

## **NOTICE OF DECISION**

### **EXCHANGE OF LANDS IN EAGLE GARFIELD AND PITKIN, COUNTIES, COLORADO Sutey Ranch Land Exchange, Serial No. COC-74812**

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management,  
Colorado River Valley Field Office, 2300 River Frontage Road, Silt, Colorado 81652.

Notice is hereby given that on June 20, 2014, Steve Bennett, Field Manager, Colorado River Valley Field Office, issued a decision to approve a proposed land exchange with Proponents Leslie and Abigail Wexner and to accept the Proponents' offer to donate 235.38 acres to the United States. Participating entities in the land exchange include 2343 County Road, LLC; Prince Creek Crown, LLC; and Lady Belle Partnership, LLLP. The proposed exchange would convey six parcels of Federal lands in Pitkin and Eagle Counties, aggregating 1470.01 acres, to acquire two parcels of non-Federal lands totaling 433.03 acres located in Garfield and Pitkin Counties. The BLM determined the Federal lands suitable for disposal by exchange pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1716), as amended (FLPMA). Exhibit A (Federal Parcels) and Exhibit B (Non-Federal Lands) attached to this notice provide legal descriptions of the exchange lands. Exhibit C describes the donation parcel.

The proposed exchange will dispose of six Federal parcels in Pitkin and Eagle Counties to acquire a portion of the Sutey Ranch in Garfield County and a parcel adjacent to The Crown in Pitkin County. The Federal parcels in Pitkin County have limited public access. The Proponents' Two Shoes Ranch border most of the Pitkin County Federal parcels. Patents for the described Federal lands will reserve a right-of-way for ditches or canals constructed by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945). The patents issued for the Federal lands will convey surface and minerals. Two Federal parcels will be subject to existing rights-of-way for roads.

Disposal of the Federal lands is consistent with the considerations for land tenure adjustments outlined in Appendix D of the Glenwood Springs Resource Management Plan as revised (1988). The Federal lands located in Eagle and Pitkin Counties, are isolated from other Federal lands, and are difficult and uneconomic for the BLM to manage. The exchange will consolidate ownership and improve the efficiency and management by the Bureau of Land Management.

In exchange, the United States will acquire a portion of the Sutey Ranch in Garfield County and a parcel in the area of The Crown in Pitkin County. Both parcels are accessible by county roads. The United States will acquire the Sutey Ranch parcel in fee, subject to existing rights-of-way. The United States will acquire surface only in the West Crown parcel as the Federal patent reserved all minerals. The parcel will be subject to a right-of-way for Prince Creek Road and any valid existing rights. The encumbrances will not interfere with future management objectives for the parcels and are acceptable to the United States.

Upon completion of the proposed land exchange, the proponents will grant conservation easements on Federal parcels A and B to the Aspen Valley Land Trust and conservation easements on Parcels C, D, and E to the Eagle Valley Land Trust.

The Department of Interior's Office of Valuation Services (OVS) approved appraisals for the Federal and non-Federal lands. Appraisal of the exchange lands determined the value of the non-Federal lands to be substantially higher than the value of the Federal lands. A supplemental appraisal of Parcel 1 in August 2013 separated the Sutey Ranch into two tracts, Parcel 1A will remain as the exchange parcel. The Proponents offered to donate Parcel 1B to the United States under a separate transaction pursuant to Section 205 of the FLPMA. The OVS approved the values for Parcels 1A and 1B on August 26, 2013

The BLM evaluated the impacts associated with the exchange and addressed them in an Environmental Assessment prepared for the land exchange and donation, DOI-BLM-CO-040-2013-0061-EA (EA). The exchange and donation will increase land management efficiency, especially for protection and enhancement of wildlife and recreation resources. The non-Federal parcels include water and riparian resources. The exchange will well serve the public interest.

Interested parties may obtain a copy of the EA and the decision to approve the exchange and donation from the Colorado River Valley Field Office at the above address or by contacting Monte Senor at (970) 876-9067.

For a period of 45 days from the date of publication of this notice, interested parties may submit a written protest to Steve Bennett, Field Manager, Colorado River Valley Field Office, at the above address. Before including your address, phone number, e-mail address, or other personal identifying information in your protest, you should be aware that the BLM may make your entire comment – including your personal identifying information – publicly available at any time. While you may include in your comment a request for the BLM to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.



