

For IREA Use Only	
Section <u>6</u>	Township <u>8S</u>
Range <u>66W</u>	
W/O #SSS2148-1	
Grid # _____	
Castle Oaks Estates F4 2 Amd	

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 TOWN OF CASTLE ROCK, A COLORADO MUNICIPAL CORPORATION 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:

ATTACHED EXHIBIT "A" AND "B" AND LEGAL DESCRIPTIONS referenced parcel Reception #2002021019 as shown on the Castle Oaks Estates Filing No. 4 Amendment 2 Plat: Reception # 2015016043

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.

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 ____ day of _____, ____.

In the presence of

Printed Name of Owner

Signature

STATE OF COLORADO

)

) ss.

Signature

County of

)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by

Witness my hand and official seal.

My Commission expires: _____

Notary Public

EXHIBIT "A"
SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2002021019, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THAT DEED RECORDED AT RECEPTION NO. 2002021019 AS SHOWN ON THE CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, BOTH IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEARING N 89°30'30" E, AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHWEST CORNER OF THE AUTUMN SAGE STREET RIGHT-OF-WAY, RECEPTION NO. 2015016043, ALSO BEING A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE NORTH LINE OF SAID AUTUMN SAGE STREET RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 364.00 FEET, A CENTRAL ANGLE OF 9°19'42" AND AN ARC LENGTH OF 59.26 FEET, THE CHORD OF WHICH BEARS S 22°50'59" E, A DISTANCE OF 59.20 FEET TO A POINT OF COMPOUND CURVATURE;
2. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 27°36'46" AND AN ARC LENGTH OF 40.96 FEET TO A POINT ON THE SOUTH LINE OF THAT DEED RECORDED AT RECEPTION NO. 2012093481, SAID DOUGLAS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID AUTUMN SAGE STREET RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 95°39'24" AND AN ARC LENGTH OF 141.90 FEET;
2. N 74°39'01" W, A DISTANCE OF 32.66 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 20°00'02" AND AN ARC LENGTH OF 102.63 FEET;
4. N 54°38'59" W, A DISTANCE OF 65.24 FEET TO A POINT ON THE NORTH LINE OF SAID DEED, RECEPTION NO. 2002021019;

THENCE N 89°30'30" E, ALONG SAID NORTH LINE, A DISTANCE OF 25.62 FEET;
THENCE ALONG A LINE 15.00 FEET NORTH OF AND PARALLEL TO SAID NORTH LINE OF THE AUTUMN SAGE STREET RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. S 54°38'59" E, A DISTANCE OF 44.48 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 279.00 FEET, A CENTRAL ANGLE OF 20°00'02" AND AN ARC LENGTH OF 97.39 FEET;
3. S 74°39'01" E, A DISTANCE OF 32.66 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 102°35'32" AND AN ARC LENGTH OF 125.34 FEET TO A POINT ON THE SOUTH LINE OF SAID DEED RECORDED AT RECEPTION NO. 2012093481;

THENCE S 51°43'12" E, ALONG SAID SOUTH LINE, A DISTANCE OF 17.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,816 SQUARE FEET OR 0.110 ACRES, MORE OR LESS.

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PROJECT: TERRAIN
DATE: 06/01/2015
SHEET 1 OF 2

DR: J. ANTON
DS: T. GIRARD
P.M. B. CALVERT



CORE
CONSULTANTS

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

EXHIBIT "A"

SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO

LOT 2
CASTLE OAKS ESTATES
FILING NO. 4,
AMENDMENT NO. 1 PLAT
REC. 2014055922

POINT OF COMMENCEMENT
NW CORNER,
AUTUMN SAGE ST.
REC. 2015016043

BASIS OF BEARINGS
N89°30'30"E
NORTH LINE - REC. 2002021019

N89°30'30"E
25.62'

S54°38'59"E
44.48'

TOWN OF CASTLE ROCK
REC. 2002021019

N54°38'59"W
65.24'

L=97.39'
R=279.00'
Δ=20°00'02"

L=102.63'
R=294.00'
Δ=20°00'02"

VALLEY VIEW DR.
72' R.O.W.

