

When Recorded Return to:  
CND-Cloverleaf, LLC  
Attn: Aziz Siddiqui  
1111 North Post Oak Road  
Houston, TX 77055

Chuck Broerman  
03/02/2022 02:59:16 PM  
Doc \$0.00  
Rec \$43.00

El Paso County, CO  
  
Pages 7  
222030850

## AMENDMENT TO EASEMENT AGREEMENT

THIS AMENDMENT TO EASEMENT AGREEMENT (this "Amendment") is made and entered into this 11<sup>th</sup> day of JANUARY, 2022, by and between WOSC, LLC, a Colorado limited liability company ("Grantor"), and CND-Cloverleaf LLC, a Colorado limited liability company ("Grantee").

### RECITALS:

A. Grantor and PT Cloverleaf, LLC are parties to that Easement Agreement – Cloverleaf Detention Pond recorded in El Paso, Colorado on May 27, 2020 at Reception No. 220072332 ("Easement Agreement"). The real property subject to the Easement Agreement was conveyed by PT Cloverleaf, LLC to Grantee by deed recorded on September 30, 2021 at Reception No. 221183500, records of El Paso County, Colorado.

B. Grantee desires to add an additional approximately 0.39 acres of real property to the Grantor Property, as defined in the Easement Agreement, and to expand the scope of the Easement to permit installation of public utilities, and Grantor is amenable to Grantee's requests, subject to the terms and conditions of this Agreement.

### AGREEMENT:

NOW THEREFORE, in consideration of the covenants and promises set forth below, the receipt of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein in their entirety by this reference.

2. Definitions. Capitalized terms that are not defined in this Amendment shall have the meaning for such terms set forth in the Easement Agreement.

3. Installation of Public Utilities. The Easement Agreement is amended to permit the construction, operation, maintenance and replacement of public utilities within the Grantor Property only as necessary to serve the Grantee Property and provided such public utilities shall be installed underground and/or shall not unreasonably interfere with the trail system on the Grantor Property. Grantee shall advise public utilities providers that they are obligated to provide reasonable advance written notice to Grantor of their intention to construct, install and/or replace public utilities on the Grantor Property.

4. Revised Legal Description. Exhibit A to the Easement Agreement is deleted and replaced with **Exhibit A-1**, attached hereto and incorporated herein.



**GRANTEE:**

CND-Cloverleaf LLC, a Colorado limited liability company

By: [Signature]

Name: Aziz Siddiqui

Title: Area Land Dev Mgr

State of ~~Colorado~~ ILLINOIS }  
County of COOK } ss.

The foregoing instrument was acknowledged before me this 26th day of JANUARY, 2022, by AZIZ SIDDIQUI as MANAGER of CND-Cloverleaf LLC, a Colorado limited liability company.

Witness my hand and notarial seal.

[SEAL]

My commission expires 5/22/2022.

Christine Falagarino  
Notary Public





**PUBLIC UTILITY AND DRAINAGE EASEMENT**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF TRACT A SOUTH WOODMOOR PRESERVE FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714843 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE LINE BETWEEN THE 30.00' WITNESS CORNER OF THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.00' REFERENCE MONUMENT OF THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30.00' REFERENCE MONUMENT OF THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N43°45'49"E A DISTANCE OF 1,700.49 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT A, SOUTH WOODMOOR PRESERVE RECORDED UNDER RECEPTION NO. 221714843 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING EIGHT (8) COURSES:

1. S67°15'50"W A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF NON-TANGENT;
3. N34°31'56"W A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF TANGENT;
5. S28°37'11"W A DISTANCE OF 67.40 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°07'14"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF TANGENT;
7. N52°15'31"W A DISTANCE OF 279.39 FEET;
8. N05°52'43"W A DISTANCE OF 736.86 FEET;

THENCE N84°07'17"E A DISTANCE OF 63.40 FEET;

THENCE S05°14'18"E A DISTANCE OF 186.92 FEET, TO A POINT ON THE BOUNDARY LINE OF SAID TRACT A;

THENCE ON THE BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING SIX (6) COURSES:

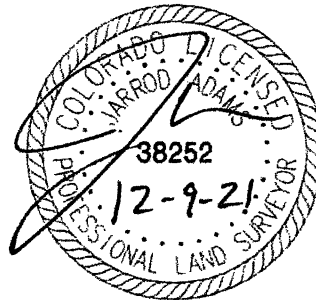
1. S33°46'05"E A DISTANCE OF 129.29 FEET;
2. S13°05'30"E A DISTANCE OF 130.71 FEET;
3. S31°50'53"E A DISTANCE OF 202.25 FEET;
4. S49°07'01"E A DISTANCE OF 173.30 FEET;
5. N28°12'21"E A DISTANCE OF 39.31 FEET;
6. S57°23'03"E A DISTANCE OF 176.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 155,300 SQUARE FEET OR 3.5652 ACRES.

