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AGREEMENT AND GRANT OF EASEMENT TO  
SAMPSON ROAD ASSOCIATION, A COLORADO NON-PROFIT CORPORATION

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16.00  
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THIS AGREEMENT is dated for reference purposes only, this 30 day of July, 1997, between Sampson Road Association, Inc., a Colorado non-profit corporation (the "Association"), whose address is P.O. Box 620392, Littleton, Colorado 80162, and David ZIEGLER, whose address is 10570 S. DEER CREEK RD.

WHEREAS, David Ziegler is the owner of a tract of land which lies at the entrance to Sampson Road from South Deer Creek Canyon Road in the County of Jefferson, State of Colorado (the "Property"); and

WHEREAS, the Association holds a prescriptive easement as described in the Finding of Facts and Order in Case No. 79 CV 1085, recorded October 31, 1986 at Reception No. 86134079, ("Sampson Road"), on behalf of and in trust for its members;

WHEREAS, David Ziegler wishes to grant and the Association wishes to receive an easement to place a gate across Sampson Road at its entrance for purposes of restricting access onto the private road of Sampson Road for the security and protection of its members, their guests and those given specific permission for use of the road.

NOW THEREFORE, in consideration of David Ziegler being given full use and access through the gate and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, David Ziegler does hereby grant, sell and convey onto the Association, its successors and assigns, as an easement appurtenant to the Property, a perpetual access easement over, under and across Sampson Road for the purposes of placing an electrical gate and controls to restrict traffic for ingress and egress travel on Sampson Road.

The Association hereby commits to maintain the electrical gate on Sampson Road at its expense.

The Association agrees they will not execute or file for recording any instrument that imposes a restriction on the sale, lease or occupancy of the subject Property.

Each and every one of the benefits and burdens contained in this Agreement shall inure to and be binding upon the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement and Grant of Easement.



## SCHEDULE A

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POOR COPY

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 36 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 OF LAND 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 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.