

FILM 1127

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405854
Reception No. Charlotte Houston, Boulder County Recorder

31

DEED OF DEVELOPMENT RIGHTS

THIS DEED OF DEVELOPMENT RIGHTS is made this 31st
day of July, 1980, by and between DWIGHT E.
WEDERQUIST and E. JEAN WEDERQUIST, Grantors, and THE COUNTY
OF BOULDER, STATE OF COLORADO, a body corporate and politic,
Grantee:

WITNESSETH:

WHEREAS, the Grantors are the owners in fee simple of
certain tracts of real property designated as Outlots E,
F, G, H and I on the plat of Hillside Estates, a subdivision
of a part of the S $\frac{1}{2}$ of Section 31, T. 2 N., R. 69 W. of the
6th P.M., Boulder County, Colorado; and

WHEREAS, the Grantee has determined that it is desirable
to acquire the development rights for said property, and
Grantors are willing to grant the same.

NOW, THEREFORE, the Grantors, for the sum of Ten Dollars
and other good and valuable consideration to the said Grantors
in hand paid by the Grantee, the receipt of which is hereby
confessed and acknowledged, have granted and conveyed and by
these presents do grant and convey the development rights
for said Outlots E, F, G, H and I, Hillside Estates, to
Grantee, its successors and assigns, which grant of develop-
ment rights shall be as described and limited in the following
manner, to-wit:

1. This grant of development rights shall prohibit the
Grantors, their heirs, personal representatives or assigns,
from building any structures on any of said Outlots E, F, G,
H and I which are not accessory to the principal use of a
contiguous subdivided lot until one of the following condi-
tions is met:

STATE DOCUMENTARY FEE

AUG 1 1980

Exempt

A. A new Comprehensive Plan is adopted by Boulder County, which Plan would permit the construction of structures thereon not accessory to the principal use of a contiguous subdivided lot.

B. The present Boulder County Comprehensive Plan is amended, which amendments would permit the construction thereon of structures not accessory to the principal use of a contiguous subdivided lot.

C. Annexation of the property to any municipality consistent with the provisions of the Boulder County Comprehensive Plan, as determined by the Grantee.

D. The County has in some other way changed the zoning, land use regulations or policies which would permit further development or subdivision of the property.

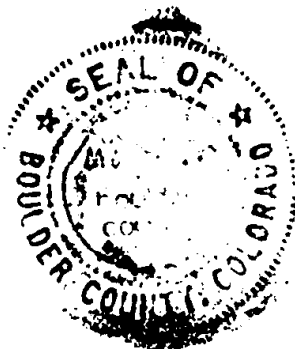
2. The Grantors further grant to the Grantee, its agents and employees, the right to enter upon the property described above to inspect for violations of the terms and covenants of this grant and to remove or eliminate any conditions or operations which violate the same.

3. This grant of development rights shall not prohibit the full use of the easements which encumber or burden the property as of the date of this grant.

4. The construction of buildings and structures on the property shall be permitted so long as such buildings and structures are accessory buildings and structures to the principal use of contiguous subdivided lots as accessory buildings and structures are defined and provided for by the County Land Use Regulations.

5. This grant of development rights shall run with the land and shall remain a burden on the land until mutually

terminated by the Grantee and Grantors, their heirs, personal representatives, successors or assigns.



Dwight E. Wederquist
Dwight E. Wederquist Grantor

E. Jean Wederquist
E. Jean Wederquist Grantor

Jack Murphy
Chairman Grantee
Board of County Commissioners

STATE OF COLORADO

)
) ss.
)

COUNTY OF BOULDER



The above instrument was acknowledged this 1st day of August, 1980, by Dwight E. Wederquist and E. Jean Wederquist, Grantors.

Witness my hand and official seal.

My commission expires: July 5 1984

Terri McGill
Notary Public

STATE OF COLORADO

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) ss.
)

COUNTY OF BOULDER

The above instrument was acknowledged this 7/5 day of July, 1980, by Jack Murphy, Chairman, Board of County Commissioners of Boulder County, Grantee.

Witness my hand and official seal.

My commission expires: My Commission Expires Sept. 18, 1982

Butter M. Rencard
Notary Public

