

**AMENDMENT TO EASEMENT AGREEMENT**

THIS AMENDMENT TO EASEMENT AGREEMENT ("Amendment") is executed effective June 7, 2022, by and between SR Land, LLC ("Grantor") and Sterling Ranch Metropolitan District No. 1 ("Grantee").

WHEREAS, Grantor granted and conveyed to Grantee an emergency access easement as further evidenced by that certain Easement Agreement dated December 12, 2018 and recorded in the real property records of the El Paso County, Colorado on February 25, 2019 at Reception No. 219019375 (the "Easement Agreement").

WHEREAS, Grantor desires to relocate said emergency access easement and Grantee agrees to said relocation, upon the terms and conditions set forth herein.

NOW THEREFORE, Grantor and Grantee, on behalf of themselves and their successors and assigns, and in consideration of the covenants and promises set forth in the Easement Agreement and further covenants set forth herein, agree to the following:

1. Relocation of Easement. The Exhibit A attached to the Easement Agreement is hereby removed and replaced in its entirety by the Amended Exhibit A attached to this Amendment. The Exhibit depicting a map of the original Easement, attached to the Easement Agreement and identified as Alternate Emergency Road Access Easement Exhibit "C", is also hereby deleted and removed in its entirety. Grantor hereby grants and conveys to Grantee a non-exclusive easement over, on and across that certain portion of real property more particularly described on the Amended Exhibit A attached hereto and incorporated herein by this reference. Said relocated Easement shall be subject to all other terms and conditions set forth in the Easement Agreement. Any and all easement rights created or established upon the real property legally described on the Exhibit A originally attached to the Easement Agreement are hereby vacated, extinguished, and terminated in their entirety.

2. Ratification. Except as expressly provided herein, all other terms and provisions of the Easement Agreement are hereby ratified and reaffirmed by the Parties herein.

3. Conflict. In the event there is any inconsistency between this Amendment and the Easement Agreement, the terms of this Amendment shall control.

4. Execution in Counterparts. This Amendment may be executed in several counterparts, each of which shall be deemed an original but all of which shall constitute one and the instrument. All of such counterpart signature pages shall be read as though one, and they shall have the same force and effect as though all of the Parties had signed a single signature page.

*[SIGNATURE AND NOTARIZATION PAGE FOLLOWS]*

Chuck Broerman  
06/15/2022 09:56:24 AM  
Doc \$0.00 6  
Rec \$38.00 Pages

El Paso County, CO



222082071

IN WITNESS WHEREOF, this Amendment to Easement Agreement is executed by the parties hereto effective as of June 7, 2022.

**"Grantor"**

**"Grantee"**

**SR LAND, LLC,**  
a Colorado limited liability company

**STERLING RANCH METROPOLITAN  
DISTRICT NO. 1**

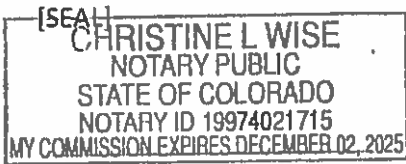
By: *James F. Morley*  
James F. Morley, Manager

By: *Loren S. Moreland*  
Name: Loren S. Moreland  
Title: SECRETARY

State of Colorado        )  
  ) ss  
County of El Paso        )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2022, by James F. Morley, as Manager of SR Land, LLC.

Witness my hand and official seal.

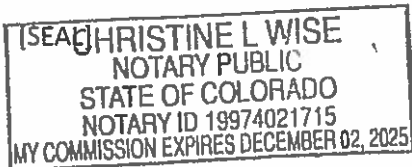


*Christine R. Wise*  
Notary Public  
My Commission Expires: 12-02-2025

State of Colorado        )  
  ) ss  
County of El Paso        )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2022, by Loren S. Moreland, as Secretary of Sterling Ranch Metropolitan District No. 1.

Witness my hand and official seal.



*Christine R. Wise*  
Notary Public  
My Commission Expires: 12-02-2025

**AMENDED EXHIBIT A**

**LEGAL DESCRIPTION**

**60 FOOT INGRESS EGRESS EASEMENT**

*[SEE ATTACHED]*



# J-R ENGINEERING

## EMERGENCY ACCESS EASEMENT

### PROPERTY DESCRIPTION

A 60.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, BOTH IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE EAST END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"W.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N76°54'07"W A DISTANCE OF 3,307.79 FEET, TO A POINT ON THE CENTERLINE OF DINES BOULEVARD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE CENTERLINE OF SAID DINES BOULEVARD, S13°40'40"E A DISTANCE OF 40.00 FEET, TO A POINT ON THE CENTERLINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894;

THENCE ON THE CENTERLINE OF SAID STERLING RANCH ROAD, THE FOLLOWING THREE (3) COURSES:

1. S76°19'20"W A DISTANCE OF 1,314.09 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 35°57'49" AND AN ARC LENGTH OF 627.68 FEET, TO A POINT OF TANGENT;
3. S40°21'31"W A DISTANCE OF 482.59 FEET, TO A POINT ON THE CENTERLINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON THE CENTERLINE OF SAID MARKSHEFFEL ROAD, N49°38'29"W A DISTANCE OF 1,303.69 FEET, TO THE POINT OF TERMINUS;

CONTAINING A CALCULATED AREA OF 226,084 SQUARE FEET OR 5.1902 ACRES.

THE SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED TO TERMINATE AT THE RIGHT-OF-WAY LINES OF DINES BOULEVARD AND VOLLMER ROAD.

