

**TOWN OF ERIE  
RESOLUTION NO. \_\_\_\_-2018**

**A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE,  
COLORADO ACCEPTING AN ACCESS EASEMENT AGREEMENT.**

**WHEREAS**, CDG MORGAN HILL INC. is required to construct off-site sanitary sewer and drainage facilities to service the proposed development of Morgan Hill; and

**WHEREAS**, in order for the Town of Erie to maintain the sanitary sewer and drainage facilities, an off-site access easement is required for the Town to access the facilities; and

**WHEREAS**, the owners of the property have agreed to grant an easement to the Town, and the Board of Trustees of the Town of Erie believes it is in the best interest of the Town to accept the easement agreement from the property owners.

**NOW BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, THAT:**

Section 1. The Board of Trustees of the Town of Erie hereby accepts the Access Easement Agreement.

Section 2. That accepting the Access Easement Agreement is found to be in the best interest of the Town of Erie, and necessary for the preservation of public health and safety.

**ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018.**

\_\_\_\_\_  
Jennifer Carroll, Mayor

ATTEST:

\_\_\_\_\_  
Jessica Koenig, Deputy Town Clerk

Exhibit A  
Access Easement Agreement

## **ACCESS EASEMENT AGREEMENT**

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") made and entered into this      day of \_\_\_\_\_, 2018 (the "Effective Date"), by and between MARY ALICE BILLINGS and the MARY ALICE BILLINGS TRUST, with an address of c/o Scott Dunn, Esq., Flanders, Elsberg, Herber & Dunn, LLC, 401 Main Street, Suite 1, Longmont, Colorado 80501 (collectively "Grantors") and the TOWN OF ERIE, a Colorado municipal corporation with an address of P.O. Box 750, 645 Holbrook Street, Erie, Colorado 80516 (the "Town") (each a "Party" and collectively the "Parties").

WHEREAS, Grantors own the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, the Town will accept for ownership a sewer line, water line and storm drainage line (collectively the "Public Facilities") on the real property adjacent to the Property, and will need to access the Public Facilities for maintenance and repair;

WHEREAS, subject to the terms and conditions set forth herein, Grantors are willing to grant to the Town a non-exclusive, perpetual access easement to use the portion of the Property more particularly depicted in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Easement Property") to access the Public Facilities.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. *Grant.* Grantors hereby grant and convey to the Town and its successors and assigns, a permanent, perpetual non-exclusive easement to enter, occupy and use the Easement Property to access the Public Facilities in accordance with this Agreement.
2. *Town's Rights.* The Town shall have and exercise the right to ingress and egress in, to, over and across the Easement Property for any lawful purpose needed for the full enjoyment of the rights granted by Grantor to the Town hereunder.
3. *Grantors' Rights.* Grantors retain the right to the undisturbed use and occupancy of the Easement Property insofar as such use and occupancy is consistent with and does not impair any grant herein contained.
4. *Town's Obligations.* In exercising its rights under this Agreement, the Town agrees to the following:
  - a. The Town shall cause any of the Property which is disturbed by the Town during the Town's use of the Easement Property to be returned to its original condition, or as near thereto as may be reasonably accomplished, all at the expense of the Town.
  - b. The Town shall not use the Easement Property as a staging area for repair or maintenance activities, and no equipment shall be stored on the Easement Property.
  - c. The Town acknowledges that others have a right to use the Easement Property. The

Town shall not unduly interfere with the use of the Easement Property by others.

5. *Grantors' Obligations.*

a. Grantor shall not interfere with the Town's exercise of any of its rights under this Agreement.

b. Grantor shall not install or permit the installation of any fence, wall, structure (above or below ground) or landscaping on the Easement Property that would impair the Town's rights of access pursuant to this Agreement.

6. *Warranty.* Grantor warrants that it has the full right and legal authority to make the grant of this easement contained in this Agreement.

