

## ACCESS EASEMENT

THIS EASEMENT, granted on the date of \_\_\_\_\_, 2017, between **Brighton School District 27J**, a Colorado school district duly organized and existing under and by virtue of the laws of the State of Colorado, whose address is 18551 E. 160<sup>th</sup> Avenue, Brighton, Colorado 80601, hereinafter called "Grantor" its successors and assigns, and the **County of Adams**, State of Colorado, a body politic, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter called "Grantee".

WITNESSETH, Grantee seeks an access easement and right-of-way through the lands hereinafter described:

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

The Grantor, does hereby grant, and convey to the Grantee an easement to give Adams County the right to access the drainage facilities, located in the parcel of land described in Exhibit A-1, for the sole purpose of inspection and maintenance of drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc.

The Easement Property will remain in the ownership of the Grantor and may be used by them, for any purpose, provided such use does not have any adverse effect upon the purpose use described above.

Grantee will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which the easement is granted.

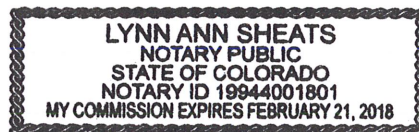
IN WITNESS WHEREOF, the parties hereto have set their hand and seal this 20th day of April, 2017.

GRANTOR:

Brighton School District 27J,  
a Colorado school district duly organized and  
existing under and by virtue of the laws of the  
State of Colorado

T. Lucero 4/20/17  
By: Terrence V. Lucero  
Chief Operating Officer

STATE OF COLORADO )  
 ) §  
COUNTY OF ADAMS )



The foregoing instrument was acknowledged before me this 20th day of April, 2017, by Terrence V. Lucero, Chief Operating Officer of Brighton School District 27J

Witness my hand and official seal.

My commission expires: 2-21-18

Lynn Ann Sheats  
Notary Public

GRANTEE:

ATTEST:

STAN MARTIN, CLERK

The Board of County Commissioners of  
the County of Adams, State of Colorado

By: \_\_\_\_\_  
Erica Hannah, Deputy Clerk

By: \_\_\_\_\_  
Eva J. Henry, Chair

Approved as to form:

\_\_\_\_\_  
County Attorney's Office

# EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

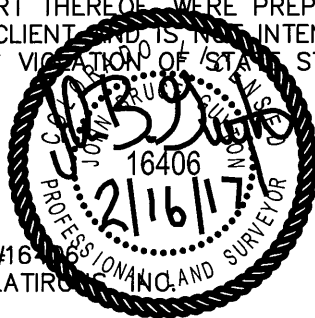
AN EASEMENT FOR ACCESS PURPOSES OVER AND ACROSS ALL OF TRACTS C AND D, AND A PORTION OF LOT 1, SCHOOL DISTRICT 27J HIGH SCHOOL, AS DESCRIBED IN THE RECORDS OF ADAMS COUNTY ON JUNE 29, 2016, AT RECEPTION NO. 2016000051487, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF LOT 1, SCHOOL DISTRICT 27J HIGH SCHOOL TO BEAR NORTH 89°18'14" EAST, A DISTANCE OF 971.88 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°18'14" EAST, A DISTANCE OF 971.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;  
THENCE ALONG THE EASTERLY LINES OF SAID LOT 1 AND TRACT C AND TRACT D, SAID SCHOOL DISTRICT 27J HIGH SCHOOL, THE FOLLOWING TWO COURSES:  
THENCE SOUTH 70°08'39" EAST, A DISTANCE OF 112.61 FEET;  
THENCE SOUTH 48°02'19" EAST, A DISTANCE OF 303.71 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF SAID LOT 1;  
THENCE DEPARTING SAID EASTERLY LINE, SOUTH 66°47'23" WEST, A DISTANCE OF 171.57 FEET;  
THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 245.32 FEET;  
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 113.67 FEET;  
THENCE NORTH 25°51'07" WEST, A DISTANCE OF 416.50 FEET;  
THENCE NORTH 61°21'01" WEST, A DISTANCE OF 86.40 FEET;  
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 773.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;  
THENCE ALONG SAID WEST LINE, NORTH 00°26'55" WEST, A DISTANCE OF 126.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 252,578 SQ.FT. OR 5.80 ACRES, MORE OR LESS.

I, JOHN B. GUYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS EASEMENT DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AT THE REQUEST OF THE CLIENT, AND IS NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.



