

## **PERMANENT SANITARY ACCESS EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter called "County," for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to Clear Creek Station Metropolitan District, whose address is MSI, LLC 11002 Benton Street, Westminster, CO 80020-3200, hereinafter "Grantee," its successors and assigns, a permanent sanitary access easement for the purpose of accessing a sanitary sewer line on County property. Said easement to be used solely to maintain and access a sanitary sewer line, such access 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 County 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 County.

In further consideration hereof, County 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 access.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the Grantee, 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 damage caused on said easement arising out of the reconstruction, maintenance and repair of said sanitary access 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, the County has hereto set his hand on this\_\_\_\_\_ day of \_\_\_\_\_, 2017.

**COUNTY:**

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

Attest:  
Stan Martin, Clerk

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

By: \_\_\_\_\_  
Deputy Clerk

Approved as to form: \_\_\_\_\_  
County Attorney's Office

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF THAT PARCEL OF LAND AS DESCRIBED AS PARCEL F IN BOOK 3999 AT PAGE 531 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 4, WHENCE THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°42'07" EAST, A DISTANCE OF 2642.89 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 18°32'07" WEST, A DISTANCE OF 63.64 FEET TO THE WESTERLY BOUNDARY OF THAT 20-FOOT WIDE EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER LINES AS RECORDED UNDER RECEPTION NO. 2015000072838, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 65°04'36" WEST, A DISTANCE OF 5.63 FEET;
2. SOUTH 27°17'18" WEST, A DISTANCE OF 19.83 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, NORTH 89°59'15" WEST, A DISTANCE OF 46.53 FEET;

THENCE NORTH 75°14'16" WEST, A DISTANCE OF 201.15 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST 68<sup>TH</sup> AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°48'22" EAST, A DISTANCE OF 79.51 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 75°14'16" EAST, A DISTANCE OF 121.60 FEET;

THENCE SOUTH 89°59'15" EAST, A DISTANCE OF 58.14 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.097 ACRES, (4,240 SQUARE FEET), MORE OR LESS.

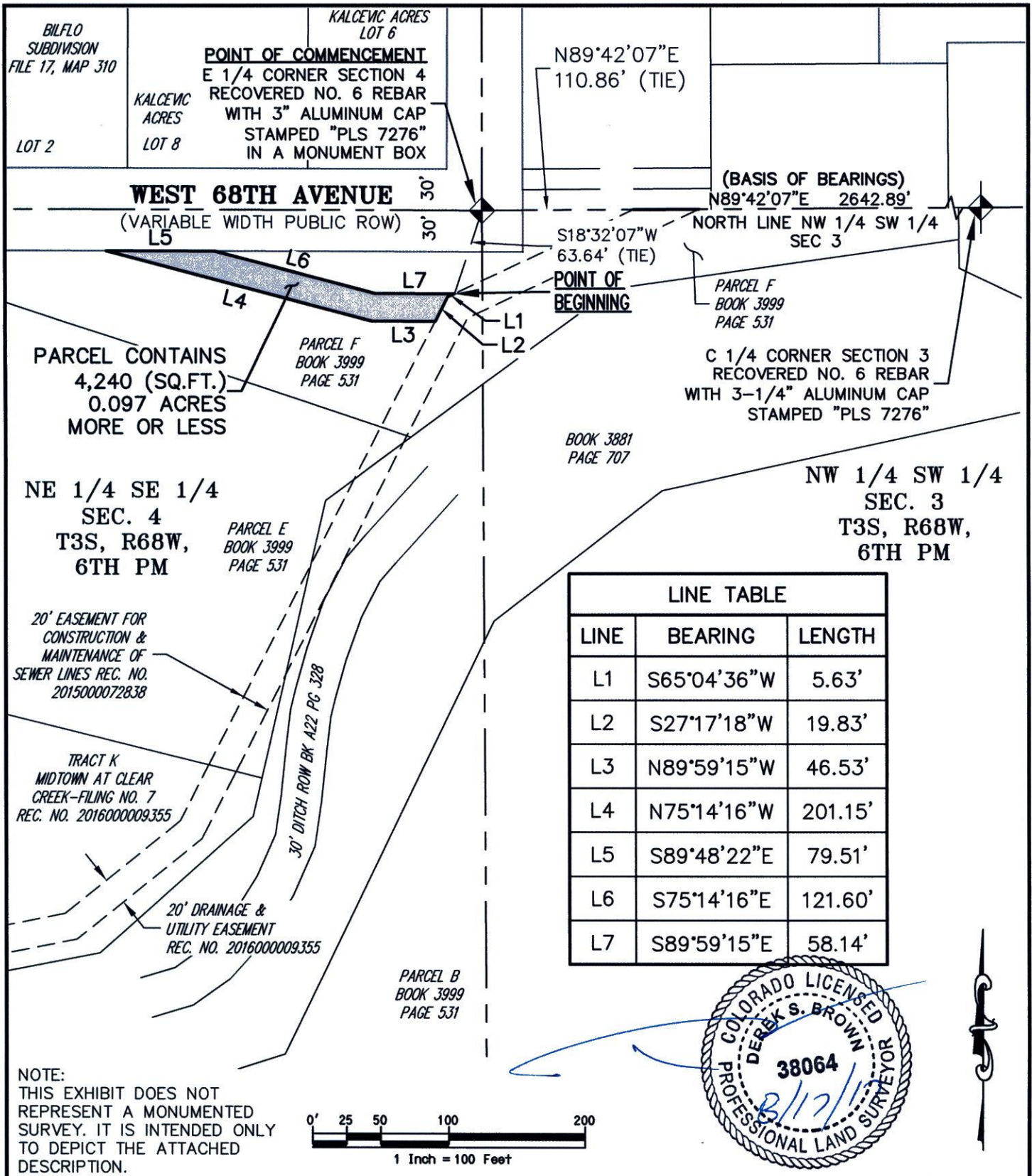
EXHIBIT ATTACHED AND MADE A PART HEREOF.

DEREK S. BROWN, PLS  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122  
303-713-1898





# ILLUSTRATION TO EXHIBIT A



PATH: V:\54814-46\DWG\EXHIBITS  
DWG NAME: Offsite UE FOR DISTRICT  
DWG: TP CHK: DSB  
DATE: 2017-08-17  
SCALE: 1" = 100'



300 E. MINERAL AVE.  
SUITE 1  
Littleton, Colorado 80122  
Phone: (303)713-1898  
Fax: (303)713-1897  
www.aztecconsultants.com

JOB NUMBER 54814-46

2 OF 2 SHEETS