



Certified to be a full, true, and correct copy of the recorded document in my custody, Molly Fitzpatrick, Boulder County Clerk and Recorder.

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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

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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 Lot 1, Block 1, Creekside Subdivision, Fourth Filing and Lot 1, Block 1, Creekside Subdivision, Fifth Filing, the Plats of which are recorded in the records of the 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 westerly two feet of Lot 1, Block 1, Creekside Subdivision, Fifth Filing, being the two feet immediately adjacent to the lot line along the Sunset Street right-of-way.
3. **CREATION OF SIGN EASEMENT.** Creekside III, LLC hereby establishes an easement for construction, maintenance, repair and replacement of signs identifying "Creekside Subdivision" on the following lots (at the intersection of Creekside Drive and sunset Street):
 - 3.1 A portion of the northwest corner of Lot 1, Block 1, Creekside Subdivision, Fourth Filing bounded on the north and west by the property line and on the southeast by a diagonal line extending from a point on the north property line, 30 feet east of the northwest corner and running diagonally to a point on the western property line, 30 feet south of the northwest corner, to form a parallelogram shape, and
 - 3.2 A portion of the southwest corner of Lot 1, Block 1, Creekside Subdivision, Fifth Filing bounded on the south and the west by the property line and on the northeast by a diagonal line 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, to form a parallelogram shape.
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

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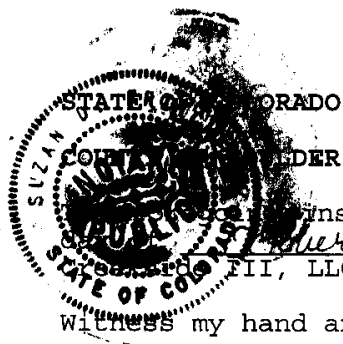
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DATED: October 15, 1997.

CREEKSIDE III LLC

Bv

Wallace H. Grant, Manager
436 Coffman, Suite 200
P.O. Box 908
Longmont, Colorado 80502-0908
(303) 541-9300



_____, 1997, by Wallace H. Grant, Manager of
Greensboro, FII, LLC.

Witness my hand and official seal.

My commission expires: 1-22-2001

Notary Public

***AFTER RECORDING PLEASE RETURN TO:**

Grant & Grant, LLC
P.O. Box 980
Longmont, CO 80502-0908

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