

## PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **T & G PECOS, LLC**, whose legal address is 6301 Federal Boulevard #3, Denver, CO 80221, 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 storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, 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.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

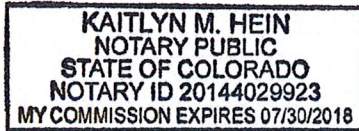
In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the detention pond, all of the County's costs to maintain the detention pond shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

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 drainage 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 his hand on this 14 day of FEBRUARY, 2017.

T & G Pecos, LLC



By: [Signature]  
Print Name: GARY GREEN  
Print Title: OWNER

STATE OF COLORADO)

COUNTY OF Adams<sup>s</sup>

The foregoing instrument was acknowledged before me this 14 day of February, 2017 by Gary Green, as Owner of T & G Pecos, LLC.

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

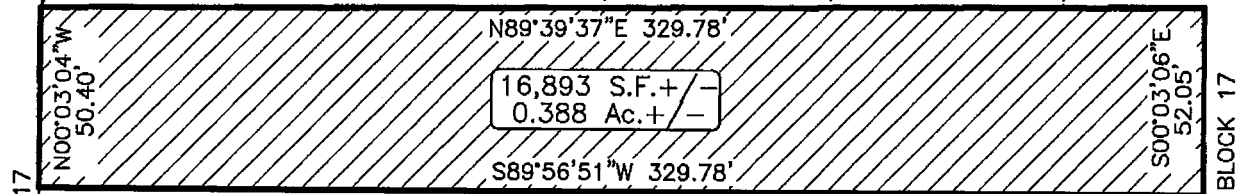
[Signature]  
Notary Public

My commission expires: 7-30-18

# 'EXHIBIT A'

TRUE POINT  
OF BEGINNING

NORTH LINE OF THE WEST 1/2 OF BLOCK 17 (BASIS OF BEARINGS)



WEST LINE OF BLOCK 17

EAST LINE OF THE WEST 1/2 OF BLOCK 17

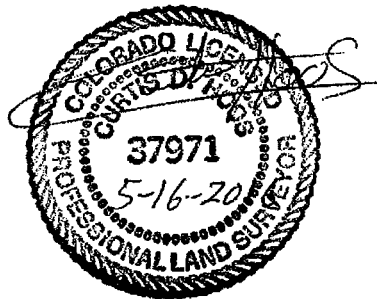
A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF BLOCK 17, NORTHSIDE GARDENS, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, COUNTY OF ADAMS, STATE OF COLORADO;

CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF BLOCK 17 TO BEAR NORTH 89°39'37\"

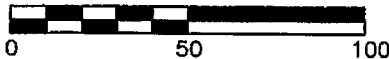
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 17; THENCE NORTH 89°39'37\"

SAID PARCEL CONTAINS 16,893 SQUARE FEET OR 0.388 ACRES, MORE OR LESS.

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



GRAPHIC SCALE  
1"=50'



NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES AND IS ONLY MEANT TO DEPICT THE ATTACHED DESCRIPTION. 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.

PARCEL NO. 171935302010 HIGHLAND PROPERTIES 5015, LLC	DRAWN BY: CDH	
	FIELD: CDH	
	MAY 16, 2015	
	PAGE 1 OF 1	

PO Box 129, Brighton, CO 80601 \* P 303-659-1532 F 303-655-0575 \* AMWESTLS.COM

# 'EXHIBIT A'

POINT OF COMMENCEMENT

NORTH LINE OF THE WEST 1/2 OF BLOCK 17 (BASIS OF BEARINGS)

N89°39'37"E 329.78'

TRUE POINT OF BEGINNING

S00°03'06"E  
52.05'

WEST LINE OF BLOCK 17

N00°03'09"W  
25.00'

S89°56'51"W 170.50'

15,273 S.F. +/- 0.351 Ac. +/-

S89°56'51"W  
77.50'

S89°56'51"W 150.50'

A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF BLOCK 17, NORTHSIDE GARDENS, LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, COUNTY OF ADAMS, STATE OF COLORADO;

CONSIDERING THE NORTH LINE OF THE WEST 1/2 OF BLOCK 17 TO BEAR NORTH 89°39'37" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 17; THENCE NORTH 89°39'37" EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 17, A DISTANCE OF 329.78 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID BLOCK 17; THENCE SOUTH 00°03'06" EAST, COINCIDENT WITH THE EAST LINE OF THE WEST 1/2 OF SAID BLOCK 17, A DISTANCE OF 52.05 FEET; THENCE SOUTH 89°56'51" WEST, A DISTANCE OF 77.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°03'07" EAST, A DISTANCE OF 575.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 73RD AVENUE; THENCE SOUTH 89°36'24" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°03'07" WEST, A DISTANCE OF 550.62 FEET; THENCE SOUTH 89°56'51" WEST, A DISTANCE OF 150.50 FEET; THENCE NORTH 00°03'09" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°56'51" EAST, A DISTANCE OF 170.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15,273 SQUARE FEET OR 0.351 ACRES, MORE OR LESS.

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

NORTH RIGHT-OF-WAY LINE

N00°03'07"W 550.62'

S00°03'07"E 575.50'

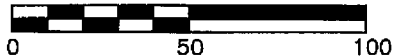
EAST LINE OF THE WEST 1/2 OF BLOCK 17



S89°36'24"W  
20.00'

E. 73RD AVENUE

GRAPHIC SCALE  
1"=50'



NOTE: THIS DRAWING IS FOR INFORMATIONAL PURPOSES AND IS ONLY MEANT TO DEPICT THE ATTACHED DESCRIPTION. 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.

DRAWN BY: CDH

FIELD: CDH

PARCEL NO. 171935302010  
HIGHLAND PROPERTIES 5015, LLC

MAY 16, 2015

PAGE 2 OF 2



*American West*  
**Land Surveying Co.**  
A Colorado Corporation

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#### IV. STORMWATER MANAGEMENT FACILITY DESIGN

##### G. Storm System Maintenance

This section defines the maintenance responsibilities for the West ½ of Block 17 of North Side Gardens Subdivision:

1401 E. 73RD AVENUE  
T & G STORAGE  
WEST ½ OF BLOCK 17  
NORTH SIDE GARDENS  
PART OF THE SE ¼ SEC 35, T2S, R68W  
ADAMS COUNTY  
COLORADO

- Pond A – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements in Pond A include the outlet structure and orifice controls, the pond retaining walls, pond bottom, forebay, trickle pan, emergency spillway, and pond access road. A drainage easement is shown around entire Pond A.
- West ½ Block 17 – including but not limited to mowing, weed control, cleaning and removing debris, removing accumulated sediment, adding erosion control, and replacement of any damaged or failing improvements. Improvements for the West ½ Block 17 beyond Pond A include the on site grading, on site landscape, concrete aprons and pavements, building roof drains, and on site concrete trickle pans.
- A 20 foot wide drainage access easement is shown from East 73<sup>rd</sup> to Pond A on the north. The entire Pond A is dedicated as a drainage easement.