

For IREA Use Only  
Section 03 Township 07  
Range 66  
W/O # SSS3039  
TRACT IN NE ¼ NE ¼ 3-7-66 5.034 AM/L

## INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 North U.S. Highway 85, P.O. Drawer A  
Sedalia, Colorado 80135  
303-688-3100

### GENERAL RIGHT-OF-WAY EASEMENT

(Underground Access)

KNOW ALL MEN BY THESE PRESENTS, that LESLIE ANN GIBSON, COLEEN J. NELSON, LEWIS WAYNE SECORD AND THE NEAL E. STOMBAUGH AND IRMA K. STOMBAUGH TRUST BY: IRMA K. STOMBAUGH AS TRUSTEE, Grantor, for a good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 5496 North U.S. Highway 85, Sedalia, Colorado 80135, and to its successors or assigns, a non-exclusive right-of-way and easement 15 feet in width for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of an underground electric transmission and/or distribution line or system including underground cables, wires, conduits, manholes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under, and across the following premises belonging to the said Grantor situated in the County of DOUGLAS and State of Colorado, and more particularly described as follows:

SEE EXHIBIT ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including, for the installation and maintenance of said line, the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstruction that may interfere with or threaten to endanger the operation, maintenance, and repair of said line or system; to place location markers on the surface, on or beyond said right-of-way and easement for the said underground facilities, where appropriate; to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any other person, association, or corporation for electrification or communication purposes; and to open and close any fences crossing said right-of-way and easement or, when agreed to by Grantor, to install gates and stiles in said fences; and together with the right to use that portion of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

The undersigned agrees that all wires and other facilities installed under or across the above described lands by the Association shall remain the property of and may be removed at the option of the Association.

Grantor for himself/herself, his/her heirs, executors, administrators, successors, and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenants that no structures shall be erected, or combustible material or property shall be permitted, on said strip, and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair, and replacement of said facilities.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27 day of April, 2016

In the presence of

Calleen Nelson  
Printed Name of Owner

Calleen Nelson  
Signature

STATE OF COLORADO )

) ss.

Signature

County of Douglas )

The foregoing instrument was acknowledged before me this 27 day of April, 2016, by

Calleen Nelson

**EMILY BURGETT**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20144027966  
My Commission Expires 7/17/2018

Witness my hand and official seal.

My Commission expires: 7-17-18

Emily Burgett  
Notary Public

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27 day of April, 2016

In the presence of

LESLIE GIBSON  
Printed Name of Owner

Leslie Gibson  
Signature

STATE OF COLORADO )  
                                  ) ss.  
County of Douglas )

\_\_\_\_\_  
Signature

The foregoing instrument was acknowledged before me this 27 day of April, 2016, by Leslie Gibson

**EMILY BURGETT**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20144027966  
My Commission Expires 7/17/2018

Witness my hand and official seal.

My Commission expires: 7-17-18

Emily Burgett  
Notary Public

Unofficial Copy

The undersigned covenants that he/she is the owner of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 27 day of April, 2016

In the presence of

Lewis Wayne Secord  
Printed Name of Owner  
Lewis Secord  
Signature

STATE OF COLORADO )  
                                  ) ss.  
County of Douglas )

\_\_\_\_\_  
Signature

The foregoing instrument was acknowledged before me this 27 day of April, 2016, by Lewis Wayne Secord

**EMILY BURGETT**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary Identification #20144027966  
My Commission Expires 7/17/2018

Witness my hand and official seal.  
My Commission expires: 7-17-18  
Emily Burgett  
Notary Public

The undersigned covenants that he/she is the owner of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 28th day of April, 2016

In the presence of

Gary M. Gaudin  
Illinois  
STATE OF COLORADO )  
County of Wacon ) ss.

Neal E. Stombaugh and Irma K. Stombaugh Trust  
Printed Name of Owner

Irma K. Stombaugh, Trustee  
Signature

Neal E. Stombaugh, Trustee  
Signature

The foregoing instrument was acknowledged before me this 28 day of April, 2016, by

Irma K. Stombaugh and Neal E. Stombaugh

Witness my hand and official seal:

My Commission expires:



Barbara A. Price

Notary Public

**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 3, WHENCE THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN BEARS NORTH 89°33'12" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 85°40'17" WEST, A DISTANCE OF 419.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STROH ROAD AND THE **POINT OF BEGINNING**;

THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 01°10'25" WEST, A DISTANCE OF 300.09 FEET;

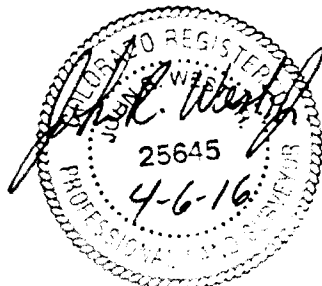
THENCE SOUTH 89°46'25" WEST, A DISTANCE OF 15.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED IN BOOK 1124 AT PAGE 853 IN THE RECORDS OF THE CLERK AND RECORDER OF SAID DOUGLAS COUNTY;

THENCE ALONG SAID EASTERLY LINE, NORTH 01°10'25" EAST, A DISTANCE OF 305.60 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF STROH ROAD;

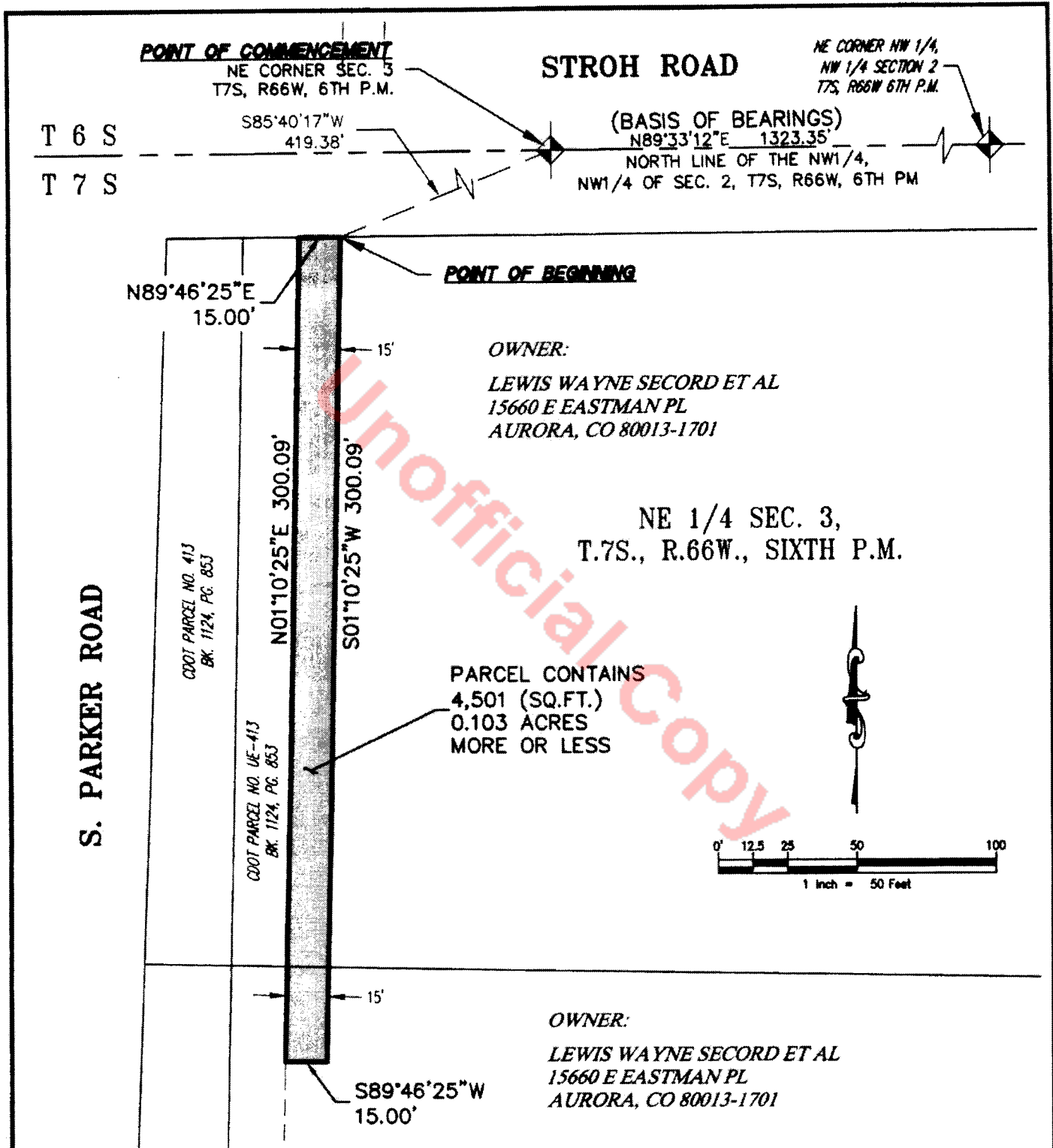
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°46'25" EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 4,501 SQUARE FEET (0.103 ACRES), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.



JOHN R. WEST, JR.,  
COLORADO P.L.S. NO. 25645  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1  
LITTLETON, COLORADO 80122  
303-713-1898



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\23415-10 - Strohm Crossing\Final Plot\DWG  
 DWG NAME: NEW BEA EASEMENTS.DWG  
 DWG: JRW CHK: RDS  
 DATE: 04/06/2016  
 SCALE: 1" = 50'

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave,  
Suite 1  
Littleton, Colorado 80122  
Phone: (303)713-1800  
Fax: (303)713-1807  
www.aztecconsultants.com

**ILLUSTRATION TO EXHIBIT A**  
NE1/4 SEC 3, T7S, R66W, 6TH PM  
DOUGLAS COUNTY, COLORADO  
JOB NUMBER 23415-10 2 OF 2 SHEETS