

## ACCESS EASEMENT

THIS EASEMENT, granted on the date of \_\_\_\_\_, 2018, between **DENVER PREMIUM OUTLETS, LLC**, a Delaware limited liability company, whose legal address is 60 Columbia Road, Building B, 3<sup>rd</sup> Floor, Morristown, NJ 07960, 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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

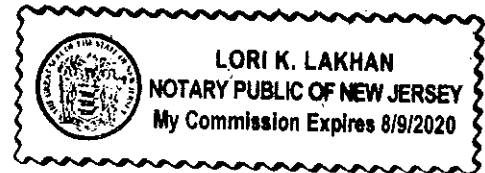
GRANTOR:  
Denver Premium Outlets, LLC

By: Danielle DeVita  
Print Name: Danielle DeVita  
Print Title: Vice President

STATE OF NEW JERSEY )  
COUNTY OF MORRIS ) §

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of January, 2018, by Danielle DeVita as Vice President, of Denver Premium Outlets, LLC.

Witness my hand and official seal.  
My commission expires: 8/9/2020  
Ln. K. Lakhan  
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: \_\_\_\_\_  
Mary Hodge, Chair

Approved as to form:

County Attorney's Office

**LEGAL DESCRIPTION**  
**DENVER PREMIUM OUTLETS**

A PARCEL OF LAND BEING A PART OF TRACT E, DENVER PREMIUM OUTLETS FILING NO. 1 PER PLAT RECORDED AT RECEPTION NO. 201700062138 IN THE OFFICE OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST 1/16<sup>TH</sup> CORNER OF SAID SECTION 22, WHENCE THE SOUTH 1/16<sup>TH</sup> CORNER COMMON TO SAID SECTION 22 AND SECTION 23 BEARS SOUTH 89°58'36" EAST, A DISTANCE OF 1,311.47 FEET WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE SOUTH 14°29'00" EAST, A DISTANCE OF 272.25 FEET TO THE EASTERLY RIGHT-OF-WAY OF GRANT STREET, AS DEDICATED ON SAID PLAT, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 90°00'00" EAST, A DISTANCE OF 151.72 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 263.51 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT E;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°58'36" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF A DETENTION POND EASEMENT AS GRANTED ON SAID PLAT;

THENCE ALONG SAID WESTERLY BOUNDARY AND ITS NORTHERLY AND SOUTHERLY EXTENSIONS, SOUTH 00°00'00" EAST, A DISTANCE OF 283.50 FEET;

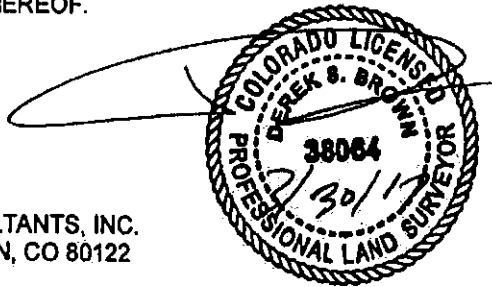
THENCE DEPARTING SAID SOUTHERLY EXTENSION, NORTH 90°00'00" WEST, A DISTANCE OF 171.37 FEET TO SAID EASTERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 115.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°00'59" WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°58'43", AN ARC LENGTH OF 20.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.200 ACRES, (8,695 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DEREK S. BROWN, PLS NO. 38064  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 E. MINERAL AVE., SUITE 1, LITTLETON, CO 80122  
303-713-1898



# ILLUSTRATION TO EXHIBIT A

