

DEDICATION OF EASEMENT

THIS DEDICATION OF EASEMENT is made this ___ day of _____, ____, by _____ (hereafter "Grantor"), whose address is _____ to the CITY OF STEAMBOAT SPRINGS, a Colorado municipal corporation ("City"), whose address is 137 10th Street, P.O. Box 775088, Steamboat Springs, Colorado 80477.

WHEREAS, Grantor has petitioned the City to approve certain development in the City of Steamboat Springs (the "Project"); and

WHEREAS, the Fire Marshal has determined, pursuant to Section 503 of the 2003 International Fire Code, as amended by Section 5-15 of the City of Steamboat Springs Revised Municipal Code, that the Project requires Fire Apparatus Access Roads.

NOW, THEREFORE, THIS DEED WITNESSETH that in fulfillment of the terms and provisions of the City of Steamboat Springs Revised Municipal Code and the International Fire Code, as adopted, Grantor dedicates and assigns to the City a perpetual and nonexclusive easement over and across all private roads, drives and parking lots located within the property described in Exhibit A, attached hereto, for the purpose of emergency vehicle access ("Easement"). This Easement shall be limited to roads, drives and parking lots from time to time improved and surfaced so as to be suitable for use by motorized emergency vehicles. Grantor shall, at the City's direction, post signage within the Easement designating "fire lanes" and cause vehicles parked within such posted fire lanes to be towed. The City shall be authorized to order the towing of any vehicle parked in a designated and posted fire lane. By its acceptance of this Easement, the City agrees, at Grantor's request, to execute and deliver to Grantor an instrument prepared by Grantor, at Grantor's expense and in recordable form, confirming that any particular parcel of property identified in such instrument is not then encumbered by the Easement.

IN WITNESS WHEREOF, Grantor has executed this Deed on the year and day first above written.

By: _____

State of Colorado)
) ss.
County of Routt)

Acknowledged before me this ___ day of _____, ____, by _____, as _____ of _____.

WITNESS MY HAND AND OFFICIAL SEAL.
My commission expires:

Notary Public