7. *Miscellaneous.*

a. Binding Effect. Except as otherwise expressly provided herein, all provisions in this Agreement, including the benefits, burdens and covenants, are intended to run with the land and shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties. The Town shall record this Agreement in the official records of Weld County, and may re-record it at any time as may be required to preserve its rights in this Agreement.

b. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

c. Modification. This Agreement may only be modified upon written agreement of the Parties.

d. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications., promise or agreement shall be binding on any of the Parties with respect to the Agreement.

e. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers or employees.

f. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town in this Agreement not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

g. Third Parties. There are no intended third-party beneficiaries to this Agreement.



**MARY ALICE BILLINGS TRUST:**

\_\_\_\_\_  
STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

Subscribed, sworn to and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2018, by \_\_\_\_\_ as \_\_\_\_\_ of the Mary Alice Billings Trust.

My Commission expires:

(SEAL)

\_\_\_\_\_  
Notary Public

**Exhibit A**

**[Legal Description of the Property]**

The Northwest Quarter of Section 7, Township 1 North, Range 68 West of the 6u. P.M., County of Weld, State of Colorado, excepting therefrom that parcel described in Deed recorded at Reception No. 4346982 in the records of Weld County, Colorado.

Exhibit B

[ Access Easement/Maintenance Roads]



# EXHIBIT B

## EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT ACROSS THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS BEING 15.00 FEET EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7 (3.5" BRASS CAP, BLM 1952) FROM WHENCE THE NORTHWEST CORNER (2.5" ALUMINUM CAP, PLS 23501) LIES S89°50'02"W, 2,435.98 FEET (BASIS OF BEARINGS);

THENCE S89°50'02"W, 388.36 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING, BEING THE APPROXIMATE CENTERLINE OF A DIRT ROAD ON THE WEST SIDE OF THE COTONWOOD EXTENSION IRRIGATION DITCH;

THENCE ALONG THE APPROXIMATE CENTERLINE OF DIRT ROAD THE FOLLOWING FORTY-EIGHT COURSES:

- 1) S49°50'32"W, 17.49 FEET;
- 2) S75°16'41"W, 38.85 FEET;
- 3) S41°37'55"W, 97.45 FEET;
- 4) S79°39'20"W, 95.70 FEET;
- 5) S69°43'53"W, 63.92 FEET;
- 6) 103.64 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 2°3'45"13", AND A CHORD BEARING S57°51'17"W, 102.90 FEET;
- 7) 84.33 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 64°25'12", AND A CHORD BEARING S13°46'04"W, 79.95 FEET;
- 8) S18°26'31"E, 18.10 FEET;
- 9) 108.03 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 82°31'48", AND A CHORD BEARING S22°49'23"W, 98.93 FEET;
- 10) S64°05'11"W, 120.96 FEET;
- 11) 78.93 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 30°08'50", AND A CHORD BEARING S49°00'52"W, 78.02 FEET;
- 12) S33°56'27"W, 82.54 FEET;
- 13) S29°55'07"W, 132.29 FEET;
- 14) 44.79 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 17°06'33", AND A CHORD BEARING S21°21'50"W, 44.63 FEET;
- 15) S12°48'34"W, 62.04 FEET;
- 16) 129.02 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 49°16'58", AND A CHORD BEARING S11°49'55"E, 125.08 FEET;
- 17) S36°28'24"E, 68.49 FEET;
- 18) S41°14'04"E, 106.43 FEET;
- 19) 96.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 74°05'03", AND A CHORD BEARING S04°11'33"E, 90.36 FEET;
- 20) S32°50'59"W, 84.61 FEET;
- 21) S35°20'39"W, 88.51 FEET;
- 22) 146.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 48°35'09", AND A CHORD BEARING S59°38'14"W, 143.99 FEET;
- 23) S83°55'48"W, 33.87 FEET;
- 24) 116.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 75°42'00", AND A CHORD BEARING S46°04'48"W, 110.45 FEET;
- 25) S08°13'48"W, 8.48 FEET;

(CONTINUED)

