AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Express Grant of Avigation Easement

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Gunnison Valley Properties, City of Gunnison, Gunnison County

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Express grant of avigation easement and right of way, including all exhibits.

Fiscal Impact:

Submitted by: Stephanie Williams **Submitter's Email Address:** swilliams@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 9/10/2020

County Attorney Review: (●) Required ( ) Not Required

Comments:
Per the recent meeting and executive session. MRH

Reveiwed by: Discharge Date: 9/10/2020 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 9/10/2020

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 9/15/2020

Revised April 2015

EXPRESS GRANT OF AVIGATION EASEMENT AND RIGHT OF WAY

WHEREAS, **GUNNISON VALLEY PROPERTIES, LLC**, a Colorado limited liability company, whose address is Chrisman Commercial, 864 W South Boulder Road #200, Louisville, CO 80027-2410, hereinafter called the "Grantor", is the owner in fee of that certain parcel of land situated in the City of Gunnison, County of Gunnison, State of Colorado, more particularly described as follows:

Exhibit A is a legal description of "Grantor's Property" above which is the Airspace, as that term is defined herein. Exhibit B depicts "Grantor's Property" and the Airspace as described in Exhibit A over which the Avigation Easement is granted. Exhibit C provides the legal description of the area in which the restrictions set forth in Paragraph 7(c) apply, and Exhibit D depicts the area in which the restrictions set forth in Paragraph 7(c) apply. These Exhibits are attached hereto and are incorporated herein by reference as if fully set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, for itself, its heirs, administrators, executors, successors and assigns, does hereby grant, bargain, sell and convey unto **BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY, COLORADO,** hereinafter called the "Grantee", its successors and assigns, for the use and benefit of the public, an easement and right of way, for a right of flight for the passage of aircraft in and through the Airspace (as defined below) above the surface of the Grantor's Property, together with the right to cause in said Airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said Airspace, and for the use of said Airspace in connection with landing on, taking off from, or operating on the Gunnison/Crested Butte Regional Airport, hereinafter called the "Airport." The foregoing easement and right of way is subject to all of the following terms and conditions:

(1) This is a permanent and non-exclusive easement that supersedes and replaces previously recorded easements, in 2010 at Reception No. 597056 and in 2018 under Reception No. 652732, as to Grantor's Property only, for the free and unobstructed use and passage of all types of aircraft in and through the Airspace over the Grantor's Property (as defined

below), with such use and passage to be unlimited as to frequency, type of aircraft, and proximity. Grantor furthermore waives all damages and claims for damages against the Airport and the Grantee caused or alleged to be caused by or incidental to such activities.

(2) As used herein, the term "aircraft" shall mean any and all types of aircraft that may utilize the Airport, whether now in existence or hereafter manufactured and developed, and shall include, but is not limited to, jet aircraft, propeller-driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all other types of aircraft or vehicles now in existence or hereafter developed for the purpose of transporting persons or property through the air.

(3) The Grantor expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the Grantor's Property above all airspace surfaces as required by *14 CFR Part 77, Objects Affecting Navigable Airspace*, as defined by the Federal Aviation Administration, hereinafter called the "FAA," as of date of this Easement (referred to herein as the "Airspace"). The legal description and the map defining the Airspace are attached hereto as Exhibits A and B, respectively. The Airspace shall include both the ground level and the airspace above Grantor's Property at the elevations shown on Exhibit B. Construction within the Grantor's Property shall file FAA form 7460 as required by the FAA to ensure airspace surrounding the Airport is not adversely affected.

(4) The easement and right-of-way created hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantor's Property of any building, structure, tree, or other object that extends into the Airspace above Grantor's Property. The easement and right-of-way created hereby grants to the Grantee a right of ingress to, egress from and passage over Grantor's Property to remove the offending structure or object, and to cut the offending growth, all at the expense of the Grantor, in the event the aforesaid covenant is breached, subject to Grantee's obligation to first provide written notice of the alleged breach of this easement to Grantor. If Grantor fails to correct the alleged breach within fifteen (15) days after receipt of

Grantee's notice or such longer period of time as may be reasonably required to correct the alleged breach, Grantee may obtain a court order from the District Court for the 7th Judicial District of Colorado authorizing Grantee to remove or cut the offending structure, object or growth. Grantee shall have a continuing obligation to restore to its previous condition any portion of the Grantor's Property and any improvements located thereon that may be damaged in the course of such entry and exercise of any rights of Grantee under this Easement, other than any improvements or other objects that encroached upon the Airspace.

(5) Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including but not limited to the right to cause in the Airspace above the surface of Grantor's Property such noise, vibrations, fume, deposits of dust or other particulate matter, not limited to the right to cause in the Airspace above the surface of Grantor's Property fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communications and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft within the Airspace over Grantor's Property or at an elevation above the ground equal to the elevation of the Airspace in the vicinity of Grantor's Property or in landing at or taking off from or operating at or on the Airport is hereby granted.

