

Conducted by: Patti Owen-DeLay

Date(s) poll conducted: November 3 - November 4, 2022

Question: Do you approve the attached, additional easement with CORE Electric for the Castle Rock library new build project?

To Vote: To vote respond to the email with this poll stating your vote (yes, no, or abstain) and if you have any comments, include your comment in the email response.

Suzanne Burkholder: Yes No Abstain Could not be reached
Comments:

Daniel Danser: Yes No Abstain Could not be reached
Comments:

Jessica Kallweit Yes No Abstain Could not be reached
Comments:

Rick LaPointe: Yes No Abstain Could not be reached
Comments:

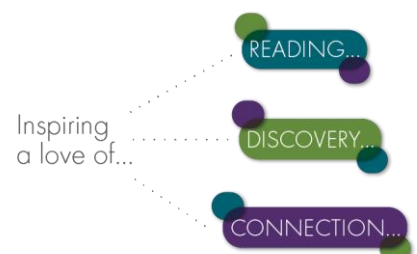
Terry Nolan: Yes No Abstain Could not be reached
Comments:

Meghann Silverthorn: Yes No Abstain Could not be reached
Comments:

Dawn Vaughn: Yes No Abstain Could not be reached
Comments:

RATIFICATION DATE: _____

MOTION #: _____



For CORE Use Only		
Township: 8	Range: 67	Section: 11
W/O #: ELD6860		
Legal:		
PT BLK 1 FIRST AMENDED PLAT OF CASTLE PLAZA		
Engineer: AKEARNEY		

CORE ELECTRIC COOPERATIVE
5496 North U.S. Highway 85
Sedalia, Colorado 80135
303-688-3100

UTILITY UNDERGROUND ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS that
DOUGLAS PUBLIC LIBRARY DISTRICT

(“Grantor”), for a good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto CORE Electric Cooperative, a Colorado non-profit corporation and electric cooperative and to its successors or assigns, a perpetual non-exclusive easement 10 feet in width (“the Easement”) for the construction and continued operation, maintenance, inspection, repair, alteration, and replacement of underground electric distribution and communication facilities and underground cables, wires, conduits, above ground transformers, switches, manholes, splicing boxes, testing terminals, devices, attachments, and other incidental equipment (collectively “the Facilities”) located upon, under, and across the following real property belonging to Grantor situated in the County of Douglas, State of Colorado, and more particularly described as follows:

SEE EXHIBIT(S) ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the Easement and all rights and privileges of the Easement, including for the installation and maintenance of the Facilities; the right to cut, trim, and remove trees, brush, overhanging branches, shrubbery, and other obstructions within of the Easement that may interfere with or threaten to endanger the operation, maintenance, and repair of the Facilities; to place location markers upon the Easement to identify any underground Facilities; to license, permit, or otherwise agree to the joint use or occupancy of the Facilities, by any other person, association, or corporation for electrification or communication purposes; to open and close any fences crossing the Easement, and to use that portion of Grantor’s adjoining property to survey, construct, maintain, repair, remove, or replace the Facilities as may be required to permit the operation of standard construction and repair machinery. CORE shall install and maintain the Facilities with the industry standard of care and restore the surface of the Easement substantially to its original level and condition.

The undersigned agrees that all Facilities installed upon, under, and across the Easement by CORE shall remain the property of and may be removed at the option of CORE

Grantor(s) for themselves, their heirs, executors, administrators, successors, and assigns, while reserving the right to use the Easement for all purposes not inconsistent with the rights herein granted to CORE, hereby covenants that no structures shall be erected upon, under, or across the Easement, no combustible material or infrastructure shall be permitted upon, under, or across the Easement, and that the Easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of the Facilities or damages the Facilities in any way.

The undersigned Grantor(s) warrant that they are the owner of the Easement property and that the property is free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____,
_____.

In the presence of:

DOUGLAS PUBLIC LIBRARY DISTRICT

Printed Name of Owner

Signature

Signature

STATE OF COLORADO)
) ss.
County of)

The foregoing instrument was acknowledged before me this _____ day of _____, _____.
by _____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

