

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That DTI Holdings, a Limited Liability Company, whose legal address is 8955 West 44TH Avenue, Wheat Ridge, Colorado, 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" & "B" 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 4th day of January, 2018.

DTI Holdings,
a Limited Liability Company

By: [Signature]
Print Name: Todd Carlson
Print Title: Member

STATE OF COLORADO)

COUNTY OF Jefferson)§

The foregoing instrument was acknowledged before me this 4th day of January, 2018 by Todd Carlson, as Member of DTI Holdings, a Limited Liability Company.

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

[Signature]
Notary Public

My commission expires: 2-11-2020

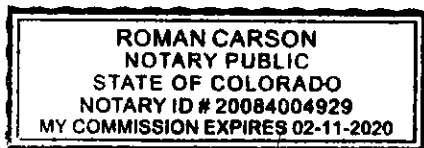
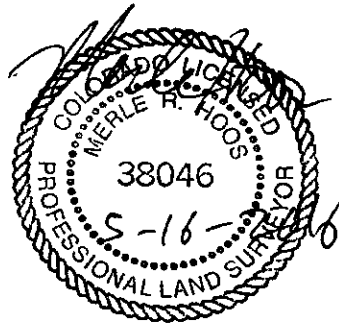


Exhibit 'A'

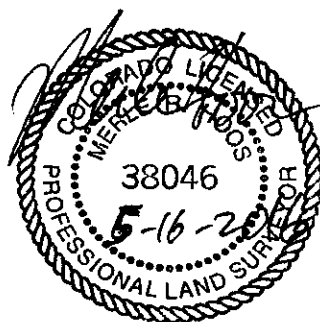
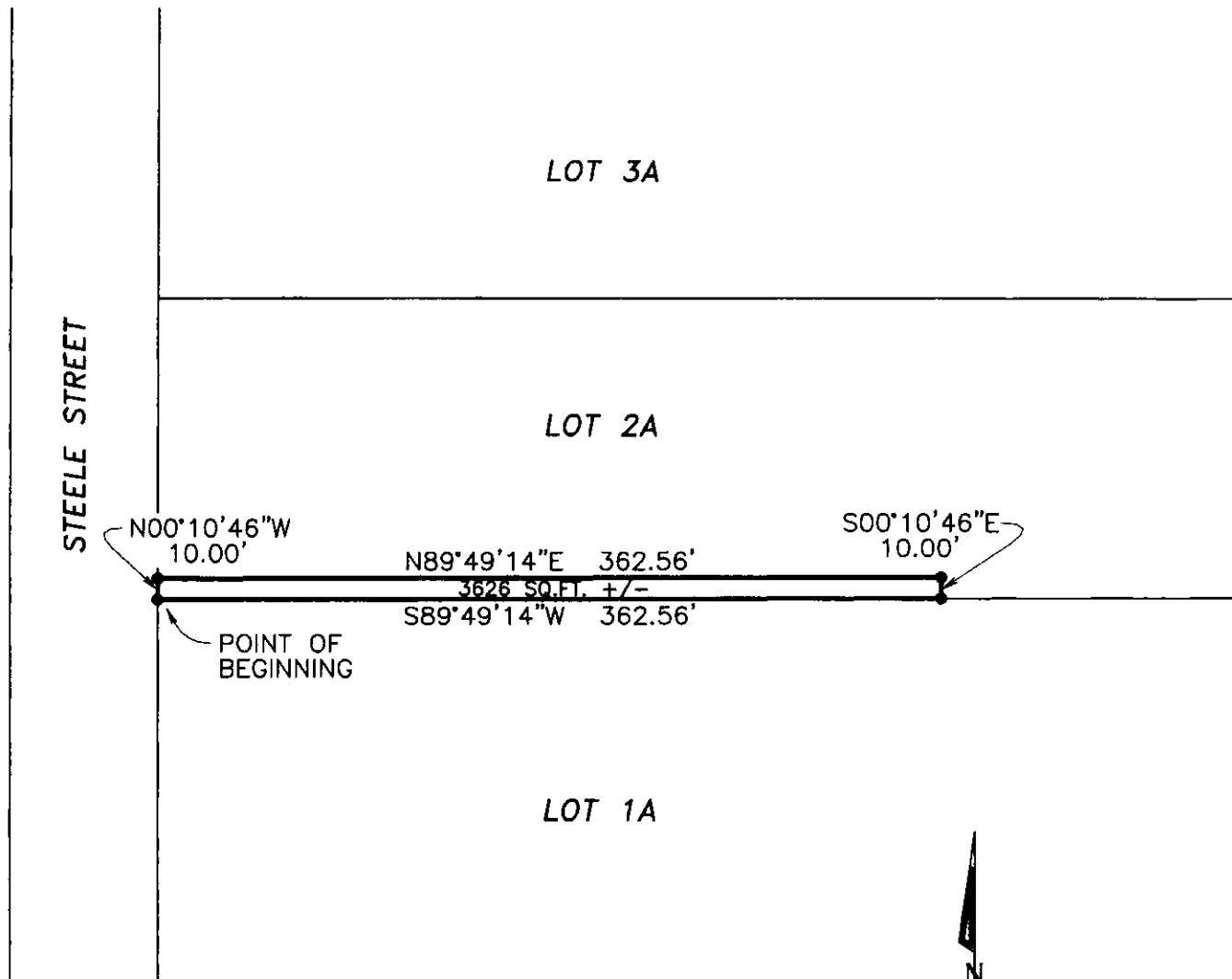
A 10-FOOT WIDE DRAINAGE EASEMENT ALONG THE SOUTH SIDE OF LOT 2A, STEELE STREET INDUSTRIAL PARK FILING NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 2A NORTH 00°10'46" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°49'14" EAST, A DISTANCE OF 362.56 FEET; THENCE SOUTH 00°10'46" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2A; THENCE COINCIDENT WITH SAID SOUTH LINE SOUTH 89°49'14" WEST, A DISTANCE OF 362.56 FEET TO THE POINT OF BEGINNING, CONTAINING 3626 SQUARE FEET +/-, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:
MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



