

**TEMPORARY CONSTRUCTION EASEMENT
AND RIGHT-OF-ENTRY**

THIS AGREEMENT, made and entered into this 27th day of JANUARY, 2020, by and between Arakouzo, a Colorado General Partnership, whose address is 24837 Red Cloud Drive, Conifer, Colorado 80433, hereinafter and collectively referred to as the Owner, and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter and collectively referred to as the County:

WITNESS, that for and in consideration of the sum of **ONE THOUSAND THREE HUNDRED FIFTY AND NO/100'S DOLLARS (\$1,350.00)** and other good and valuable considerations, the receipt and sufficiency of which is hereby confessed and acknowledged, the Owner does hereby grant unto the County, its contractors and assigns, a temporary construction easement and right-of-entry over the following property, to wit:

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

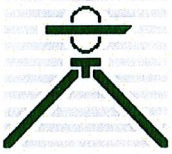
Also know by street and number as: 1803 East 58th Avenue

Assessor's schedule or parcel number: 0182511405015

Said easement and right-of-entry is for the purpose of curb, gutter and sidewalk within the right-of-way, modifying driveway approaches, modifying ground contours behind the curb, gutter and sidewalk where there will be sidewalk and for relocating privately owned improvements which are currently within the street right-of-way such as driveway approaches and any other items that need to be relocated to private property as a part of this street and drainage project. All work shall be done at the expense of County.

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. Following completion of the work performed the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the street improvements being installed.

This easement will start 30 days after County gives written notice to Owner and shall terminate twelve (12) months thereafter. The Owner also grants to the County the option to extend this Temporary Construction Easement and Right-of Entry on a month to month basis not to exceed one (1) year from the date of expiration hereof, and the County may exercise such option for the additional sum of **One Hundred Thirteen Dollars and NO/100'S (\$113.00)** per month. The County shall provide notice in writing to the Owner prior to expiration of each extension period. At the end of the term and any extension thereto, all rights granted under this Temporary Construction Easement and Right-of Entry are released and the Property shall be considered free and clear of this Temporary Construction Easement and Right-of Entry.



Drexel, Barrell & Co.

JULY 19, 2019

EXHIBIT A
LEGAL DESCRIPTION
PARCEL TCE-20
TEMPORARY CONSTRUCTION EASEMENT

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

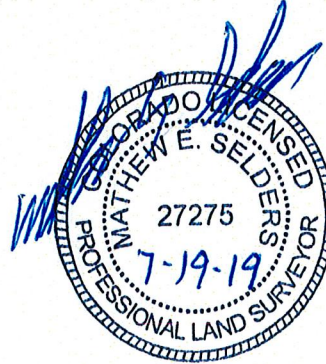
303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF LOT 1, CITY VIEW INDUSTRIAL PARK, 2ND FILING RECORDED AT RECEPTION NO. B1197789, LOCATED IN THE SE1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N00°08'11"W, 45.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE S89°53'51"E, 27.00 FEET; THENCE S00°08'11"E, 45.00 FEET TO SAID NORTHERLY LINE OF EAST 58TH AVENUE, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE N89°53'51"W, 27.00 FEET ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE AND ALONG SAID SOUTHERLY LINE OF LOT 1 TO THE **POINT OF BEGINNING**.

CONTAINING 0.028 ACRES OR 1215 SQUARE FEET, MORE OR LESS.