(6) Except as provided in Paragraph (8) below, Grantor does hereby fully waive, remise, and release any right or cause of action which it may now have or which it may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on the Airport.

(7) The Airspace is also subject to the following restrictions:

a) Noise, vibration, late flights, etc.: No landowner within the Airspace may object to any noise, vibration, dust or other particulate matter caused by aircraft or the fact that aircraft flights may cause fear or disturb sleep.

b) Electronic devices: No electronic devices shall be allowed which might produce electronic aberrations in navigational guidance systems.

c) Vegetation or bird or waterfowl attractions: No vegetation or activities shall be allowed on the portions of the Airspace at and above the ground level set forth in Exhibits C and D, which might attract waterfowl or other birds such as a landfill, ponds, or storm water facilities of longer than 48 hour detention. For the avoidance of doubt, the restrictions set forth in this Paragraph (7)(c) shall only apply to that portion of the Airspace at and above the ground level set forth in Exhibits C and D and not in the entire Airspace.

d) Light glare: Lights shall be pointed down or be shielded in order that light glare will not inhibit pilot visibility.

(8) Notwithstanding any other provision hereof to the contrary, this grant of easement shall not operate to deprive the Grantor, its successors or assigns, of any rights or causes of action that it may otherwise have from time to time against any individual or entity for negligent or unlawful operation of aircraft, except that nothing in this easement is or shall be construed to be a waiver by Grantee, its officials, employees, or agents, of governmental immunity except to the extent waived pursuant to the Colorado Governmental Immunity Act, Colorado Revised Statutes Sections 24-10- 101, et seq.

TO HAVE AND TO HOLD said easement and right-of-way, and all rights pertaining thereto unto the Grantee, its successors, and assigns, until the Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be forever binding upon the heirs, administrators, executors, successors and assigns of the Grantor until the Airport shall be abandoned and cease to be used for

public airport purposes. Any amendments to the said easement shall be approved by all parties.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the day and year first above written.

GRANTOR:

GUNNISON VALLEY PROPERTIES, LLC, a Colorado limited liability company

By: L. RICHARD BRATTON
Its: Managing Member

L Richard Bratton

Facsimile: 970-641-4531
Email: rbratton@hfak.com

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Annexation Agreement was acknowledged before me on this 10th day of September, 2020, by L. Richard Bratton, Managing Member of **GUNNISON VALLEY PROPERTIES, LLC,** a Colorado limited liability company, Annexor.

WITNESS my hand and official seal.
My commission expires: 7-28-23

DEBRA JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20114004152
My Commission Expires July 28, 2023

Debra Johnson
Notary Public

CITY:

CITY OF GUNNISON, a Colorado home rule municipality

By: City of Gunnison
Its: Mayor

By:

Its: Mayor Jim Gelwicks

ATTEST:

_____

By: City Clerk Erica Boucher

Address: 201 W. Virginia Avenue
Gunnison, Colorado 81230
Facsimile: (970) 641-8140
Email: eboucher@gunnison.gov

COUNTY:

COUNTY of GUNNISON,

By: County of Gunnison
Its: Chairperson

By:

_____

Its: Chairperson, Jonathan Houck

ATTEST:

_____

By:

Address: 200 E. Virginia Avenue
Gunnison, Colorado 81230
Facsimile: (970) 641-8140
Email: bocc@gunnisoncounty.org

