

030086

County of Jefferson State of Co.  
Recorded IN 2701 653

103658E-7

DEED OF EASEMENT

THIS DEED made and entered this 15th day of January, A.D. 1975, by and between WILLIAM G. KECK and MARGARET K. KECK, husband and wife, whose address is 2700 Northeast 135th Street, Apartment 56, North Miami, Florida, 33161, hereinafter called "First Parties," and CREST HILLS HOMEOWNERS ASSOCIATION, a Colorado Non-Profit Corporation, duly organized pursuant to the laws of the State of Colorado, hereinafter called "Second Party,"

WITNESSETH THAT:

WHEREAS, First Parties are the owners in fee simple of the below-described real property in the County of Jefferson, State of Colorado, and are desirous of granting unto Second Party an easement for a roadway over and across the below-described real property, and

WHEREAS, Second Party is desirous of receiving an easement over and across the below-described real property, with the intention of developing the same into a driveway and roadway for the use of the membership of the Second Party, with the possibility that Second Party may, at its discretion, dedicate the same to the County of Jefferson, State of Colorado, at some future date as a public roadway, to be maintained as such by said County of Jefferson, State of Colorado,

NOW THEREFORE, BE IT AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. First Parties hereby grant unto Second Party an easement and right-of-way over and across the following described real property in the County of Jefferson, State of Colorado:

PARCEL C:

That part of the West one-half of the Northeast one-quarter of Section 8, Township 5 South, Range 70 West of the 6th P.M., being a 50-foot strip of land, the center line thereof being described as follows:

Commencing at the Northeast corner of said Section 8; thence North 89°20' West along the North line of said Section 8, a distance of 2360.51 feet to the point of beginning of the center line of said 50-foot strip of land hereinafter being described;

thence South 3°48' West, a distance of 811 feet;  
 thence Southerly along the arc of a curve to the  
 left, having a central angle of 37°58' and a radius  
 of 400 feet, an arc distance of 265.06 feet; thence  
 South 34°10' East, a distance of 23 feet; thence  
 Southeasterly along the arc of a curve to the left,  
 having a central angle of 52°50' and a radius of 200  
 feet, an arc distance of 184.42 feet; thence South  
 87°00' East, a distance of 90 feet; thence North-  
 easterly along the arc of a curve to the left, having  
 a central angle of 71°24' and a radius of 200 feet, an  
 arc distance of 249.23 feet; thence Northeasterly along  
 the arc of a curve to the right, having a central angle  
 of 40°08' and a radius of 400 feet, an arc distance of  
 280.18 feet; thence Easterly along the arc of a curve  
 of the right, having a central angle of 61°41' and a  
 radius of 200 feet, an arc distance of 215.32 feet;  
 thence Southeasterly along the arc of a curve to the  
 left, having a central angle of 28°45' and a radius  
 of 202 feet, an arc distance of 101.36 feet; thence  
 Southeasterly along the arc of a curve to the right,  
 having a central angle of 45°33' and a radius of 202  
 feet, an arc distance of 160.59 feet; thence Southeasterly  
 along the arc of a curve to the left, having a central  
 angle of 0°48' and a radius of 203 feet, an arc distance  
 of 2.83 feet, more or less, to a point on the East line  
 of said West one-half of the Northeast one-quarter of  
 Section 8, said point being the point of termination  
 of the hereinabove described center line of said 50-  
 foot strip of land,  
 County of Jefferson, State of Colorado

With the specific right herein granted unto Second Party to  
 develop said easement into an acceptable roadway for the use of  
 its membership, or, at its discretion, for a public roadway which  
 meets the requirements of the County of Jefferson, State of Colorado.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto  
 set their hands and seals the day and year first above written.

William G. Keck  
 William G. Keck

Margaret K. Keck  
 Margaret K. Keck

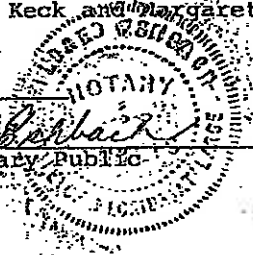
Husband and Wife

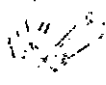
Florida )  
 STATE OF ~~FLORIDA~~ )  
 ) ss.  
 COUNTY OF ~~JEFFERSON~~ )  
 Dade

The foregoing instrument was acknowledged before me this 15th  
 day of January, 1975, by William G. Keck and Margaret K.  
 Keck, Husband and Wife.

My commission expires: May 16, 1975

Milfred Barbach  
 Notary Public





529315

AGREEMENT BETWEEN ADJOINING LAND OWNERS CREATING EASEMENT FOR COMMON DRIVEWAY

THIS AGREEMENT Made this 14th day of October, 1972, by and between UNITED PROPERTIES OF COLORADO, INC., P. O. Box 668, Wheatridge, Colorado, 80033, WADE M. PARKER, P. O. Box 668, Wheatridge, Colorado, 80033, GERALD E. JOHNSON, 1227 South Routt Way, Lakewood, Colorado, 80226, M. LUCILE JOHNSON, 1227 South Routt Way, Lakewood, Colorado, 80226, CHARLES H. JOHNSON, 1686 South Holland Court, Lakewood, Colorado, 80226, BETTY J. JOHNSON, 1686 South Holland Court, Lakewood, Colorado, 80226, RICHARD E. HANNUM, 1676 South Welch Circle, 80228, LINDA C. HANNUM, 1676 South Welch Circle, Lakewood, Colorado, 80228, TILDEN F. HALL, 5220 Meade Street, Denver, Colorado, 80221, EVELYN M. HALL, 5220 Meade Street, Denver, Colorado, 80221, WILLIAM L. PLAUTE, 7865 West 46th Avenue, Wheatridge, Colorado, 80033, DOROTHY PLAUTE, 7865 West 46th Avenue, Wheatridge, Colorado, 80033, and ORIN W. BLADOW, 8206 Yarrow Court, Arvada, Colorado, 80002.

1. The parties are the owners of the real property described in Exhibit "A" attached hereto and made a part hereof by reference located in the County of Jefferson, State of Colorado.

2. The parties to this Agreement desire to create a common driveway over and through said real property for the benefit of each of the parties, their personal representatives, successors and assigns, who hold record title to any part, tract or parcel of said real property.

An easement for a common driveway in favor of each part, parcel or tract of land owned by the parties hereto and located within the above mentioned property is hereby created over said real property in accordance with the survey of Crest Hills Drive prepared by Don A. Varnau, Land Surveyor No. 4743, and recorded in Book 39, Page 9, of the records of the Clerk and Recorder for the County of Jefferson, State of Colorado.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estate so created, and the parties further agree that it is a covenant that shall run with the land.

Book + page 2442 215

2442 216

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in the County of Jefferson, State of Colorado, the day and year first above written.

ATTEST:  
Dale S. Parker  
Dale S. Parker, Secretary

UNITED PROPERTIES OF COLORADO, INC.  
By Wade M. Parker  
Wade M. Parker, President  
Gerald E. Johnson 12/14/78  
My Comm. No. \_\_\_\_\_  
Gerald E. Johnson  
GERALD E. JOHNSON

M. Lucile Johnson  
M. LUCILE JOHNSON

Charles H. Johnson  
CHARLES H. JOHNSON

Betty J. Johnson  
BETTY J. JOHNSON

Richard E. Hannum  
RICHARD E. HANNUM

Linda C. Hannum  
LINDA C. HANNUM

Tilden F. Hall  
TILDEN F. HALL

Evelyn M. Hall  
EVELYN M. HALL

William L. Platte  
WILLIAM L. PLATTE

Dorothy Platte  
DOROTHY PLATTE

Orin W. Bladow  
ORIN W. BLADOW

Wade M. Parker  
WADE M. PARKER

2442 216

2442 217

STATE OF COLORADO )  
 ) ss:  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 1972, by Wade M. Parker as President and by Dale S. Parker as Secretary of UNITED PROPERTIES OF COLORADO, INC., a corporation.

WITNESS my hand and official seal.

My Commission Expires: August 12, 1976

Leticia Floberg  
Notary Public

STATE OF COLORADO )  
 ) ss:  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 28 day of SEPTEMBER, 1972, by GERALD E. JOHNSON.

WITNESS my hand and official seal.

My Commission Expires My Commission expires Feb. 3, 1973

Gerald E. Johnson  
Notary Public

STATE OF COLORADO )  
 ) ss:  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 28 day of SEPTEMBER, 1972, by M. LUCILE JOHNSON.

WITNESS my hand and official seal.

My Commission Expires: My Commission expires Feb. 3, 1973

Gerald E. Johnson  
Notary Public

STATE OF COLORADO )  
 ) ss:  
COUNTY OF ARAPAHOE )

The foregoing instrument was acknowledged before me this 28 day of SEPTEMBER, 1972, by CHARLES H. JOHNSON.

WITNESS my hand and official seal.

My Commission Expires: My Commission expires Feb. 3, 1973

Gerald E. Johnson  
Notary Public

2442 218

STATE OF COLORADO )  
COUNTY OF ARAPAHOE ) SS:

The foregoing instrument was acknowledged before me this 28 day of SEPTEMBER, 1972, by BETTY J. JOHNSON.

WITNESS my hand and official seal.

My Commission Expires: \_\_\_\_\_ My Commission expires Feb. 3, 1973

George S. Smith  
Notary Public

STATE OF COLORADO )  
COUNTY OF WELLS ) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of 9/23/72, 1972, by RICHARD E. HANNUM.

WITNESS my hand and official seal.

My Commission Expires: \_\_\_\_\_

Jim H. Allen  
Notary Public

STATE OF COLORADO )  
COUNTY OF WELLS ) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of 9/23/72, 1972, by LINDA C. HANNUM.

WITNESS my hand and official seal.

My Commission Expires: \_\_\_\_\_

Jim H. Allen  
Notary Public

STATE OF COLORADO )  
COUNTY OF WELLS ) SS:

The foregoing instrument was acknowledged before me this 14 day of October, 1972, by TILDEN F. HALL.

WITNESS my hand and official seal.

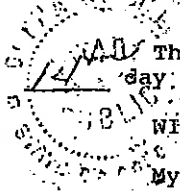
My Commission Expires: \_\_\_\_\_ My Commission expires July 21, 1976.

Dennis Kuehler  
Notary Public

2442 218

2442 219

STATE OF COLORADO )  
COUNTY OF Denver ) ss:



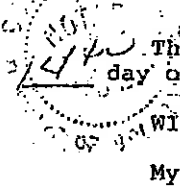
The foregoing instrument was acknowledged before me this 14 day of October, 1972, by EVELYN M. HALL.

WITNESS my hand and official seal.

My Commission Expires: My Commission expires July 21, 1976.

Donna Koehler  
Notary Public

STATE OF COLORADO )  
COUNTY OF Denver ) ss:



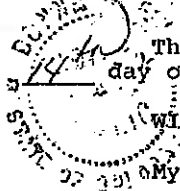
The foregoing instrument was acknowledged before me this 14 day of October, 1972, by WILLIAM L. PLAITE.

WITNESS my hand and official seal.

My Commission Expires: My Commission expires July 21, 1976.

Donna Koehler  
Notary Public

STATE OF COLORADO )  
COUNTY OF Denver ) ss:



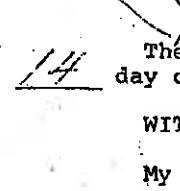
The foregoing instrument was acknowledged before me this 14 day of October, 1972, by DOROTHY PLAITE.

WITNESS my hand and official seal.

My Commission Expires: My Commission expires July 21, 1976.

Donna Koehler  
Notary Public

STATE OF COLORADO )  
COUNTY OF Jefferson ) ss:



The foregoing instrument was acknowledged before me this 14 day of October, 1972, by ORIN W. BLADOW.

WITNESS my hand and official seal.

My Commission Expires: July 21, 1976

Orin W. Bladow  
Notary Public

2442 219

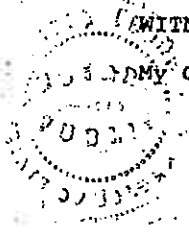
2442 220

STATE OF COLORADO )  
CITY AND COUNTY OF DENVER )

SS:

The foregoing instrument was acknowledged before me this  
26th day of October, 1972, by WADE M. PARKER.

WITNESS my hand and official seal.



Commission Expires: August 12, 1976.

*Patricia Solberg*  
Notary Public

2442 220

2442 221

## EXHIBIT "A"

## PARCEL A:

The East one-half of the Southeast one-quarter and the East one-half of the Northeast one-quarter of Section 8, Township 5 South, Range 70 West of the 6th p.m.,

EXCEPT that certain tract located in the Northeast corner of said East one-half of the Northeast one-quarter of Section 8, described as follows:

Beginning at the Northeast corner of Section 8, Township 5 South, Range 70 West; thence South  $0^{\circ} 45'$  West, 596.72 feet; thence North  $63^{\circ} 44'$  West, 99.26 feet; thence North  $75^{\circ} 34'$  West, 125.4 feet; thence South  $86^{\circ} 43'$  West, 103.42 feet; thence North  $62^{\circ} 42'$  West, 198.49 feet; thence North  $62^{\circ} 38'$  West, 174.76 feet; thence North  $51^{\circ} 35'$  West, 154.54 feet; thence North  $65^{\circ} 39'$  West, 214.78 feet; thence North  $36^{\circ} 27'$  West, 227.11 feet; thence South  $89^{\circ} 24' 10''$  East, 1103.35 feet, more or less, to the point of beginning, County of Jefferson, State of Colorado.

## PARCEL B:

That part of the Northwest one-quarter of the Northeast one-quarter of Section 8, Township 5 South, Range 70 West of the 6th p.m., described as follows:

Commencing at the Northeast corner of said Section 8; thence North  $89^{\circ} 20'$  West along the North line of said Section 8, a distance of 2335.48 feet to the point of beginning of the property hereinafter being described; thence South  $3^{\circ} 48'$  West, a distance of 50.07 feet; thence South  $89^{\circ} 20'$  East, a distance of 97.00 feet; thence Easterly along the arc of a curve to the right, having a central angle of  $44^{\circ} 20'$  and a radius of 375 feet, an arc distance of 290.16 feet; thence Easterly along the arc of a curve to the left, having a central angle of  $33^{\circ} 18'$  and a radius of 425 feet, an arc distance of 247.01 feet; thence South  $78^{\circ} 18'$  East, a distance of 183 feet; thence Southeasterly along the arc of a curve to the right, having a central angle of  $25^{\circ} 28'$  and a radius of 375 feet, an arc distance of 166.68 feet; thence South  $52^{\circ} 50'$  East, a distance of 216 feet, more or less, to a point on the East line of the said West one-half of the Northeast one-quarter of Section 8, thence Northerly along said East line of the West one-half of the Northeast one-quarter of Section 8, a distance of 500 feet, more or less, to the Northeast corner thereof; thence North  $89^{\circ} 20'$  West along the North line of said Section 8, a distance of 1083 feet, more or less, to the point of beginning, County of Jefferson, State of Colorado.

## PARCEL C:

That part of the West one-half of the Northeast one-quarter of Section 8, Township 5 South, Range 70 West of 6th p.m., being a 50 foot strip of land, the center line thereof being described as follows:

Commencing at the Northeast corner of said Section 8; thence North  $89^{\circ} 20'$  West along the North line of said Section 8, a distance of 2360.51 feet to the point of beginning of the center line of said 50 foot strip of land hereinafter being described; thence South  $3^{\circ} 48'$  West, a distance of 811 feet; thence Southerly along the arc of a curve to the left, having a central angle of  $37^{\circ} 58'$  and a radius of 400 feet, an arc distance of 265.06 feet; thence South  $34^{\circ} 10'$  East, a distance of 23 feet; thence Southeasterly along the arc of a curve to the left, having a central angle of  $52^{\circ} 50'$  and a radius of 200 feet, an arc distance of 184.42 feet; thence South  $87^{\circ} 00'$  East, a distance of 90 feet; thence Northeasterly along the arc of a curve to the left, having a central angle of  $71^{\circ} 24'$  and a radius of 200 feet, an arc distance of 249.23 feet; thence Northeasterly along the arc of a curve to the right, having a central angle of  $40^{\circ} 08'$  and a radius of 400 feet, an arc distance of 280.18 feet; thence Easterly along the arc of a curve to the right, having a central angle of  $61^{\circ} 41'$  and a radius of 200 feet, an arc distance of 215.32 feet; thence Southeasterly along the arc of a curve to the left, having a central angle of  $28^{\circ} 45'$  and a radius of 202 feet, an arc distance of 101.36 feet; thence Southeasterly along the arc of a curve to the right, having

2442 221

EXHIBIT "A"

2442 222

PARCEL G:

a central angle of 45° 33' and a radius of 202 feet, an arc distance of 160.59 feet; thence Southeasterly along the arc of a curve to the left, having a central angle of 0° 48' and a radius of 203 feet, an arc distance of 2.83 feet, more or less, to a point on the East line of said West one-half of the Northeast one-quarter of Section 8, said point being the point of termination of the hereinabove described center line of said 50 foot strip of land, county of Jefferson, State of Colorado

RECORDED IN \_\_\_\_\_  
NOV 3 3 00 PM '11  
COUNTY CLERK & RECORDER

COUNTY OF JEFFERSON  
STATE OF COLORADO  
FILED IN THE OFFICE ON

529315

WILLIAMSON, JENN  
1000 Colorado State Bldg  
Denver, CO 80202

2442 222