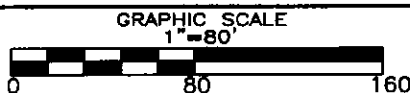
'Exhibit A'



LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)



DRAWN BY: MRH

JOB: 16-203

DRAINAGE
EASEMENT



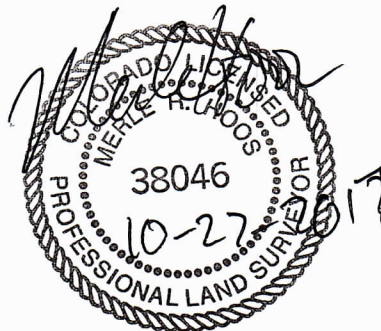
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

Exhibit 'B'

AN EASEMENT FOR A DRAINAGE POND LOCATED OVER THE EASTERLY PORTION OF LOT 2A, STEELE STREET INDUSTRIAL PARK FILING NO. 2, RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2015000049316 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID LOT 2A SOUTH 89°49'14" WEST, A DISTANCE OF 67.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SOUTH LINE SOUTH 89°49'14" WEST, A DISTANCE OF 90.49 FEET; THENCE NORTH 00°10'46" EAST, A DISTANCE OF 142.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2A; THENCE COINCIDENT WITH THE SAID NORTH LINE NORTH 89°49'14" EAST, A DISTANCE OF 180.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 2A SOUTH 08°54'47" WEST, A DISTANCE OF 14.29 FEET; THENCE COINCIDENT WITH THE NORTHWESTERLY LINE OF AN EASEMENT DESCRIBED IN BOOK 1531 AT PAGE 472 SOUTH 34°08'47" WEST, A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES +/-, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:
MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



'Exhibit B'

LOT 3A

N89°49'14"E 180.59'

S08°54'47"W
14.29'

LOT 2A

0.46 ACRES +/-

N00°10'46"W 142.76'

S34°08'47"W 155.78'
METROPOLITAN DEVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1531, PAGE 472

S89°49'14"W
67.25'

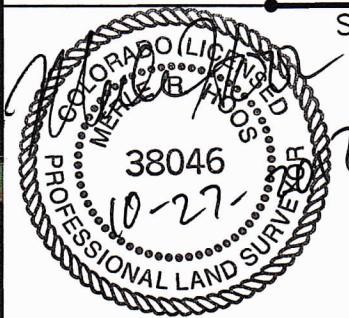
S89°49'14"W 90.49'

POINT OF
COMMENCEMENT

POINT OF
BEGINNING

SOUTHEAST
CORNER OF
LOT 2A

LOT 1A

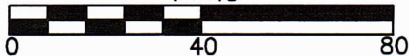


LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)

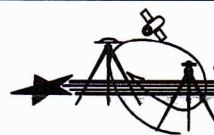
GRAPHIC SCALE
1"=40'



DRAWN BY: MRH

JOB:16-203

DRAINAGE POND
EASEMENT



American West
Land Surveying Co.
A Colorado Corporation