From: Michael Woodworth MWoodworth@eagleriverfire.org @ Subject: Re: Easement

Date: August 19, 2021 at 2:58 PM To: Jena Skinner, AICP jskinner@jsdvail.com

Thanks

Sent from my iPhone

On Aug 19, 2021, at 12:07 PM, Jena Skinner, AICP <jskinner@jsdvail.com> wrote:

Great! I will work around your schedule. I live in the 900 block, so I am right down the road. Just let me know once you reorient when you get back after the 30th.

Otherwise, Wednesday, August 31st works for me.

Jena Skinner, AICP

Planner/Designer, JS Designs 970-331-9791 jskinner@jsdvail.com www.jsdvail.com Minturn, Colorado

<PastedGraphic-5.png>

On Aug 19, 2021, at 10:04 AM, Michael Woodworth <<u>MWoodworth@eagleriverfire.org</u>> wrote:

Vacate of easement has been approved by fire Chief and board. I will be back in town aug 30 . Can you send me a time that I can stop by and sign?

Mick

Sent from my iPhone

JS Designs Graphical Services



EASEMENT VACATION

This Easement Vacation is entered into this _____ day of _____ of 20___ by and between: Miners Base Camp, LLC, addressed 1000 Enterprise Dr., Allen Park, MI 48101-3029 hereinafter referred to as Owner of Real Property (hereinafter, the "Owner") addressed as 0078 Vista Barranco, 0046 Vista Barranco, 0030 Vista Barranco and 1207 Main Street in Minturn, CO; and the Eagle River Fire Protection District, located in Minturn, CO 81645, (hereinafter, the "District").

RECITALS

WHEREAS, the District agrees to vacate an Easement For Emergency And Municipal Vehicle Access ("Easement") as recorded at reception number 201117993; and

WHEREAS, upon vacation of the Easement by the District, the District shall have no further rights in the Easement.

NOW THEREFORE, in consideration of the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Vacation of Easement. The District does hereby agree to vacate and release that certain Easement reserved to the District in that certain document recorded at reception number 201117993 of the records of the Clerk and Recorder of Eagle County, Colorado, said easement having encumbered that real property described and identified in **Exhibit A** which is attached hereto and incorporated herein. From and after the date hereof, said easement shall be vacated, released, remised, and of no force and effect whatsoever.

2. Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto relating to the Easement Vacation and sets forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified, except by a writing executed by both Parties.

3. Recording. This Agreement shall be recorded in the official records of the Eagle County Clerk and Recorder upon full execution.

IN WITNESS WHEREOF, the Parties hereto have executed this Easement Vacation by their respective duly authorized officers as of the date and year first above set forth.

OWNER:

MINERS BASE CAMP, LLC

Print Name and Title

STATE OF COLORADO)

)ss. COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this day______ of _____, 2021 by ______as Authorized Representative of MINERS BASE CAMP, LLC.

Witness my hand and official seal.

My commission expires:

Notary Public

DISTRICT:

Eagle River Fire Protection District

Print Name and Title

STATE OF COLORADO)) ss

COUNTY OF EAGLE)

The foregoing instrument was subscribed, sworn to and acknowledged before me this _____ day of ______, 2021, by ______ as _____ of the EAGLE RIVER FIRE PROTECTION DISTRICT.

Witness my hand and official seal. My commission expires:

Notary Public

EXHIBIT A Easement Vacation Owner's Property

That parcel of land described in that instrument recorded under Reception Number 201117993 of the records of Eagle County, Colorado.

(Excerpt Of Document)

LEGAL DESCRIPTION FOR THE RECIPROCAL ACCESS AND UTILITY EASEMENT AND EMERGENCY AND MUNICIPAL SERVICE VEHICLE ACCESS EASEMENT:

SERVICE VEHICLE ACCESS EASEMENT: A parcel of land being part of Lots 1 and 2 of the Duran Subdivision, and Lot 29 of the South Mintum Addition according to the recorded plats thereof, Town of Mintum, Eagle County, Colorado being more particularly described as follows: Beginning at the northwesterly comer of said Lot 2; thence \$70"30"06"E, a distance of 25,44 feet along the northerly line of said Lot 2; thence departing said northerly line \$16" 34"06"W, a distance of 35.00 feet; thence \$00" 02" 00"E, a distance of 97.97 feet; to the southerly line of said Lot 1; thence along said southerly line N74" 50' 46"W, a distance of 14.51 feet to the easterly line of said Lot 20; thence departing said easterly line \$59" 68" 00"W, a distance of 10.00 feet; thence N00" 02" 00"W, a distance of 102.81 feet; thence N16" 34" 06"E, a distance of 35.00 feet to the point of beginning of said described parcel containing 0.00 areas containing 0.08 acres

containing 0.08 acres. LEGAL DESCRIPTION FOR THE RELOCATED TURN-AROUND AREA: A parcel of land being part of Lot 1 of the Duran Subdivision according to the recorded plat thereof, Town of Mintum, Eagle County, Colorado being more particularly described as follows: Beginning at a point whence the southwesterly comer of said Lot 1 bears 2 courses; 1) S 00°02'00° E 36.37 feet, 2) N 74°50'46' W 14.51 feet; thence slong the perimeter of the parcel N00°02'00°W, a distance of 20.00 feet; thence N89°58'00°E, a distance of 31.00 feet; thence S00° 02° 00°E, a distance of 20.00 feet; thence S89°58'00°W, a distance of 31.00 feet to the control electronic acid described according to 01 across point of beginning of said described parcel containing 0.01 acres.

