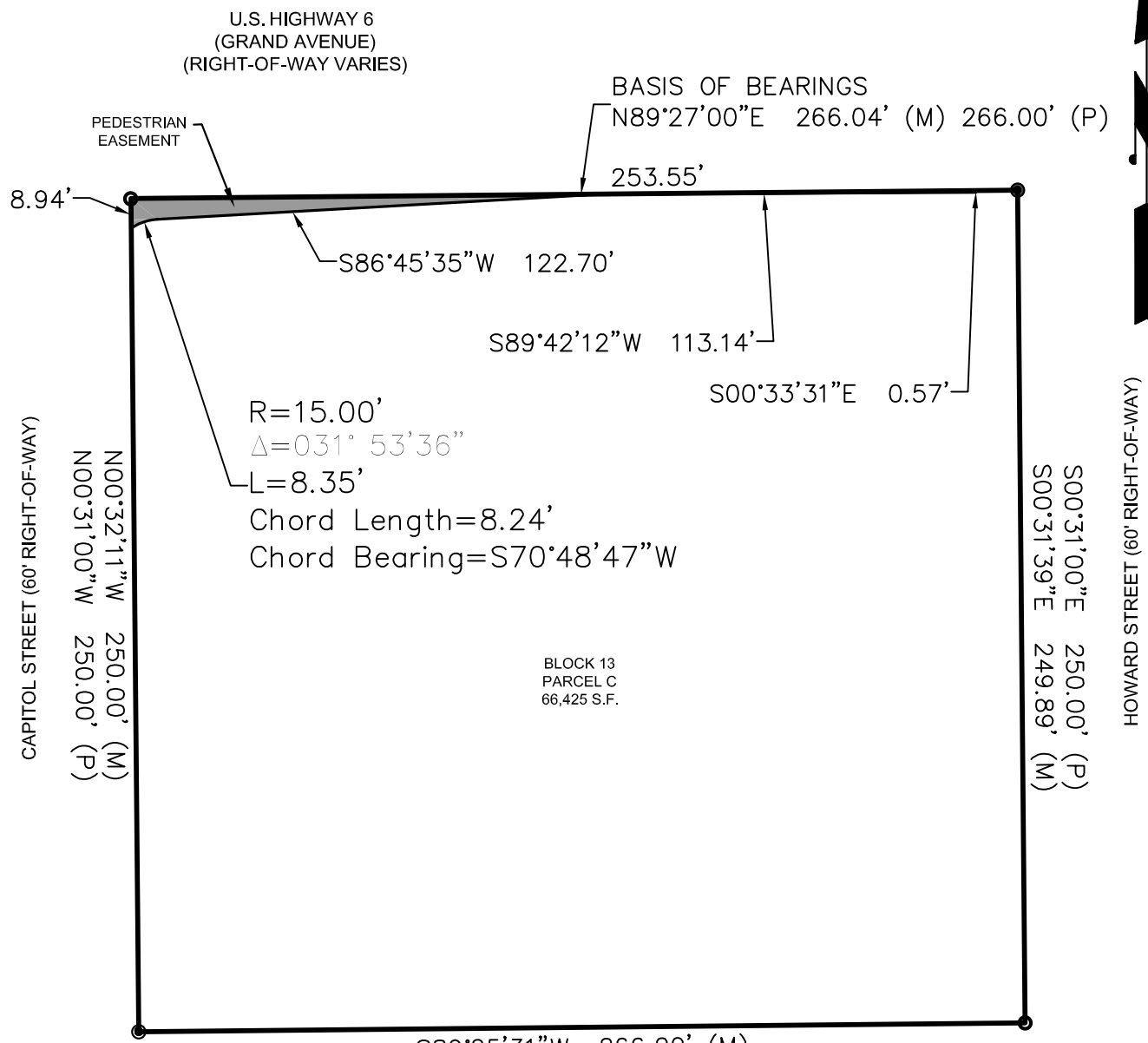


## **Permanent Public Access and Sidewalk Easement**

. “...over, under, across, and through the **[insert defined term used for the easement area]** for the purpose of pedestrian passage, including the right to construct, maintain, repair, replace and operate a public sidewalk and appurtenances.”

# EXHIBIT A PUBLIC ACCESS EASEMENT



U.S. HIGHWAY 6  
(GRAND AVENUE)  
(RIGHT-OF-WAY VARIES)

BASIS OF BEARINGS  
N89°27'00"E 266.04' (M) 266.00' (P)

PEDESTRIAN  
EASEMENT

8.94'

253.55'

S86°45'35"W 122.70'

S89°42'12"W 113.14'

S00°33'31"E 0.57'

R=15.00'  
Δ=031° 53'36"  
L=8.35'

Chord Length=8.24'  
Chord Bearing=S70°48'47"W

CAPITOL STREET (60' RIGHT-OF-WAY)

N00°32'11"W 250.00' (M)  
N00°31'00"W 250.00' (P)

HOWARD STREET (60' RIGHT-OF-WAY)

S00°31'00"E 250.00' (P)  
S00°31'39"E 249.89' (M)

BLOCK 13  
PARCEL C  
66,425 S.F.

S89°25'31"W 266.00' (M)  
S89°27'00"W 266.00' (P)

SECOND STREET (60' RIGHT-OF-WAY)

**MONUMENT LEGEND**

- FOUND MAG NAIL WITH 1½" DIAMETER BRASS TAG SET IN A WALL STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 18" NUMBER 5 REBAR WITH 2" DIAMETER ALUMINUM CAP STAMPED PEAK LAND CONSULTANTS LS 27598
- FOUND 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR WITH ILLEGIBLE LS
- SET 1½" DIAMETER ALUMINUM CAP ON NUMBER 5 REBAR LS 37999

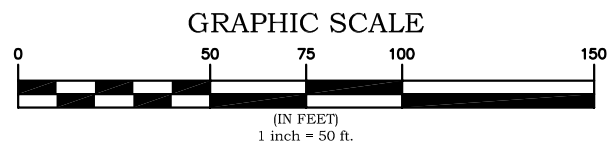
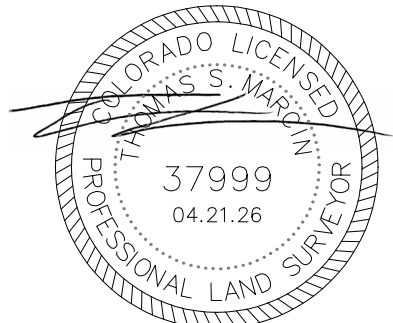
**LEGAL DESCRIPTION**

A non exclusive easement for public access described as the following:

The point of beginning being a found mag nail with a 1 ½" diameter brass tag set in a wall stamped Peak Land Consultant LS 27598 situated at the northwest corner of Parcel C, Block 13, Town of Eagle, thence N89°27'00"E 253.55' to a point, thence S00°33'31"E 0.57" to a point, thence S89°42'12"W 113.14' to a point, thence on a non-tangent curve to the left with a radius of 15.00' having an arc length of 8.24' and a chord bearing of S70°48'47"W 8.24' to a point, thence N00°32'11"W 8.94' to the point of beginning.

**CERTIFICATION**

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, do hereby certify that this Exhibit was prepared by me or under my direct supervision, responsibility and checking. I further certify this is not a monumented land survey, Land Survey Plat, Improvement Survey Plat, or an Improvement Location Certificate.



Thomas S. Marcin, PLS 37999



**MARCIN ENGINEERING LLC**

P.O. Box 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX

**NOTICE:** According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.