Steven G. Bennett  
Field Manager

6/20/2014

Date

EXHIBIT A  
SUTEY RANCH LAND EXCHANGE  
SELECTED FEDERAL LANDS

Parcel	County	Legal Description	Area
<b>A</b>	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 88 W., sec. 23, N $\frac{1}{2}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$ ; sec. 24, W $\frac{1}{2}$ ; sec. 25, NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , and SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; sec. 26, S $\frac{1}{2}$ SW $\frac{1}{4}$ and S $\frac{1}{2}$ SE $\frac{1}{4}$ ; sec. 35, W $\frac{1}{2}$ , sec. 36, NW $\frac{1}{4}$ NW $\frac{1}{4}$	1,240.00
<b>B</b>	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 87 W., sec. 31, lots 10, 11, and 12 of Tract 86; sec. 31, lots 9 and 13	28.37
<b>B-1</b>	Pitkin	Sixth Principal Meridian, Colorado T. 8 S., R. 87 W., sec. 31, lots 5 and 8	1.00
<b>C</b>	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 83 W., sec. 30, lots 5 to 8, inclusive, lots 10 and 13, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ . T. 5 S., R. 84 W., sec. 25, lot 10	171.26
<b>D</b>	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 83 W., sec. 30, lot 9	17.41
<b>E</b>	Eagle	Sixth Principal Meridian, Colorado T. 5 S., R. 84 W., sec. 36, lots 2, 3, and 4	11.97
<i>Total Acreage of Federal Parcels A through E</i>			<i>1,470.01</i>

**EXHIBIT B**  
**SUTEY RANCH LAND EXCHANGE**  
**NON-FEDERAL LANDS OFFERED FOR EXCHANGE**

Parcel	County	Legal Description	Acres
1A	Garfield	<p>Sixth Principal Meridian, Colorado</p> <p>T. 7 S., R. 88 W.,  sec. 15, Lots 1, 2, 6, 7, 11, 12, and 14;  sec. 16, Lot 8.</p> <p>TOGETHER WITH a parcel of land situate in the W1/2 of Lot 1, Section 14, Township 7 South, Range 88 West of the 6th Principal Meridian, County of Garfield, State of Colorado being more particularly described as follows:</p> <p>Beginning at a point on the West line of Lot 1 also being on the Southerly Right-of-Way line of County Road 112 from which the Northwest corner of Lot 1 also being the Northwest corner of said Section 14 bears N00°02'06"E a distance of 388.93 feet;</p> <p>thence along the Westerly &amp; Southerly Right-of-Way line of said County Road No. 112 the following five (5) courses:</p> <ol style="list-style-type: none"> <li>1) S48°18'46"E a distance of 114.75 feet;</li> <li>2) thence 247.98 feet along the arc of a 530.00 feet radius curve to the left, having a central angle of 26°48'28" and subtending a chord bearing S61°43'00"E a distance of 245.72 feet;</li> <li>3) thence S75°07'14"E a distance of 181.17 feet;</li> <li>4) thence 127.24 feet along the arc of a 212.00 feet radius curve to the right, having a central angle of 34°23'20" and subtending a chord bearing S57°55'34"E a distance of 125.34 feet;</li> <li>5) thence S40°43'54"E a distance of 17.31 feet to a point approximately 30 feet south of the centerline of an existing ranch road, to the west from said county road;</li> </ol> <p>thence leaving the Right-of-Way, of County Road No. 112, and being 30 feet southerly of the centerline of said ranch road to the west along the following six (6) courses:</p> <ol style="list-style-type: none"> <li>1) 74.19 feet along a non-tangent arc of a 291.29 feet radius curve to the right, having a central angle of 14°35'35" and subtending a chord bearing S77°20'22"W a distance of 73.99 feet;</li> <li>2) thence S84°38'09"W a distance of 77.64 feet;</li> <li>3) thence 105.40 feet along the arc of a 554.28 feet radius curve to the right, having a central angle of 10°53'44" and subtending a chord bearing N89°54'59"W a distance of 105.24 feet;</li> <li>4) thence N84°28'07"W a distance of 32.05 feet;</li> <li>5) thence 217.37 feet along the arc of a 288.70 feet radius curve to the left, having a central angle of 43°08'26" and subtending a chord bearing S73°57'39"W a distance of 212.27 feet;</li> <li>6) thence S52°23'26"W a distance of 131.70 feet to a point on the</li> </ol>	321.25

