

For CORE Use Only		
Township: 7	Range: 66	Section: 3
W/O #: 22047506		
Legal:		
Parker Points:		
Engineer: RWO		

**CORE ELECTRIC COOPERATIVE**  
**5496 North U.S. Highway 85**  
**Sedalia, Colorado 80135**  
**303-688-3100**

**UTILITY UNDERGROUND ACCESS EASEMENT**

KNOW ALL MEN BY THESE PRESENTS that Parker & Stroh LLC ("Grantor"), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Intermountain Rural Electric Association d/b/a CORE Electric Cooperative, a Colorado non-profit corporation and electric cooperative 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 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. CORE 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 CORE shall remain the property of and may be removed at the option of CORE.

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 CORE, 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 4<sup>th</sup> day of May, 2023.

In the presence of:

Denise L Lewis

Parker & Stroh LLC  
Printed Name of Owner

[Signature]  
Signature

BRAD WILLET / MGR  
Signature

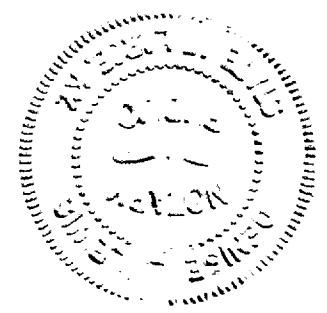
STATE OF ~~COLORADO~~ Ky  
County of Jefferson ) ss.

The foregoing instrument was acknowledged before me this 4 day of May, 2023  
by Bradley Willett

Witness my hand and official seal.

My Commission expires: 1-6-2025

Denise L Lewis  
Notary Public  
Ky NP 19819



## EXHIBIT "A"

**Legal Description:**

A Utility Easement, 15.00 feet wide, situated in the NE 1/4 of Section 3, Township 7 South, Range 66 West of the 6<sup>th</sup> Principal Meridian, Town of Parker, County of Douglas, State of Colorado, being a part of Lots 7 through 10, Parker Points Subdivision Filing No. 1, a Subdivision Plat recorded office of the Douglas County Clerk and Recorder at Reception Number 2D22001733, being 7.50 feet on each side of the following described centerline:

Commencing at the Northeast Corner of Section 3, Township 7 South, Range 66 West of the 6<sup>th</sup> Principal Meridian:  
 Thence S00°16'55"W along the East Line of the Northeast 1/4 of said Section 3, a distance of 33.18 feet to the Northeast Corner of Lot 1 of said Parker Points Subdivision Filing No. 1;  
 Thence S88°04'56"W along the North Line of said Lot 1 and the South Right-of-Way (R.O.W.) Line of Stroh Road, a distance of 37.53 feet to the Point of Beginning;  
 Thence S00°16'55"W a distance of 157.42 feet;  
 Thence N88°43'05"W a distance of 153.68 feet;  
 Thence S00°16'55"W a distance of 1000.11 feet;  
 Thence N88°43'05"W a distance of 182.13 feet;  
 Thence N00°16'55"E a distance of 45.34 feet;  
 Thence N34°05'58"W a distance of 32.23 feet;  
 Thence N88°28'03"W a distance of 40.33 feet to the Point of Terminus from whence the Southwest Corner of Lot 10 bears N13°58'13"W a distance of 167.96 feet.

Parcel Contains (24,321 Square Feet) 0.5583 Acres, more or less.

All linear distances are represented in U.S. Survey Feet.

Bearings are based on the East Line of the Northeast 1/4 of Section 3, Township 7 South, Range 66 West of the 6<sup>th</sup> Principal Meridian having a grid bearing of S00°16'55"W as referenced on the recorded plat of Parker Points Subdivision Filing No. 1 and bounded by 3-1/4" Aluminum Cap on #6 rebar, stamped "AZTEC, PLS 22561, 2016" found in a range box at the Northeast Corner of said Section 3 and a 3-1/4" Aluminum Cap on #2-1/2" Pipe, stamped "Colorado Dept. of Highways, PLS No. 25618, 1990" 0.4' above grade found at the East 1/4 Corner of said Section 3.