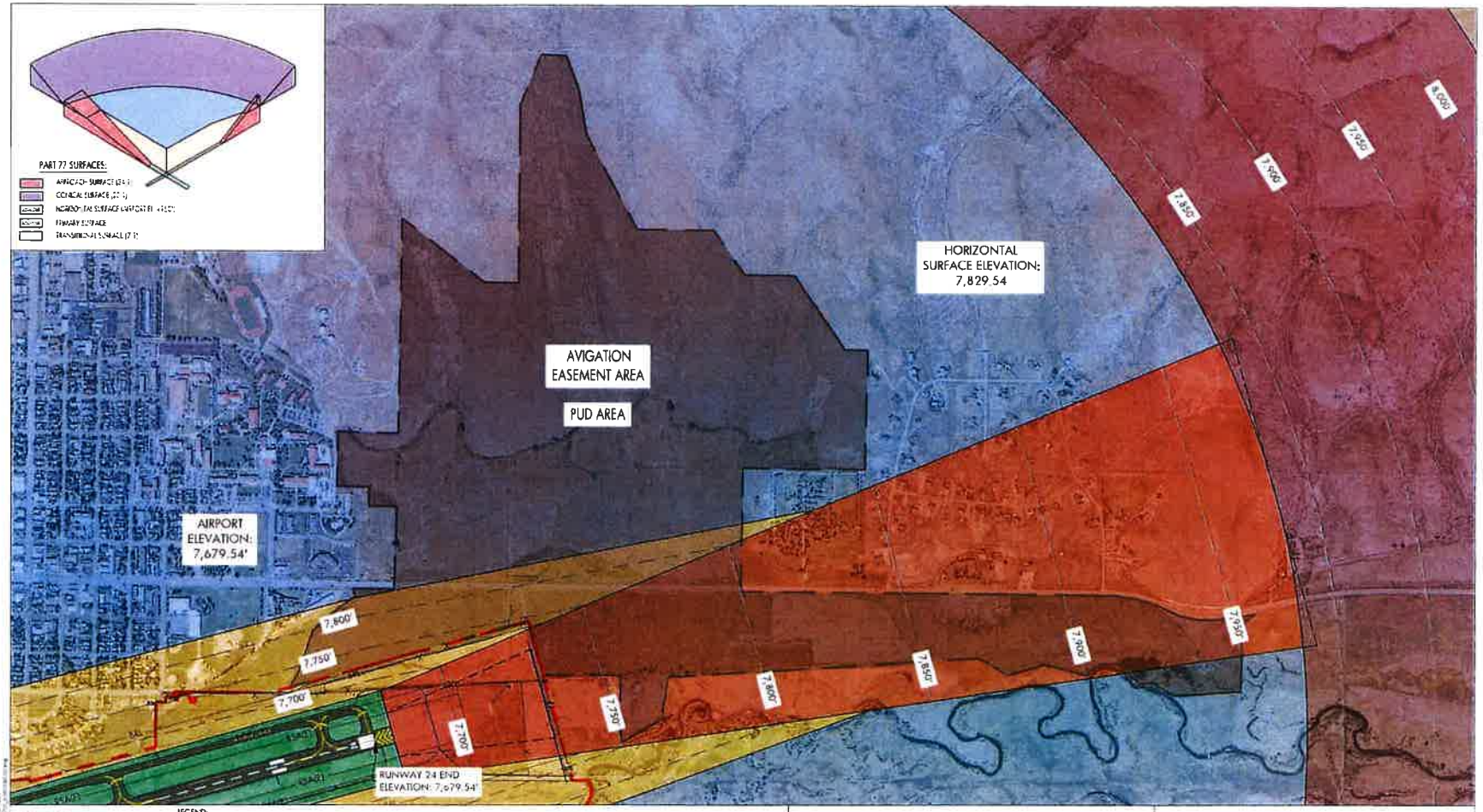
EXIBIT A
GUNNISON RISING PUD LEGAL DESCRIPTION (AIRSPACE)

A tract of land within Section 31, Township 50 North, Range 1 East, Section 36, Township 50 North Range 1 West, Sections 5 and 6, Township 49 North, Range 1 East, Section 1, Township 49 North, Range 1 West, all within the New Mexico Principal Meridian, County of Gunnison, State of Colorado, better described as beginning at the E1/4 corner of said Section 31; thence along the east line of the NE1/4 SE1/4 of said Section 31 S01°16'08"W 1324.71 feet to the S1/16 corner common to Sections 31 and 32; thence along the north line of that property described in Reception #598628 Gunnison County Records N67°03'56"W 539.01 feet; thence along the west line of that property described in Reception #598628 Gunnison County Records S08°10'38"E 207.66 feet; thence along the south line of the NE1/4 SE1/4 of said Section 31 N89°26'55"W 873.46 feet to the SE1/16 corner of said Section 31; thence along the east line of the W1/2 SE1/4 of said Section 31 S00°55'07"W 1324.48 feet to the E1/16 corner common to Sections 31 and 6; thence along the east line of the Gov't Lot 2 of said Section 6 S00°42'50"E 48.81 feet to the South right of way line of U.S. Highway 50; thence along said right of way the following seven (7) courses S89°21'57"E 1330.25 feet; S89°22'18"E 2573.04 feet; S89°43'18"E 117.80 feet; along a curve turning to the right with an arc length of 632.19 feet, with a radius of 1382.50 feet, with a chord bearing of S76°16'18"E, with a chord length of 626.70 feet; along a curve turning to the left with an arc length of 738.83 feet, with a radius of 1005.00 feet, with a chord bearing of S84°13'48"E, with a chord length of 722.30 feet; along a curve turning to the left with an arc length of 147.93 feet, with a radius of 1980.00 feet, with a chord bearing of N83°45'12"E, with a chord length of 147.90 feet; N79°37'12"E 157.88 feet; thence leaving said right of way S68°33'21"W 49.93 feet; thence S41°46'03"W 145.71 feet; thence S24°23'44"W 126.67 feet; thence S04°02'20"E 223.24 feet; thence S04°15'57"W 398.71 feet to the north line of that property described in Reception #567628 Gunnison County Records; thence along the northerly line of that property described in Reception #567628 Gunnison County Records the following (8) eight courses S86°24'47"W 700.92 feet; N65°30'01"W 93.44 feet;N57°14'59"W 191.99 feet; S68°56'07"W 44.26 feet; N85°01'05"W 94.86 feet; N47°26'03"W 297.80 feet; N89°48'23"W 198.37 feet; S57°56'02"W 150.73 feet to the NE corner of that property described in Reception #595412; thence along the northerly line of that property described in Reception #595412 Gunnison County Records the following (12) twelve courses S57°56'02"W 12.88 feet;S32°39'31"W 68.93 feet; N73°51'33"W 467.51 feet; S73°59'49"W 414.66 feet; N59°53'11"W 376.57 feet;