		<p>West line of said Lot 1 from which the West ¼ Corner of said Section 14 bears S00°02'06"W a distance of 1,764.54 feet;</p> <p>thence N00°02'06"E along the West line of said Lot 1 a distance of 478.21 feet to the point of beginning.</p> <p>Together with the appurtenant water rights described as twelve (12) shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 051, and one and one-third (1-1/3) shares of the capital stock of The Park Ditch and Reservoir Company, Certificate No. 055.</p> <p>All in the County of Garfield, State of Colorado.</p>	
2	Pitkin	<p>Sixth Principal Meridian, Colorado</p> <p>T. 8 S., R. 88 W., sec. 24, a parcel of land situated in the E½NE¼, E½W½NE¼, and NE¼SE¼, County of Pitkin, State of Colorado being more particularly described as follows:</p> <p>Beginning at the Northeast corner of Section 24;</p> <p>thence S00°25'48"E along the East line of the NE¼, a distance of 2612.11 feet to the East 1/4 corner;</p> <p>thence S00°24'35"E along the East line of the NE¼SE¼, a distance of 852.93 feet to the West 1/4 of Section 19;</p> <p>thence S00°26'10"E continuing along the East line of the NE¼SE¼, a distance of 453.16 feet to the SE corner of the NE¼SE¼;</p> <p>thence N89°58'32"W along the South line of the NE¼SE¼, a distance of 83.84 feet to the centerline on Prince Creek Road as constructed;</p> <p>thence Northwesterly along said centerline the following thirty (30) courses:</p> <ol style="list-style-type: none"> <li>1) N45°19'04"W, a distance of 5.95 feet to a point of curve;</li> <li>2) Along the arc of a curve to the right having a delta of 46°34'40", a radius of 125.00 feet and a length of 101.62 feet to a point of tangent;</li> <li>3) N01°15'36", a distance of 100.54 feet to a point of curve;</li> <li>4) Along the arc of a curve to the left having a delta of 28°01'47", a radius of 225.00 feet and a length of 110.07 feet to a point of tangent;</li> <li>5) N26°46'11"W, a distance of 228.31 feet to a point of curve;</li> <li>6) Along the arc of a curve to the left having a delta of 15°41'26", a radius of 325.00 feet and a length of 89.00 feet to a point of tangent;</li> <li>7) N42°27'38"W, a distance of 241.41 feet;</li> <li>8) N46°42'43"W, a distance of 167.75 feet;</li> <li>9) N49°10'43"W, a distance of 147.98 feet to a point of curve;</li> <li>10) Along the arc of a curve to the right having a delta of 20°22'48", a radius of 150.00 feet and a length of 53.36 feet to a point of tangent;</li> <li>11) N28°47'55"W, a distance of 436.81 feet to a point of curve;</li> <li>12) Along the arc of a curve to the left having a delta of 11°01'51", a</li> </ol>	111.78

