

Recorded at _____ o'clock _____ M., _____
Reception No. _____

RECEPTION NO. F1012723
2/04/2000 10:40:15 PG: 001-003
PAGE FEE: 15.00 DOC.FEE: 0.00
RECORDED IN JEFFERSON COUNTY, COLORADO

EASEMENT

RC
15.00

1-3

THIS EASEMENT, granted this 1st day of November, 1999, between David W. Ziegler and Jamie Ziegler, husband and wife, whose legal address is 10570 South Deer Creek Road, Littleton, Colorado 80127 of the *County of Jefferson, State of Colorado, the Grantor, and Sampson Road Association, Inc., a Colorado, whose legal address is P.O. Box 620392, Littleton, Colorado 80162 non-profit corporation of the *County of Jefferson, and State of Colorado, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of one dollar and good and valuable consideration, including waiver of Sampson Road maintenance fees during use of easement, paid to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantee an easement for the purposes of placing mail boxes on the north side of the entrance to Sampson Road from South Deer Creek Road for the use of residences located on Sampson Road, Mill Hollow Road and Sunburst Drive, pursuant to Exhibit B attached hereto.

(here insert description of easement including the uses, limitations, location and width, etc.)

over and across the following described parcel of real property situate in the _____ County of Jefferson and State of Colorado to wit: (See attached legal description marked Schedule A, Reception No. 94074821)

This Easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the County of Jefferson and State of Colorado, and described as:

Sampson Road, Mill Hollow Road and Sunburst Drive.

This Easement shall expire upon the happening of the following event, or at the time set forth below, whichever is earlier: Upon the removal of the mail boxes from such easement.

The Grantee agrees to repair and maintain the easement granted herein at the cost and expense of the Grantee, and that said Grantee will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which the easement is granted.

David W. Ziegler
David W. Ziegler GRANTOR Jamie Ziegler

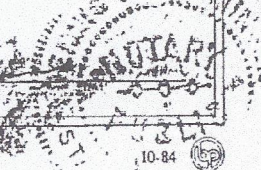
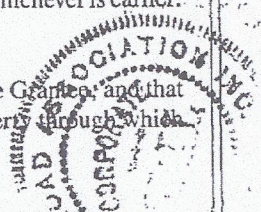
Neil Quigley
Sampson Road Association, Inc. GRantee
by Neil Quigley, President
Attest: *Jan Quigley*
Jan Quigley, Secretary

STATE OF COLORADO
COUNTY OF

The foregoing instrument was acknowledged before me this 29 day of December, 1999 by David W. Ziegler, Jamie Ziegler, Neil Quigley, Jan Quigley

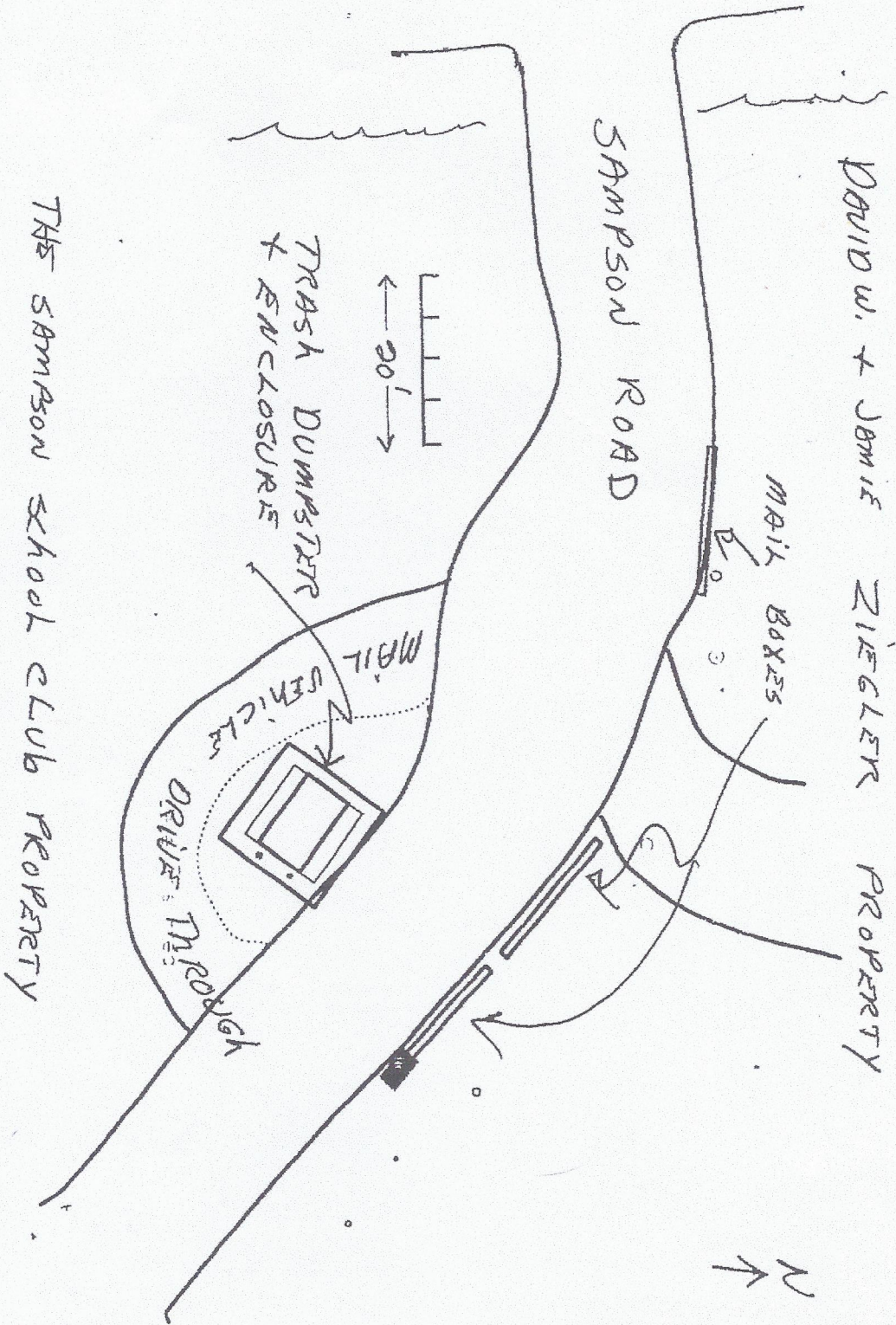
Witness my hand and official seal.
My commission expires: 01-08-03

