



ERS LEGAL DESCRIPTION



J&K, INC.

EAGLE RIVER STATION
P.U.D. PARCEL

A parcel of land located in Tracts 58, 59, 60, 61 and 62, Sections 27, 28, 33 and 34, Township 4 South, Range 84 West of the Sixth Principal Meridian, according to the Supplemental Plat of the Independent Resurvey thereof accepted in the U.S. Surveyor General's Office, June 20, 1922, Eagle County, Colorado also being within Eagle River Station Annexation 1 and Annexation 2 as described in the Warranty Deed recorded January 20, 2009 at Reception No. 200900676 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado, with the bearings described hereon based on a bearing of N89°54'19"W for the 1 – 2 line of said Tract 62 with both Corner No. 1 and Corner No. 2 of said Tract 62 being 2 1/2" GLO brass caps on 1" iron pipe, found in place, said parcel being more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Interstate Highway No. 70, from which said Corner No. 2 of Tract 62 bears N34°15'46"W, 3191.24 feet; thence along said southerly right-of-way line the following three (3) courses:

- 1) N60°24'00"E, 2611.72 feet;
- 2) N69°50'12"E, 286.80 feet;
- 3) along a non-tangent curve to the right having a length of 136.00 feet, a radius of 5579.60 feet, a tangent of 68.00 feet, a delta of 1°23'48" and chord of 136.00 feet that bears N63°58'33"E;

thence departing said right-of-way and continuing through said Eagle River Station Annexation 2 the following thirteen (13) courses:

- 1) N79°33'03"E, 967.27 feet;
- 2) along a curve to the right having a length of 118.99 feet, a radius of 90.00 feet, a tangent of 70.00 feet, a delta of 75°45'13" and a chord of 110.51 feet that bears S62°34'20"E;
- 3) along a non-tangent reverse curve to the left having a length of 202.70 feet, a radius of 350.00 feet, a tangent of 104.28 feet, a delta of 33°10'55" and a chord of 199.88 feet that bears S37°48'07"E;
- 4) S54°21'02"E, 91.28 feet;
- 5) along a curve to the right having a length of 41.74 feet, a radius of 50.00 feet, a tangent of 22.17 feet, a delta of 47°49'36" and a chord of 40.54 feet that bears S30°26'14"E;
- 6) along a non-tangent reverse curve to the left having a length of 28.64 feet, a radius of 100.00 feet, a tangent of 14.42 feet, a delta of 16°24'39" and a chord of 28.54 feet that bears S14°43'45"E;
- 7) S27°30'35"E, 15.27 feet;
- 8) along a non-tangent curve to the right having a length of 46.22 feet, a radius of 50.00 feet, a tangent of 24.91 feet, a delta of 52°58'03" and a chord of 44.59 feet that bears S05°13'14"E;
- 9) S68°22'17"E, 80.00 feet;
- 10) along a non-tangent curve to the right having a length of 31.38 feet, a radius of 50.00 feet, a tangent of 16.22 feet, a delta of 35°57'22" and a chord of 30.87 feet that bears N39°14'28"E;
- 11) along a non-tangent curve to the right having a length of 47.74 feet, a radius of 40.00 feet, a tangent of 27.18 feet, a delta of 68°23'16" and a chord of 44.96 feet that bears S88°35'13"E;
- 12) S54°23'35"E, 73.53 feet;

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- 13) along a curve to the right having a length of 78.87 feet, a radius of 275.00 feet, a tangent of 39.71 feet, a delta of 16°26'00" and a chord of 78.60 feet that bears S46°10'34"E

to a point on the northerly right-of-way line of the Union Pacific Railroad also being a point on the southerly line of said Eagle River Station Annexation 2; thence along said northerly right-of-way line S63°04'44"W, 1973.70 feet; thence along a non-tangent curve to the left having a length of 806.00 feet, a radius of 11988.63 feet, a tangent of 403.15 feet, a delta of 3°51'07" and a chord of 805.85 feet that bears S61°09'11"W; thence S59°13'37"W, 1554.84 feet to the southeasterly corner of Eagle Valley Commercial Park, Filing No. 2, according to the Final Plat thereof recorded August 8, 1996 in Book 702 at Page 365 at said Clerk and Recorder's office also being a point on the 5 – 4 line of said Tract 59, from which Corner No. 5, being a 2 1/2" GLO brass cap on 1" iron pipe, found in place, of said Tract 59 bears S00°37'32"E, 371.93 feet; thence along said 5 – 4 line also being the easterly line of said Eagle Valley Commercial Park, Filing No. 2 N00°37'32"W, 946.69 feet to Corner No. 4 of said Tract 59 also being Corner No. 3 of said Tract 60; Corner No. 4 of said Tract 61; Corner No. 1 of Tract 70 in said Township and Range; and the northeast corner of said Eagle Valley Commercial Park, Filing No. 2, being a 2 1/2" aluminum cap on 2 1/4" aluminum pipe, PE/PLS #23089, found in place; thence along the 4 – 3 line of said Tract 61 also being the northeasterly line of said Eagle Valley Commercial Park, Filing No. 2 S89°05'16"W, 390.68 feet to a point on the southerly right-of-way line of said Interstate Highway No. 70 and the Point of Beginning. Said P.U.D. Parcel containing 85.817 acres, more or less.



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Colorado Licensed Professional Land Surveyor
J&K, Inc.

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