Date Prepared: April 26, 2023  
 Date of Last Revision:

Prepared By: Charles N. Beckstrom,  
 Colorado PLS No. 33202  
 For and on behalf of  
 Engineering Service Company



# ILLUSTRATION FOR EXHIBIT "A"

SHEET 1 OF 2

N 1/4 CORNER OF SECTION 3, T.7S., R.66W,  
OF THE 6TH P.M. (FOUND 3-1/4" ALUMINUM  
CAP ON A #6 REBAR IN A RANGE BOX,  
STAMPED "2008, PLS 26761")

S89°59'23"W 2840.35' (BASIS OF BEARING)

POINT OF COMMENCEMENT  
NE CORNER OF SECTION 3, T.7S., R.66W, OF  
THE 6TH P.M. (FOUND 3-1/4" ALUMINUM CAP  
ON A #6 REBAR IN A RANGE BOX, STAMPED  
"AZ REC. 2019, PLS 22691")

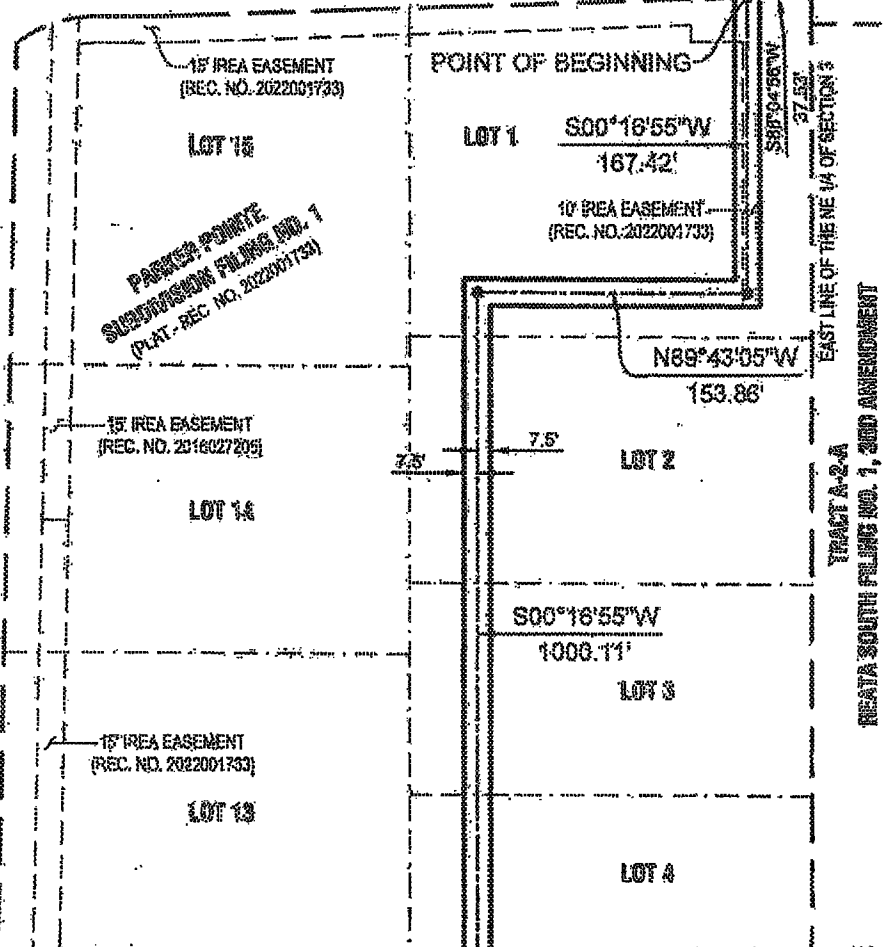
T.8S. NORTH LINE OF THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.  
T.7S.

S00°16'55"W  
33.18'



STROH ROAD

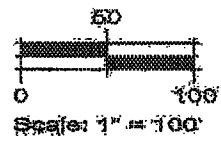
SOUTH PARKER ROAD



MATCH LINE - SEE SHEET 2 OF 2

**ENGINEERING SERVICE COMPANY**  
14100 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1353 | F 305.337.7481

PARCEL CONTAINS  
24,321 SQUARE FEET  
0.5583 ACRES



## TOWN OF PARKER

## 15' UTILITY EASEMENT

Drawn By: <b>JDP</b>	Checked By: <b>ONS</b>	Project No: <b>144.07</b>	Date: <b>4/25/2023</b>
Scale: <b>1" = 100'</b>	File Name: <i>(Small text, illegible)</i>		