COTTONWOOD EXTENSION IRRIGATION  
ACCESS EASEMENT  
NW 1/4 SEC. 7, nN R68W  
ERIE, COLORADO

JOHN D. HUNT  
LAWYER

Lafayette, CO 80026  
303.449.9105

www.hunt-assoc.com

FILE G:\202048\SURVEY\LEGAL

TCH ROAD ESMT

# EXHIBIT 8

## EASEMENT DESCRIPTION (CONTINUED):

26) 25.53 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 14°37'49", AND A CHORD BEARING S15°32'43"W, 25.47 FEET;  
27) S22°51'38"W, 51.62 FEET;  
28) 79.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°55'12", AND A CHORD BEARING S22°35'58"E, 71.28 FEET;  
29) S68°03'34".E, 40.25 FEET;  
30) S73°56'15"E, 65.70 FEET;  
31) 88.43 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 33°46'44", AND A CHORD BEARING S57°02'53"E, 87.16 FEET;  
32) S40°09'31"E, 13.92 FEET;  
33) 109.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 35°43'37", AND A CHORD BEARING S58°01'20"E, 107.36 FEET;  
34) S75°53'08".E, 122.59 FEET;  
35) S66°42'50"E. 43.66 FEET;  
36) 68.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 98°21'59", AND A CHORD BEARING S17°31'50"E, 60.54 FEET;  
37) S31°39'10"W, 73.22 FEET;  
38) S22°53'57"W, 85.48 FEET;  
39) 121.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 34°41'14", AND A CHORD BEARING S40°4'34"W, 119.24 FEET;  
40) S57°35'10"W, 60.97 FEET;  
41) 148.07 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 113°07'12", AND A CHORD BEARING S01°01'34"W, 125.17 FEET;  
42) S55°32'02"E, 111.25 FEET;  
43) 76.47 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 43°48'42", AND A CHORD BEARING S33°37'41"E, 74.62 FEET;  
44) S11°43'20"E, 41.94 FEET;  
45) S15°23'24"E, 73.99 FEET;  
46) S20°52'45".E. 54.90 FEET;  
47) S28°40'13"E, 67.72 FEET;  
48) S33°29'53"E, 47.50 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF COUNTY ROAD 10.5 AND THE POINT OF TERMINATION OF CENTERLINE, FROM WHENCE THE WEST QUARTER CORNER OF SECTION 7 LIES S89°19'22"E, 1,573.03 FEET.

NOTE: THE SIDELINES OF EASEMENT SHALL BE EXTENDED OR TRIMMED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 10.5.

AREA OF EASEMENT: 2.61 ACRES, MORE OR LESS

DESCRIPTION PREPARED BY:  
80 BAIZE, COLORADO PLS 37990  
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

COTTONWOOD EXTENSION /RR/GA110N  
ACCESS EASEMENT  
NW 1/4 SEC. 7, T1N R68W  
ERIE. COLORADO

1265 S Public Raad Suite B  
Larayene, CO 80026  
www.hurit-ilnoc.com  
303.449.9105  
DAE: 07/18/18  
s11lr 2 or 4  
ROAD aJJI

# EXHIBIT 8

NW CORNER, SEC. 7 *1a*

2.5" AL. CAP, PLS 237

SECTION LIN. *I*

S89°5D'02"W 2435.98'  
(BASIS OF BEARINGS)

N 1/4 CORNER, SEC. 7  
3.5" BRASS CAP, BLM 1952  
(POINT OF COMMENCEMENT)

POB

388.36'

S49°50'32"W 17.49'  
S75°16'41"W 38.85'  
S81°37'55"W 97.45'  
S79°39'20"W 95.70'

S69°43'53"W 63.92'

S18°26'31"E 18.10'

S64°05'17"W 120.96'

S33°56'27"W 82.54'

S29°55'07"W 132.29'

S12°48'34"W 62.04'

S36°28'24"E 68.49'

S41°14'04"E 106.43'

S32°50'59"W 84.81'

S35°20'39"W 88.51'

S83°55'48"W 33.87'

S08°13'48"W 88.48'