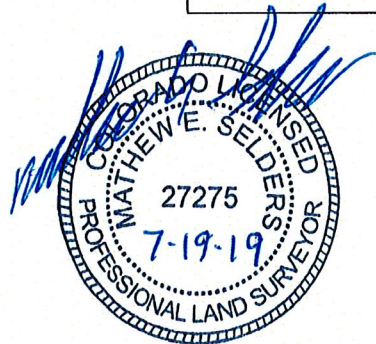
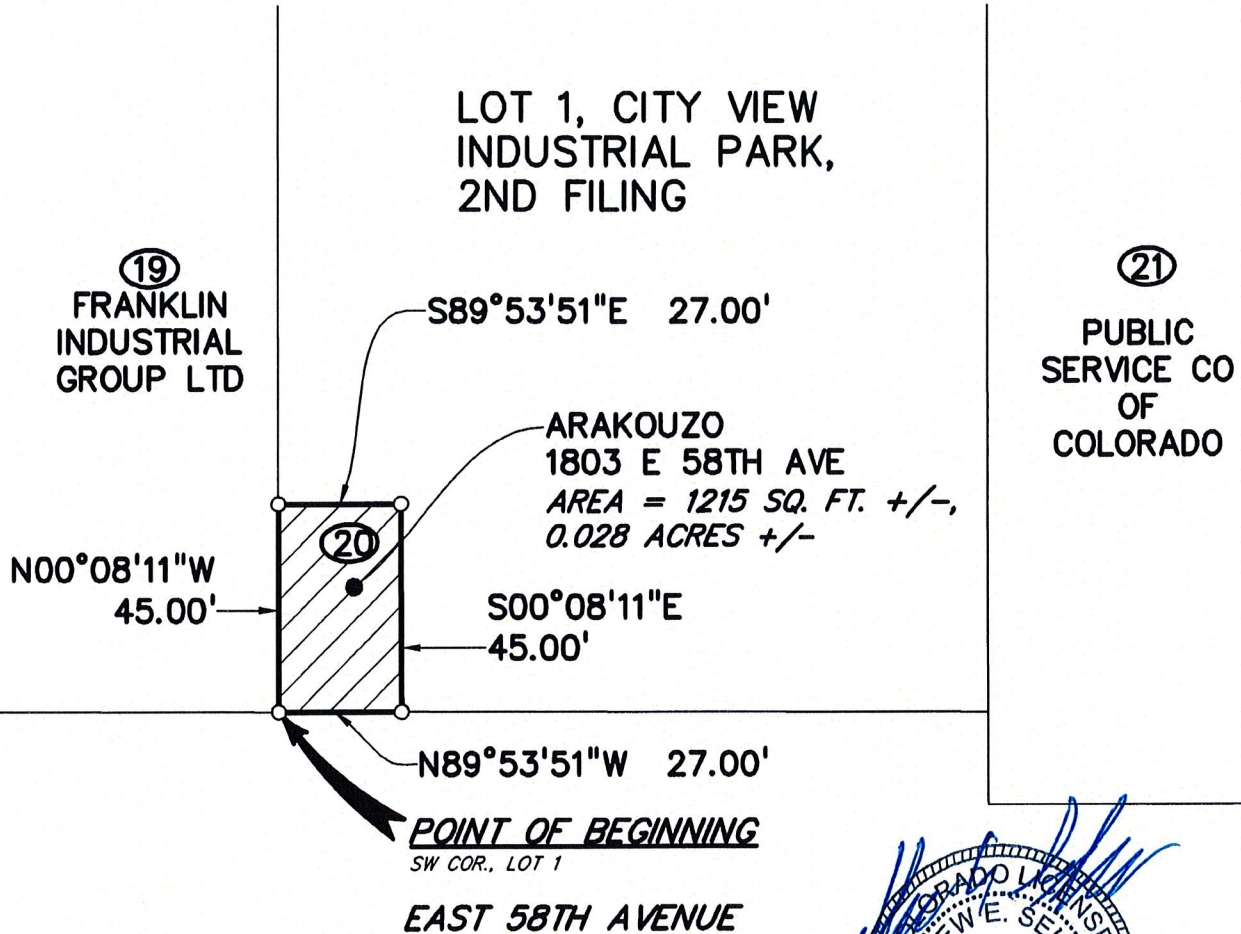
LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338



EXHIBIT

PARCEL TCE-20

TEMPORARY CONSTRUCTION EASEMENT



SCALE 1" = 40'

NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;
 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338

BOULDER, COLORADO (303) 442-4338
 COLORADO SPRINGS, COLORADO (719) 280-0887
 GREELEY, COLORADO (970) 361-0646

Revisions - Date	Date	Drawn By	Job No.
	7/19/19	MMF	20961-00
	Scale	Checked By	Drawing No.
	1" = 40'	MES	IN FILE

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