

DESCRIPTION:

PARCEL 1 - BOOK 598 PAGE 184

THAT PART OF THE E $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 5, IN TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH P.M. AS ORIGINALLY DESCRIBED AND PATENTED, DESIGNATED AND BECOMING A PART OF TRACTS 43 AND 45 OF THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE, APPROVED BY THE U.S. SURVEYOR GENERAL JUNE 20, 1922, AND ACCEPTED BY THE GENERAL LAND OFFICE JUNE 6, 1923, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO, WHENCE THE TRUE POSITION OF CORNER NO. 1 OF TRACT NO. 43, IDENTICAL WITH CORNER NO. 4 OF TRACT NO. 45, CORNER NO. 3 OF TRACT NO. 40 AND CORNER NO. 2 OF TRACT NO. 42 (THE WITNESS CORNER WHEREOF BEING LOCATED S. 89°48' W. 17.82 FEET DISTANT), BEARS S. 74°43'46" E., 831.39 FEET DISTANT, THENCE, CONFORMING WITH THE EAST RIGHT OF WAY OF THE CAPITOL STREET AND THE SOUTH RIGHT OF WAY OF SIXTH STREET, ALONG THE EAST RIGHT OF WAY OF CAPITAL STREET S. 19°06' E. 98.32 FEET TO THE P.C.; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 430.78 FEET, 396.68 FEET, CHORD BEARING S 7 16' 49" W, CHORD LENGTH OF 382.81 FEET TO THE P.T.; THENCE S. 33°43' 00" W. 218.97 FEET; THENCE N. 89°36' E. 54.62 FEET TO THE WEST BOUNDARY OF THE EAGLE CEMETERY ASSOCIATION PROPERTY; THENCE, CONFORMING THERETO, N. 30°35' E. 258.14 FEET; THENCE N. 30°18' E. 381.86 FEET; THENCE S. 89°27' W. 60.52 FEET; THENCE NORTH 104.77 FEET, TO THE SOUTH RIGHT OF WAY OF SAID SIXTH STREET IN THE TOWN OF EAGLE, COLORADO; THENCE CONFORMING THERETO, S. 89°27' W. 180.22 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 1.3827 ACRES, MORE OR LESS.

AND

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THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E $\frac{1}{2}$ NE $\frac{1}{4}$) OF SECTION 5, TWP. 5 S., R. 84 W., 6TH P.M., AS ORIGINALLY DESCRIBED AND PATENTED, DESIGNATED AND BECOMING A PART OF TRACT 45 OF THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE APPROVED BY THE U. S. SURVEYOR GENERAL JUNE 20, 1922, AND ACCEPTED BY THE GENERAL LAND OFFICE JUNE 6, 1923, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY OF SIXTH STREET IN THE TOWN OF EAGLE, COLORADO, WHENCE THE TRUE POSITION OF CORNER NO. 1 OF TRACT 43, IDENTICAL WITH CORNER NO. 4 OF TRACT 45, CORNER NO. 3 OF TRACT 40 AND CORNER NO. 2 OF TRACT 42 (THE WITNESS CORNER WHEREOF BEING LOCATED S. 89°48' W. 17.82 FEET DISTANT) BEARS S. 70°27'33" E. 659.83 FEET DISTANT; THENCE, N. 89°27' E. 95.02 FEET; THENCE S. 10°35' W. 68.89 FEET; THENCE S. 30°18' W. 43.30 FEET; THENCE S. 89°27' W. 60.52 FEET; THENCE NORTH 104.77 FEET TO THE PLACE OF BEGINNING, CONTAINING AN AREA OF 0.1986 ACRES, MORE OR LES