S85°51'46"W 740.78 feet; S87°46'54"W 1238.95 feet; S87°00'49"W 1447.72 feet;S08°18'41"W 470.05 feet; S62°01'26"W 472.51 feet;N00°36'51"W 131.34 feet; N89°22'45"W 703.98 feet to the east line of that property described in Reception #520716 Gunnison County Records; thence along the east line of that property described in Reception #520716 Gunnison County Records N15°33'34"W 1181.80 feet; thence along the north line of that property described in Reception #520716 Gunnison County Records S74°28'28"W 2712.49 feet; thence leaving said north line along the easterly line of Pioneer Subdivision recorded Reception #634608 Gunnison County Records the following (5) five courses N32°36'28"E 211.31 feet;N19°53'08"E 449.88 feet; N46°19'57"E 406.83 feet; N54°08'51"E 211.68 feet; N28°45'04"W 77.19 feet; thence N60°36'51"E 13.41 feet to the south right of way line of U.S. Highway 50; thence along said right of way S89°00'51"E 27.37 feet; thence continuing along said right of way N00°59'09"E 10.00 feet; thence continuing along said right of way S89°00'51"E 423.60 feet; thence leaving said right of way along the west line of said Section 6 N00°49'00"E 50.00 feet to the NW corner of said Section 6; thence along the west line of said Section 31 N01°20'49"E 851.38 feet to the north line of Tract B Wilson Subdivision recorded Reception #459307 Gunnison County Records; thence along the north line of said Tract B N89°03'53"W 303.09 feet to the east line of that property described in Book 592 Page 374 Gunnison County Records; thence along said east line N01°16'23"E 211.06 feet to the NE corner of that property described in Book 592 Page 374 Gunnison County Records; thence along the north line of that property described in Book 592 Page 374 Gunnison County Records N89°04'33"W 354.50 feet to the west line of the E1/2 SE1/4 SE1/4 of said Section 36; thence along said west line and continuing along the west line of the E1/2 S1/2 S1/2 NE1/4 SE1/4 of said Section 36 N01°15'23"E 590.53 feet to the NW corner of said E1/2 S1/2 S1/2 NE1/4 SE1/4; thence along the north line of said E1/2 S1/2 S1/2 NE1/4 SE1/4 S89°02'38"E 658.79 feet to the west line of said Section 31; thence along the west line of the SW1/4 of said Section 31 N01°20'49"E 991.60 feet to the W1/4 corner of said Section 31; thence along the west line of the SW1/4 NW1/4 of said Section 31 N00°35'13"E 1319.38 feet to the N1/16 corner common to Sections 31 and 36; thence along the west line of the N1/2 NW1/4 of said Section 31 N00°35'10"E 89.55 feet; thence leaving said west line S52°34'41"E 1135.40 feet; thence S89°07'50"E 366.73 feet; thence N00°17'54"E 1911.81 feet; thence N23°14'13"E 572.25 feet; thence S87°57'27"E 267.61 feet; thence S20°55'21"E 386.90 feet; thence S10°08'25"E 483.90 feet; thence S28°30'31"E 1146.79 feet; thence S89°29'39"E 820.64 feet; thence S35°07'48"E 582.64 feet; thence S89°29'39"E 536.57 feet; thence S34°59'12"E 1042.33 feet to the

north line of the NE1/4 SE1/4 of said Section 31; thence along said north line S89°27'00"E 273.94 feet to the point of beginning, said tract as described contains 634.43 acres more or less.

EXIBIT B
GUNNISON RISING PUD PLAT (AIRSPACE) AND HORIZONTAL SURFACE ELEVATIONS
(Attached separately)



LEGEND:

AVIGATION EASEMENT AREA/PUD AREA

RUNWAY PROTECTION ZONE (RPZ)

RCFA — RUNWAY CRITICAL FUEL AREA (RCFA)

RSA — RUNWAY SAFETY AREA (RSA)

BRL — 25' BUILDING RESTRICTION LINE (BRL)

X — EXISTING FENCE

PART 77 25' CONTOUR LINES

NOTE: AVIGATION EASEMENT AREA BASED OFF CITY OF GUNNISON WEBSITE

EXHIBIT B

GRAPHIC SCALE 1 IN FEET

JVIATION

900 S BROADWAY • SUITE 350 • DENVER, CO 80209

PHONE 303-524-3030 • FAX: 303-524-3031

• WWW.JVIATION.COM •

GUNNISON-CRESTED BUTTE REGIONAL AIRPORT

RUNWAY PROTECTION AND AIRSPACE ANALYSIS

DATE: SEPTEMBER 2020

SHEET: 01 OF 01

EXHIBIT C
LEGAL DESCRIPTION OF AREA AFFECTED BY PARAGRAPH (7)(C) RESTRICTIONS
(Attached separately)

