETWEEN SAID EAST 1/4 CORNER OF SECTION 20 AND THE S 1/16 CORNER OF SECTION 20 AND 21);

THENCE N 79° 14'02" W A DISTANCE OF 1310.20 FEET TO A POINT ON SAID PROPERTY BOUNDARY, THE POINT OF BEGINNING;

THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING ONE (1) COURSE;

1. N 00°36'07" W A DISTANCE OF 105.85 FEET;

THENCE LEAVING SAID BOUNDARY N 57°38'07" E A DISTANCE OF 51.21 FEET TO A POINT ON SAID PROPERTY BOUNDARY, THENCE ALONG SAID PROPERTY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. S 55°58'33" E A DISTANCE OF 76.34 FEET;
2. S 37°55'33" E A DISTANCE OF 30.19 FEET;

THENCE LEAVING SAID BOUNDARY S 57°38'07" W A DISTANCE OF 59.76 FEET;
THENCE N 32°58'44" W A DISTANCE OF 10.00 FEET;
THENCE S 57°38'07" W A DISTANCE OF 80.57 TO A POINT ON SAID PROPERTY BOUNDARY, THE POINT OF BEGINNING;

CONTAINING 9412 SQUARE FEET, MORE OR LESS.

COUNTY OF GUNNISON
STATE OF COLORADO

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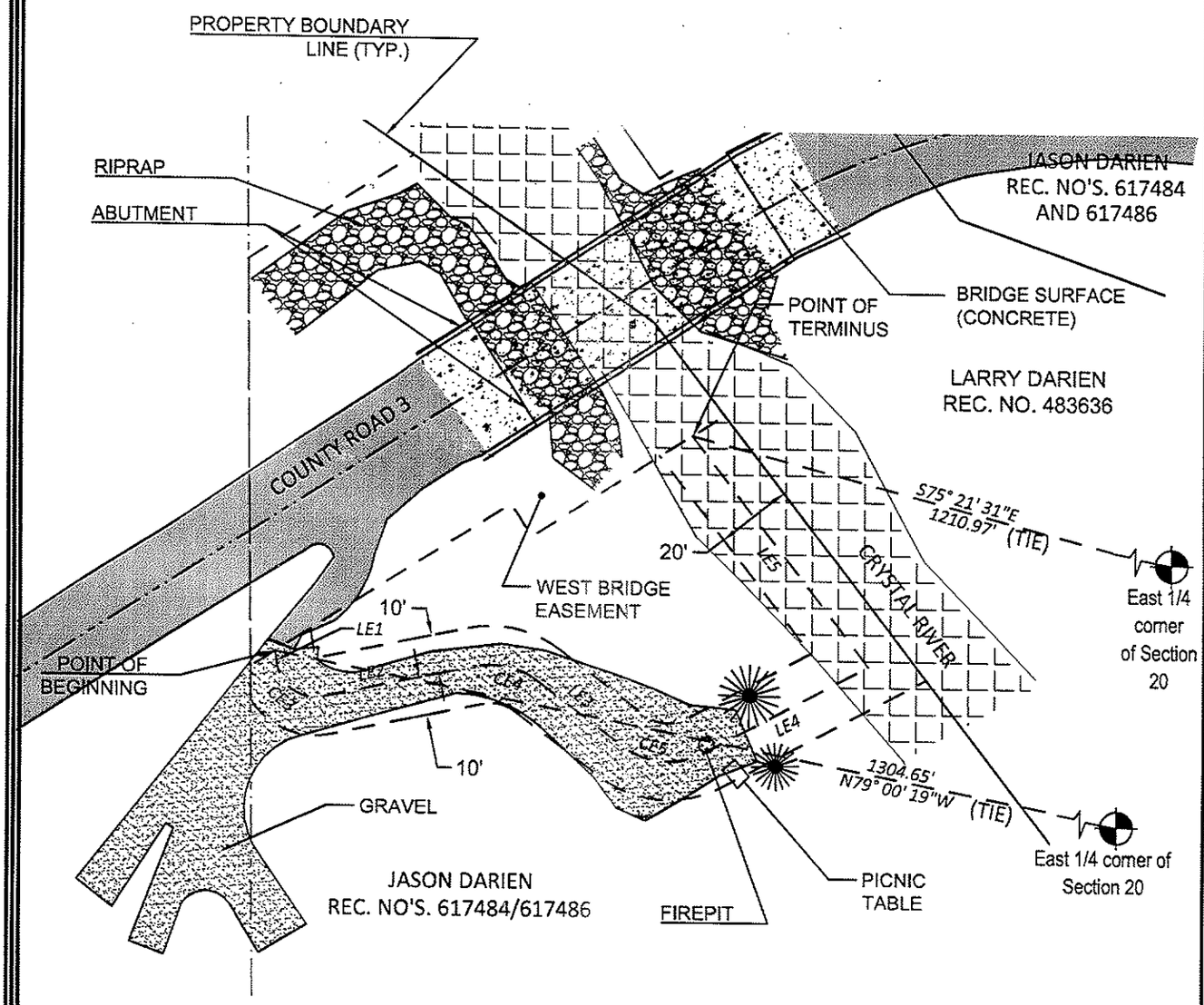
EASEMENT EXHIBIT MAP OF:

WEST BRIDGE ACCESS EASEMENT

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH,
RANGE 88 WEST OF THE 6TH P.M.,
COUNTY OF GUNNISON, STATE OF COLORADO.
SHEET 1 OF 2



SCALE: 1" = 40'

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EXHIBIT D

EASEMENT EXHIBIT MAP OF:

WEST BRIDGE ACCESS EASEMENT

A TRACT OF LAND SITUATED IN THE SE$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ OF SECTION 20, TOWNSHIP 11 SOUTH,
RANGE 88 WEST OF THE 6TH P.M.,
COUNTY OF GUNNISON, STATE OF COLORADO.
SHEET 2 OF 2

GUNNISON COUNTY ROAD NO. 3 WEST BRIDGE ACCESS EASEMENT DESCRIPTION:

AN EASEMENT LOCATED WITHIN THE BOUNDARY OF THAT PROPERTY DESCRIBED IN THE DEED RECORDED AT RECEPTION NO. 617484 OF THE GUNNISON COUNTY RECORDS; SAID EASEMENT ALSO BEING SITUATED WITHIN THE SE1/4 OF THE NE1/4 OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TWENTY (20) FOOT WIDE EASEMENT SITUATED WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 11 SOUTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID EASEMENT IS CENTERED OVER EXISTING ROAD AND IS TEN (10) FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 20, (ALL BEARINGS BASED A BEARING OF S 00°07'03" E BETWEEN SAID EAST 1/4 CORNER OF SECTION 20 AND THE S 1/16 CORNER OF SECTION 20 AND 21);

THENCE N 79°00'19" W A DISTANCE OF 1304.65 FEET TO A POINT ON THE SOUTHERLY LINE OF AN EXISTING WEST BRIDGE ACCESS EASEMENT, THE POINT OF BEGINNING;

THENCE ALONG SAID EASEMENT CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

1) S 08°46'41" E A DISTANCE OF 3.43 FEET;

2) 16.22 FEET ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF S 55°14'22" E AND A CHORD DISTANCE OF 14.50 FEET, AND HAVING A CENTRAL ANGLE OF 92°55'23";

3) N 78°17'56" E A DISTANCE OF 41.08 FEET

4) 16.95 FEET ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 77°25'01" E AND A CHORD DISTANCE OF 16.45 FEET, AND HAVING A CENTRAL ANGLE OF 48°34'06";

5) S 53°07'58" E A DISTANCE OF 27.83 FEET

6) 22.64 FEET ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 85°33'59" E AND A CHORD DISTANCE OF 21.45 FEET, AND HAVING A CENTRAL ANGLE OF 64°52'01";

7) THENCE N 62°00'01" E A DISTANCE OF 48.86 FEET

8) THENCE N 37°55'33" W A DISTANCE OF 75.57 FEET TO A POINT ON SOUTHERLY LINE OF AN EXISTING WEST BRIDGE ACCESS EASEMENT, THE POINT OF TERMINUS.

HAVING AN AREA OF 5038 SQ. FT. MORE OR LESS.

Easement Line Table		
Line #	Direction	Length
LE1	S8° 46' 41"E	3.43'
LE2	N78° 17' 56"E	41.08'
LE3	S53° 07' 58"E	27.83'
LE4	N62° 00' 01"E	48.86'
LE5	N37° 55' 33"W	75.57'

Easement Curve Table						
Curve #	Length	Radius	Tangent	Delta	Chord Direction	Chord
CE3	16.22'	10.00'	10.52'	92°55'23"	S55° 14' 22"E	14.50'
CE4	16.95'	20.00'	9.02'	48°34'06"	N77° 25' 01"W	16.45'
CE5	22.64'	20.00'	12.71'	64°52'01"	S85° 33' 59"E	21.45'

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