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Boulder County Clerk and Recorder

Molly Fitzpatrick

Digitally signed by: Molly Fitzpatrick
Date: Oct 22, 2025 12:54 PM -06:00



#01546147 09/08/95 02:22 PM REAL ESTATE RECORDS
F2075 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

DECLARATION OF EASEMENT

1. **DECLARATION.** Creekside III, LLC, is the owner of certain real property located in the Southeast 1/4 of Section 16, Township 2 North, Range 69 West of the 6th principal meridian, in the County of Boulder, State of Colorado, described as Lots 1 through 7, Block 1, and Lots 1 through 12, Block 4, Creekside Subdivision Sixth Filing, the Plat of which is recorded as Plan File R32-1-42, County of Boulder, State of Colorado, and hereby declares in respect to the above-described property as follows:
2. **CREATION OF FENCE EASEMENT.** Creekside III, LLC hereby establishes an easement for construction, maintenance, repair and replacement of a perimeter fence on the following:
 - 2.1 The southern two feet of Lots 1, 2, 3, 6, and 7, Block 1, Creekside Subdivision, Sixth Filing, and Lots 1, 2, 3, and 4, Block 4, Creekside Subdivision, Sixth Filing.
 - 2.2 The western two feet of Lots 6, 7, 8, 9, 10, 11, and 12, Block 4, Creekside Subdivision, Sixth Filing.
3. **CREATION OF FENCE AND SIGN EASEMENT.** Creekside III, LLC hereby establishes an easement for construction, maintenance, repair and replacement of a perimeter fence and a sign identifying "Creekside Subdivision" on Lot 5, Block 4, Creekside Subdivision 6th Filing as follows:
 - 3.1 **SIGN EASEMENT:** A triangular portion of the southwest corner of Lot 5, Block 4, bounded on the south and west by the property line and on the northeast by a diagonal extending from a point on the south property line, 30 feet east of the southwest corner and running diagonally to a point on the western property line, 30 feet north of the southwest corner.
 - 3.2 **FENCE EASEMENT:** A two foot wide strip of land being the southern two feet of Lot 5, Block 4 extending westward from the southeast corner of the lot to a point 30 feet east of the southwest corner of the lot, then along a centerline running diagonally to a point on the western property line, 30 feet north of the southwest corner of the lot, then being the western two feet of Lot 5 extending northward along the property line to the northwest corner of the lot.
4. **BINDING EFFECT.** This declaration shall be binding upon and shall inure to the benefit of Creekside III, LLC, its successors and assigns, and any person or other entity that at anytime hereafter shall become the owner of any one or more of the lots or any portion of such lots described above.

In witness whereof, this declaration of easement has been executed on this 29th day of August, 1995, with the intent that it shall be recorded in the office of the Clerk and Recorder, of the County of Boulder, State of Colorado.

DECLARANT:

CREEKSIDE III LIMITED LIABILITY COMPANY

By *Wallace H. Grant*
Wallace H. Grant, Manager
515 Kimbark Street
Longmont, Colorado 80501
(303) 776-9900
776-6105 (FAX)



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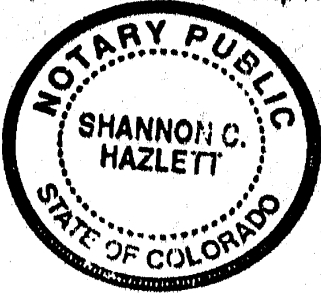
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STATE OF COLORADO)
COUNTY OF BOULDER) ss.

The foregoing instrument was acknowledged before me this 31ST day of August, 1995, by Wallace H. Grant, Manager of Creekside III, LLC.

Witness my hand and official seal.

My commission expires: 8/7/96.



Shannon C. Hazlett
Notary Public