EXHIBIT C
AVIGATION EASEMENT

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO

Description easement 1:

An easement within Section 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado.
better described as beginning at the southeast corner of Tract B, Wilson Subdivision, according to the plat recorded at Reception No. 459307 Gunnison County Records
thence along the east line of said Tract B N01°20'49"E 78.89 feet;
thence leaving the east line of said Tract B S89°01'25"E 66.31 feet;
thence N74°26'35"E 3572.95 feet to the east line of the SW1/4 SE1/4 of said Section 31;
thence along the east line of said SW1/4 SE1/4 S00°55'07"W 1074.17 feet to the north right of way of Highway 50;
thence along the north right of way line of Highway 50 N89°24'44"W 1333.33 feet;
thence continuing along said right of way N89°21'13"W 2159.86 feet to the point of beginning,
Said easement as described contains 45.49 acres.

Description Easement 2:

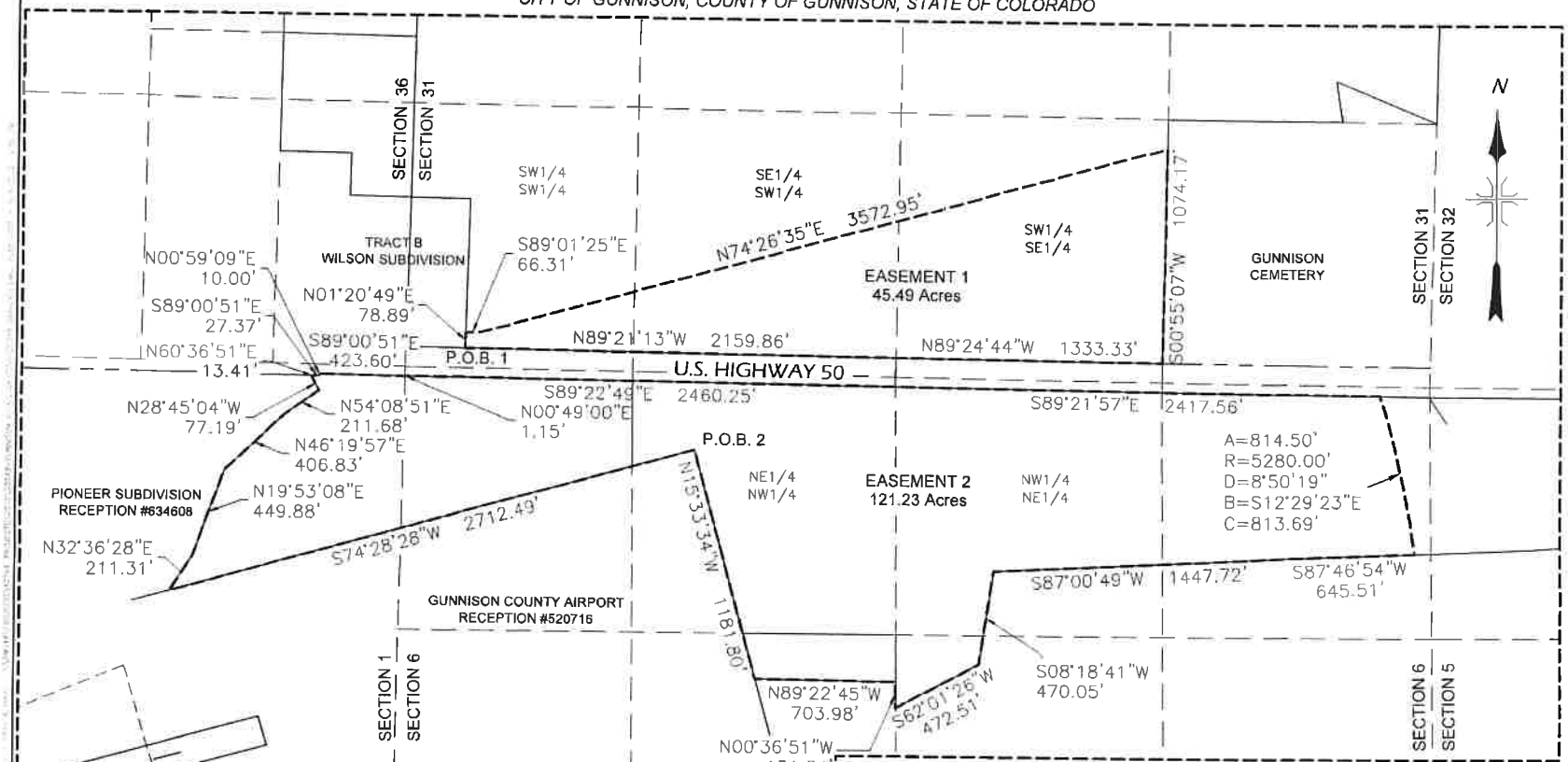
A tract of land within Sections 6, Township 49 North, Range 1 East, Section 1, Township 49 North, Range 1 West, all within the New Mexico Principal Meridian, County of Gunnison, State of Colorado.
better described as beginning at the Northeasterly most corner of the Gunnison County Airport Property conveyed to Gunnison County by court order, recorded at Reception No. 520716 Gunnison County Records
thence along the north line of that property described in Reception #520716 Gunnison County Records S74°28'28"W 2712.49 feet;
thence leaving said north line along the easterly line of Pioneer Subdivision recorded Reception #634608 Gunnison County Records the following (5) five courses
N32°36'28"E 211.31 feet; N19°53'08"E 449.88 feet; N46°19'57"E 406.83 feet;
N54°08'51"E 211.68 feet; N28°45'04"W 77.19 feet;
thence N60°36'51"E 13.41 feet to the south right of way line of U.S. Highway 50;
thence along said right of way S89°00'51"E 27.37 feet;
thence continuing along said right of way N00°59'09"E 10.00 feet;
thence continuing along said right of way S89°00'51"E 423.60 feet;
thence along the west line of said Section 6 N00°49'00"E 1.15 feet;
thence continuing along the south right of way line of U.S. Highway 50 S89°22'49"E 2460.25 feet to a concrete right of way marker;
thence continuing along said right of way S89°21'57"E 2417.56 feet;
thence leaving said right of way with along a curve turning to the right with an arc length of 814.50 feet, with a radius of 5280.00 feet, with a chord bearing of S12°29'23"E, with a chord length of 813.69 feet to a point on the northerly line of that property described in Reception #595412 Gunnison County Records;
thence along the northerly line of that property described in Reception #595412 Gunnison County Records the following (6) six courses S87°46'54"W 645.51 feet; S87°00'49"W 1447.72 feet;
S08°18'41"W 470.05 feet; S62°01'26"W 472.51 feet; N00°36'51"W 131.34 feet;
N89°22'45"W 703.98 feet to the east line of that property described in Reception #520716 Gunnison County Records;
thence along the east line of that property described in Reception # 520716 Gunnison County Records N15°33'34"W 1181.80 feet to the point of beginning.
Said easement as described contains 121.23 acres more or less.

DMC DEL-MONT CONSULTANTS, INC.	EXHIBIT C AVIGATION EASEMENT		20049
DESIGNED BY F.A.B.			DATE ISSUED 04 SEPT. 2020
CHECKED BY / FILE NAME	GUNNISON	COLORADO	SHEET 1 of 2

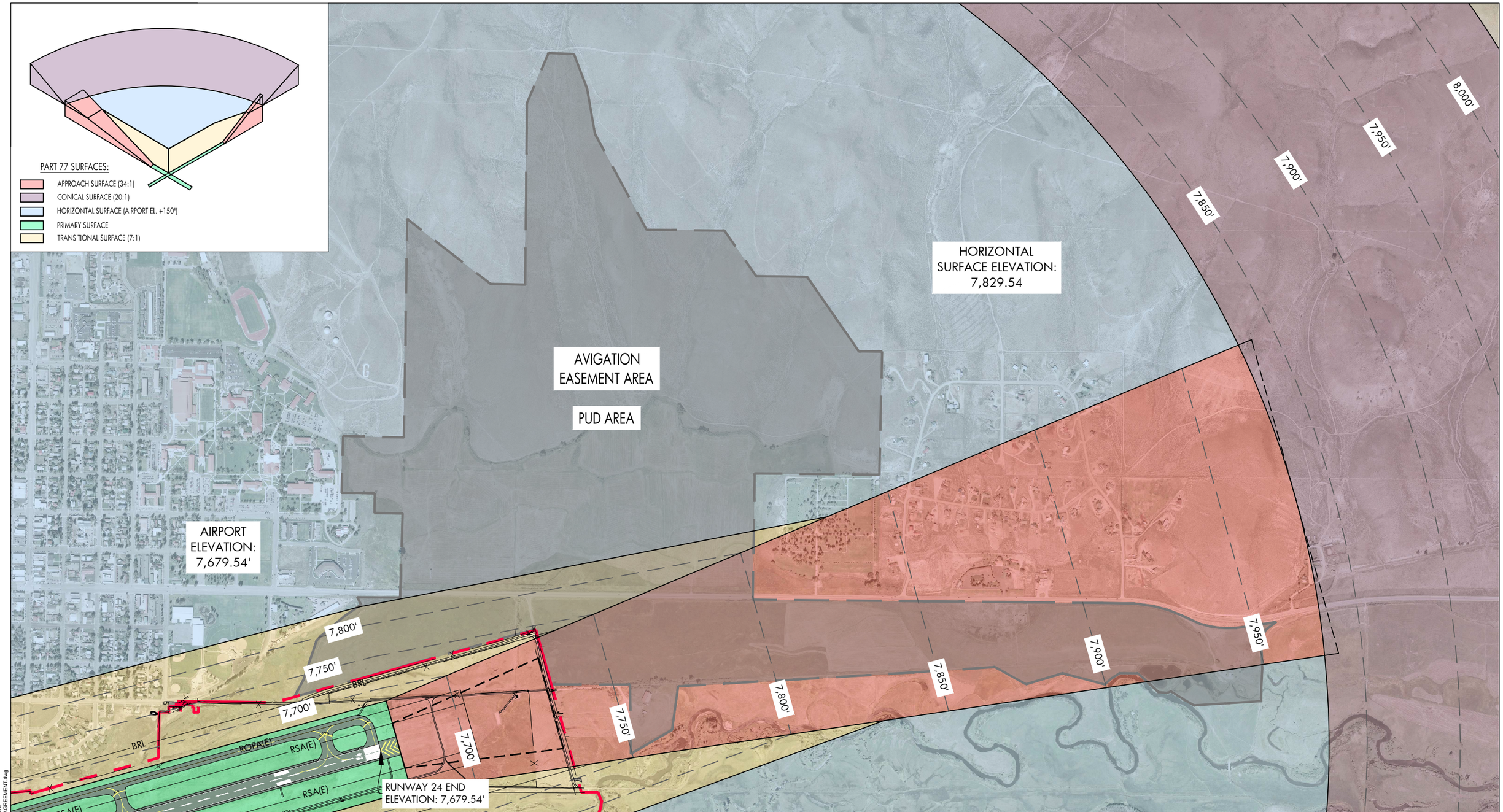
EXHIBIT D
MAP OF AREA AFFECTED BY PARAGRAPH (7)(C) RESTRICTIONS
(Attached separately)