S22°51'38"W 51.62'

S68°03'34"E 40.25'

S73°56'15"E 65.70'

S40°09'31"E 13.92'

S31°39'10"W 73.22'

S22°53'57"W 85.48'

S57°35'10"W 60.97'

S55°32'02"E 111.25'

S11°43'20"E 41.94'

S15°23'24"E 73.99'

S20°52'46"E 54.90'

S28°40'13"E 67.72'

S33°29'53"E 47.50'

(SEE SHEET 4 FOR CURVE TABLE)

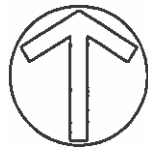
LOWER BOULDER  
IRRIGATION DITCH

COTTONWOOD EXTENSION  
IRRIGATION DITCH

POT

WCR 10.5

M'ST 1/4 CORNER, SEC. 7  
2" ALUM. CAP, PLS 22579 1995  
(NB9i9'22"E, 1,573.03' TO  
POINT OF TERM/NATION)



0 250 500 1000

1 inch = 500 ft

COTTONWOOD EXTENSION /RR/GATTON  
ACCESS EASEMENT  
NW 1/4 SEC. 7, nN R68W  
ERIE, COLORADO

<b>HURST</b>	<b>CIVIL ENGINEERING</b>	1265 S Public Road, Suite B Lafayette, CO 80026 303.449.9105 www.hurst-assoc.com	SCALE	HOR. 1" = 500'
				VERT. N/A
			DESIGN/APPR.	
			DRAWN BY	BO
<b>PLANNING</b>	<b>SURVEYING</b>		DATE	07/18/18
			SHEET 3 of 4	
FILE G:\202048\SURVEY\LEGAL\COTTONWOOD DITCH ROAD ESMT				

NOTE: MS IS NOT A LAND SURVEY PLAT OR A PROFESSIONAL SURVEY PLAT.  
THIS DRAWING IS ONLY INTENDED TO DEPICT THE OCCUPANCY DESCRIPTION.

EXHIBIT *e*,

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CT	103.64'	250.00'	23°45'13"	102.90'	S57°51'17"W
C2	84.JJ'	75.00'	64°25'12"	79.95'	S13°46'04"W
CJ	108.0J'	75.00'	82°J1'48"	98.93'	S22°49'23"W
C4	78.93'	150.00'	30°08'50"	78.02'	S49°00'52"W
CS	44.79'	150.00'	17°06'JJ"	44.63'	S21°21'51"W
C6	129.02'	150.00'	49°7'58"	125.08'	S11°49'55"E
C1	96.98'	75.00'	74°05'03"	90.36'	S04°71'3J"E
CB	148.40'	175.00'	48°35'09"	143.99'	S59°38'14"W
C9	118.91'	90.00'	75°42'00"	110.45'	S46°04'48"W
CTO	25.53'	100.00'	14°37'49"	25.47'	S15°32'4J"W
C11	79.34'	50.00'	90°55'12"	71.28'	S22°35'58"E
C12	88.43'	150.00'	33°46'44"	87.16'	S57°02'5J"E
C1J	109.12'	175.00'	35°43'37"	107.36'	S58°01'20"E
C14	68.67"	40.00'	98°21'59"	60.54'	S17°31'50"E
C15	121.08'	200.00'	34°41'14"	119.24'	S40i4'34"W
C16	148.07'	75.00'	113°07'12"	125.17'	S01°01'J4"W
C17	76.47'	100.00'	43°48'42"	74.62'	S1J°37'41"E

COTTONWOOD EXTENSION /RR/GATTON  
ACCESS EASEMENT  
NW 1/4 SEC. 7, nN R68W  
£RI£, COLORADO

1265 S Public Road, Suite B  
Lafayette, CO 80026  
303.449.9105  
www.hurst-assoc.com

# EXHIBIT 8

## EASEMENT DESCRIPTION:

A 30.00 FOOT WIDE EASEMENT ACROSS THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS BEING 15.00 FEET EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7 (2.5" ALUMINUM CAP, PLS 23501) FROM WHENCE THE NORTHWEST CORNER (3.5" BRASS CAP, BLM 1952) LIES N89°50'02"E, 2,435.98 FEET (BASIS OF BEARINGS);