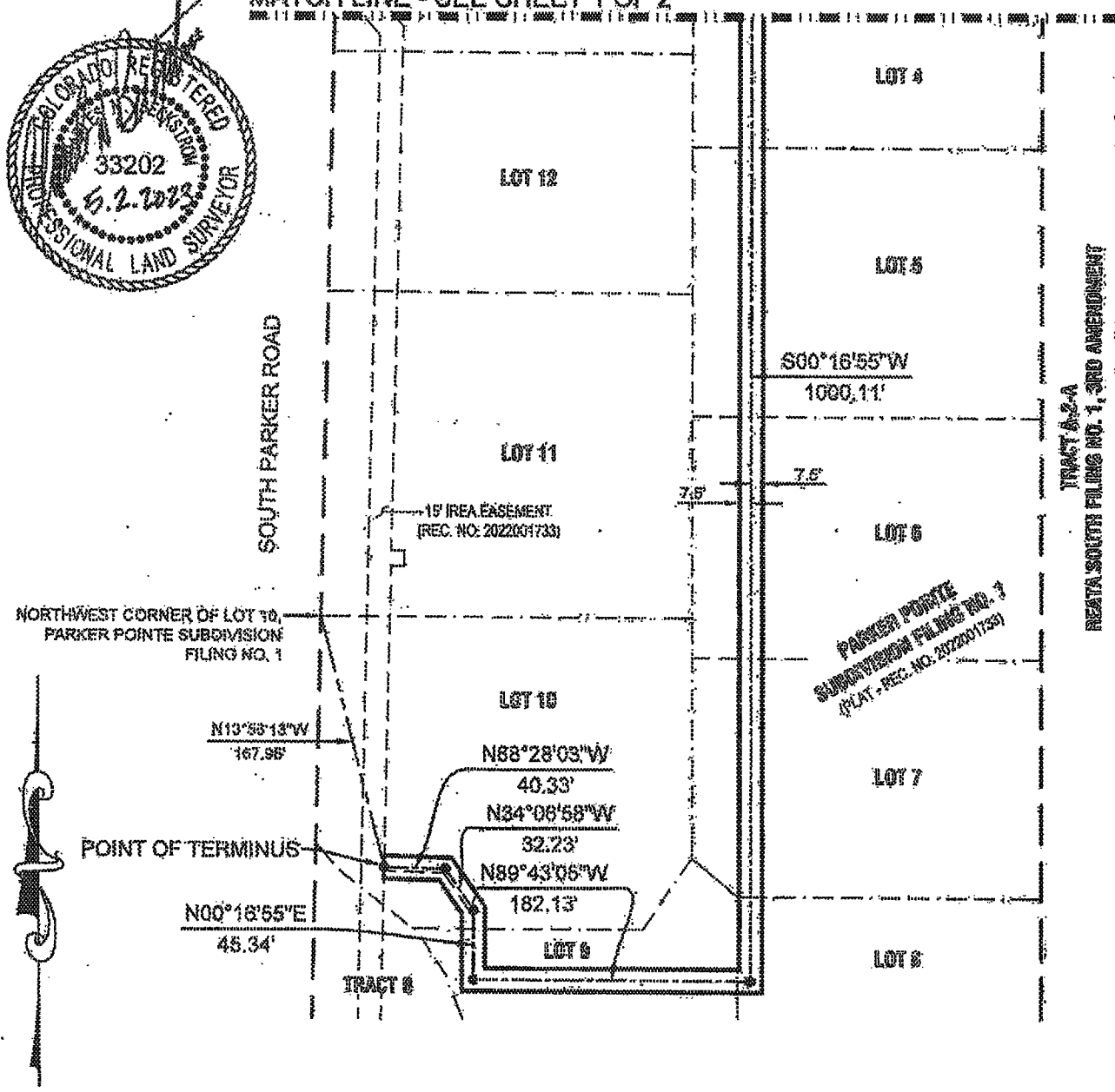
A PART OF LOTS 1 THROUGH 10,  
PARKER POINTE SUBDIVISION FILING NO. 1  
SITUATED IN THE NE 1/4 OF SECTION 3, T.7S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Note: This exhibit does not represent a monumented survey. It is intended only to show the abstract description.

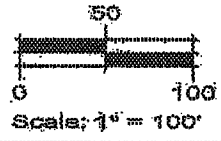
# ILLUSTRATION FOR EXHIBIT "A"

SHEET 2 OF 2

MATCH LINE - SEE SHEET 1 OF 2



**ESC ENGINEERING SERVICE COMPANY**  
 14150 East Evans Avenue  
 Aurora, Colorado 80014  
 P 303.357.1353 | F 303.357.7481



<b>TOWN OF PARKER</b>			
Drawn By: JDP	Checked By: CMB	Project No.: 144.07	Date: 4/26/2023
<small>Note: This exhibit does not represent a measured survey. It is intended only to depict the attached description.</small>			

**15' UTILITY EASEMENT**  
 A PART OF LOTS 1 THROUGH 10,  
 PARKER POINTE SUBDIVISION FILING NO. 1  
 SITUATED IN THE NE 1/4 OF SECTION 5, T.7S., R.66W. OF THE 8TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO