

For IREA Use Only		
Township: 7	Range: 66	Section: 9
W/O #: ELD2097		
Legal: TRACT BB TRAILS AT CROWFOOT 1		
Engineer: AKEARNEY		

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

UTILITY UNDERGROUND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS that HR935 LLC ("Grantor"), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado non-profit corporation and electric cooperative association ("the Association") and to its successors or assigns, a perpetual non-exclusive easement 10 feet in width ("the Easement") for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of electric transmission, electric distribution, and communication facilities attached to poles or other supports, together with guy-wires, overhead and underground cables, wires, conduits, transformers, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively "the Facilities") located upon, over, under, and across the following real property belonging to Grantor situated in the County of Douglas, State of Colorado, and more particularly described as follows:

SEE EXHIBIT(S) 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 and all rights and privileges of the Easement, including for the installation and maintenance of the Facilities; the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstructions within or outside of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon or beyond the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement or, when agreed to by Grantor, to install gates and stiles in such fences; and to use that portion of Grantor's adjoining property to survey, construct, maintain, repair, remove, or replace the Facilities as may be required to permit the operation of standard construction and repair machinery. The Association shall install and maintain the Facilities with the industry standard of care and restore the surface of the Easement substantially to its original level and condition.

The undersigned agrees that all Facilities installed upon, over, under, and across the Easement by the Association shall remain the property of and may be removed at the option of the Association.

Grantor(s) for themselves, their heirs, executors, administrators, successors, and assigns, while reserving the right to use the Easement for all purposes not inconsistent with the rights herein granted to the Association, hereby covenants that no structures shall be erected upon, over, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, over, under, or across the Easement, and that the Easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of the Facilities or damages the Facilities in any way.

The undersigned Grantor(s) warrant that they are the owner of the Easement property and that the property is 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 15th day of December, 2020.

In the presence of:

Darrell Henschel

HR935 LLC

Grantor

Signature

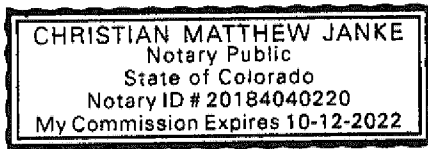
Signature

[Handwritten signature]
[Handwritten signature]
Manager

STATE OF COLORADO)
) ss.
County of)

The foregoing instrument was acknowledged before me this 15th day of December, 2020
by Christopher Elliott

Witness my hand and official seal.



My Commission expires: 10/12/2022

[Handwritten signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

AN EASEMENT FOR ELECTRIC PURPOSES LYING OVER, UNDER, AND ACROSS A PORTION OF TRACT BB, TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. 2018065116 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER SAID SECTION, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 42°28'08" WEST, A DISTANCE OF 4238.66 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LOT 8, BLOCK 3, TRAILS AT CROWFOOT, FILING 6, AS RECORDED AT RECEPTION NUMBER 2018065264 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 00°16'42" EAST A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SHASTA DAISY STREET;
2. SOUTH 89°43'18" WEST ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 5.00 FEET;
3. NORTHWESTERLY A DISTANCE OF 15.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°16'42" WEST, AND A CHORD LENGTH OF 14.14 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HOP CLOVER TRAIL;
4. NORTH 00°16'42" WEST ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 3;
5. NORTH 89°43'18" EAST A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID EASEMENT CONTAINING A CALCULATED AREA OF 504 SQUARE FEET OR 0.012 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE. THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

PATRICK M. STEENBURG P.L.S. 38004
FOR AND ON BEHALF OF
WESTWOOD PROFESSIONAL SERVICES,
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112

