

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Pipe Fitters Home Association, whose legal address is 6350 Broadway Street, Denver, CO, 80216, 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 13th day of March, 2019.

Name,

Pipefitters Local 208 Home Association

By: Thomas W. Tuttle

Print Name: Thomas W. Tuttle

Print Title: Vice President

STATE OF COLORADO)

COUNTY OF Adams) §

The foregoing instrument was acknowledged before me this 13 day of March, 2019 by Thomas Tuttle, as Vice President of Pipefitters LU 208 Home Association a N/A.

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

My commission expires: 05/04/2019

Tahra Lynne Brown
Notary Public

**TAHRA LYNNE BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154017505
MY COMMISSION EXPIRES 05/04/2019**

EXHIBIT "A" EASEMENT DESCRIPTION

An Access and Permanent Drainage Easement situated in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 10, Township 3 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado more particularly described as follows:

Commencing at the North Quarter Corner of said Section 10 and considering the west line of NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 10 to bear S 00°07'40" E a distance of 1315.71 feet, said line forming the basis of bearings of this description;

Thence S 00°07'40" E along said west line a distance of 430.47 feet;
Thence on an angle to the left and perpendicular to said west line N 89°26'10" E a distance of 60.00 feet to the east right-of-way line of Colorado Highway 53 (Broadway) and the **Point of Beginning**;

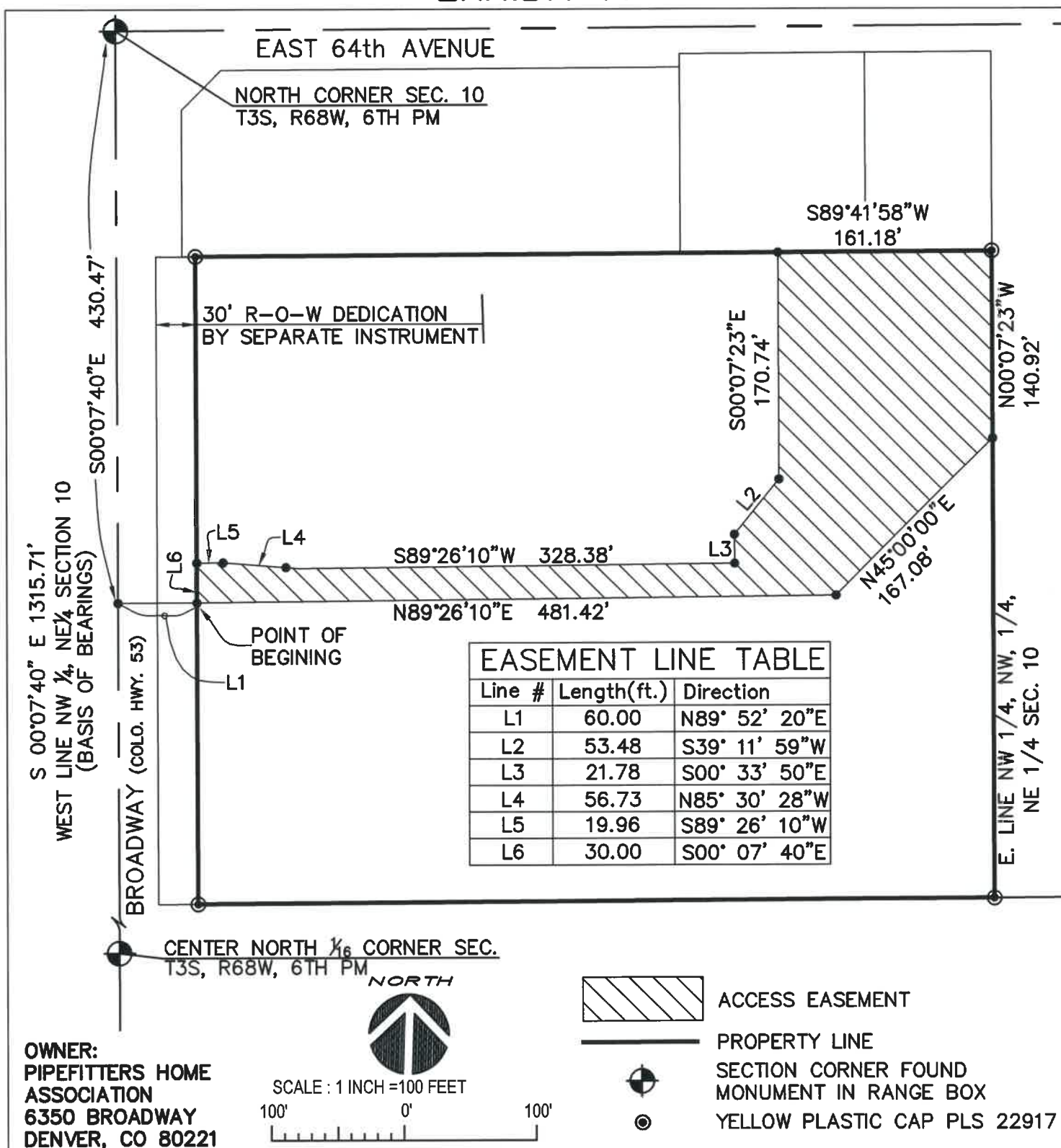
Thence N 89°26'10" E a distance of 481.42 feet;
Thence N 45°00'00" E a distance of 167.08 feet to the east line of that parcel described in Book 1578 at Page 488 of the records of the Adams County Clerk and Recorder;
Thence N 00°07'23" W along said east line a distance of 140.92 feet to the northeast corner of said parcel;
Thence S 89°41'58" W along the north line of said parcel a distance of 161.18 feet;
Thence S 00°07'23" E a distance of 170.74;
Thence S 39°11'59" W a distance of 53.48 feet;
Thence S 00°33'50" E a distance of 21.78;
Thence S 89°26'10" W a distance of 328.38 feet;
Thence N 85°30'28" W a distance of 56.73;
Thence S 89°26'10" W a distance of 19.96 feet to the east right-of-way line of Colorado Highway 53;
Thence S 00°07'40" E a distance of 30.00 feet to the **Point of Beginning**.