[Signature]
Notary Public



SOUTH DRY CREEK ROAD

3



SCHEDULE A

RECEPTION NO. F1012723

2

A TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST (ON AN ASSUMED BASIS OF BEARING BEING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13) A DISTANCE OF 394.95 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES EAST A DISTANCE OF 132.95 FEET; THENCE SOUTH 17 DEGREES 35 MINUTES WEST A DISTANCE OF 125.00 FEET; THENCE SOUTH 07 DEGREES 10 MINUTES EAST A DISTANCE OF 164.30 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN BOOK 2063 AT PAGE 399, WHICH POINT BEARS SOUTH 41 DEGREES 47 MINUTES 07 SECONDS EAST A DISTANCE OF 575.04 FEET FROM THE NORTHWEST CORNER SOUTHWEST 1/4 SOUTHWEST 1/4 SAID SECTION 13; THENCE NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 8.14 FEET TO A POINT; WHICH POINT IS 25 FEET BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF EXISTING PAVED COUNTY ROAD AND WHICH POINT IS THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 1027.01 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 WHICH POINT IS 415.00 FEET SOUTH BY PERPENDICULAR MEASUREMENT FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 01 DEGREES 39 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTH 1/2 OF SAID SECTION 13 A DISTANCE OF 951.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13 A DISTANCE OF 616.91 FEET TO A POINT WHICH POINT IS ON THE NORTHERLY LINE OF A PARCEL DESCRIBED IN BOOK 286 AT PAGE 320 AS RECORDED IN THE JEFFERSON COUNTY RECORDS; THENCE ALONG THE NORTHERLY LINE OF A PARCEL DESCRIBED IN SAID BOOK 286 PAGE 320 THE FOLLOWING COURSES AND DISTANCES; ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1469.89 FEET, A CENTRAL ANGLE OF 03 DEGREES 25 MINUTES 37 SECONDS, AND A CHORD WHICH BEARS NORTH 49 DEGREES 44 MINUTES 12 SECONDS WEST A DISTANCE OF 134.90 FEET, AN ARC DISTANCE OF 134.95 FEET TO A POINT OF TANGENT; THENCE NORTH 52 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 31.05 FEET TO THE SOUTHERLY LINE OF TRACT II DESCRIBED IN BOOK 273 AT PAGE 390 AS RECORDED IN THE JEFFERSON COUNTY RECORDS; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES ON THE NORTHWESTERLY SIDE OF SAID TRACT II, NORTH 40 DEGREES 27 MINUTES 21 SECONDS EAST A DISTANCE OF 2.21 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 74.20 FEET; THENCE NORTH 22 DEGREES 48 MINUTES 00 SECONDS WEST A DISTANCE OF 56.00 FEET; THENCE NORTH 02 DEGREES 27 MINUTES 00 SECONDS EAST A DISTANCE OF 93.10 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 00 SECONDS WEST A DISTANCE OF 104.70 FEET; THENCE NORTH 21 DEGREES 19 MINUTES 00 SECONDS WEST A DISTANCE OF 34.10 FEET; THENCE NORTH 53 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 126.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT II; THENCE CONTINUING NORTH 53 DEGREES 07 MINUTES 00 SECONDS WEST A DISTANCE OF 13.21 FEET TO A POINT WHICH POINT IS 25.00 FEET BY PERPENDICULAR MEASUREMENT FROM THE CENTERLINE OF EXISTING PAVED COUNTY ROAD AND ALONG THE FOLLOWING COURSES AND DISTANCES ON A LINE 25 FEET EASTERLY AND PARALLEL TO THE CENTERLINE OF EXISTING PAVED COUNTY ROAD; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 397.63 FEET, A CENTRAL ANGLE OF 14 DEGREES 09 MINUTES 11 SECONDS AND A CHORD WHICH BEARS NORTH 09 DEGREES 28 MINUTES 36 SECONDS WEST A DISTANCE OF 97.97 FEET, AN ARC DISTANCE OF 98.22 FEET TO A POINT OF TANGENT; THENCE NORTH 16 DEGREES 33 MINUTES 13 SECONDS WEST A DISTANCE OF 249.27 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 272.38 FEET, A CENTRAL ANGLE OF 10 DEGREES 38 MINUTES 59 SECONDS, AND A CHORD WHICH BEARS NORTH 11 DEGREES 13 MINUTES 43 SECONDS WEST A DISTANCE OF 50.59 FEET, AND ARC DISTANCE OF 50.67 FEET TO THE TRUE POINT OF BEGINNING SUBJECT TO TRACT II AND TRACT II DESCRIBED IN BOOK 273, PAGE 390 AND A TRACT OF LAND DESCRIBED IN BOOK 286 AT PAGE 320, COUNTY OF JEFFERSON, STATE OF COLORADO.

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