

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That **James Lee Ruscetta**, whose address is 9821 Upham Court, Denver, Colorado 80210 and **Margaret Ann Rose**, whose address is 7463 West 69th Avenue, Arvada, Colorado 80003 (hereinafter called "Grantors"), for and in consideration of 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, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601, (hereinafter called "Grantee"), for the use of the public a non exclusive utility easement for the installation, operation, maintenance and replacement of either underground or above ground utilities lines and each and all of its appurtenances thereto, and may from time to time require on, over, under and across the following described strip of land which undersigned Grantor owns, said easements and rights to be utilized in a responsible and prudent manner on, over and across the following described land to wit:

Legal description as set forth in **Exhibit "A"**
attached hereto and incorporated by this reference.

together with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the above-described parcel for the purpose of exercising the rights herein granted; (b) to place location markers on or beyond said strip; (c) to trim interfering trees and brush and remove objects interfering therewith; (d) to permit other public utilities to attach wires and fixtures to above-ground facilities or to use trenches jointly in the event of underground installation; and (e) to open and re-close any fences crossing said strip or, when agreed to by Grantor, install gates and stiles in such fences.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the public utilities, in connection with this easement shall be done with care, and the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to protect the facilities and appurtenances installed by the public utility.

The Grantor reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger any of the utility facility and appurtenances therein. Grantor agrees not to erect or construct any building or structure within the easement.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

6th day of October, 2018.

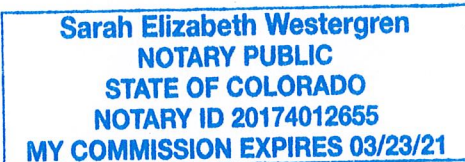
By: James Lee Ruscetta
James Lee Ruscetta

By: Margaret Ann Rose
Margaret Ann Rose

STATE OF Colorado)
COUNTY OF Jefferson) §

The foregoing instrument was acknowledged before me this 6th day of October, 2018 by James Lee Ruscetta.

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

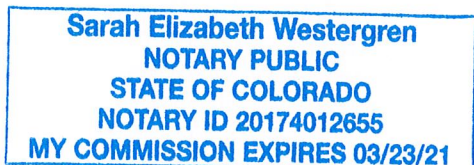


Sarah E. Westergren
Notary Public
My commission expires: 3/23/21

STATE OF Colorado)
COUNTY OF Jefferson) §

The foregoing instrument was acknowledged before me this 6th day of October, 2018 by Margaret Ann Rose.

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



Sarah E. Westergren
Notary Public
My commission expires: 3/23/21

EXHIBIT "A"

**PERMANENT UTILITY EASEMENT
FROM JAMES LEE RUSCETTA AND MARGARET ANN ROSE
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

(Parcel PE-4)

Being a portion of the parcel of land described in the Personal Representative's Deed recorded on December 29, 2016 at Reception No. 2016000113905 of the records in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the Northeast Corner of the York Street right of way as described in the Warranty Deed recorded on March 2, 2018 at Reception No. 2018000017800 in the Office of the Clerk and Recorder of Adams County, Colorado, thence South 00°06'45" East, along said Easterly right of way, a distance of 45.00 feet to the True Point of Beginning:

Thence continuing along said Easterly right of way, South 06'45" East, a distance of 40.00 feet;

Thence leaving said Easterly Right of Way, North 89°53'15" East, a distance of 20.00 feet;

Thence North 0°06'45" West, a distance of 40.00 feet;

Thence South 89°53'15" West, a distance of 20.00 feet to the True Point of Beginning.

Containing: 800 square feet, more or less.

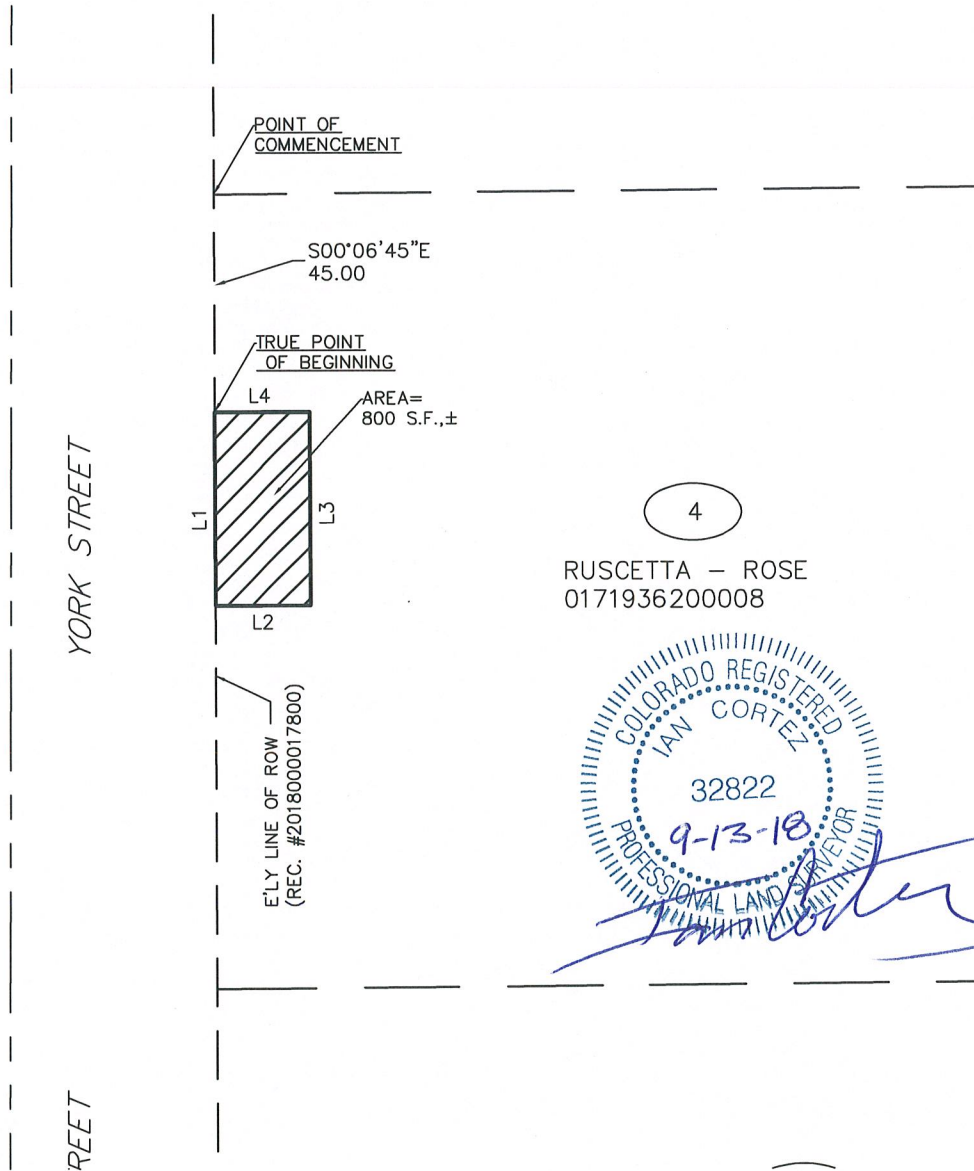
Legal description prepared by:

Ian Cortez, PLS, RWA
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



EXHIBIT "B"



RUSCETTA - ROSE
0171936200008



Line Table		
Line #	Direction	Length
L1	S00°06'45"E	40.00
L2	N89°53'15"E	20.00
L3	N00°06'45"W	40.00
L4	S89°53'15"W	20.00



ADAMS COUNTY
COLORADO

THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