L=59.26'
R=364.00'
Δ=9°19'42"
CH=59.20'
CHB=S22°50'59"E

REC. 2012093481

L=40.96'
R=85.00'
Δ=27°36'46"
CH=40.57'
CHB=S04°06'47"E

S74°39'01"E
32.66'

L=125.34'
R=70.00'
Δ=102°35'32"

N74°39'01"W
32.66'

L=141.91'
R=85.00'
Δ=95°39'24"
CH=125.99'
CHB=S57°31'18"W

15' UTILITY EASEMENT
4,816 S.F.
±0.110 Ac.

AUTUMN SAGE ST.
R.O.W. VARIES

TOWN OF CASTLE ROCK
REC. 2002021019

CASTLE OAKS ESTATES
FILING NO. 4,
AMENDMENT NO. 2 PLAT
REC. 2015016043



0 50 100 200

SCALE: 1" = 50'

PARCEL CONTAINS 4,816 S.F. OR 0.110 Ac, MORE OR LESS.
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EXHIBIT "B"

SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DOUGLAS COUNTY, COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT DEED RECORDED AT RECEPTION NO. 2002021019, RECORDED IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THAT DEED RECORDED AT RECEPTION NO. 2002021019 AS SHOWN ON THE CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, BOTH IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER, BEARING N 89°30'30" E, AS SHOWN THEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON THE WEST LINE OF THE AUTUMN SAGE STREET RIGHT-OF-WAY, BEING THE WEST CORNER OF SAID RIGHT-OF-WAY, SAID PLAT OF CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2, BEING THE WESTERLY TERMINUS OF THAT TANGENT BEARING N 54°38'59" W, A DISTANCE OF 79.39 FEET, AS SHOWN THEREON;

THENCE ALONG THE WEST LINE OF SAID AUTUMN SAGE STREET RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

1. S 54°38'59" E, A DISTANCE OF 79.39 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 366.00 FEET, A CENTRAL ANGLE OF 20°00'02" AND AN ARC LENGTH OF 127.76 FEET;
3. S 74°39'01" E, A DISTANCE OF 24.76 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 106.00 FEET, A CENTRAL ANGLE OF 51°52'27" AND AN ARC LENGTH OF 95.97 FEET TO A POINT OF REVERSE CURVATURE;
5. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 124.00 FEET, A CENTRAL ANGLE OF 28°29'54" AND AN ARC LENGTH OF 61.68 FEET TO A POINT ON THE WEST LINE OF TRACT C, SAID CASTLE OAKS ESTATES FILING NO. 4, AMENDMENT NO. 2 PLAT, BEING A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID WEST LINE OF TRACT C AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 1°55'54" AND AN ARC LENGTH OF 18.54 FEET, THE CHORD OF WHICH BEARS S 05°14'50" W, A DISTANCE OF 18.54 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A LINE 15.00 FEET SOUTH OF AND PARALLEL TO SAID WEST LINE OF THE AUTUMN SAGE STREET RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 6°04'07" AND AN ARC LENGTH OF 9.64 FEET, THE CHORD OF WHICH BEARS N 48°29'24" W, A DISTANCE OF 9.63 FEET TO A POINT OF REVERSE CURVATURE;
2. ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 139.00 FEET, A CENTRAL ANGLE OF 28°44'54" AN ARC LENGTH OF 69.74 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 51°52'27" AND AN ARC LENGTH OF 82.39 FEET;
4. N 74°39'01" W, A DISTANCE OF 24.76 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 381.00 FEET, A CENTRAL ANGLE OF 20°00'02" AND AN ARC LENGTH OF 133.00 FEET;
6. N 54°38'59" W, A DISTANCE OF 79.39 FEET;

THENCE N 35°21'01" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,911 SQUARE FEET OR 0.136 ACRES, MORE OR LESS.

