

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **Hyland Hills Park and Recreation District**, a Quasi-Municipal Corporation, Political Subdivision of the State of Colorado, whose legal address is 8801 North Pecos Street, Federal Heights, CO 80260, hereinafter called "Grantor", for and consideration of the sum of SEVEN HUNDRED NINETY-TWO AND NO/100'S DOLLARS (\$792.00) and other good and valuable considerations, 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 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 4 day of January, 2018.

Hyland Hills Park & Recreation District,
a Quasi-Municipal Corporation, Political
Subdivision of the State of Colorado

By: Yvonne Fischbach
Yvonne Fischbach, Executive Director

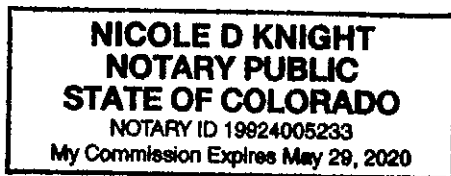
STATE OF COLORADO)
) §
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 4 day of January 2018 by Yvonne Fischbach, as Executive Director of Hyland Hills Park & Recreation District, a Quasi-Municipal Corporation, Political Subdivision of the State of Colorado.

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

Nicole D. Knight
Notary Public

My commission expires: 5-29-2020



A PERMANENT DRAINAGE EASEMENT, being a portion of the tract of land described in Personal Representative's Deed recorded on October 12, 2010 at Reception No. 2010000069477 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 1547.78 feet;

Thence North 89°53'00" West, a distance of 36.00 feet to the Point of Beginning;

Thence North 90°00'00" West, a distance of 10.00 feet;

Thence North 00°07'00" East, a distance of 11.71 feet;

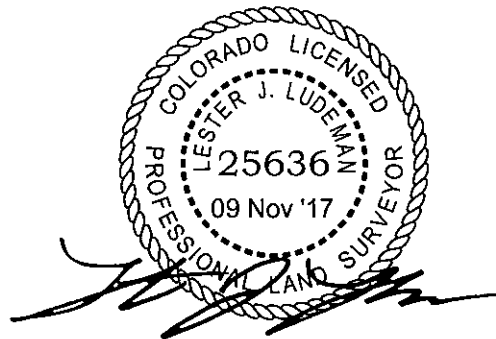
Thence North 89°53'00" West, a distance of 5.00 feet;

Thence North 00°07'00" East, a distance of 5.32 feet;

Thence North 89°40'03" East along the North line of said tract of land described at Reception No. 2010000069477, a distance of 15.00 feet;

Thence South 00°07'00" West, a distance of 17.13 feet to the Point of Beginning,

containing 198 Square Feet, or 0.0045 Acres, more or less.



