

PERMANENT SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That TMA, LLC, a Colorado limited liability company, whose legal address is 6725 w. 97th Place Westminster, Co. 80021, hereinafter called "Grantor," for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter "County," its successors and assigns, a permanent sidewalk easement for the purpose of pedestrian and non-motorized vehicle use along with the operation and maintenance of all facilities, etc., said easement to be used solely for public use along 71st Avenue, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the reconstruction, maintenance and repair of said sidewalk facilities and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, Grantor has hereto set their hand on this 25 day of February, 2016.

TMA, LLC, a Colorado limited liability company.

By: [Signature] Print Name and Title: RONALD TYNER, Member

STATE OF COLORADO)
) ss
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 25th day of February, 2016 by, Ron Tyner of TMA, LLC, a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

Christine M. Smith
Notary Public

My commission expires: 2/10/2017

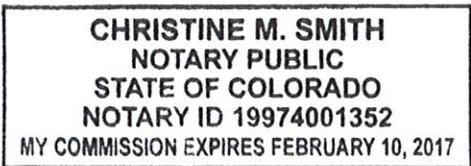


EXHIBIT "A"

E. 71ST AVENUE

POINT OF COMMENCEMENT
 NW CNR. OF LOT 1, A & L GARDENS, BEING ALSO
 THE NW CNR. OF LOT 1, A & L GARDENS LOTS 1
 & 2 PLAT CORRECTION, SEC 2, T3S, R68W

TRUE POINT OF BEGINNING

N89°51'00"E 81.77' N00°09'00"W 5.50'
 N89°51'00"E 80.46' S89°51'00"W 80.46'
 N89°51'00"E 315.06'(M) 315.00'(R)
 (basis of bearings)
 S00°09'00"E 5.50'

LOT 1

LOT 2

443 SQUARE FEET OR
 0.010 ACRES, MORE OR LESS

A PERMANENT EASEMENT FOR PUBLIC SIDEWALK ACCESS PURPOSES LOCATED IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF LOT 1 AND LOT 2, A & L GARDENS, AS SHOWN ON THE PLAT RECORDED SEPTEMBER 12, 1978 IN FILE 14 AT MAP 426 AT RECEPTION NO. B154968 BEING ALSO A PORTION OF LOT 1, A & L GARDENS LOTS 1 & 2 PLAT CORRECTION AS SHOWN ON THE PLAT RECORDED OCTOBER 14, 2015 AT RECEPTION NO. 2015000086012, BOTH IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF SAID LOT 1 AND LOT 2 TO BEAR NORTH 89°51'00" EAST, AS SHOWN ON THE PLAT OF SAID A & L GARDENS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89°51'00" EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 81.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°51'00" EAST, ALSO COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 80.46 FEET; THENCE SOUTH 00°09'00" EAST, 5.50 FEET; THENCE SOUTH 89°51'00" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 80.46 FEET; THENCE NORTH 00°09'00" WEST, A DISTANCE OF 5.50 FEET TO THE TRUE POINT OF BEGINNING.

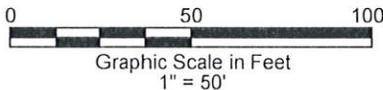
SAID PARCEL CONTAINS 443 SQUARE FEET OR 0.010 ACRES, MORE OR LESS.

CURTIS D. HOOS, PLS 37971
 FOR AND ON BEHALF OF:
 AMERICAN WEST LAND SURVEYING CO.
 A COLORADO CORPORATION
 BRIGHTON, CO 80601



LEGEND:

- = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730 0.19' EAST, HELD FOR ALIGNMENT OF NORTH PROPERTY LINE.
- ◇ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2730. CONFLICTING EVIDENCE: FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP, PLS 2065 BEARS N35 28'22"W, 0.22 FEET.



Note: This drawing is meant to depict the attached description and is for informational purposes only. It does not represent a monumented land survey. Note: This survey does not constitute a title search by American West Land Surveying Co. to determine ownership, rights-of-way or easements of record.



PREPARED FOR:
 TMA PROPERTIES, LLC
 6725 W 97TH PLACE
 WESTMINSTER, CO 80021

DRAWN BY: PS
 FIELD: CDH
 FEBRUARY 24, 2016
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