

For IREA Use Only		
Township: 6S	Range: 66W	Section: 6
W/O #: ELD2454		
Legal:		
TRACT F AND G COMPARK VILLAGE SOUTH		
FILING 1		
Engineer: J.B.		

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 COMPARK SOUTH 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 15 feet in width ("the Easement") for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of underground electric distribution and communication facilities and underground cables, wires, conduits, above ground transformers, switches, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively "the Facilities") located upon, 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 of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement, 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, 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, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, 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 12th day of October, 2021.

In the presence of:

COMPARK SOUTH LLC

Printed Name of Owner

[Handwritten Signature]

Signature

Signature

STATE OF COLORADO

County of Archuleta) ss.
)

The foregoing instrument was acknowledged before me this 12 day of October, 2021.
by Kevin J. Smith

Witness my hand and official seal.

My Commission expires: 8/12/24

[Handwritten Signature]

Notary Public

BLAKE AMEN
Notary Public
State of Colorado
Notary ID # 20204027915
My Commission Expires 08-12-2024

EXHIBIT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 6 TO BEAR NORTH 00°08'26" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 33°48'45" WEST, A DISTANCE OF 1010.45 FEET TO A NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE ALONG THE THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°03'59", A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 18.03 FEET, THE CHORD OF WHICH BEARS SOUTH 85°15'17" WEST, A DISTANCE OF 18.03 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°05'52", A RADIUS OF 2490.00 FEET, AN ARC LENGTH OF 308.46 FEET, THE CHORD OF WHICH BEARS NORTH 34°47'38" WEST, A DISTANCE OF 308.26 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°25'36", A RADIUS OF 700.00 FEET, AN ARC LENGTH OF 29.65 FEET, THE CHORD OF WHICH BEARS SOUTH 61°56'11" EAST, A DISTANCE OF 29.65 FEET TO A NON-TANGENT CURVE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 06°44'19", A RADIUS OF 2475.00 FEET, AN ARC LENGTH OF 291.08 FEET, THE CHORD OF WHICH BEARS SOUTH 35°12'17" EAST, A DISTANCE OF 290.92 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,501 SQUARE FEET OR 0.1033 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, 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.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



8008 E Arapahoe Court, Suite 110, Centennial, CO 80112 ph:303.709.0600 fx:303.709.0400 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1

COUNTY OF DOUGLAS, COLORADO

UTILITY EASEMENT EXHIBIT

PROJ. MGR.: BJP

SHEET

DRAWN BY: BJP

1 OF 2

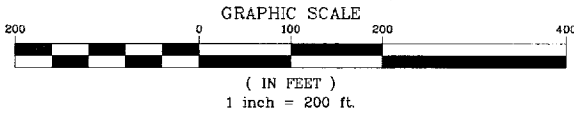
DATE: 01/30/17

00C.LCPKC3.03

SCALE: N/A

Dwg Name: E:\Projects\CompSouth03 - Utilities\Beforge Ave\dwg\Survey\Exhibits_Surv\00C.LCPKC3.03-St-UE1.dwg Updated By: B.Pfohl 1/30/2017 12:36 PM

EXHIBIT



EAST QUARTER CORNER
SECTION 6, T6S, R66W
FOUND 1.75" IRON PIPE
W/3.25" ALUMINUM CAP
STAMPED "RLS 10377, 1993"

FUTURE COMPARK VILLAGE
SOUTH FILING NO. 1

15' UTILITY EASEMENT
RECEPTION NO.

$\Delta=2^{\circ}25'36''$
 $R=700.00'$
 $L=29.65'$
 $CH=S\ 61^{\circ}56'11''\ E$
 $29.65'$

TRACT G

UTILITY EASEMENT

4,501 S.F.±
0.1033 AC.±

$\Delta=7^{\circ}05'52''$
 $R=2490.00'$
 $L=308.46'$
 $CH=N\ 34^{\circ}47'38''\ W$
 $308.26'$

BELFORD AVENUE
FUTURE AVENUE

$R=2475.00'$
 $\Delta=6^{\circ}44'19''$
 $CH=S\ 35^{\circ}12'17''\ E$
 $L=291.08'$
 $290.92'$

TRACT F

UNPLATTED

$\Delta=2^{\circ}03'59''$
 $R=500.00'$
 $L=18.03'$
 $CH=S\ 85^{\circ}15'17''\ W$
 $18.03'$

POINT OF BEGINNING

$N\ 33^{\circ}48'45''\ W$
 $1010.45'$

SOUTH LINE OF THE SOUTHEAST QUARTER OF
SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST

EAST LINE OF THE SOUTHEAST QUARTER OF
SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST
 $N\ 00^{\circ}08'26''\ W\ 2680.91'$
(BASIS OF BEARINGS)

POINT OF COMMENCING

SOUTHEAST CORNER SECTION 6, T6S, R66W
FOUND 2.5" IRON PIPE W/3.25" ALUMINUM CAP
STAMPED "PLS 12405, 1997"

NOTE:

- DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

COMPARK VILLAGE SOUTH FILING NO. 1

COUNTY OF DOUGLAS, COLORADO

UTILITY EASEMENT EXHIBIT

PROJ. MGR.: BJP
DRAWN BY: BJP
DATE: 01/30/17
SCALE: 1" = 100'

SHEET
2 OF **2**
00C.LCPKC3.03

1/30/2017 12:55 PM Dwg Name: P:\C\cckcs3\ComSouth03-Ultimate Belford Ave.cwg \Surv\Exhib'is_Surv\00C_CPKC3.03-SI-UJ1.dwg Updated By: BPFohl