	<p>radius of 525.00 feet and a length of 101.7 feet to a point of tangent;</p> <p>13) N39°49'45"W, a distance of 491.63 feet to a point of curve;</p> <p>14) Along the arc of a curve to the right having a delta of 06°54'57", a radius of 2750.00 feet and a length of 331.94 feet to a point of tangent;</p> <p>15) N32°54'48"W, a distance of 10.34 feet to a point of curve;</p> <p>16) Along the arc of a curve to the right having a delta of 11°06'21", a radius of 550.00 feet and a length of 106.61 feet to a point of tangent;</p> <p>17) N21°48'27"W, a distance of 85.50 feet to a point of curve;</p> <p>18) Along the arc of a curve to the left having a delta of 22°13'20", a radius of 200.00 feet and a length of 77.57 feet to a point of tangent;</p> <p>19) N44°01'47"W, a distance of 41.86 feet to a point of curve;</p> <p>20) Along the arc of a curve to the right having a delta of 23°16'41", a radius of 400.00 feet and a length of 162.51 feet to a point of tangent;</p> <p>21) N20°45'06"W, a distance of 54.91 feet to a point of curve;</p> <p>22) Along the arc of a curve to the right having a delta of 06°58'38", a radius of 800.00 feet and a length of 97.42 feet to a point of tangent;</p> <p>23) N13°46'28"W, a distance of 25.00 feet to a point of curve;</p> <p>24) Along the arc of a curve to the left having a delta of 29°04'52", a radius of 200.00 feet and a length of 101.51 feet to a point of tangent;</p> <p>25) N42°51'20"W, a distance of 59.64 feet to a point of curve;</p> <p>26) Along the arc of a curve to the right having a delta of 09°53'30", a radius of 500.00 feet and a length of 86.32 feet to a point of tangent;</p> <p>27) N32°57'50"W, a distance of 3.75 feet to a point of curve;</p> <p>28) Along the arc of a curve to the right having a delta of 20°33'10", a radius of 300.00 feet and a length of 107.61 feet to a point of tangent;</p> <p>29) N12°24'41"W, a distance of 77.00 feet to a point of curve;</p> <p>30) Along the arc of a curve to the left having a delta of 04°30'29", a radius of 400.00 feet and a length of 31.47 feet to a point on the West line of the E½W½NE¼;</p> <p>thence N00°11'22"W along the West line of the E½W½NE¼, a distance of 812.37 feet to the Northwest corner of the E½W½NE¼;</p> <p>thence S89°50'02"E along the North line of the NE¼, a distance of 663.39 feet to the NE corner of the E½W½NE¼,</p> <p>thence S89°50'02"E continuing along the North line of the NE¼, a distance of 1326.84 feet to the point of beginning.</p>	
<p><i>Total Acreage of Non-Federal Parcels 1A and 2</i></p>	<p>433.03</p>	

EXHIBIT C  
 SUTEY RANCH LAND EXCHANGE  
 NON-FEDERAL LAND OFFERED FOR DONATION

Parcel #	County	Legal Description	Acres
1B	Garfield	<p>Sixth Principal Meridian, Colorado            T. 7 S., R. 88 W.,            sec. 15, lots 8, 9, 10, 15 and 16.</p> <p>TOGETHER WITH a parcel of land situate in the W1/2 of Lot 1 and Lot 2 in Section 14, Township 7 South, Range 88 West of the 6th Principal Meridian, County of Garfield, State of Colorado being more particularly described as follows:</p> <p>Beginning at the West 1/4 Corner of said Section 14;</p> <p>thence N00°02'06"E a distance of 1764.54 feet along the West line of said Section 14 to a point 30.89 feet South of the centerline of a ranch road as built and in place;</p> <p>thence along a line 30 feet South of the centerline, of said ranch road the following six (6) courses:</p> <ol style="list-style-type: none"> <li>1) N52°23'26"E a distance of 131.70 feet;</li> <li>2) thence 217.37 feet along the arc of a 288.70 feet radius curve to the right, having a central angle of 43°08'26" and subtending a chord bearing N73°57'39"E a distance of 212.27 feet;</li> <li>3) thence S84°28'07"E a distance of 32.05 feet;</li> <li>4) thence 105.40 feet along the arc of a 554.28 feet radius curve to the left, having a central angle of 10°53'44" and subtending a chord bearing N89°54'59"W a distance of 105.24 feet;</li> <li>5) thence N84°38'09"E a distance of 77.64 feet;</li> <li>6) thence 74.19 feet along the arc of a 291.29 feet radius curve to the left, having a central angle of 14°35'35" and subtending a chord bearing N77°20'22"E a distance of 73.99 feet to a point on the West right-of-way line of County Road No. 112;</li> </ol> <p>thence along the West right-of-way line of County Road No. 112 the following three (3) courses:</p> <ol style="list-style-type: none"> <li>1) S40°43'54"E a distance of 118.89 feet;</li> <li>2) thence 145.47 feet along the arc of a 530.00 feet radius curve to the left, having a central angle of 15°43'32" and subtending a chord bearing S48°35'40"E a distance of 145.01 feet;</li> <li>3) thence S56°27'26"E a distance of 94.76 feet;</li> </ol> <p>thence S00°01'00"W a distance of 1690.53 feet along the West lines of tracts of land described in Book 818 at Page 260, in Book 742 at Page 389 and in Book 1692 at Page 344, all of the records of the Clerk and Recorder of Garfield County, Colorado;</p> <p>thence N89°39'40"W a distance of 860.89 feet along the North lines of tracts of land described in Book 1200 at Page 357 and in Book 1200</p>	235.38

		at Page 349 to the point of beginning.	
<i>Total Acreage of Non-Federal Parcel 1B</i>			<b>235.38</b>