EXHIBIT D
AVIGATION EASEMENT

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO



DMC DEL-MONTE CONSULTANTS, INC.	EXHIBIT D AVIGATION EASEMENT	20049
F.A.B.	1" = 600'	04 SEPT 2020
	GUNNISON COUNTY COLORADO	2 of 2



LEGEND:

- AVIGATION EASMENT AREA/PUD AREA
- RUNWAY PROTECTION ZONE (RPZ)
- AIRPORT PROPERTY BOUNDARY
- ROFA — RUNWAY OBJECT FREE AREA (ROFA)
- RSA — RUNWAY SAFETY AREA (RSA)
- BRL — 35' BUILDING RESTRICTION LINE (BRL)
- X — EXISTING FENCE
- PART 77 - 50' CONTOUR LINES

NOTE: AVIGATION EASEMENT AREA BASED OFF CITY OF GUNNISON WEBSITE

EXHIBIT B

GRAPHIC SCALE
500 0 500 1000
(IN FEET)

JVIATION®
900 S BROADWAY • SUITE 350 • DENVER, CO 80209
PHONE: 303-524-3030 • FAX: 303-524-3031
• WWW.JVIATION.COM •

GUNNISON-CRESTED BUTTE REGIONAL AIRPORT

RUNWAY PROTECTION AND AIRSPACE ANALYSIS

DATE: SEPTEMBER 2020 SHEET: 01 OF 01

Plotted September 3, 2020 @ 1:12 PM by: Sean Jarvis
L:\GUC\GUC- Planning\CAD\PLANS\EASEMENT AGREEMENT.dwg

EXHIBIT C
AVIGATION EASEMENT

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO

Description easement 1:

An easement within Section 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, County of Gunnison, State of Colorado.
better described as beginning at the southeast corner of Tract B, Wilson Subdivision, according to the plat recorded at Reception No. 459307 Gunnison County Records
thence along the east line of said Tract B N01°20'49"E 78.89 feet;
thence leaving the east line of said Tract B S89°01'25"E 66.31 feet;
thence N74°26'35"E 3572.95 feet to the east line of the SW1/4 SE1/4 of said Section 31;
thence along the east line of said SW1/4 SE1/4 S00°55'07"W 1074.17 feet to the north right of way of Highway 50;
thence along the north right of way line of Highway 50 N89°24'44"W 1333.33 feet;
thence continuing along said right of way N89°21'13"W 2159.86 feet to the point of beginning,
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thence along the north line of that property described in Reception #520716 Gunnison County Records S74°28'28"W 2712.49 feet;
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N54°08'51"E 211.68 feet; N28°45'04"W 77.19 feet;
thence N60°36'51"E 13.41 feet to the south right of way line of U.S. Highway 50;
thence along said right of way S89°00'51"E 27.37 feet;
thence continuing along said right of way N00°59'09"E 10.00 feet;
thence continuing along said right of way S89°00'51"E 423.60 feet;
thence along the west line of said Section 6 N00°49'00"E 1.15 feet;
thence continuing along the south right of way line of U.S. Highway 50 S89°22'49"E 2460.25 feet to a concrete right of way marker;
thence continuing along said right of way S89°21'57"E 2417.56 feet;
thence leaving said right of way with along a curve turning to the right with an arc length of 814.50 feet, with a radius of 5280.00 feet, with a chord bearing of S12°29'23"E, with a chord length of 813.69 feet to a point on the northerly line of that property described in Reception #595412 Gunnison County Records;
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S08°18'41"W 470.05 feet; S62°01'26"W 472.51 feet; N00°36'51"W 131.34 feet;
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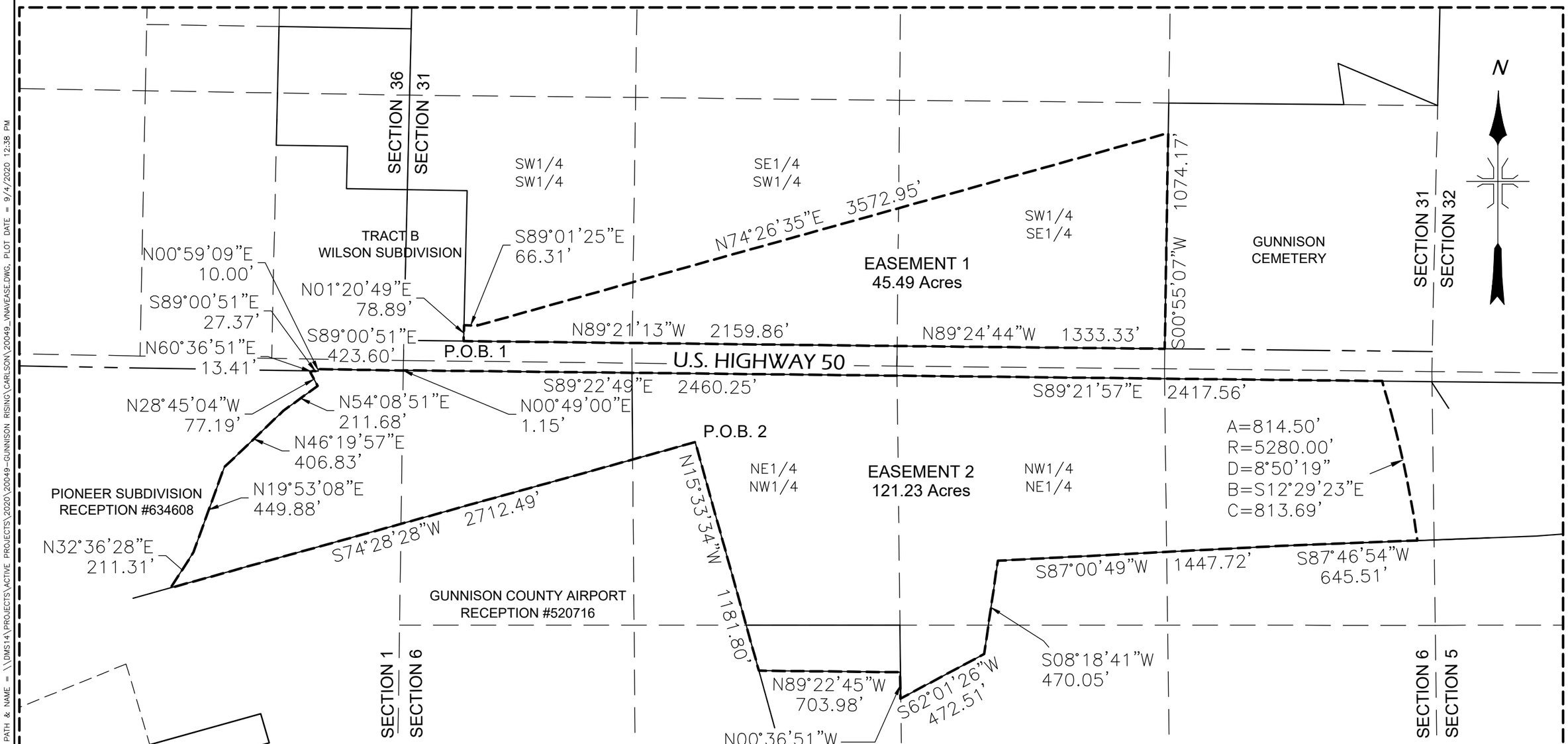
Said easement as described contains 121.23 acres more or less.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

DESIGNED BY: F.A.B.	SCALE:	EXHIBIT C AVIGATION EASEMENT	D.M. JOB NO.: 20049
			DATE ISSUED: 04 SEPT. 2020
CHECKED BY:	FILE NAME: 20049_VNAVEASE	GUNNISON COLORADO	SHEET: 1 of 2

EXHIBIT D
AVIGATION EASEMENT

CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO



DEL-MONT CONSULTANTS, INC.
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DESIGNED BY: F.A.B.	SCALE: 1" = 600'	EXHIBIT D AVIGATION EASEMENT	D.M. JOB NO.: 20049
CHECKED BY:	FILE NAME: 20049_VNAVEASE	GUNNISON COUNTY COLORADO	DATE ISSUED: 04 SEPT 2020
			SHEET: 2 of 2

PLOTTED BY: FBALLARD, FILE PATH & NAME = \\DMS14\PROJECTS\ACTIVE PROJECTS\2020\20049-GUNNISON RISING\CARLSON\20049_VNAVEASE.DWG, PLOT DATE = 9/4/2020 12:38 PM