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

EXHIBIT - PDE #6

Page 2 of 2



Parcel 5
Gloria Calabrese
PN 0182507400005

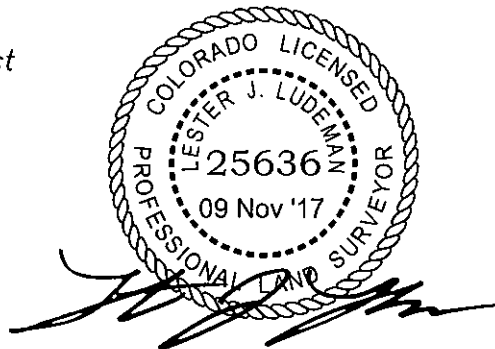
SE 1/4 Sec. 7
T 3 S, R 68 W

198 square feet
more or less

Parcel 6
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #2010000069477

Parcel 7
Hyland Hills Park
and Recreation District
PN 0182507401016

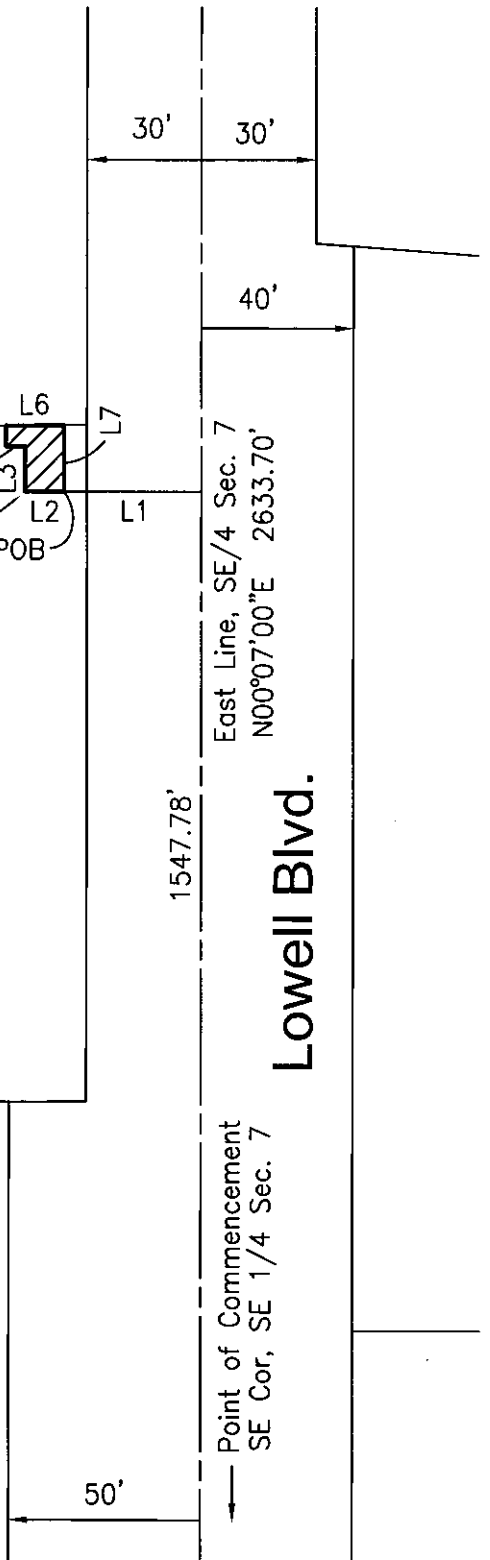
Line	Bearing	Distance
L1	N89°53'00"W	36.00'
L2	N90°00'00"W	10.00'
L3	N00°07'00"E	11.71'
L4	N89°53'00"W	5.00'
L5	N00°07'00"E	5.32'
L6	N89°40'03"E	15.00'
L7	S00°07'00"W	17.13'



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SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.



PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **Hyland Hills Park and Recreation District**, a **Quasi-Municipal Corporation**, **Political Subdivision of the State of Colorado**, whose legal address is **8801 North Pecos Street, Federal Heights, CO 80260**, hereinafter called "Grantor", for and consideration of the sum of TWENTY-NINE THOUSAND FOUR HUNDRED THIRTY-SEVEN AND NO/100'S DOLLARS (\$29,437.00), 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., 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 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 13 day of November, 2017.

**Hyland Hills Park & Recreation District
a Quasi-Municipal Corporation, Political
Subdivision of the State of Colorado**

By: Yvon Stedebal

Print Name: Yvonne Fischbach

Print Title: Executive Director

STATE OF COLORADO)
) §

COUNTY OF Adams

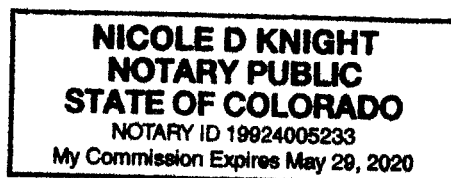
The foregoing instrument was acknowledged before me this 13 day of November, 2017 by Yvonne Fischbach, as Executive Director of _____

Hyland Hills Park and Recreation District, a Quasi-Municipal Corporation, Political Subdivision of the State of Colorado.

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

Nicole S. Knight
Notary Public

My commission expires: 5.29.2020



A PERMANENT DRAINAGE EASEMENT, being a portion of Parcel 1 as described in Special Warranty Deed recorded on December 11, 2002 at Reception No. C1065635 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 634.71 feet;

Thence North 89°53'00" West, a distance of 50.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence North 75°33'13" West, a distance of 41.28 feet;

Thence North 00°07'00" East, a distance of 353.16 feet;

Thence South 89°53'00" East, a distance of 40.00 feet;

Thence South 00°07'00" West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 20.00 feet;

Thence North 89°53'00" West, a distance of 20.00 feet;

Thence South 00°07'00" West, a distance of 30.19 feet;

Thence South 89°53'00" East, a distance of 20.00 feet;

Thence South 00°07'00" West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 313.19 feet to the Point of Beginning,

containing 13,727 Square Feet, or 0.3151 Acres, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

