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Page 1 of 3
Boulder County Clerk and Recorder

Molly Fitzpatrick

Digitally signed by: Molly Fitzpatrick
Date: Nov 01, 2025 02:06 PM -06:00

#01550798 09/27/95 02:26 PM REAL ESTATE RECORDS
F2079 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

3-1

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made and entered into this 28TH day of JULY, 1995 by and between Creekside III, LLC, hereinafter referred to as the "Grantor" and the City of Longmont, a Colorado municipal corporation, whose address is Civic Center Complex, 3rd & Kimbark, Longmont, CO 80501 hereinafter referred to as the "Grantee".

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain and convey unto Grantee a perpetual, non-exclusive easement for installation, maintenance and public use of utilities and streets in, on, over, and across certain real property owned by the Grantor and legally described in "Exhibit A" attached hereto and incorporated herein by this reference as the "Easement Area".

Grantor shall have the right to use and occupy the Easement Area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted.

At such time and in the event the Easement Area shall be abandoned, the easement interest of the Grantee therein shall immediately terminate and shall thereafter revert to the Grantor.

The benefits and burdens of each of the rights, easements, and covenants and agreements set forth herein shall annex to and run with the land herein described and shall bind and inure to the parties hereto and their respective heirs, personal representatives, successors and assigns.

Upon the recording of a final plat for the property crossed by this easement, the easement granted herein shall terminate to the extent replaced in such final plat by a permanent utility or roadway easement.



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3.2

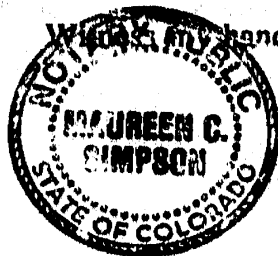
IN WITNESS WHEREOF, this Grant of Easement is made the day and year first set forth above.

CREEKSIDE III, L.L.C.

Douglas Grant
Douglas Grant, Principal

STATE OF COLORADO)
) ss.
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before me this 28th day of July 1995, by Douglas Grant of Creekside III, L.L.C.



Witness my hand and official seal.

Maureen C. Simpson
Notary Public

My commission expires 7/2/97.



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9.3

STORM DRAINAGE EASEMENT CREEKSIDE 4TH FILIN 3

AN EASEMENT ACROSS A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, WHENCE THE CENTER ONE-QUARTER CORNER OF SECTION 16 BEARS SOUTH 90° 00' 00" WEST 1,502.57 FEET; THENCE SOUTH 00° 00' 00" WEST 476.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 10° 14' 50" WEST 21.35 FEET; THENCE SOUTH 35° 08' 30" EAST 112.74 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 17° 43' 52", CHORD OF SAID ARC BEARS SOUTH 26° 14' 42" EAST 62.16 FEET) A DISTANCE OF 63.44 FEET; THENCE SOUTH 72° 37' 14" WEST 50.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 17° 43' 52", CHORD OF SAID ARC BEARS NORTH 26° 14' 42" WEST 47.78 FEET) A DISTANCE OF 47.97 FEET; THENCE NORTH 35° 08' 38" WEST 112.77 FEET; THENCE NORTH 80° 08' 38" WEST 21.21 FEET; THENCE NORTH 54° 53' 22" EAST 74.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 00° 52' 55", CHORD OF SAID ARC BEARS NORTH 55° 14' 47" EAST 5.99 FEET) A DISTANCE OF 5.99 FEET TO THE POINT OF BEGINNING.

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