THENCE N89°50'02"E, 1,201.25 FEET ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 7 TO THE POINT OF BEGINNING, BEING THE APPROXIMATE CENTERLINE OF A DIRT ROAD ON THE WEST SIDE OF THE LOWER BOULDER IRRIGATION DITCH;

THENCE ALONG THE APPROXIMATE CENTERLINE OF DIRT ROAD THE FOLLOWING TWENTY-NINE COURSES:

- 1) S21°02'29"W, 56.72 FEET;
- 2) S15°21'49"W, 75.67 FEET;
- 3) 94.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°04'39", AND A CHORD BEARING S2B°54'08"W, 93.64 FEET;
- 4) S42°26'28"W, 105.07 FEET;
- 5) 58.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°39'12", AND A CHORD BEARING S34°06'52"W, 57.93 FEET;
- 6) S25°47'16"W, 290.64 FEET;
- 7) S21°22'20"W, 86.70 FEET;
- 8) 113.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 32°25'32", AND A CHORD BEARING S05°09'34"W, 111.68 FEET;
- 9) S11°03'12"E, 96.63 FEET;
- 10) 95.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 72°47'07", AND A CHORD BEARING S2S°20'21"W, 89.00 FEET;
- 11) S61°43'54"W, 148.11 FEET;
- 12) S52°57'11"W, 79.14 FEET;
- 13) 163.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 39°00'48", AND A CHORD BEARING S33°26'47"W, 160.28 FEET;
- 14) S13°56'23"W, 140.44 FEET;
- 15) 106.16 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 2016°31", AND A CHORD BEARING S03°48'08"W, 105.61 FEET;
- 16) S06°20'08"E, 73.49 FEET;
- 17) 90.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 52°00'52", AND A CHORD BEARING S32°20'34"E, 87.70 FEET;
- 18) S58°21'00"E, 172.06 FEET;
- 19) 150.38 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 24°37'02", AND A CHORD BEARING S46°02'28"E, 149.22 FEET;
- 20) S33°43'57"E, 95.42 FEET;
- 21) 170.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 27°51'51", AND A CHORD BEARING S19°48'02"E, 168.54 FEET;
- 22) S05°52'06"E, 12.90 FEET;
- 23) 34.84 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 09°58'51", AND A CHORD BEARING S10°51'32"E, 34.80 FEET;
- 24) S15°50'58"E, 96.82 FEET;

{CONTINUED}

LO R BOULDER /RR/GATION ACCESS  
EASEMENT  
NW 1/4 SEC. 7, T1N R68W, 11E  
ERIE, COLORADO

HURST

CIVIL ENGINEERING  
PLANNING  
SURVEYING

Lafayette, CO 80026 90  
303.449.9105 DATE 07718718  
www.hurst-iSsoc.com sM11:1CT 1 ar J

FILE G:\202046\SURV

"A" 11/11/2020

## EXHIBIT 8

### EASEMENT DESCRIPTION (CONTINUED):

- 25) S06°11'37"E, 110.95 FEET;  
26) 103.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 16°54'40", AND A CHORD BEARING S02°15'43"W, 102.93 FEET;  
27) S10°43'03"W, 52.39 FEET;  
28) 99.55 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 38°01'36", AND A CHORD BEARING S08°17'45"E, 97.74 FEET;  
29) S27°18'33"E, 67.88 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF COUNTY ROAD 10.5 AND THE POINT OF TERMINATION OF CENTERLINE, FROM WHENCE THE WEST QUARTER CORNER OF SECTION 7 LIES S88°40'46"W, 990.25 FEET.

NOTE: THE SIDELINES OF EASEMENT SHALL BE EXTENDED OR TRIMMED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7 AND THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 10.5.