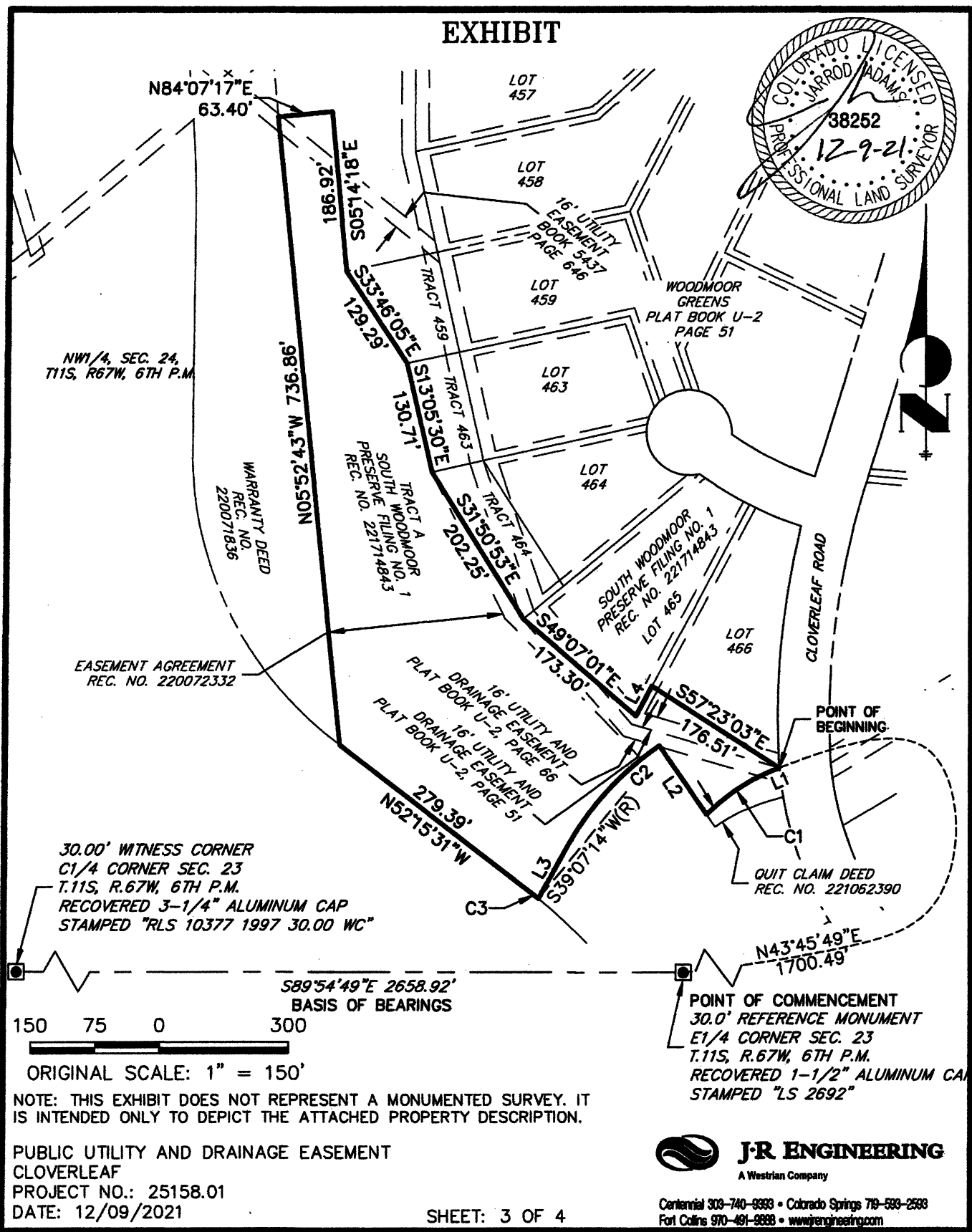
**PROPERTY DESCRIPTION STATEMENT**

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT



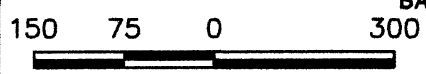
NW1/4, SEC. 24,  
T11S, R67W, 6TH P.M.

WARRANTY DEED  
REC. NO.  
220071836

EASEMENT AGREEMENT  
REC. NO. 220072332

30.00' WITNESS CORNER  
C1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.  
RECOVERED 3-1/4" ALUMINUM CAP  
STAMPED "RLS 10377 1997 30.00 WC"

S89°54'49"E 2658.92'  
BASIS OF BEARINGS



ORIGINAL SCALE: 1" = 150'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PUBLIC UTILITY AND DRAINAGE EASEMENT  
CLOVERLEAF  
PROJECT NO.: 25158.01  
DATE: 12/09/2021

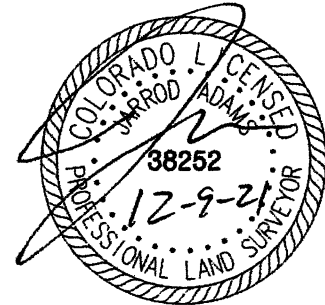
POINT OF BEGINNING

QUIT CLAIM DEED  
REC. NO. 221062390

POINT OF COMMENCEMENT  
30.0' REFERENCE MONUMENT  
E1/4 CORNER SEC. 23  
T.11S, R.67W, 6TH P.M.  
RECOVERED 1-1/2" ALUMINUM CAP  
STAMPED "LS 2692"



# EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°15'50"W	11.14'
L2	N34°31'56"W	97.38'
L3	S28°37'11"W	67.40'
L4	N28°12'21"E	39.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°29'51"	230.00'	90.31'
C2	26°50'54"	345.00'	161.66'
C3	1°22'45"	570.00'	13.72'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PUBLIC UTILITY AND DRAINAGE EASEMENT  
CLOVERLEAF  
PROJECT NO.: 25158.01  
DATE: 12/09/2021

SHEET: 4 OF 4



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)