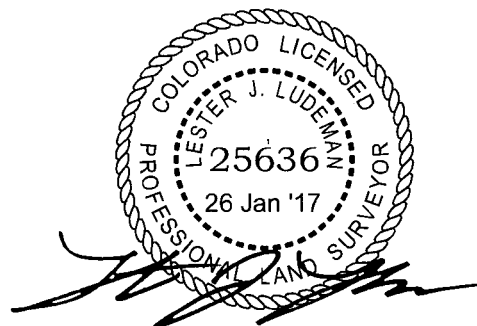


EXHIBIT - PDE #1

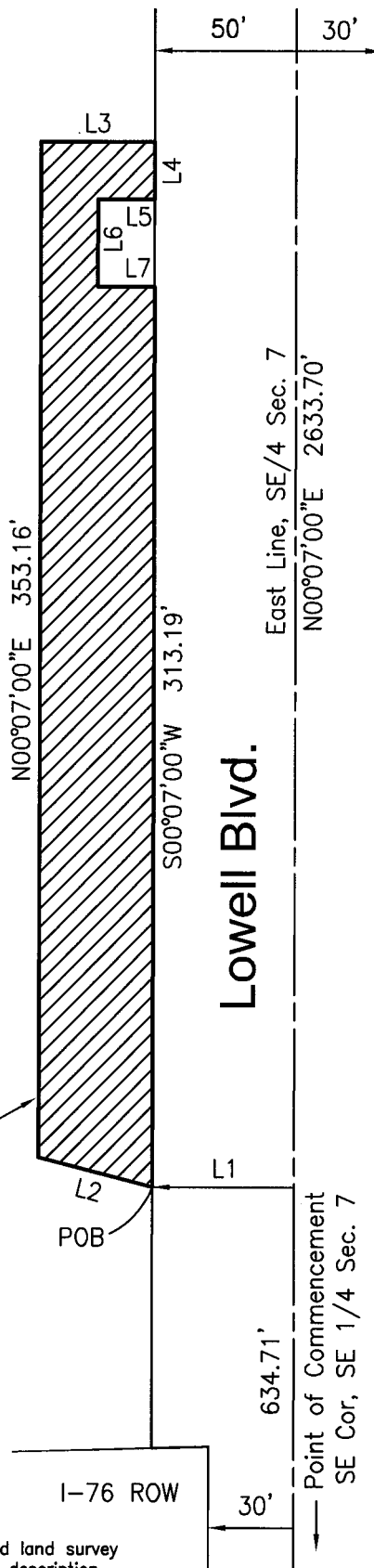
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SE 1/4 Sec. 7
T 3 S, R 68 W



Parcel 7
Hyland Hills Park and Recreation District
PN 0182507401016
Rec. #C1065635, Parcel 1

13,727 square feet
more or less



East Line, SE/4 Sec. 7
N00°07'00"E 2633.70'

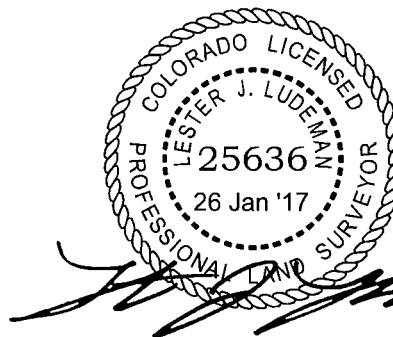
Point of Commencement
SE Cor, SE 1/4 Sec. 7

Line	Bearing	Distance
L1	N89°53'00"W	50.00'
L2	N75°33'13"W	41.28'
L3	S89°53'00"E	40.00'
L4	S00°07'00"W	20.00'
L5	N89°53'00"W	20.00'
L6	S00°07'00"W	30.19'
L7	S89°53'00"E	20.00'

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.



A PERMANENT DRAINAGE EASEMENT, being a portion of the parcel of land described in Warranty Deed recorded on December 30, 2002 at Reception No. C1073471 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 1739.25 feet;

Thence South 89°42'09" West, a distance of 36.00 feet to the Point of Beginning;

Thence continuing South 89°42'09" West along the South line of said parcel of land described at Reception No. C1073471, a distance of 14.00 feet;

Thence North 00°07'00" East, a distance of 18.75 feet;

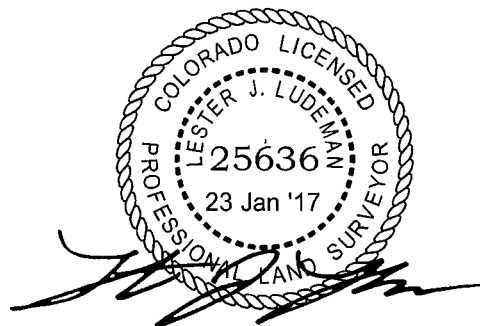
Thence South 89°53'00" East, a distance of 14.00 feet;

Thence South 00°07'00" West, a distance of 18.65 feet to the Point of Beginning,

containing 262 square feet, or 0.0060 acre, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440



This description is not the result of a monumented land survey.

SE 1/4 Sec. 7
T 3 S, R 68 W

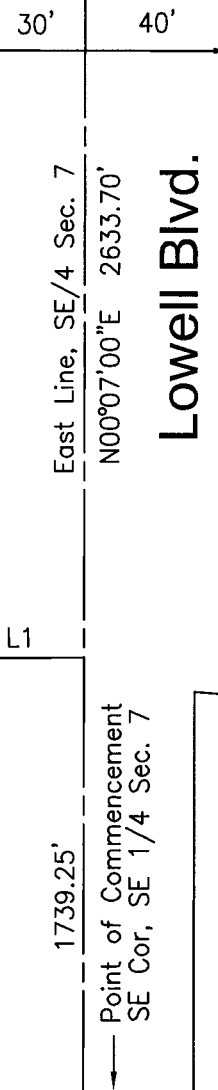
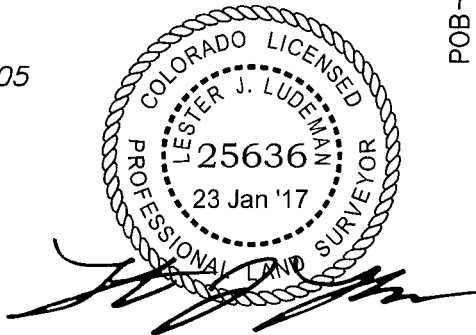
Line	Bearing	Distance
L1	S89°42'09"W	36.00'
L2	S89°42'09"W	14.00'
L3	N00°07'00"E	18.75'
L4	S89°53'00"E	14.00'
L5	S00°07'00"W	18.65'



Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016
Rec. #C1073471

262 square feet
more or less

Parcel 5
Gloria Calabrese
PN 0182507400005



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

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Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 1948.49 feet;

Thence South 89°42'09" West, a distance of 36.00 feet to the Point of Beginning;

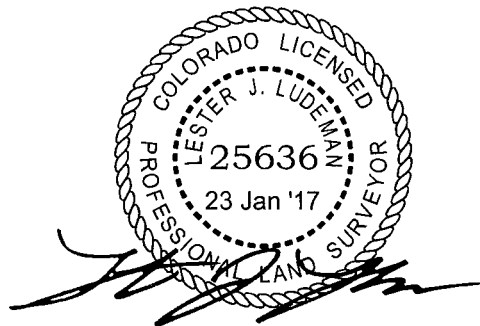
Thence South 00°07'00" West, a distance of 20.00 feet;

Thence North 76°44'22" West, a distance of 55.45 feet;

Thence North 00°07'00" East, a distance of 7.00 feet;

Thence North 89°42'09" East along the North line of said parcel of land described at Reception No. C1073471, a distance of 54.00 feet to the Point of Beginning,

containing 729 square feet, or 0.0167 acre, more or less.



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This description is not the result of a monumented land survey.

EXHIBIT - PDE #3

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Parcel 3
TDSO Holdings, LLC
PN 0182507400003

SE 1/4 Sec. 7
T 3 S, R 68 W

729 square feet
more or less

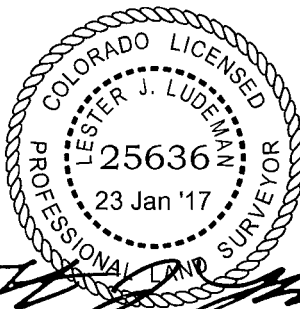
Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016

Rec. #C1073471

Line	Bearing	Distance
L1	S89°42'09"W	36.00'
L2	S00°07'00"W	20.00'
L3	N76°44'22"W	55.45'
L4	N00°07'00"E	7.00'
L5	N89°42'09"E	54.00'



Parcel 5
Gloria Calabrese
PN 0182507400005



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