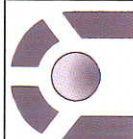
THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
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PROJECT: TERRAIN
DATE: 06/10/2015
SHEET 1 OF 2

DR: J. ANTON
DS: T. GIRARD
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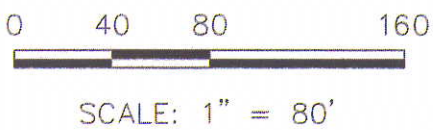
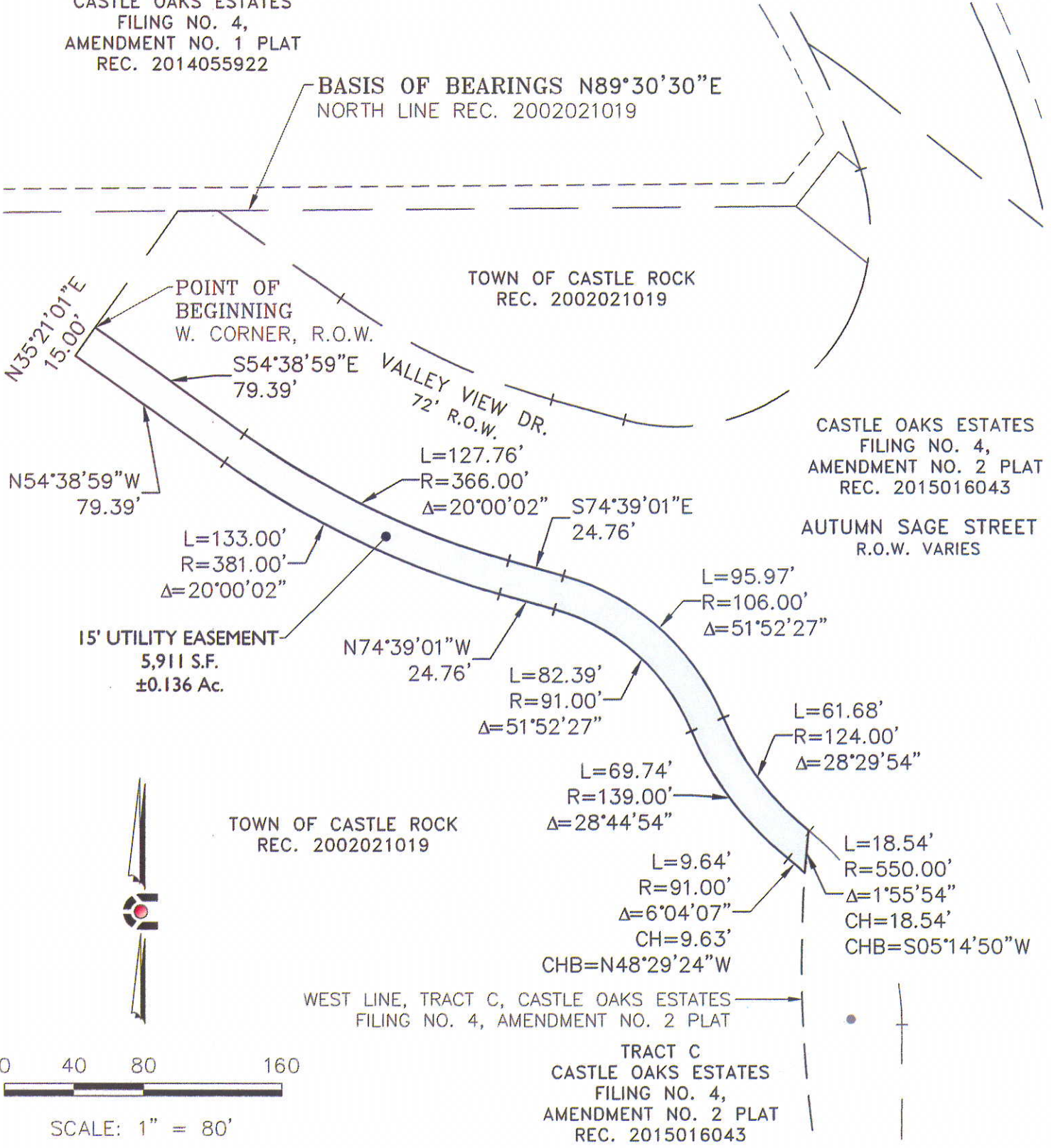
**CIVIL ENGINEERING
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EXHIBIT "B"

SOUTHEAST QUARTER, SECTION 6, TOWNSHIP 8 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
DOUGLAS COUNTY, COLORADO

LOT 2
CASTLE OAKS ESTATES
FILING NO. 4,
AMENDMENT NO. 1 PLAT
REC. 2014055922

BASIS OF BEARINGS N89°30'30"E
NORTH LINE REC. 2002021019



PARCEL CONTAINS 5,911 S.F. OR 0.136 Ac, MORE OR LESS.
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