Parcel contains 47,345 square feet (1.0869 acres) more or less.



James V. Hastings, CO Licensed P.L.S. No. 22917
Anderson & Hastings Consultants, Inc.
12596 West Bayaud Ave., Suite 200
Lakewood, Co 80228
(720) 452-0520

EXHIBIT A



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
PARCEL CONTAINS 47,345 SQ. FT. (1.0869 ACRE) MORE OR LESS

ANDERSON & HASTINGS CONSULTANTS, INC.

DRAFT BY: MBB	SCALE: 1" = 100'	
CHECKED BY: JVH	DATE: 18 FEB. 2018	JOB NO.: 047-2388

ACCESS EASEMENT SITUATED IN THE NW
1/4, NW 1/4, NE 1/4, OF SECTION 10, T
3 S, R 68 W OF 6TH P.M., COUNTY OF
ADAMS, STATE OF COLORADO

Drainage Easement Closure Report Drainage Access Easement Traverse Report

----- Closure-----

Total Traverse Length = 1631.6700
 Error in Closure = 0.03
 Closure is one part in = 56027.8459
 Error in North(Y) = -0.0079
 Error in East(X) = -0.0280
 Direction of Error = S 74°11'52.87" W

----- Traverse Control-----

Point of Beginning:
 Point Name =
 Northing = 1720538.8617
 Easting = 3144750.9854
 Point of Closure:
 Point Name =
 Northing = 1720538.8617
 Easting = 3144750.9854

----- Input Data-----

Radius	Side	Angle/Direction	Distance
	Delta Angle	Description	
	1	N 89°26'10" E	481.4200
	2	N 45°00'00" E	167.0800
	3	N 00°07'23" W	140.9200
	4	S 89°41'58" W	161.1800
	5	S 00°07'23" E	170.7400
	6	S 39°11'59" W	53.4800
	7	S 00°33'50" E	21.7800
	8	S 89°26'10" W	328.3800
	9	N 85°30'28" W	56.7300
	10	S 89°26'10" W	19.9600
	11	S 00°07'40" E	30.0000

Drainage Easement Closure Report

----- Traverse Data-----

Distance	Side	Direction	Angle
	Northring (Y)	Easting (X)	
	1	N 89°26'10" E	0°00'00"
481.42	1720543.5997	3145232.3820	
	2	N 45°00'00" E	135°33'50"
167.08	1720661.7431	3145350.5254	
	3	N 00°07'23" W	134°52'37"
140.92	1720802.6627	3145350.2228	
	4	S 89°41'58" W	89°49'21"
161.18	1720801.8172	3145189.0450	
	5	S 00°07'23" E	90°10'39"
170.74	1720631.0776	3145189.4117	
	6	S 39°11'59" W	219°19'22"
53.48	1720589.6334	3145155.6110	
	7	S 00°33'50" E	140°14'11"
21.78	1720567.8545	3145155.8253	
	8	S 89°26'10" W	270°00'00"
328.38	1720564.6227	3144827.4612	
	9	N 85°30'28" W	185°03'22"
56.73	1720569.0660	3144770.9055	
	10	S 89°26'10" W	174°56'38"
19.96	1720568.8696	3144750.9465	
	11	S 00°07'40" E	90°26'10"
30.00	1720538.8697	3144751.0134	