JOHN B. GUYTON  
COLORADO P.L.S. #16406  
CHAIRMAN/CEO, FLATIRONS, INC.

FSI JOB NO. 16-67,086(A)

JOB NUMBER: 16-67,086(A)  
DRAWN BY: E. PRESCOTT  
DATE: FEBRUARY 15, 2017

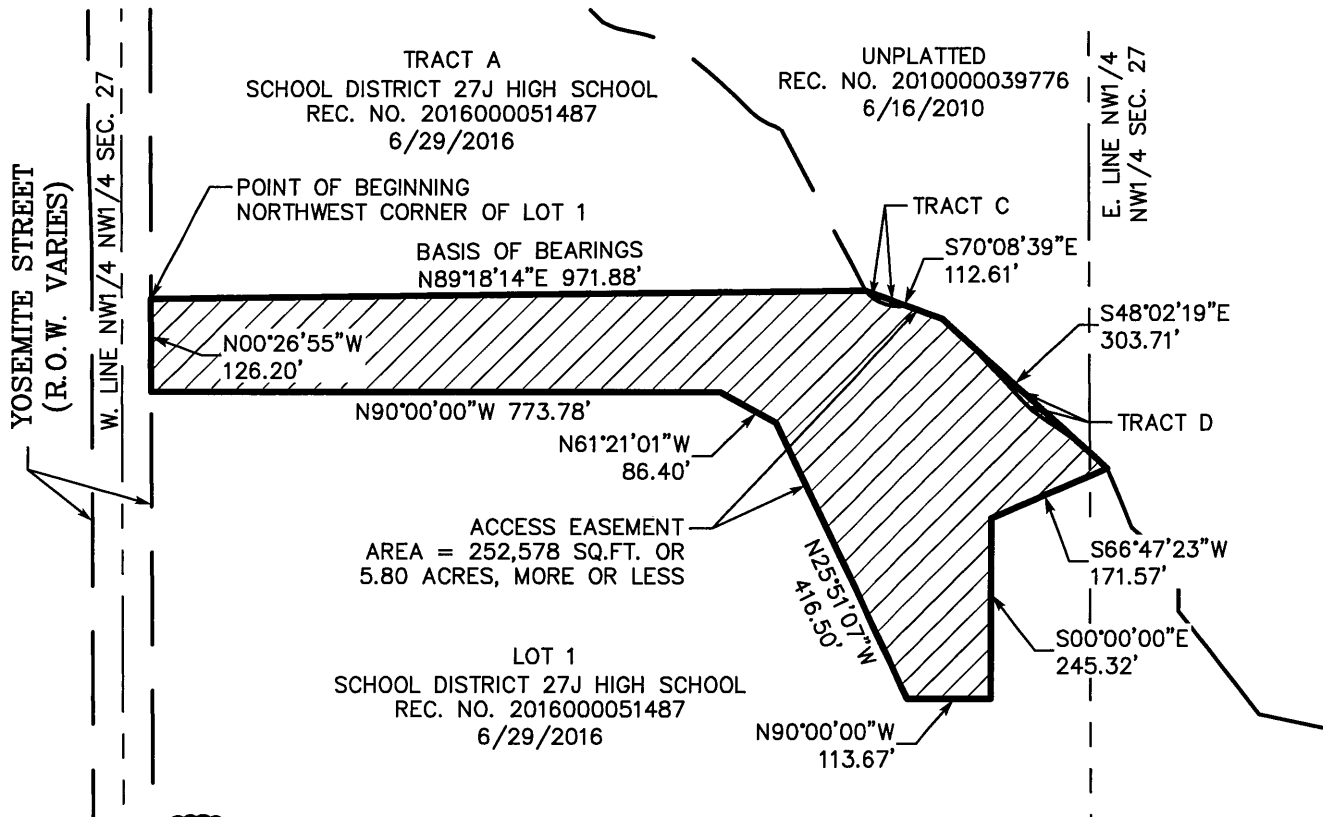
THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

**Flatirons, Inc.**  
Surveying, Engineering & Geomatics  
  
655 FOURTH AVE  
LONGMONT, CO 80501  
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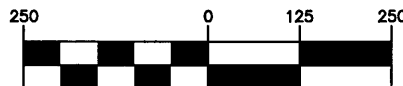
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SHEET 2 OF 2



GRAPHIC SCALE



( IN FEET )

1 inch = 250 ft.

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