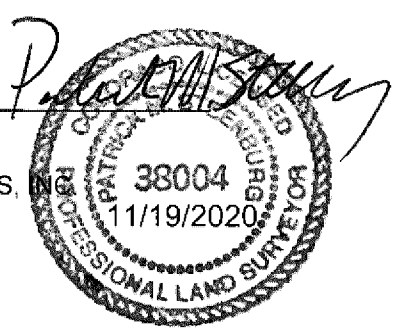
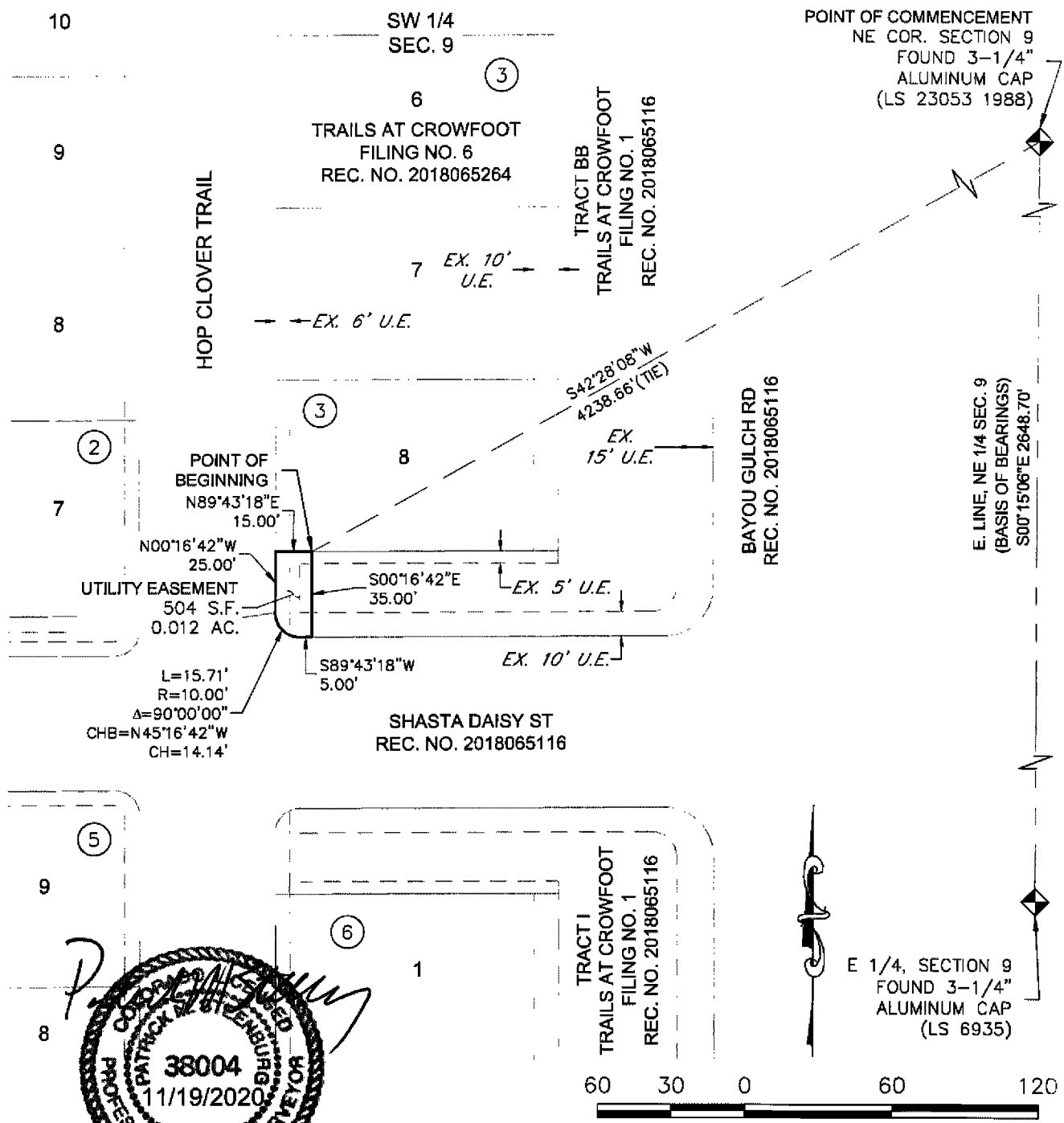


EXHIBIT A



THE ABOVE DESCRIBED EASEMENT CONTAINS 504 SQUARE FEET OR (0.012 ACRES) MORE OR LESS.
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

15' UTILITY EASEMENT
TRACT BB, TRAILS AT CROWFOOT FILING NO. 1
SW 1/4 SECTION 9,
T7S, R66W, 6TH P.M.



10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
 Tel: 720.482.952
www.cvlinc.net
westwoodps.com

DOUGLAS COUNTY, COLORADO

N:\PROJECTS\HESB RANCH\CAD\SURVEY\LEGAL\SIFILING 611-9-2020\TRAILS FIL 6 - 15' UE (TRACT BB FIL 1) - G.DWG. MJPARK. 11/11/20