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Marion B. Anderson, Recorder Park County

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BOOK 377 PAGE 234

DEDICATION OF EASEMENTS

HIGH CHAPARRAL RANCHES, INC., a Colorado corporation, previously having done business as Huron Investment Company, hereby states and sets forth the following dedication of easements:

WHEREAS, numerous properties owned by High Chaparral Ranches, Inc. ("High Chaparral") (or its predecessor, Huron Investment Company) have been sold in Park County, Colorado, in the area known as the High Chaparral Ranch (see Exhibit A) over the past ten years; and

WHEREAS, with respect to many of such sales, installment land contracts (hereinafter the "contracts") have been used as the method for sale of the real property parcels; such installment land contracts individually specified that 30 foot perimeter easements were to be reserved with respect to all boundary lines of each parcel sold; subsequent to that time, various deeds issued to lot owners, which also included the same provision pertaining to 30 foot perimeter easements; and

WHEREAS, many of the Contracts have been recorded by the owners thereof; and

WHEREAS, it has always been the intention of the grantors of the Contracts that such 30 foot easements be created and utilized for utility and access purposes for the use and benefit of all of the owners in the area;

NOW, THEREFORE, the undersigned, in consideration of the mutual covenants set forth in the Contracts, do hereby state the following:

(1) Perimeter easements 30 feet in width for access and utility purposes are hereby dedicated to the use of all present and future owners or holders of installment land contracts referenced above, their successors and assigns;

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Harriet E. Anderson, Recorder Park County

DEDICATION OF EASEMENTS

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DOWNARE LAND, CATTLE, AND EQUIPMENT COMPANY, A COLORADO PARTNERSHIP hereby states and sets forth the following dedication of easements:

WHEREAS, numerous properties owned by DOWNARE LAND, CATTLE, AND EQUIPMENT COMPANY have been sold in Park County, Colorado, in the area known as the High Chaparral Ranch (See Exhibit A) over the past several years; and

WHEREAS, with respect to many of such sales, installment land contracts (hereinafter the "Contracts") have been used as the method for sale of the real property parcels; such installment land contracts individually specified that 30 foot perimeter easements were to be reserved with respect to all boundary lines of each parcel sold; subsequent to that time, various deeds issued to lot owners, which also included the same provision pertaining to 30 foot perimeter easements; and

WHEREAS, many of the contracts have been recorded by the owners thereof; and

WHEREAS, it has always been the intention of the grantors of the contracts that such 30 foot easements be created and utilized for utility and access purposes for the use or benefit of all of the owners in the areas;

NOW, THEREFORE, the undersigned, in consideration of the mutual covenants set forth in the contracts, do hereby state the following:

- 1) Perimeter easements 30 feet in width for access and utility purposes are hereby dedicated to the use of all present and future owners or holders of installment land contracts referenced above, their successors and assigns;
- 2) The above cited easements shall be located within 30 feet adjacent to the boundary lines of each and every parcel sold by DOWNARE LAND, CATTLE, AND EQUIP. CO. but only the perimeter lines of each parcel, regardless of size. It is the intention that the grantor of the respected parcel creates such easements regardless of the size of the acreage which has been sold; therefore, such easements are restricted to the perimeter lines of the respective parcels and shall not be deemed to cross the parcels at every quarter or sixteenth section;
- 3) Maintenance of such easements is to be the responsibility of the individual lot owner or holder of the respective installment land contract; but no owner or holder of such contract whose land is impressed with such easements shall deny either the establishment or maintenance of said easement rights by others.
- 4) The easements expressed hereby are created for the benefit of all lot owners or installment land contract holders in the area and are declared hereby to be burdened with and pass with title to the respective parcels of land, whether or not expressly cited in any deeds of conveyance. Said easement rights are limited to any lands whose titles pass through DOWNARE LAND, CATTLE AND EQUIP. CO. or its successors and assigns.