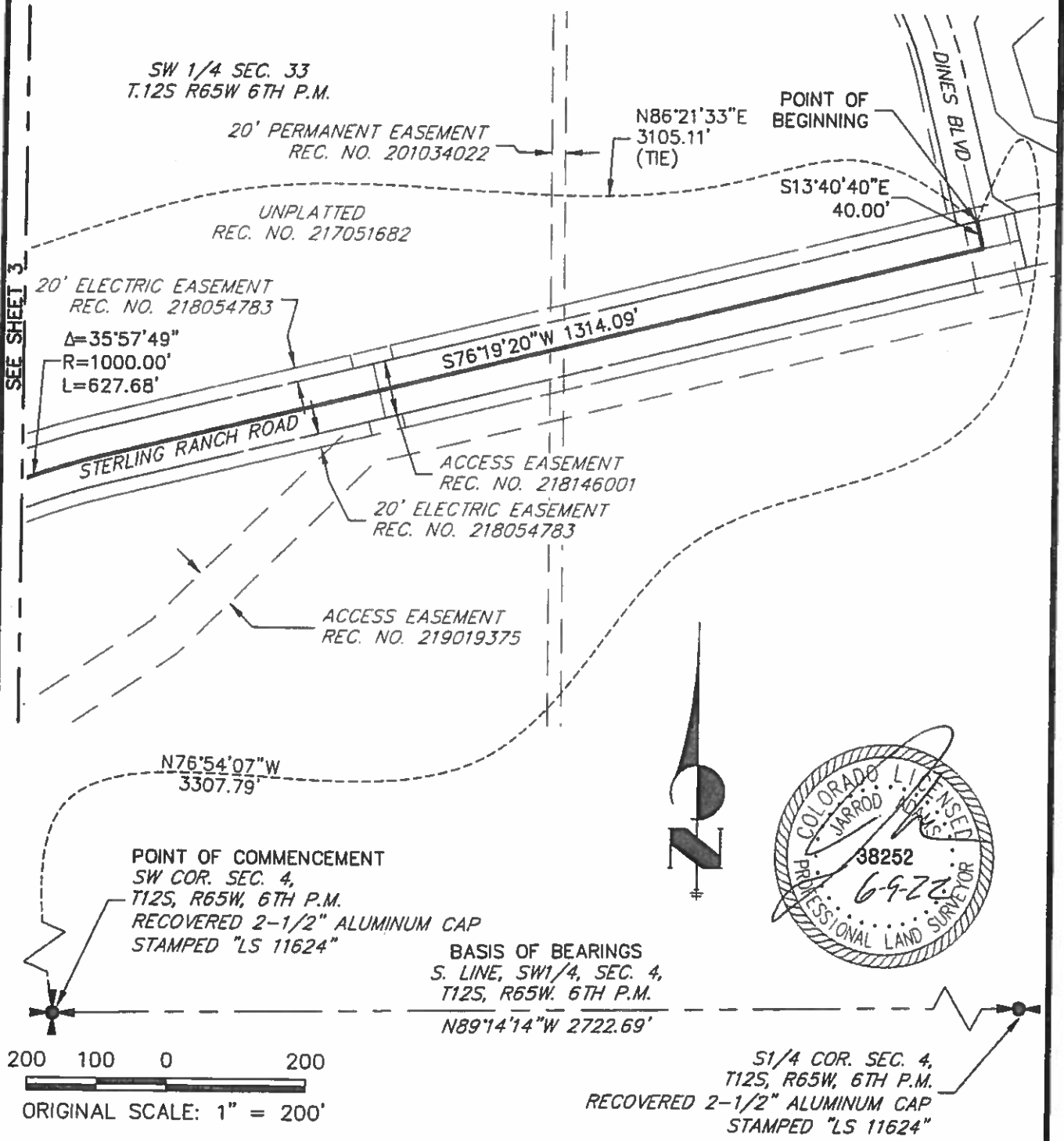
### PROPERTY DESCRIPTION STATEMENT

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



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

EMERGENCY ACCESS EASEMENT  
STERLING RANCH  
PROJECT NO.: 25188.00  
DATE: 6/9/2022

SHEET: 2 OF 3

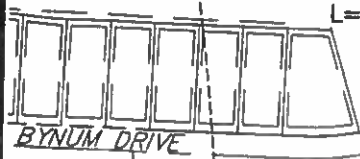
 **J-R ENGINEERING**  
A Westbran Company

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

**EXHIBIT  
SEE SHEET 2**

NW 1/4, NW 1/4 SEC. 4  
T.13S R65W 6TH P.M.

$\Delta=35^{\circ}57'49''$   
 $R=1000.00'$   
 $L=627.68'$



BYNUM DRIVE

STERLING RANCH ROAD

ACCESS AND  
UTILITY EASEMENT  
REC. NO. 215051140

S40°21'31"W  
482.59'

ACCESS AND  
UTILITY EASEMENT  
REC. NO. 214100440

N86°21'33"E  
3105.11'  
(TIE)

20' ELECTRIC EASEMENT  
REC. NO. 218054783

20' ELECTRIC EASEMENT  
REC. NO. 218054783

SE 1/4 SEC. 32  
T.12S R65W 6TH P.M.

20' ELECTRIC EASEMENT  
REC. NO. 218054783

UNPLATTED  
REC. NO. 217051682

160' ACCESS AND  
UTILITY EASEMENT  
REC. NO. 214100441

N49°38'29"W 1303.69'

NE 1/4, NE 1/4 SEC. 5  
T.13S R65W 6TH P.M.

UNPLATTED  
REC. NO. 217051682

ACCESS EASEMENT  
REC. NO. 218146001

POINT OF  
TERMINUS

VOLLMER ROAD



200 100 0 200

ORIGINAL SCALE: 1" = 200'

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

EMERGENCY ACCESS EASEMENT  
STERLING RANCH  
PROJECT NO.: 25188.00  
DATE: 6/9/2022

SHEET: 3 OF 3

**J-R ENGINEERING**  
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