



488715 11/18/1998 04:55P 173
1 of 4 R 21.00 D 0.00 N 0.00 Gunnison County

18

RAW LAND TRAIL EASEMENT

We, CBMR Real Estate, LLC, a Colorado limited liability company, having its principal place of business at P.O. Box A, Crested Butte, County of Gunnison, State of Colorado, for and in consideration of One and No/100 Dollar (\$1.00), the receipt of which is hereby acknowledged, do hereby grant to the United States of America, a non-exclusive non-motorized easement for a trail for use for all lawful purposes by the United States and its assigns, including but not limited to contractors, licensees, permittees, and the general public when authorized by the Grantee, over and across the parcels of land in the County of Gunnison, State of Colorado, described as follows:

T. 13 S., R. 86 W., Sixth P.M.

sec. 24: a fifteen (15) foot wide strip of land situated in the NW1/4, being more particularly described on Exhibit A, attached hereto and made a part hereof.

The said easement hereby granted is for the construction, reconstruction, maintenance, and full, free and quiet use and enjoyment of a trail as it shall be located and constructed over and across the above described premises as more particularly described by Exhibit A, titled "LEGAL DESCRIPTION, 15' WIDE TRAIL EASEMENT," attached hereto and made a part hereof.

The intent of this deed is to convey an easement as it shall be constructed across the above described premises, as would be disclosed by a proper survey and to exclude any portion of said trail not actually located within the Grantors's property lines.

The width of said easement shall be 15 feet, 7.5 feet on each side of the center line, or more if necessary to accommodate cuts and fills. The boundary lines of said easement shall be prolonged or shortened to begin and end on, and conform with, the Grantor's property lines.

Grantors reserve unto themselves, their successors and assigns the right to cross and recross the rights-of-way and trail by any reasonable means, and for any purpose in such manner as will not interfere with the Grantee's use of the trail.

If the Grantor desires to relocate the trail, or any segment thereof, it shall be at the Grantor's expense. The relocation shall not interrupt use of the trail herein granted to the United States of America and its assigns. Prior to any such relocation, the Grantor shall obtain written agreement from the Forest Service prior to any such relocation. Agreement by the Forest Service shall not be unreasonably withheld. If relocation occurs, Grantor shall subsequently grant to the United States of America an easement for the new location and Grantor shall construct the trail thereon having a standard equal to or better than the existing trail then the easement herein granted shall terminate. In the event the above described easement shall terminate as herein provided, the Regional Forester shall furnish the Grantor or their successors or assigns in interest, evidence of such termination as hereinafter provided.

The acquiring agency is the Forest Service, United States Department of Agriculture.



488715 11/18/1998 04:55P 173

3 of 4 R 21.00 D 0.00 N 0.00 Gunnison County

EXHIBIT A

LEGAL DESCRIPTION

15' WIDE ACCESS EASEMENT

A fifteen (15) foot wide strip of land situated in the NW1/4, NE1/4, SE1/4 of Section 24, Township 13 South, Range 86 West, and the SW1/4SW1/4 of Section 19, Township 13 South, Range 85 West, of the 6th Principal Meridian, County of Gunnison, State of Colorado, being seven and one-half (7.5) feet each side of the following described centerline:

Beginning at a point on the westerly line of the NE1/4NW1/4 of said Section 24, from which the W1/16 corner between said Section 24 and Section 13 bears N00°55'34"E 536.69 feet; thence 34.33 feet along the arc of a curve to the right having a radius of 362.50 feet, and a central angle of 05°25'32", and a chord bearing S39°51'32"E 34.31 feet; thence S37°08'46"E 116.06 feet; thence 521.42 feet along the arc of a curve to the left having a radius of 437.50 feet and a central angle of 68°17'12", and a chord bearing S71°17'22"E 491.11 feet; thence N74°34'02"E 160.75 feet; thence 319.87 feet along the arc of a curve to the right having a radius of 362.50 feet and a central angle of 50°33'28", and a chord bearing S80°09'13"E 309.59 feet; thence S54°52'29"E 167.81 feet; thence 61.05 feet along the arc of a curve to the right having a radius of 562.50 feet and a central angle of 06°13'06", and a chord bearing S51°45'56"E 61.02 feet; thence S48°39'24"E 215.59 feet, from which the N1/4 of said Section 24 bears N02°00'05"E 1165.30 feet and said W1/16 corner between said Section 24 and Section 13 bears N50°56'39"W 1745.66 feet; thence 120.76 feet along the arc of a curve to the left having a radius of 437.50 feet and a central angle of 15°48'53", and a chord bearing S56°33'50"E 120.38 feet; thence S64°28'17"E 360.65 feet; thence 86.77 feet along the arc of a curve to the right having a radius of 362.50 feet and a central angle of 13°42'55", and a chord bearing S57°36'49"E 86.57 feet; thence S50°45'21"E 213.17 feet; thence 88.00 feet along the arc of a curve to the left having a radius of 437.50 feet and a central angle of 11°31'29", and a chord bearing S56°31'06"E 87.85 feet; thence S62°16'50"E 232.89 feet; thence 94.89 feet along the arc of a curve to the right having a radius of 362.50 feet and a central angle of 14°59'54", and a chord bearing S54°46'54"E 94.62 feet; thence S47°16'57"E 139.32 feet; thence 287.70 feet along the arc of a curve to the left having a radius of 637.50 feet and a central angle of 25°51'26", and a chord bearing S60°12'40"E 285.27 feet; thence S73°08'23"E 141.40 feet; thence 18.70 feet along the arc of a curve to the right having a radius of 362.50 feet and a central angle of 02°57'18", and a chord bearing S71°39'44"E 18.69 feet; thence S70°11'05"E 442.14 feet; thence 231.66 feet along the arc of a curve to the right having a radius of 87.50 feet and a central angle of 151°41'25", and a chord bearing S05°39'37"W 169.69 feet; thence S81°30'20"W 113.03 feet; thence 38.37 feet along the arc of a curve to the left having a radius of 237.50 feet and a central angle of 09°15'28", and a chord bearing S76°52'36"W 38.33 feet; thence S72°14'52"W 155.06 feet; thence 77.60 feet along the arc of a curve to the right having a radius of 162.50 and a central angle of 27°21'35", and a chord bearing of S85°55'40"W 76.86 feet; thence N80°23'32"W 221.48 feet; thence 309.78 feet along the arc of a curve to the left having a radius of 112.50 feet and a central angle of 157°46'08", and a chord bearing S20°43'24"W 220.78 feet, from which the E1/4 corner of said Section 24 bears N84°08'28"E 1524.15 feet; thence S58°09'40"E 105.99 feet; thence 58.67 feet along the arc of a curve to the right having a radius of 162.50 feet and a central angle of 20°41'13", and a chord bearing S47°49'04"E 58.35 feet; thence S37°28'27"E 116.86 feet; thence 184.04 feet along the arc of a curve to the left having a radius of 437.50 feet, and a central angle of 24°06'07", and a chord bearing S49°31'31"E 182.68 feet; thence S61°34'34"E 100.00 feet; thence 194.92 feet



488715 11/18/1998 04:55P 173

4 of 4 R 21.00 D 0.00 N 0.00 Gunnison County

along the arc of a curve to the right having a radius of 506.07 feet, and a central angle of $22^{\circ}04'08''$, and a chord bearing $S50^{\circ}32'31''E$ 193.72 feet; thence $S39^{\circ}30'27''E$ 249.46 feet; thence 88.33 feet along the arc of a curve to the left having a radius of 237.50 feet, and a central angle of $21^{\circ}18'37''$, and a chord bearing $S50^{\circ}09'46''E$ 87.83 feet; thence $S60^{\circ}49'04''E$ 122.96 feet; thence 190.54 feet along the arc of a curve to the right having a radius of 262.50 feet, and a central angle of $41^{\circ}35'23''$, and a chord bearing $S40^{\circ}01'23''E$ 186.39 feet; thence $S19^{\circ}13'41''E$ 521.99 feet; thence 112.56 feet along the arc of a curve to the left having a radius of 137.50 feet and a central angle of $46^{\circ}54'15''$, and a chord bearing $S42^{\circ}40'49''E$ 109.45 feet; thence $S66^{\circ}07'56''E$ 147.30 feet, from which the W1/4 of Section 19 bears $N03^{\circ}22'18''E$ 1720.04 feet; thence 126.95 feet along the arc of a curve to the right having a radius of 42.50 feet and a central angle of $171^{\circ}08'57''$, and a chord bearing $S19^{\circ}26'32''W$ 84.75 feet; thence $N74^{\circ}58'59''W$ 340.70 feet; thence 151.85 feet along the arc of a curve to the right having a radius of 207.50 feet and a central angle of $41^{\circ}55'48''$, and a chord bearing $N54^{\circ}01'05''W$ 148.49 feet; thence $N33^{\circ}03'11''W$ 101.03 feet; thence 638.16 feet along the arc of a curve to the left having a radius of 167.50 feet and a central angle of $218^{\circ}17'29''$, and a chord bearing $S37^{\circ}48'05''W$ 316.47 feet; thence $S71^{\circ}20'39''E$ 143.54 feet; thence 119.17 feet along the arc of a curve to the right having a radius of 262.50 feet and a central angle of $26^{\circ}00'40''$, and a chord bearing $S58^{\circ}20'20''E$ 118.15 feet; thence $S45^{\circ}20'00''E$ 112.17 feet; thence 45.64 feet along the arc of a curve to the left having a radius of 637.50 feet and a central angle of $04^{\circ}06'07''$, and a chord bearing $S47^{\circ}23'03''E$ 45.63 feet; thence $S49^{\circ}26'07''E$ 253.69 feet; thence 100.15 feet along the arc of a curve to the right having a radius of 762.50 feet and a central angle of $07^{\circ}31'32''$, and a chord bearing $S45^{\circ}40'21''E$ 100.08 feet; thence $S41^{\circ}54'35''E$ 205.89 feet; thence 244.49 feet along the arc of a curve to the right having a radius of 192.50 feet and a central angle of $72^{\circ}46'10''$, and a chord bearing $S05^{\circ}31'30''E$ 228.38 feet; thence $S30^{\circ}51'35''W$ 14.52 feet, more or less to a point on the southerly line of said Section 19, from which said W1/4 corner of said Section 19 bears $N01^{\circ}20'07''E$ 2633.16 feet, and the southeast corner of said Section 24 bears $N80^{\circ}18'39''W$ 23.15 feet.