DESCRIPTION PREPARED BY:  
80 BAIZE, COLORADO PLS 37990  
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

LOWER BOULDER IRRIGATION ACCESS  
EASEMENT  
NW 1/4 SEC. 7, nN R68W  
ERIE. COLORADO

sc, u im. N/A  
CIVIL ENGINEER  
1265 5 Public Road, Suite B, Erie, CO 80025  
La, ayene, co 80025  
303.449.9105 DATE 07/18/18  
www.hurst-assoc.com  
Hurst & Associates, Inc.  
Erie, Colorado

# EXHIBIT B

NW CORNER, SEC. 7

2.5" AL. CAP, PLS 23501

(POINT OF COMMENCEMENT)

I."

NB9'50'0" E 2'435.9B'  
(BASIS OF BEARINGS)

N 1/4 CORNER, SEC. 7  
2.5" BRASS CAP, PLS 7952

12-0-1-2-5

Sls 21°49'W 75.67' r. 521°02'29" W 56° 72'  
S42°26'28"W 105.07' "c1  
S25°47'16"W 111.1 C2

290.640

S21°22'20"W 86.70'...

C J.,  
S11°03'12"E 98.63'...

C4--I))  
S61°43'54"W 148.11'

SECTION LINE:  
-500'1.39"E  
2617.61'

C5 S52°57'11"W 79.14'  
f., S13°56'23"W 140.44'  
CS... 75.  
S06°20'08"E 73.49'  
C7- S58°21'00"E 172.06'

CB LOI+E'R BOULDER,  
S33°43'57"E 95.42' IRRIGA noN DITCH/

C9  
S05°52'06"E 12.90'-  
C10-  
S15°50'58"E 96.82'-  
S06°11'37"E 110.95'-

S10°43'03"W 52.39'...

C12 I  
S27°18'33"E 67.88' - 1 ..., fPCnJ

I+E'ST 1/4 CORNER, SEC. 7  
2" ALUM. CAP, PLS 22579 199\$1  
(NBB.40'46"E, 990.25' TO POINT  
OF TERM/ANON)



250 500 1000  
1 Inch = 500 ft

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	94.52'	200.00'	70°4'J9"	93.61'	S25°08"W
2	581.1'	200.00'	76°39'12"	529.1'	S34°06'52"W
C J	113.19'	200.00'	72°5'32"	111.68'	S08°09'J4"W
C4	95.28'	75.00'	72°47'07"	89.00'	S25°20'21"W
C	163.42	240.00'	39°00'48"	160.28'	SJJ"26'47"W
1+C-6	10.6	100.00'	20°16'J4"	105.61'	S0J'48'Q7"W
CI	90.78'	100.00'	52°00'52"	87.70'	SJ2"20'J4"E
CB	150.38'	350.00'	24°J7'02"	149.22'	546"02'28"E
C	17	350.00'	27°51'51"	168.54'	519'48'02"E
C10	34.84'	200.00'	9°58'51"	J4.80'	510°51'J2"E
C11	103.10'	150.00'	16°54'40"	102.93'	SD2'15'4J"W
C12	99.55'	150.00'	J8°01'J6"	9Z74'	S08'17'45"E

COTTONWOOD EXTENSION  
/RR/GA noN DITCH

WCR 10.3

LOWER BOULDER IRRIGA noN ACCESS  
EASEMENT  
NW 1/4 SEC. 7. NN R68W  
ERIE. COLORADO

1265 S Public Road, Suite B  
la ette, CO 80026

CIDa1•&1111i=

303A49.910511Ati: 07/18/18

www.hurst-anoc.comSMUT J . J

Inu: c,?n7n,aJ;Vc,tJRVEY"Milli"GA, V1+1-2 ntrn.a Dn,An.....

Hatt: 111S IS NOT A LAND SURVEY PL. ATOR AII IIPRO' OIENT SURVEY PL. AT.  
1115 EXHIBIT IS OHLY IN1 ENDED 111 DEPICT 1HE ACCCioIPANYNG OESCRIPION.