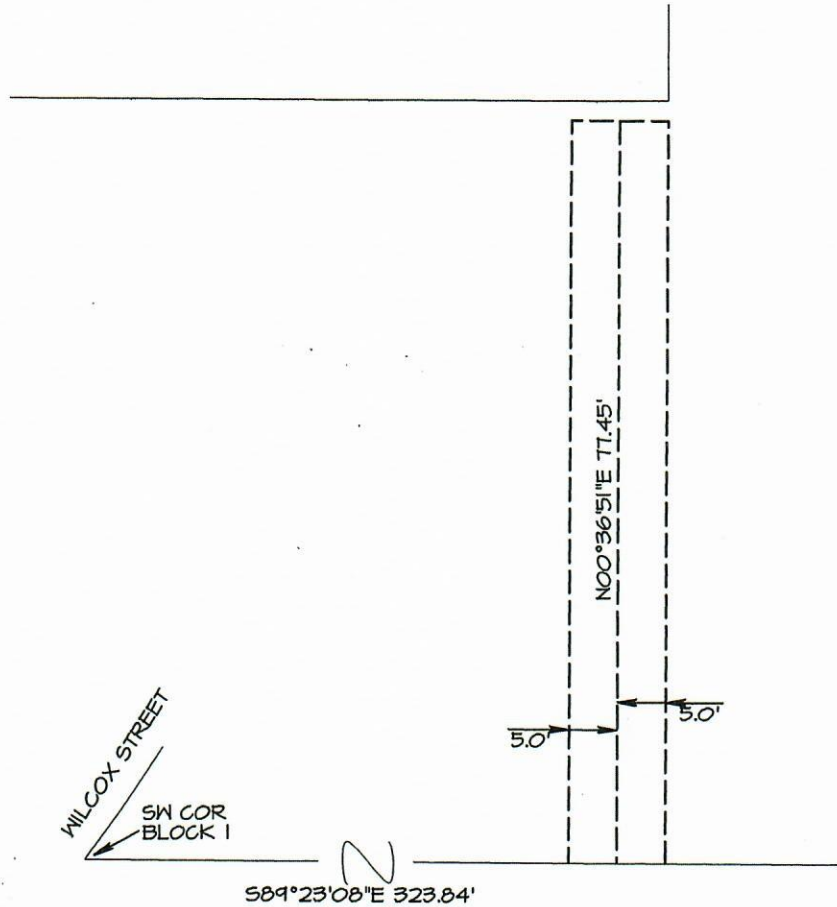
October 19, 2022
Job No.22-1741

PROPERTY DESCRIPTION: COMCAST EASEMENT

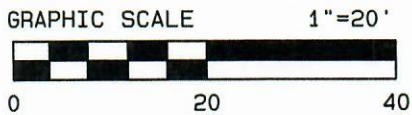
A 10.00' wide easement situated in Block 1, First Amended Plat of Castle Plaza, in Sections 11, Township 8 South, Range 67 West of the 6th P.M. Douglas County, Colorado, which centerline is more particularly described as follows:
Commencing at the Southwest corner of Block 1 and considering the South line to bear S 89°23'08"E with all bearings contained herein relative thereto;
Thence S 89°23'08"E along said South line a distance of 323.84 feet to the point of beginning;
Thence N 00°36'51"E a distance of 77.45 feet to the point of terminus;

This description was prepared under the direct supervision of Johnny Calvin Hicks, PLS36570, for and on behalf of David E. Archer and Associates, Inc

COMCAST EASEMENT EXHIBIT
BLOCK 1, FIRST AMENDED PLAT OF CASTLE PLAZA
 In Section 11, Township 8 South, Range 67 West,
 6th P.M., Douglas County, Colorado



Signed Johnny Calvin Hicks 0036570
 10/19/22
 Johnny Calvin Hicks
 for and on behalf of
 David E. Archer & Assoc., Inc.



G:\Drawings\2022\22-1741\COMCAST EXHIBIT.pro
 Wed Oct 19 13:32:53 2022 Job No. 22-1741

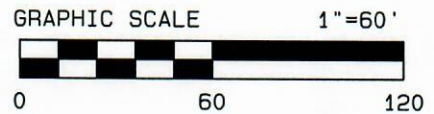
SCALE: 1"=20'
DATE: 10-19-22
REVISIONS



CORE EASEMENT EXHIBIT

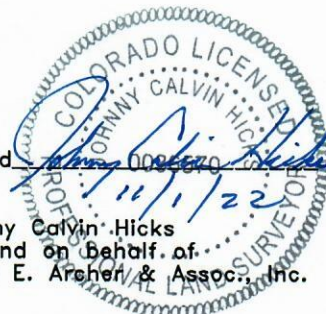
BLOCK 1, FIRST AMENDED PLAT OF CASTLE PLAZA

In Section 11, Township 8 South, Range 67 West,
6th P.M., Douglas County, Colorado



Signed

Johnny Calvin Hicks
for and on behalf of
David E. Archer & Assoc., Inc.



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Tue Nov 01 12:23:45 2022

SCALE: 1"=60'

DATE: 11-01-22

REVISIONS



Job No. 22-1741



DAVID E. ARCHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS

105 Wilcox Street * Castle Rock, CO 80104
PHONE (303) 688-4642 * FAX (303) 688-4675 * karcher@davidearcher.com

October 19, 2022
Job No.22-1741

PROPERTY DESCRIPTION: CORE EASEMENT

A 10.00' wide easement situated in Block 1, First Amended Plat of Castle Plaza, in Sections 11, Township 8 South, Range 67 West of the 6th P.M. Douglas County, Colorado, which centerline is more particularly described as follows:
Commencing at the Southwest corner of Block 1 and considering the South line to bear S 89°23'08"E with all bearings contained herein relative thereto;
Thence S 89°23'08"E along said South line a distance of 54.53 feet;
Thence N 00°36'52"E a distance of 5.00 feet to the point of beginning;
Thence S 89°23'08"E a distance of 367.89 feet to the point of terminus;

This description was prepared under the direct supervision of Johnny Calvin Hicks, PLS36570, for and on behalf of David E. Archer and Associates, Inc