

Legal Description

Real property owned by Sargent School District RE-33J in the County of Rio Grande, State of Colorado, is described as follows:

Parcel 1

Ten acres of land in the Southwest corner of the Section Twenty-eight in Township Forty North, Range Eight East, N.M.P.M., Rio Grande County, Colorado, particularly described as follows:

Beginning at the Southwest corner of said Section, thence North 40 rods; thence East, parallel with the South side of said Section 40 rods; thence South to the south side of said Section 40 rods; thence West 40 rods to the place of beginning.

Parcel 2

A tract of land located in the Southwest Quarter of Section Twenty-eight, Township Forty North, Range Eight East, N.M.P.M., Rio Grande County, Colorado, containing 1 .54 acres, more or less, which tract is more particularly described by metes and bounds as follows, to-wit:

Assuming the West line of said Section 28 bears North and South, then beginning at the Southwest corner of the tract herein described, a point 660 feet north and 270 feet East of the Southwest corner of said Section 28; thence North, 170 feet to the Northwest corner of the tract herein described; thence N. 89° 29' E., 391.61 feet to the Northeast corner of the tract herein described; thence 5. 0° 11' W., 172.05 feet to the Southeast corner of the tract herein described; thence S. 89° 47' W., 391.04 feet to the place of beginning.

Parcel 3

All that part of the Southeast Quarter of Section Twenty-nine in Township Forty North, Range Eight East, N.M.P.M., Rio Grande County, Colorado, described as follows:

Commencing at the Southeast Corner of said Quarter Section as the place of beginning; thence Westerly along the South line of said Quarter Section, 20 1/2 rods; thence North, parallel to the east side of said Quarter Section 20 1/2 rods; thence East parallel to the south line of said Quarter Section 20 1 rods to the East line of said Quarter Section; thence South along the east line of said Quarter Section 20 1/2 rods to the place of beginning, containing three acres, more or less.

Parcel 4

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section Twenty-nine, Township Forty North, Range Eight East, N.M.P.M., Rio Grande County, Colorado, containing 0.38 acres, more or less, which parcel is more particularly described by metes and bounds as follows:

Assuming that the centerline of County Road 7 North along the South side of said Southeast Quarter, Section Twenty-nine bears East and West, to-wit: Beginning at the Southeast corner of the parcel herein described, identical with the Southwest corner of that tract of land described in Book 131 at Page 570 of the records of the Rio Grande County Clerk and Recorder, whence the Southeast corner of said Section Twenty-nine, as established by the point of intersection of said Highway centerline with the centerline of the County Road along the East side of said Southeast Quarter, Section Twenty-nine, bears East 338.25 feet distant; thence North 00 24' East, 338.25 feet along the West line of that tract of land described in said Book 131 at Page 570 to the Northwest corner thereof; thence East, 338.25 feet along the North line of that tract of land described in said Book 131 at Page 570 of the Northeast corner thereof; thence North 00 24' East, 22.60 feet along the East line of said Southeast Quarter Section Twenty-nine to the Northeast corner of the parcel herein described; thence West 363.20 feet along a fence to the Northwest corner of the parcel herein described; thence South 0° 24' West, 360.85 feet along a fence to the Southwest corner of the parcel herein described; thence East, 24.95 feet along the South line of said Southeast Quarter Section Twenty-nine, to the place of beginning.

INCLUDING permanent easements and rights-of-way granted for the construction, maintenance and operation of a drainage pipeline over, across, through, and under the lands described herein as described in Easement Deed recorded May 8, 1963 in Book 282 at Page 380 and Easement Deed recorded May 16, 1963 in Book 283 at Page 46 in the records in the office of the Rio Grande County Clerk and Recorder.

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